# REAL <br> Estati Record oillig GuIDe 

SEPTEMBER 7, 1912

A PROMISING AVENUE FOR FINE APARTMENTS

The Lenox and Carnegie Hill Districts of Madison Avenue Will Feel the Benefit of New Subways---Stores for Local Trade Will Be a Feature.

I N a recent issue of the Record and Guide a contrast was drawn between the past and present characteristics of was pointed out that, whereas the avenue from $23 d$ to 59 th street had originally been occupied entirely by private dwellings, whose occupants were mostly of the fashionable set, only a few blocks on Murray Hill still remain undisturbed by business. It was shown that below 34th street the thoroughfare is strongly feeling the effect of the recent Fourth avenue improvements and becoming a center for wholesalers and high-class manufacturers, while between 41st and 59th streets tinctly felt, and the avenue is rapidly being felt, and the avenue is rapidly formerly located on the latter thoroughforme
tent. The avenue was not looked upon with the same degree of favor as the adstreets, and this in spite of the fact that the greater part of the social colony has in the last decade been driven to locate in the district bounded by 59 th and 95 th streets, from Central Park to Lexington avenue.
The surface cars on the avenue were undoubtedly mainly responsible for this fact, as the noise made by them was objectiorrable to the residents and the tracks seriously interfered with carriage travel. Property owners who had acquired holdings at high figures were slow plained bitterly of the prices off and comthey attempted to sell Some builders even, who had always been credited with good judgment in their selection of sites
of Madison avenue will in the near future experience a resumption of activity, and experience a resumption of activity, and avenue below 59th street will reach above
in the next few years.
The changes are not likely to be as rapid nor are the prospects for great enhancement in land values as promising as in the zone immediately under the influence of the Grand Central Station, but a normal growth is now looked for and speculative builders are beginning to in terest themselves in good sites for new structures.
There are two principal factors at work for the good of this district and their in fluence is already being fell. The one is the change in feeling of fashionable foll as regards apartment the construction of the Lexington avenue subway.


MADISON AVENUE-NORTH OF 59TH STREET (Showing business section and traffic.)

MADISON AVENUE, LOOKING SOUTH FROM 6iTH STREET. Transitory conditions are apparent here. On the left is the only stor within three blocks, and some modern a

The influence of the new Grand Central depot and the subway was also discussed.
That portion of Madison avenue lying above 59th street, and as far north as 95 th street, presents another problem the entire district mentioned is similar in character, it is divided into two portions known locally as Lenox Hill and Carnegie Hill. Lenox Hill embraces the territory around 72 d street and is a part of the old Robert Lenox holdings purchased about 1822. The entire block between Madison and Fifth avenues, 70th and 71st streets, was afterwards occupied by the Lenox Library and became one of the best-known blocks in the city. Carnegie Hill lies north of 72 d street and reaches to about 96 th street.
Many years ago both of these districts were pretty solidly built up with private dwellings, and several on Madison avenue were among the most noted in the high point hood demand. This condition, however, did not persist to the same extent as it did further down, and about ten years ago the demand for Madison avenue dwellings fell off to a considerable ex-
for improvement, also failed to see the Amange and erected a number of modern American basement residences, which proved to be their undoing, as no market was to be found.
Further south, when property became was always for living purposes, business was always ready to step in, but, with dence above 59th street. Here and there a few business places were opened, but most of the inhabitants of the surrounding territory preferred to do their buying on Fifth avenue or in the larger markets further downtown. One or two apartments and a few apartment hotels were erected several years ago, but Madison avenue did not appeal strongly to the speculative builder and no extensive building movement of this nature was inaugurated. Prices remained stationary or receded to a certain extent, and altopromising outlook was not a particularly promising one. A number of restrictions were also to be found in various places, and these helped to hold back any possible developments.
Ne at all advantageously, however, if it marks time for very long, and, present indications are that the northern part

A few years ago apartments were rather frowned upon by members of the social colony, but of late there has been a marked revulsion of feeling in this respect. Nearly all the wealthy East Side residents own suburban homes, and the tendency each year is for them to remain longer away from the city. This makes pensive luxury and as the modern an exment offers all the as modern apartvate house, with much less labor a pripense, many of the most conservative members of society are giving up their city houses and spending the winter in apartments or apartment hotels, Park avenue has been given over largely to high-class apartment houses, and these are nearly all well filled with tenants of high social standing. Since Park avenue has been so largely built up and the demand for apartments continues, it is reasonable to expect that Madison avenue will go the same way, and the Lexlarge part in subway is sure to play a large part in bringing this about. The existing subway was the immediate cause Washington Heights but West Side and Side no additional lines of the East been installed in at least two decades.


MADISON AVENUE-NORTH FROM 71ST S
RESIDENTIAL SECTION.

MADISON AVENUE-NORTH FROM SIST STREET. Showing big apartment houses.

The present subway plans call for a line on Lexington avenue from 42 d street to the northern end of The Bronx and will furnish adequate rapid transit to the entire East Side. Indications are that the first and most decided revival of activity will take place in the Carnegie Hall blocks and will afterwards move down being gradually supplanted by large being grad
The most recent indication that Madison avenue will be rebuilt was furnished by the sale of the old Marquand mansion at 68th street. When this dwelling was erected in 1884 it was considered by many the finest type of dwelling in the city.

It is now a heap of ruins and before long a tall apartment house will take its place As apartments increase in number more shops will be needed to supply the wants of the various tenants, and there is little doubt that these will locate principally on Madison and Lexington aveside streets varues on the avenue and side streets are high, but not at all prohibitive for apartment building, being no greater than those on Boardway and
other prominent thoroughfares of the West Side. Expert real estate men in West Side. Expert real estate men in the vicinity do not hesitate to predict trict will double in five years' time, and trict will double in five years time, and
while this may be a rather extravagant
prediction for Madison avenue itself, a substantial increase over present prices does not seem at all improbable. The region is healthful, being about the highest point in Manhattan south of 110th street, and by the express service of the Lexington avenue subway will be nearer to Wall Street than the middle West Side. Iy down $96 t h$ street the land slopes quickpart of the there is ittle hope that this part of the avenue will see any radical stores are the rule there to-day, and it is doubtful if the subway influence will do more for this section than to bring to the neighborhood sufficient tenants to fill the existing or similar new structures.

# PAYING THE BILLS FOR CITY IMPROVEMENTS 

A Boston Street Commissioner's Views on How Assessments Should Be Laid.-No Great Benefit from Excess Condemnation Except in Isolated Cases.

By JAMES A. GALLIVAN*
$\mathrm{A}^{\mathrm{T}}$ the city planning conference held in he schemelphia it was decided that, in the cost of local improvements should be paid for by special assessments upon the benefited districts. In our theory of law this form of tax represents an enhancement of private values. Boston's special assessment law was enacted in 1891 and was designed to return to the city practically the entire cost of such work, but ton years after its passage, during which time millions had been expended for improvements, litigation and the importunate demands of realty owners for a change in the law led to the enactment assume at least one-half of the cost of every street improvement it affected, and to limit its assessable districts to within 125 feet of the street opened or improved; it is under such unwise restrictions that this city to-day is laboring. Forty millions of Boston's outstanding funded debt has been issued for street and sewer improvements from which tremendous pri-
I believe it is fundamentally wrong for a State legislature to compel a city to assume a mixed proportion of the coet of
its street improvements. This should its street improvements. This should
be determined by the municipal body or officers charged with the duty of making the assessment. The Federal Supreme Court has laid down the rule that these charges must be limited by the measure of the benefit conferred, but this printo afford protection to the owner of land against the imposition of oppressive charges than to indicate to what extent cities might justly demand reimbursement for those expenditures of public funds for those expenditures of public funds of the city to assess for local improvements is to be qualified in the authorizing statute the classes of street improvements

[^0]should be differentiated for assessment purposes according to functional needs. The cost of constructing a forty-foot residential street should be borne ensome by the abutting land owners. In openings the entire expense sixty feet in width are assessed The streets exceeding forty feet in width are usually built in response to general public demands, not alone to furnish ordinary street facilities to abutting land, and as the width increases so the direct benefit to abutting land becomes a proportionately smaller part of the whole cost and the benefited district expands. It is only fair to expect the city to assume improvements improvements, such as boulevards, main the point I wish to emproughrares, but practical determination of special assess ments should be delegated to the munic ipality whose officials are of municfamiliar with the nature and scope of the work for which the charges are levied as well as the character and value of properties within the assessable districts.
Obligations of Abutting Property Owners.
These restrictions are usually imposed by legislative bodies at the behest of real estate interests, and the lack of wisdom shown by such laws is well evidenced by that provision in our Massachusetts statute which compels a limitation of feet from the improvement in ance of 125 regard of the actual distance end are disthe benefit conferred. The ind area of of the law delimiting. The inadequacy is well shown by the assessment levied on account of the Bennington street boulevard constructed in this city a few years ago at a cost of $\$ 700,000$. An assessment was made of $\$ 56,000$, about 8 per cent and the Legislature, at the request of persons assessed, has recently passed an act recommending the abatement of even this meager sum. The fact that the legislative enactment, according to our

Federal supreme Court, as far as assessable districts are concerned, is not open to review by the court, does not justify such a law.
thise truth of the matter, in regard to menthod of financing local improvewith is that the ordinary taxpayer looks assessments of resentment upon special tion is regarded incident to the ownership of reated as an pure civic responsibility of real it is an extremely different matter to convince owners that the construction of local improvements enhances the value of sions holdings, and the frankest profes pay assesments made of the timess to improvements are sought very frequently are transferred after completion of the work, into feelings of antagonism which often culminate in long drawn out liti gation. In many instances, I will this antagonism is justified. The restric tion of assessments to a radius of 125 feet necessitates the limitation of the amount assessed to 50 per cent. of the cost, because it seldom happens (and then only in 40 -foot residential street openings) that the benefit of the improve ment within the limited radius exceeds or even equals this percentage. This is particularly true in those parts of Boston where the benefit, as measured by the rise of valuations in the immediate vicinity, proves disappointing. So that, after all, there is a perverse consistency in the yoking together of these two limitations, each of which in itself is unjust to the city as a whole.
The logical result of the inability of the city to get back even a reasonable percentage of its outlay from the property in this direction. In reduction of activity example, in New York, where the as, for owners over a wide area pay property owners over a wide area pay the larger ahead boldly and satisfy the may go of traffic by laying out new thoroughfares at will; but in Boston every such venture
means a considerable addition to the debt Undoubtedly there are opportunities to nvoke the excess condemnation provision of our Massachusetts laws in the improvethe city. The business centers of large and growing cities undergo changes every few years, due largely to expansion of trade. If this expansion could be gauged with some degree of accuracy, a few years in advance, the street improvements necessary to bring about the best results could probably be made so as to give the city the fullest returns on the expenditure required.

A Study of Excess Condemnation.
Soon after the adoption of the constitutional amendment, about which I
am speaking, the Board, of which I am a member, made an exhaustive study of this method of city highway development, with results which I think will interest you. I will take but two examples of the study, and I select them because they are widely different in the manner in which they work out.
Nothing is more needed in this city than a broad highway connecting the two particularly needed for teaming traffic and for the transportation of passengers. A plan for such a highway has been prepared. It proposes not only the widening of existing thoroughfares but also the making of an entirely new way
through property which has a high marthrough property which has a for a proposition is for a way ket value. The proposition is ber a way doubt of tremendous value to a very large of the property which would be taken for of the property which would be taken for
the way itself is $\$ 8,118,811$. If only remnants of estates which would be affected by the improvement were taken affected by the improvement were
$\$ 3,804,889$ would have to be added.
It is thought that, if the fullest use of the excess condemnation principle is to be from the line of the improvement ought to be made. To make such a taking would involve property having an assessed value of $\$ 7,875,700$, making a total assessed 799,000 .
This is a pretty large sum for a city whose borrowing capacity is less than
one-quarter of that sum. Bear in mind that this is only the assumed value. When property is taken for public purposes it is rarely obtained for the assessed value. Perhaps in a case such as I am discussing, where the property has a be required to pay as high as 50 per cent ee required to pay as high as 50 per cent. be taken. This would add $\$ 9,899,500$ additional to the foregoing figures, making the total about $\$ 28,698,500$ for land and buildings.
To get this vast sum back into the city reasury it has been estimated that the excess land would have to sell at 153 per Can you conceive of such a tremendous enhancement of values merely because the city has laid out a broad highway which would be devoted largely to transportation purposes? For myself I confess cannot see such a great increase in values immediately following such an mprovement. If such an improvement should be made, under the conditions I have described, ought the city to hold the excess property taken until such time as it would be sold at the advance named? What would the city do with the property while awaiting a favorable market? Ought the city to put it in order for occupancy and rent it during the me that our constitutional It seems to does not contemplate anything of the kind. I doubt that the city could even put new fronts into buildings that had been partially destroyed, and if it cannot dition a street what be in with the interiors of buildings exposed with hideous effect.
Unless the city could improve such buildings and rent them while awaiting a favorable market, the disadvantages of such a method of street improvements would be far greater than any possible benefits. There would, in addition, be the loss of taxes, no inconsiderable item, for the undertaking.

As showing that there is some merit in the principle of excess condemnation, I have in mind a street in this city which it is proposed to improve, and which, judging by the estimates, it seems can be made under excess condemnation proceedings to the great advantage of the ment of the Park square lands, so called the abandoned site of a railroad station.

It is proposed to widen this street, taking property which, it is estimated, will be It so happens that a large portion of the property to be taken is either owned or controlled by the New Haven Railroad whose representatives show a disposition to treat with the city on an extremely liberal basis.
The total cost of this improvement, including excess takings, is estimated at $\$ 950,000$. It is further estimated that the net cost to the city would be but market at a good price would be found for the excess land which would be sold y the city.
A betferment assessment is involved in the foregoing, which is an important factor in bringing the net cost of this $\$ 100,000$. For this improvement it is proposed to allow the city authorities to assess wherever they may find a benefit, and to asses the full benefit, which in my judgment is the right way.
Now, in addition, this would be an ng into the market a large tract of land which has been dormant for many years, and, perhaps, the creation of a new retail center, carrying its benefits far beyond the street itself, thus adding greatly to the taxable value of the city and in a short time wiping out ever
which the city has made.
which the city has made.
If a broad highway, such as is proposed between the north and south terminals, is to be laid out, I believe it can be done without great cost to the city and withdemnation law by extending the asess demnation law, by extending the assessrather than 50 per assessing the benefit would create a zone for assessing purposes. This zone could be made wide nough to recover back practically all that the improvement would cost. If a treet for the railroad, as has under the posed, I would have the railroad pay a fair portion of the cost of construction of the highway.
The zone system of assessments could be justly applied to an improvement of this character because it would be an improvement which would be of benefit the city by giving the wholesale, and retail houses better and more rapid retail houses better and more rapid
facilities for carrying on their business. acilities for carrying on their
On the whole, however, I do not see methods except in isolated cases. The advocates of this method, from what I have been able to glean, have had the impression that it was a great success abroad. The principle has been well tried in London, and it is not a success there, viewed from the standpoint of cost. As showing its failure in this respect, I will quote a paragraph from the report of the London Traffic Branch of the Board of Trade, made in 1908, as follows:

It is difficult to make any direct comparison of the relative advantages of widening old and making new streets. Both operations are necessarily costly.
It is often supposed to be more economical It is often supposed to be more economical o make a new street if enough land is taken, but the expectation that the disposal of valuable sites fronting an imoriginal outlay is som experience. The most striking example of success attending an operation of this kind is Northumberland avenue, where the amount realized by the disposal of surplus land exceeded the cost of the improvement by 119,000 pounds $(\$ 595,000)$. This amount was, however, arrived at without outlay into account, and these charges could not have been small, since some six years elapsed after the completion of the improvement before any of the surplus land was let. The satisfactory result in this case was due mainly to the fact that the operation did not involve the acquisition of valuable trade interests, and that
land in such a central situation was much land in such a central situation was much in request. The street, moreover, is
short. A new street of considerable length is apt to fill up slowly, and as years may disposed of, a large addition to the net cost may have to be made by way of incost may
From the studies of the Board, of which I am a member, I am convinced that here in Boston we would get similar reAnswering, then, the query, who shall pay the cost of city planning, I believe economic, ghy the millions expended by our American municipalities for streets, sewers, parks, sidewalks, water-front improvements and subways should not be returned to them in generous proportion by land owners who reap such tremendous
resultant profits.

## OWNERS' OBLIGATIONS

Laws Against Permitting Buildings or Apartments to Be Used Improperly. The scandal in the Police Department has led up to the publication by Commis-
sioner Waldo of a list of the names owners of houses and buildings which are used in any part for gambling pur-
poses. The list is remarkably free from poses. The list is re one knowing the great difficulty which owners and agents have in keeping premises in central sections clear of disrepu--
table tenants will accept the Waldo llist table tenants will accept the Waldo list
as a certificate of high character for the as a certificate of high character for the
recognized real estate interests of the first city on the American continent.
It is hardly possible for a large real estate dealer, operator or agent, constantengaged in buying, selling, improving history of every piece of property that may pass through his hands, especially y residential and partly commercial partare in process of transformation and improvement. Under the penal code of the State of New York a person who is the thereof or agent of a builing, or for making wagers or bets, and knowingly permits the same to be so used, is gullty of a misdemeanor (Sec. 973). superintendent of any device or apparatus for gambling, or who hires, or allows to be used a room, table establishment or apparatus for such purpose" * a common gambler and punishable by
imprisonment for not more than two years or by a fine not exceeding one thousand dollars, or both." (Sec. 970.)
lets a building, knowing it is or agent for a immoral purpose, or to be used a building or a portion of a building to be so used, is guilty of a misdemeanor under the Penal Code. (Sec. 1146.)
The law protecting tenement houses is far more severe than the general law Under the Tenement House law a tene-
ment house or any part thereof is subject to a penalty of one thousand dollars if any part of it shall be used for immoral purposes with the permission of the owner or his agent, and the penalty
will be a lien upon the house and the lot. (Sec. 151.)
The owner can terminate the lease and recover possession of the prem
summary proceedings. (Sec. 152.)
summary proceedings. (Sec. 152.) have been used for the purpose specified with the permission of the owner or lesthe removal of the tenants who are break the removal of the tenants who are breakfive days after notice of such unlawful use is served by the Department of use is served by
Health. (Sec. 153.)
In a prosecution against the owner or agent of a tenement house under Section 1146 of the Penal Law, or in an action to establish a lien under Section 151 of the Tenement House Law, the general reputation of the premises in the neighborhood shall be competent evidence, but shall not be sufficient to support a judgment without corroborative evidence; and it shall be presumed that the use of the premises was with the permission of the owner or lessee; provided, that such pre-
sumption may be rebutted by evidence. sumption may be rebutted by evidence. (Sec. 154.)
Action for a violation of the law may be brought against a tenement house as
defendant. It is only necessary to dedefendant. It is only necessary to de-
scribe the house by its street number scribe the house by its street number.
The plantiff will be the Department of Health. If the department will not institute an action after being requested stitute an action after being requested
by a taxpayer, then the taxpayer himself may institute and maintain an action in his own name against the tenement his own name
If a judgment be obtained establishing a lien upon the property, the Department of Health will appoint a receiver of the rents pending appeal; or otherwise apply auction, subject to taxes, assessments, mortgages and liens, and the deed to the purchaser will be made by the Department of Health.

The preference of high grade business in higher prices about Madison avenue. About eighteen months ago the northseventh street was sold at a record price of $\$ 400,000$. or $\$ 16,000$ a front foot.
-The money market shows a hardening tendency. Bank reserv
than for the last two years.

## OCEAN FRONT PROPERTY.

A Growing Fancy and Demand For It Have Raised Values to a High Level.
The demand for ocean front property for residential uses in and near the City of New York is a feature of real estate
development that was practically undevelopment that was practicatime the known a decade ago. Until that the ocean front east of the city line was utilized only for large summer hotels or amusement resorts, with a few cottages scattered here and there as a mere incident of improvement. During the last ten years, however, the investing public has seen the advantages of the ocean front for home purposes during the warm months of the year, with the result that Sea Gate and Brighton Beach becamt away peninsula became built up with homes, and
Long Beach.
When Austin Corbin built the old Long Beach Hotel and a few cottages on leasehold from the town of Hempstead he thought that the last effort had been expended in the creation of ocean front attractions. Railroad improvements and enormous growth of population in the the impetus to real estate demand and improvement along the ocean coast line of the western part of Long Island. They gave to real estate developers new opportunities and to property values a is a great taxable asset to the town of Hempstead, whereas seven years ago it was an intangible area whose future improvement seemed remote.
Nothing except the finest class of cottages are available now on the ocean City, with the result that fee values have advanced to a point were the man of ordinary means cannot afford to bund or reside there. Consequently there has arisen a demand for home sites within the ocean front zone or a few miles removed from, and yet easily accessible to, the ocean. As a result land developers have acquired tracts of land for development in the vast area back fied Long Beach division of the Long fied Long Beach division of the Long Rockaway and at Oceanside. The trolley road between Rockville Centre and Brooklyn passes through Oceanside and makes it easily accessible to various points. An extensive waterway and har bor for yachts is being built at East Rockaway by the Windsor Land and Improvement Company

The development of the territory just north of Long Beach has served a twofold purpose. It has provided a new area for improvement by persons of modest means who desire to be near the sea and it has provided a section sufficiently removed from the ocean front to allow for all year occupancy. A community that has derived great traffic advantage from the
new mode of operation of the Long Beach new mode of operation of the Long Beach
division of the Long Island Railroad is division of the Long Island Railroad is
Lynbrook, which is at the junction of that branch with the Montauk division of the system. Most of the express trains to Long Beach stop at Lynbrook, with the result that the latter place receives a twofold service. Lynbrook is growing rapidly. It is one of that is fast munities ing the commutation traffic of the railroad.

## New Map of Old Steinway.

The Topographical Bureau of Queens Borough expected to forward to the borof Section 318, which includes an area of about 387 acres of the upper part of Long
Island City. The Borough President will send the map to the Board of Estimate for approval, and it will be the subject of a report by Chief Engineer Nelson P. Lewis. The section of the city included in the new map is bounded by Howland,
Winthrop and Riker avenues, Theodore Winthrop and Riker avenues, Theodore
street and Potter avenue, and is more particularly a part of Steinway. The engineers have adhered to the old grades as
far as possible, in order to save needless expense to the owners of existing strucexpense
tures.

Auction Prices at Edgemere.
On last Saturday, Bryan L. Kennelly
disposed of 101 lots at disposed of 101 lots at Edgemere for a
total of $\$ 83,460$. The highest prices paid total of 883.460 . The highest prices pald
were for lots on Wave Crest and Rochester avenues, near the ocean, where $\$ 1,005$ each was realized. Between the railroad
tracks and the bay lots sold at from $\$ 575$ to $\$ 800$.

## THE VERONA'S CORNICES.

Projected Over Mrs. Mills' Residence and She Has Had Them Trimmed Off. The wide and heavy cornices that have Verona apartment house, on Madison avenue, at the southeast corner of 64th street are being partly cropped off. Most buildings have cornices, but those on the Verona were the subject of numerous approving comments among architects because of their symmetrical proportions. New
York Chapter of the American Institute of Architects awarded a medal to the of Architects awarded a medal to the
owner of the Leland two years ago for erecting in the opinion of a jury of experts the best apartment house over six stories in height of its period, judged by its appearance from the street, and on in a graceful composition
The cornices on the south side of the house were this week shaved off close to the wall upon the order of Mrs. Harriet May Mills, whose private residence adjoins the Verona. Mrs. Mills obtained the permission of the courts to have this
done after Col. Francis L. Leland, the done after Col. Francis L. Leland, the
owner of the big apartment house, had owner of the big
neglected to do it.
Justice Pendleton heard the case in June and gave judgment for Mrs. Mills, under which Col. Leland was directed to begin to remove the cornice within a
month. In case he did not do so the court gave to Mrs. Mills permission to do the work herself and charge the cost to Col. Leland. She hired a contractor and he has constructed a scaffolding from the walk, and has about completed the operation. Justice Delany this week decided that Mrs. Mills is acting within the terms of the decree in her favor, and refused an injunction to Col. Leland to restrain Mrs Mills from proceeding with the operation.
The projections extended over the line of her property

## Street Cars on the Manhattan Bridge.

After having been completed two years, the Manhattan Bridge began to be poration is to have the exclusive use of the tracks on the bridge. Any transportation service may use them if it gets a franchise from the Public Service Commission. The Three Cent Car Line is the first to find its way through the legal entanglements strewn in its path and secure a franchise. Its cars run only from end to end of the bridge as yet, but it
hopes that after a while they will go to hopes that after a while they will go to
the Long Island depot in Brooklyn and the Long Island depot in Brooklyn and
to the North River in Manhattan. They to the North River in Manhattan. They
issue no transfers. The company pays issue no transfers. The company pays cent. of the gross receipts for the first five years, no annual payment to fall below $\$ 4,000$. In the second five-year period the payments are to be per cent. $\$ 7,000$ per annum Only six cars were in service the first day and the patronage was light.

Pennsylvania Acquiring Richmond Land. It is reported on Staten Island that
the Pennsylvania Railroad is acquiring land on Staten Island for a right-of-way and for terminal facinties at Clifton. It is said that the line will follow the old Erastus Wiman roate, from Rossville, on
the Kill-von-Kull (which will be reached by a bridge from the Jersey side) through Concord to or near the foot of Maple avenue, in Clifton. From there Pennsylvania freight trains will reach Brooklyn by the tunnel under the Narrows, which is to be used both for trunk line freight service and the Brooklyn Rapid Transit service for local passengers.

## Bronx River Parkway.

The Westchester County Board of Supervisors will meet next Monday, It is
expected that the board will take favorexpected that the board will take favor-
able action on the Bronx River Parkway project, the expense of which is to be borne jointly by the City of New York and the County of Westchester.
-The Public Service Commission has approved the plans of the New York Rail-
ways Company for the proposed extenways Company for the proposed extenfrom Pleasant avenue to the East River The company was ordered by the commission to make this extension principally to serve the ferry that runs from 116th street to Ward's Island, as the franchise covered the whole route and the company was not operating clear to the East into court, but the commission was sus tained. The company now proposes to build the extension as ordered.

## LAND SUBDIVI SIONS.

The Best Method of Handling Them, According to a Great Developer.
J. J. Nichols, a big real estate developer at Kansas City, who has invested between two and three millions of dollars there in developing a famous residential tract of one thousand acres in the suburbs, gave the National Association of Real Estate Exchanges, in convention at of handling subdivisions of handing subdivisions. Mr. Nichols is well known to Wiriam E. Harmon and once predicted that Mr Nichols would go once predicted that Mr. Nichols would go
broke on his big development because of its elaborate nature, but the prediction is not likely to be fulfilled, Mr. Nichols says. In the course of the paper which he read before the convention he says:
The thought of the great city planners of to-day seems to be centered around the location of civic groups of buildings, the establishment of parkways and boulevards, the creation of traffic ways for increasing the efficiency of the transportation of their cities-all splendid works; yet these are no more important to the future of American cities than the guarantee to the man who puts $\$ 1,000$ in his cottage or $\$ 100,000$ in his mansion that his surroundings will remain permanently good and attractive for residece purposes
To settle that need is the work of the real estate man who is endeavoring to ting residence property. I believe the city planning idea is growing throughout the country, and will soon extend into the subdividing of residence property.
The best manner of subdividing land should not necessarily mean the quickest sale. The destiny and growth of your town is largely affected by the foresight of the man who subdivides the land upon which you live. The most efficient manner of platting land should be the plan which gives the greatest value and security to every purchaser, adds the greatest amount of value and security to the city as a whole, yet produces a big profit to this method one must have supreme imarinative ponfidence in his sity and its aginative
future.
Can a man afford to follow this policy on a small $5,10,20$ or even 100 acre tract? Can he afford even to do it on a large on a hand-to-mouth plan? I should say yes.
And, if you will pardon my personal reference, I have worked out in Kansas City a method of platting a thousand developed ideas which I believe can be profitably applied in every city.

## Delightful Work.

To me there is no more delightful work than creating a city. The most highly civilized people of the world have centered in the cities. from the same Latin words which indifrom thefinement, enlightenment civility and courtesy. In the beginning I did not feel I could afford to set aside the low and broken lands for parks and boulevards; now I am paying enormous prices for the priviparks.
I used to feel the road must be the shortest route between two points; now the longer I can make it with curves, the more trees I can preserve by winding the drive, the more rocky ledges I can have along the way, the more it appeals in a home district.
When I first suggested to those interested with me that we would take 100 acres of our land, thoroughly beautify and improve it, and obligate ourselves for a period of twenty-five years to sell none of this 100 acres fifty feet wide and 150 feet deep, they ridiculed the possibility of success.
The old plan in our city had been to restrict only deed by deed, as they sold the land; and if depression came before the property was all sold they would offer to sell the remaining lots with no restrictions whatever. These restrictions would expire in different years, and there was a constant lack of uniformity.
We now restrict certain large tracts of our land in 200 foot lots, 200 to 300 feet deep, to $\$ 10,000$ to $\$ 25,000$ homes, and find the more restrictions we can put upon that plat the more thild permanent resi by those wishing to build permanent residences.
When we first began to elaborate upon restrictions which would safeguard the
beauty and permanence of the home cen-
(Continued on page 434.)

## 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 meascontractors and brokers. It covers every meas-
ure 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 or grading of streets, the laring of
sewers, the building of schools, etc. Each such measure is acted upon by one or more
generally by several.ofticial bodies before it
becomes the successive offlicial acts pertaining to it are noted from the time it is introduced in a Local
Board or in the Board of Estimate. Wherever Board or in the Board of Estimate, Wherever
public hearings on it are granted, the fact is public hearings
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 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 im-
provements calling for an expenditure of not provements calling for an expenditure of
more than $\$ 2,000$, must be submitted to the The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Es-
timate, Public Hearings, Assessments Due and Payable.

## LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at
the meetings of the various Local Boards held in the difierent districts as indicated

## AT BOROUGH HALL BF

Local Board of Flatbush.
4. ${ }^{\text {EAST }} 1910$, 35 initiating ST.-To amend resolution of May
proceedings to construct a 4. 1910 , initiating proceedings to construct a
sewer in EAT 3 TH ST, bet Clarendon rd and
Newkirk av, and an outlet sewer in NEWKIRK sewer in EAS and an outlet sewer in NEWKIRK
Newkirk av, and bet East 3 th st and New York av, by
AV, bet Elo including therein provisions for a sewer in
EAST 35TH ST, from Newkirk av to a point about 215 ft south of Newkirk av, and to make the amended resolution read as follows: bet Clarendon rd and a point about 215 ft south
of Newkirk av, and outlet sewers in NEWof Newkirk av, and outlet sewers in NEW.
KIRK AV, bet East 35 th st and New York av." Adopted.
timate and Ammending to the Board of Esroade ay width of AV O, bet the Brighton Beach
Railroad and Kings Highway, from 44 ft to 34 Railroad and
ft . Adopted.
CANARSIE LA.-To construct a sewer in CAAdopted.
CANARSIE LA.-To regulate, grade, set curb on concrete or cement curb and lay cement sidewalks
Adopted.
CANARSIE LA.-To amend resolution of July 10, 1907, initiating proceedings to regulate, grade, set cement curb on concrete and lay ce-
ment sidewalks on CANARSIE LA, bet Flatbush and Schenectady avs, by excluding from the provisions thereof that portion of CANARSIE make the amended resolution read as follows crete bet lay cement sidewalks on CANARSI Adopted.
EAST 37TH ST.-To construct sewers in EAST
37 TH ST. from Av G (Glenwood rd) to Ay 37 TH ST. from Av $G$ (Glenwood rd) to Av
$\mathrm{H}:$ in EAST 38 TH ST, from the sewer sum-
mit about 412 ft south of $\mathrm{Av} G$ (Glenwood rd) mit about 412 ft south of Av G (Glenwood rd)
to Av H; in AV H, from Brooklyn av to Eas 39th st, and thence in AV H, southeast to and across the land and right of way of the New Co. . to a point in EAST 40T
ft north of Av I. Adopted.
EAST 37TH ST,-To rescind resolution of Au gust 14,1912 , initiating proceedings to con-
struct a sewer in EAST 37 TH ST, from Av G
(Glenwood rd) to Av (Glenwood rd) to Av H , and in AV H, from
Brooklyn av to East 39 th st ; thence in AV H, southeast to and across the land and righ Railroad to a point in EAST 40TH ST, about 675 ft north of Av I. Adopted.
OCEAN AdL.-To lay cement sidewalks on the
west side bet Emmons av and Neck rd. Laid over.
OCEAN AV.-To rescind resolution of June 9 1909, initiating proceedings to set curb on AV, bet Emmons av and Neck rd, where not already done. Adopted.
NEW YORK AV.-To lay a preliminary or permanent granite pavement or a preliminary or permanent asphalt pavement on NEW YORK
AV , from Crown st to Sterling st, and to set AV, from Crown st to Sterling st, and to set
stone curb on concrete foundation, from Montgomery st to Malbone st. Laid over
EAST 13TH ST.-To construct a sewer from Av $J$ to $A v K$. Adopted.
EAST 38 TH ST.-To construct a sewer from Av J to Av K. Adopted.
78TH ST.-To construct a sewer bet 77 th and
18 th avs. Adopted.

NEWKIRK AV.-To construct sewer basins on NEWKIRK AV at the southeast and southwest corner of East 32 d st, at the expense of the corner of owners of lots fronting on the por-
owner or or thons of the streets draining into said basins, tions of the streets draining into said basins.
Estimated cost, $\$ 600$; assessed valuation, $\$ 112$,S8. Adopted
OCEAN AV.-To construct sewer basin at the southwest corner of Ocean av and Av K, at fronting on the portions of the streets draining into said basin. Estimated cost, $\$ 200$; assessed valuation, $\$ 32,175$. Adopted.
CLARA ST-To regulate, grade, set cement
curb and lay cement sidewalks from 36 th st curb and lay cement
to West st. Adopted.
EAST 12TH ST.-To regulate, grade, set ce preliminary asphalt pavement on a 4 -inch concrete foundation, bet Avs N and O . Adopted. AV I.-To regulate, grade, set cement curb and lay cement sidew
Ocean av. Adopted.

## PUBLIC HEARINGS

tion 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 Calendars. Hearings by all other bodies are noted in the present column
In acquiring title to land for streets, sewers, parks, approache to brigges, etc ceeding having been authorized by the Boar of Estimate, the Corporation Counsel makes ap plication to the Supreme Court for the appoint ment of three commissioners. If the cost of the
land is to be paid wholly or in part by owners benefited, the commissioners are know 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 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, 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 improve ments of a physical nature which do not have
to be confirmed by a court of record, the assessments come before three permanent commis sioners appointed by the Mayor. They constitute the Board of Assessors, which has to d with assessments for such improvements as the
regulating and grading of streets, the laying of
sewers, etc.

## By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS
SILVER LAKE RESERVOIR, RICHMOND,Application will be made to a Special Term o in the County Court House, Brooklyn on Oct 1 for the appointment of commissioners of ap praisal in the following matter: "City Aqueduct
Department, SECTION 2, Board of Water Supply Department, SECTION 2, Board of Water Supply of the City of New York, map of real estate
situated in the City of New York, County of Richmond and State of New York. to be ac quired by the City of New York under the pro
visions of chapter 724 of the Laws of 1905 , a amended, for the construction of a pipe line nance, in the Borough of Richmond

## By the Board of Assessors.

## change of grade clatms.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets must present,
their claims, in writing, to the secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before September 10 , at 11 a . m.. at
which time and place testimony will be taken which time and place testimony will be taken
of the nature and extent of such injury: MANHATTAN.
217TH ST.-Bet Park Terrace and Park Ter BRONX.
BROWN PL,-Bet East 132 d st and East 133 d CASTLE HILL AV.-Bet West Farms rd and the public place at its south terminus, and bet
West Farms rd and Lafayette av. List 2723 . BROOKLYN.
CARROLL ST. - Bet Nostrand ay and a point
200 ft . west of New York av. List 2629 . DOBBIN ST.-Bet Meserole and Nassau ays List 2630.
SNYDER AV.-Bet Nostrand and New York avs. List 2639.
AV I.-Bet Brooklyn av and East 40th st. List 2642 .
ATLANTIC AV. - Bet Berriman st and the
county line. List 2643 .
AV S.-Bet Coney Island av and Ocean Park way. List 264.
${ }_{2645}$ ATKINS AV.-Bet Pitkin and Sutter avs, List
BENSON AV.-Bet 20th and 21st avs. List CARROLL, ST

DOSCHER ST.-Bet Liberty and Belmont avs. EAST 5TH ST.-Bet Foster av and the Long Island Railroad. List 2652
East 21ST St.-Bet Emmons av and Voorhies
S3D ST--Bet 18th and 21st avs. List 2654. 44 TH ST.-Bet Gth and Fort Hamilton avs.
List 2657.

50TH ST.-From Fort Hamilton av to a point v and 17 th av. List 2658 . FENIMORE ST,-Between Nostrand and New MALTA ST.-Bet Hegeman and Vienna avs. PRESIDENT ST--Bet
66TH ST.-Bet 5th and 6th avs. List 2667 SENATOR ST.-Bet 4th and Jth avs. List 12TH AV.-Bet 60th and 63d sts. List. 2671. 38TH ST.-Bet Fort Hamilton and 13 th avs. WARWICK ST.-Bet Belmont and Sutter avs. WILLoUGHBY AV.-Bet Irving and Wyckoff CHESTER AV.-Bet, Church av and Louisa List 2685 .
OAKLAND PL-Bet Tilden av and Albemarle
d. List 2691.

BELMONT AV.-Bet Snediker and Alabama
S5TH ST.-Bet 18th and 22 d avs. List 2699.
3D ST.-Bet Sth and 10th avs. List 2701.
59TH ST.-Bet 12 th and Fort Hamilton avs.
SUYDAM ST.-Bet Irving and Wyckoff avs.
64 TH ST. - Bet 4th and 5th avs. List 2706.
TILDEN AV-Bet Rogers and Nostrand avs.
13TH AV.-Bet 37th st and New Utrecht av.
AV Oe-Bet East 15 th st and Coney Island ay.
BAY 29TH ST.-Bet 86th st and Cropsey av. CHURCH AV-Bet. Stratford rd
st) and Ocean Parkway. List 2726 , (East 11th EAST 8TH ST-Bet Church av and Av C. 59 TH ST.-Bet 14 th and 15 th avs. List 2728. GERMANIA PL- - Bet Kenilworth and AmersMASPETH AV.-Bet Kingsland and Morgan . List 2731
NEWKIRK AV.-Bet Coney Island av and the
bridge over the Brighton Beach Railroad. List QUEENS.
ELY AV.-Bet Payntar av and a point 148
north of Harris av, First Ward. List 2624 . REMSEN PL.-Bet Grand st and Hull ay
ist 2626 .
WOODWARD AV, ETC.-WOODWARD AND
GREENE AVS, northwest corner; southwest side
of SENECA AV, bet Bleecker st and DeKalb of SENECA AV, bet Bleecker st and Dekalb
av MYRTLE AV, south side, bet Madison st
and Putnam av; southwest side of ST. NICHOLAS AV, bet Palmetto st and Myrtle av ; north-

By Comm'rs of Estimate and Assessment. MALTA ST, ETC., BROOKLYN.-Acquiring
title to the lands, etc., required for an easement for sewer purposes to a width of 30 ft. located approximately in the center of each of the fol-
lowing streets: MALTA ST, from Wortman av
to Fairfield ay. FADFIEI st to Van Siclen av, and VAN SICLEN AV,
from Fairfield ay to the 2Gth Ward Disposal Works, in the 26th Ward. Eugene F. OCon-
nor, Edward Lazansky and Clarence
B. Smith, commissioners of estimate in the above matter, all persons who are opposed to the same must
present their objections, in writing, to the commissioners at their office, 166 Montague st,
Brooklyn, on or before September 19 ; and they tember 20 , at $2 \mathrm{p} . \mathrm{m}$. Eugene F. OConnor, commissioner of assess-
ment in the same proceeding. has completed his estimate of beneffit, and all persons who are
opposed to the same must present their oboffice, 168 Montague st, Brooklyn. on or before in person, on September 23 , at 2 p . m .
BRONXWOOD AV, ETC. BRONX.-Acquiring extending BRONXWOOD AV, from Burke av
to Gun Hill rd: BARNES AV, from Williamsbridge rd to Tilden st, WALLACE AV, from
Williamsbridge rd to Gun Hill rd, 24th Ward. missioners of estimate in the above matter. all persons who are opposed to the same must present their objections, in writing, to the com-
misioners, at their office, 80 West Broadway Manhattan, on or before September 24 ; and
they will hear all such parties, in person, on
October 7 . at 2 p. m . George V. Muilan, commissioner of assessment
in the same proceeding, has completed his esti-
mate of benefit, and all persons who are opposed io the same must present, their objec-
tions, in writing, to the commisstoner, at his
office, 90 West Broadway, Manhattan, on or
before September 24; and he will hear all such By Comm'rs of Estimate and Assessment BUREAU OF STREET OPENINGS, 90 WEST BROADWAY. MANHATTAN

> MONDAY, SEPT,

HAVILAND AV, ETC., BRONX.-HAVILAND AV, from Virginia av to Zerega av ;
BLACKROCK AV and CHATTERTON AV, from chester Creek; WATSON AV, from Clason

Point rd to Havemeyer av, and from the un-
named street west of Zerega av to the bulk-
head line of Westchester Creek. At 3.30 p. m. tuesday, SEPt. 10.
CANAL ST, MANHATTAN:-Widening bet THERIOT AV, ETC., BRONX.-THERIOT THERIOT AV, ETC., BRONA.- Frim; and Lelind rd. AV, from We 11 a.
HAVEMEYER AV, ETC. BRONX.-Bet Lacombe av and Westchester av. At 2 p. m. ROCKAWAY
matter of the matter
etc
of
$3 \mathrm{p} . \mathrm{m}$
the

AV BRONX-HOUGHHOUGHTON AV ETC., BRONX-HOUGH-
TON AV, from Boiton av to the buikhead line of Westchester Creek; QUIMBY AV. STORY,
AV, HERMANY AV and TURNBUL AV,
Hut from White Plains rd to the bulk
of Westchester Creek. At $3.30 \mathrm{p} . \mathrm{m}$.
BEACH AV, ETC. BRONX.-BEACH AV, from Gleason av to West Farms rd; and TAY-
LOR AV, from Westchester av to West . Farms rd. At 2 p. m.
 $3 \mathrm{p} . \mathrm{m}$.
CASTLETON AV, RICHMOND.-From Richmond av to Jewett av. At $1.45 \mathrm{p} . \mathrm{m}$.
CROCHERON ST, RICHMOND-Sewer easement in CROCHERON ST and along NORTHford av. At 11 a . m. . ROSEDALE AV. ETC. BRON. and ST. LAWRENCE AV. bet We
rd. At $11.45 \mathrm{a} . \mathrm{m}$.
LIEBIG AV, ETC., BRONX.-LIEBIG AV from Mosholu av to the eity line: and TYNDALL AV, from Mosholu av to west COTTON ST, RICHMO

THURSDAY, SEPT. 12.
EAST 190 TH ST, BRONX.-EAST 190TH (ST. JAMES
$2 \mathrm{p} . \mathrm{m}$.
NORH ST, BRONX.-Bet Jerome av and Aqueduct Av East. At 2 p. $m$.
VICTOR AV, ETC., BRONX,-VICTOR AV, from Lander AV, from old Unionport rd to White Plains rd; and CRUGER AV, from White Plains rd to Rhinelander av. At 11 a. m.
WEST. 254TH ST, BRONX.-From Broadway
to Fieldston rd. At $10 \mathrm{a}, \mathrm{m}$.
to Fieldston rd. At $10 \mathrm{a} . \mathrm{m}$.
ST. RAYMOND AV (4TH STM , BRONX.- Bet
Protectory av and wiliamsbridge rd. At 2 p. m. Protectory av and Wiliamsbridge rd. At 2 p. m. WADSWORTH TERRACE, MANHATTAN.-
WADSWORTH TERRACE, from West 188th to Fairview av ; BROADWWAY TERRACE, from West 193d st to Fairview av; WEST 18sh av to and WEST Madsworth Terrace; and WEST 193 D ST, from Broadway to Broadway Terrace. At $10 \mathrm{a} . \mathrm{m}$. GARFIELD ST, ETC., BRONX.-GARFIELD ST, from West Farms rd to Morris Park av; and
FILLMORE ST, from Van Nest av to Morris $\underset{\text { Park av. At } 2.30 \mathrm{p} . \mathrm{m} \text {. }}{ }$

FRIDAY, SEPT. 13.
 From Jerome av to Creston
$2 \mathrm{p} . \mathrm{m}$. NORTH
Aqueduct Av East. At 2 p. m
Richmond County Court House Commissioners.
The Richmond County court house com-mission-consisting of George S. ScofreltFrank H. Innis and Horatio J. Shar 9, at 2 will meet on Wednesday, Netober Broado'clock p. m., in room 404, No. proof of title. The work of the commissioners will

Manufacturers' Convention.
The third annual convention of the American Manuracturers the Hotel Astor ciation is to Friday evening. September 20 , and ending Saturday evening, September ${ }_{21}$. Persons prominent in the manufacturing world will be present to discuss the progress of manufacturing condial throughout the country. A special feature of the convention will be the evay to ment of extensive plans under way to produce higher efficiency in trade expan-
sion which it is believed will follow the sion which it is believed will
opening of the Panama Canal.

## Activity at Clifton.

Daniel T. Cornell, real estate broker, of Stapleton, S. I., says there are more improvements going on aty-five years past, at any time in twender notes the following operations: Five handsome cottages are going up opposite St. John's a dwelling on New York avenue, near Pennsylvania avenue; Al. Simonds is building on New York avenue, near chifton avenue, and down by Willow avenue, near New york avenue George Goelz is ing.

## REAL ESTATE NEWS.

The Week's Brokerage Sales, Leases and Public Auctions.

Lower West Side Corner Bought-Numerous East Side Dwellings Change Hands.
The total number of mortgages recorded in Manhattan this week was 88 , and in the Bronx 78. The total amount was $\$ 3,951,614$.

The amount involved in auction sales this
week was $\$ 212,747$, and since aJnuary, $\$ 35$,week wa
$791,226$.

## PRIVATE REALTY SALES.

## Manhattan-South of 59th Street.

BANK ST.-The State and City Realty Co., Frederick C. Gilsey, president, bought from
C. Gaston Barclay 96 and 98 Bank st, southeast Cornaston Barclay 96 and 9 Breenwich st. a parcel st st, statheast irregular, containing about 2,000 sq. ft. market. The one block of the proposed new marke.
F. W. Benner Co. represented the buyer. CHRYSTIE
Maud Brevoort
ST.-Darclay to Max Cohen sold for 135 Maud Brevoort Barclay to Max Cohen 135 and
137 Chrystie st, two 6-sty tenements, with
 and Broome sts.
DOMINICK ST.-Adam A. Schopp sold for Mrs. . W. Morse to the Church of Our Lady
of Vina, for use as a parsonage, 32 Dominick
st. lot 20 x 85.5 . st, lot $20 \times 885.5$.
HENRY ST.-The H. D. Jackson Co. sold to Louis Olson 94 Henry st, a 6-sty front and 5 -sty rear tenement, with stores, on lot $25.8 x 100$. The
seller acquired the property about two months ago. S. Jaffe was the broker in the present transaction.
LAFAYETTE ST.-Charles Laue bought from
the Silas Wood estate and the Mission of the Immaculate Virgin the southeast corner of Lafayette and 4th sts, a plot $79 \times 120$. The property secured from the wood estate 387 and 389 Latayette st 385 was secured from the trustees of the Mission of the Immaculate Virgin. The corner, which is covered with
two old buildings, will be improved with a two old buildings,
12-sty loft building.
30 TH ST.-Charles J. McKenna sold for William L. Schearer 315 East 30 th st, a 4 -sty late of Boston, for occupancy.
30 TH ST.-The Allwin Realty Co. Inc., Adolph
Humpfner, president, resold for Mrs. L. Emerson, of Cambridge, Mass the 4 -sty dwelling at
315 East 3oth st, on lot 19.6x98.9, to John 315 East 30 th st, on iot 19.6x98.9, to John Eisemann, who aft
occupy the house.
33D ST.-The John P. Peel Co. sold 424, 426 and 428 . West 33 d st, three 3 -sty buildings, on plot Hyde, Josef T. and James J. Carroll and W.
P. Pulles, respectively. The property abuts the P. Pulles, respectively. The property abuts the
yards of the Pennsylvania Railrad at the yards of the Pennsylvania Railroad at the Co. in March sold the site adjoining, at Nos.
40 to 438 , through the same brokers, to Edward L. Larkin, of the McKeon Realty Co. ${ }_{13}$ The con
35 TH ST,-Bernard J. Foss sold, in connection with Theodore Ortmann,
West 35 th st, on lot $25 \times 100$.
37 TH ST.-Jacob Herb sold 439 West 37 th st, a 4 -sty tenement, ${ }^{\text {on }}$ and 10th avs, to a Mrucker.
and 3D AV.-The Howard Hudson Co., which
bought the Twelfth Ward Bank Building, at the northeast corner of Lexington av and 12 sth st,
for about $\$ 300,000$ bought from the Security for about $\$ 300,000$ bought from the security
Bank the 5-sty building, on plot $50 x 90$, at the Bank the 5 -sty building, on plot $50 x 90$, at the and 57 th, st, the
northeast corner of 3 d av and nower part of which is occupied by the Nine-
lowenth Ward Bank, one of the chain controlled teenth Ward Bank, one of the chain controlled
by the Security Bank. The property was held at $\$ 205,000$

## Manhattan-North of 59th Street.

64TH ST.-Mrs. Ernesto G. Fabbri sold the
three dwellings at 11,13 and 15 East 64 th st, three dwellings at 11, 13 and 15 East 64th st,
which she acquired in May from Charles Steele which she acquired in May from chares
of the J. P. Morgan banking firm. The houses
 street, between 5 th and Madison avs, and are under lease to October, 1914. Mrs. Fabbri took the three dwellings in part payment from Mr.
Steele, who bought the Fabbri house at 11 East 62 d at a plot 45.6 front, for his home. He had previously purchased the 64th st plot wi the intention of erecting a residence there 64TH ST.-Orme Wilson, Jr.., bought from Mrs. Ernestus G. Fabbri part of the property at 11 to 15 East 64th st, as a site for a dwelling. The parcel taken by Mr. Willson is 29 ${ }_{60-\text {-foot frontage }} \mathrm{Mrs}$. Fabbri took in trade from Charles Steele last May in part payment for her dwelling, at 11 East 62 d st. The site ob-
tained by Mr. Wilson adjoins a large plot bought tained by Mr. Wilson adjoins a larg
by James J. Hill some time ago.
140TH ST. - David Stewart sold for the Hoguet estate the plot of about 1003-4 1ots. 135x 90 ft . west of Broadway. The buyer is the Dayton Realty Cooi Harris Maran president. The new owner will improve
elevator apartment houses.
140 TH ST. - Nail \& Parker sold for Ada Brouer 60 West 140th st, a 6 -sty tenement, on plot 37.6x99.11, to George A. Sipp, who gave in par
payment bis residence at Englewood, N. J.

BRADHURST AV.-A. C. \& L. A. Marks sold for Alfred Bloch, 200 Bradhurst av. a ${ }^{6-\text { sty }}$ client, who gave as part payment the plot o land at Edgemere, Long Island, bounded by the Ocean Boulevard, Jamaica Bay, Sea View av, and the Atlantic Ocean, together with all ri EDGECOMBE AV-Richard Croker, Jr, eave the plot, $99 \times 200$, south of 153 d st, in part payment for the lof building at the northwest corner of East End av and 79 th st, which he bought recently from
Joseph Hamershlag. FORT WASHINGTON AV,-David Stewart estate the 6 -sty elevator apartment house at the northwest corner of Fort Washington av
and 160th st. known as Dayton court. The and 160 th st, known as Dayton court. The
property fronts 102 ft . on Fort Washington av property fronts 102 ft . on Fort Washington av
and 121 ft . on 160 th st. ${ }^{\text {The }}$ The heuse, which was recently completed, stands on part of the Loyal
L. Smith estate, bought at auction by the builders about 18 months ago. The property was held at $\$ 300,000$. In part payment the Hoguet estate gave the vacant plot, $132 \times 200$ running
through from 140 th to 141 st st, 90 ft . west of
Broadway the sale of which was Broadway the sale of which was recently re-
ported. The latter parcel will be improved with
two elevator apartment houses. two elevator apartment houses.
LEXINGTON AV.-The Security Bank sold the 6-sty structure, named after and for many
years occupied by the Twelfth Ward Bank, at the southeast corner of 125th st and Lexington av, on a plot $60 \times 100$. The property has
been held at $\$ 300,000$. The bank will continue the occupancy, having closed a three year lease with the newly formed Howard-Hudson
Co., F. E. Sturgis, W. Dupree and R. Bennett the new owners.
ST. NICHOLAS AV.-George F. Denhard and George Wesslau sold for Joseph Brucker to Jacob Ruppert the 5 -sty a apartment with stores, on plot $45 \times 100$, at the no.
Nicholas av and 171 st st.

## Bronx.

HOFFMAN ST,-Arnold, Byrne \& Baumann and William Stonebridge sold the plot on the the
west side of Hoffman st, 170 ft . south of 187 th west side of Hoffman st, 170 ft . south of 187 th
st, to Alfonso Espesite and others, who will st, to Alfonso
erect a bakery
157 TH ST.-Kurz \& Uren sold for Charles Dammeyer a plot $75 x 95.9 \mathrm{x}$ irregular, on the
south side of 157 th st, 100 ft . west of 'St. Ann's av, to a builder.
163D ST.-The Henry Morgenthau Co. sold to the Simbar Realty Corporation the block front
on the south side of 163 d st, between Kelly st on the south side of 163 d st, between Kelly st
and Intervale av, in the Hunt Point section. The property has frontages of $199 \mathrm{ft}$. on 163 d av, and will be immediately improved with 5sty apartment houses with stores. The site
and buildings will involve more than $\$ 350,000$. The Simbar Realty Corporation bought from Kelly st, now under improvement. 222 D ST--Charles
Leo Hetzger ${ }^{\&}$. Co. sold for
Hemerling 657
East 222 d st, a dwelling, Morris Wetzler.
ARTHUR AV.-The Bronx Embroidery Works bought through William Stonebridge and Arnold, Byrne \& Baumann, a plot on the east
side of Arthur av, $100 \mathrm{ft}$. south of 183 s st, for side of Arthur av, 100 ft south or 18 .
BROOK AV.-William J. Nolan sold for the John H. Buscall Co. to Miss Katherine A. Mahoney 1262 and $126 i$ Brook ave through to Park av, ${ }^{\text {a }}{ }^{5 \text { sty }}$ new law apartment, on pot
100. Miss Mahoney gave in part payment the southeast corner of 216 th st and Barnes av, $3-$
sty apartments and stores on plot 50 x 81, also sty apartments and stores on piot earnes av. SOUTHERN BOULEVARD.-Kurz \& \& Uren and Isaac Levy sold the 5 -sty tenement at 559
Southern Boulevard for Hensol-Powell Realty TELLER AV.-Kurz \& Uren sold for Sarah Arnold the six lots on the southeast corner of
167th st and Teller av.

## Brooklyn.

PROSPECT PL.-Thomas Rosencrans sold the A-sty sin.
2D ST.-E. T. Newman sold the 3 -sty brownstone dwelling at 4942 d st, Park slope section, SH two on the south side of 51 th st, 90 ft . west of 16 th v, plot $40 \times 100$.
BROADWAY.-Fenwick $\underset{\text { B. Small sold to }}{\text { sold }}$ builders, the Hicks' property being the entire block front 281 ft . on Broadway, Chauncey to Marion sts, for immediate improvement. The
proverty has been in one family for over 40 property has been in one family for over 40
years. Three of the houses to be erected have years. Three of ald. This is the only unimproved block in the entire length of Broadway. The Broadway elevated station is at the prop with 3 and 4 -sty flat houses and there is a great demand for stores in this vicinity.
CARLTON AV.-Henry Pierson $\&$ Co. and Charles E. Rickerson sold 581 Carlton
3-sty stone dwelling, to John B. Harper.
CHURCH AV.-Tutino \& Cerny sold for Daves Becker, to a client for investment, the 4 -sty, 16-family brick apartment ho
known as 2812 Church av.
GRAND AV.-The American Show Case Co sold to Zeman Brothers the 3 -sty brick factory
and the adjoining plot at $127,129,131$ and 133 Grand av. The buyers are manufacturers of wrand av. wear, and will occupy the building as soon as the necessary alterations are complete.

## The Land Value Maps Of Greater New York For 1913 WILL BE PUBLISHED BY THE

 Record and GuideAs a Subscription Supplement to Its Issue for September 28, 1912

There will be 140 maps and an index map, showing the front foot values of inside lots on each side of every block and of acreage where the land has not been subdivided into blocks and lots, in the Boroughs of Manhattan, Bronx, Brooklyn, Queens and Richmond, as assessed for the year 1913.

The unit values of property shown on these maps will be of great assistance to Owners, Brokers, Operators and Appraisers in computing values, and, as each map shows the value of property over a large area, it affords an excellent opportunity to compare values of adjoining or adjacent property, as they will show at a glance the land values in different neighborhoods.

These Land Value Maps will be invaluable to any one intent upon making use of the opportunities for profitable investment that will be opened up by the new rapid transit lines.

Here is an excellent opportunity to call special attention to the value of your services or products, as all advertising will appear directly opposite the maps.

For further information address

## THE RECORD AND GUIDE CO.

11 to 15 East 24th Street

New York City


## Queens.

ROCKAWAY PARK.-The Rockaway Park
Realty Co sold for Martin Jung a corner plot Realty Co. sold for Martin Jung a corner plot,
$60 \times 100$ at
ate corner of Washingtoo and 6 thi avs to a client, who intends to erect a dwelling
thereon; for Harry M. DeWart a plot, 60x 100 , on the west side of West Ena av, poo ft. south
of Washington av, to a client, who intends to of Washington av, to a client, who intends to
erect a cotage thereon; for Peter A. Franklin a plot, $40 \times 100$, on the east side of 5th av to
La wrence Gresser, who intends to erect a large hotel thereon; for Richard T. Burke a plot, 80
$\times 100$, on the east side of 5 th av to a client. WOODMERE.-The Woodmere Realty Co. sold to Louis Posner, a plot 60x111, on Woodmere
Boulevard, between Central av and Cedar la: Boulevard, between Central av and Cedar la;
a plot, 6ox100, on Woodmere Boulevard, between West Broadway and Central av, and a
plot, 60 x 122 , on Woodmere pl, between Club
Drive and Narrow Lane, for investment.

## Richmond.

MARINERS HARBOR.-The Prince's Bay
Realty Co. sold to an investor a house and plot on Franklin av
ST. GEORGE.-W. S. E. Hall sold to a prominent New York manufacturer the southwest ing a plot of ground 150 x 200 ft . with two large
int dwellings thereon, near the St. George ferry. WEST NEW BRIGHTTON.-W. S. E. Hall sold
for Dr. William Mathews, of Brooklyn, a plot of lots adjoining the residence of C. P. Storberg, on Broadway.
WEST NEW BRIGHTON.-W. S. E. Hall sold to William A. Horton, a prominent business man of West Now Brighton, the entire north-
west corner of Cherry lane and DuBois av. west corner of Cherry lane and Du
The property
comprises about
11 lots.

## Suburban.

BAYONNE, N. J.-John H. Van Buskirk sold to Lois Coln two acres in the south side of
30th st, near Av H; also a plot 40x160, adjoining.
BAYONNE, N. J.-The Lehigh Valley Rail-
road Co. sold to the Standard Oil Co five lots road Co. sold to the Standard Oil Co. five lots HOBOKEN. N. J.-Charles Von Broock bought
through J. Henry Timken from the Hoboken Land and Improvement Co.. the Palace Hotel, at 39 and 41 Newark st, a 4-sty brick building,
on plot $48 \times 75$. Mr , Von Brook obtained from on plot 48xi5. Mr. Von Broock obtained from
the Hoboken Bank for Saving a loan of $\$ 82$,-
000 for five years, with interest at 5 per cent. JERSEX CITY, N. J.- The Phoenix Realty Co.
bought from Charles Flynn 42 and 44 Broadbought from Charles Flynn 42 and 44 Broad-
way, near Corbin av, two 8 -family brick flats, on plot $73 \times 105$.
KENSINGTON, GREAT NECK.-The RickertFinlay Realty Co sold to Leon Noel, for a con-
sideration of $\$ 7,200$, a plot with 160 ft. frontsideration of $\$ 7,200$ a plot with 160 ft. front-
age on the north side of Arleigh rd, 160 ft.
east of East drive, on which the buyer wili east of East drive, on which the buyer will
immediately begin the erection of a house for
his own on his own occupancy from plans by Willauer,
Shape \& Brady, architects. MORRISTOWN. N. J.-Pease $\&$ Elliman sold
for a client to Paul Moore a tract of land in the Convent section at Morristown. N. J. The property has a frontage on Canfield rd of about
210 ft . and an extensive rear on Woodland and Kitchell avs. The buyer intends to build a
handsome residence and generally develop the property.
MORRISTOWN, N. J.-John H. Blair bought the Sutton property of eight acres in Mend-
ham rd, adjoining his estate. MT. VERNON, N. Y. Mrs. Rose K. Feely
sold for Mrs. Julia M. Harrison her residence sold for Mrs. Julia M. Harrison her residence
at 134 Vista pl to a client for occupancy. NEWARK, N. J.-Feist \& Feist, of Newark,
sold for the Waverly Park Improvement Assosold for the Waverly Park Mprovement Asso-
ciation, of which former Judge Gottfried
Kruger is president to John C G Gegory cant parcel of about $111 /$ acres in the reary a va-
adjoining the southern boundary of the plot on adjoining the southern boundary of the plot on
the east side of Frelinghuysen av, opposite
Whittier pl, recently sold by Gory, The plot first porocured meassures 225
It.
It front, with an average depth of 612 ft., running through to the Pennyslvania Rail ruad
tracks. This parel has ben leased by Abe
Treis. Feist for Mr. Gregory to Behr Bros. \& Co., will use this additional plot in connection with
the new factory now being erected for them the new factory now being erected for them
and leased for a term of y yars at an aggre-
gate rental or $\$ 200000$ on gate rental of $\$ 200,000$. On the newly acquired for finishing, stock and shipping rooms. It is entire plant will be over $\$ 100,000$.
RED BANK, N. J.-The Minnesink Realty Co.
sold at its development known as the Red Bank sold at its development known as the Red Bank
Estate, a plot 150x150 to Joserh Mcntosh; to a plot $50 \times 150$; and half-acre bungalow plots to
Alfred Nelson, M. M. Hall, L. A. Barnes, George Marshall, H. B. Sidney, E. D. Updegraff and WEEHAWKEN. N. J.-Builders Funding Co. sold to Marcus G. Goodman two 5 -sty twenty-
family apartment houses on a plot $104 \times 96$ at

HARRISON, N. J.-The Walsh's Sons Co. bought from the estate of John P. Jackson, 20
lots in the south side of Bergen st, between 2d and 3 d sts.
JERSEY CITY, N. J.-James W. Greene bought from the estate of Asenath A. Shaw and Elea-
nor P. Shaw 27 to 33 Duncan av, 4 brick dwellings, on plot $100 \times 222$.
MONTCLAIR, N. J.-The Central Finance Co. of Manhattan sold to an investor seven modern dwellings on North Montclair av and Valley rd.
The transaction, which involved about $\$ 78000$, The transaction, which involved ab
NEWARK, N. J.-Robert B. Stoutenburgh sold for Albert Ressler, to Brainard Brothers, pl, two frame buildings, on frot $50 \times 100$.
NORTH BERGEN, N. J.-George Sneath sold to Charles Singer, Jr., a plot $268 \times 770$, in the
west side of Bergenline av, near Hamilton av, sNion or mio inar hamion av. UNION, N. J.-The Suburban Club, of Colonia
rd, bought 63 acres of land adjoining its exrd, bought 63
tensive grounds.
KENSINGTON, GREAT NECK-The RickertFinlay Realty Co. sold to Kenneth M. Goode, of the Ladies' Home Journal Pattern Co., a
large plot on Beverly rd, 200 ft. east of Netherwood rd, on which the buyer will build a house VALIEY
VALLEY STREAM.-The Windsor Land and Improvement Co. sold to W. W. Fleming a plot
$40 \times 100$ on Fairview av; to N . Lynch a plot $40 \times 100$ on Cottage st; to P. Dinan a plot 40x 100 on Madison av ; to P. Tuggle a plot 60x 100 ,
on Montague st, and to W. Fischer, a plot 37.86 x on Montague st, and to
99.28 on Merrick rd.
OCEANSIDE-The Windsor Land \& Improvement co. sold to Carsters a plot $60 \times 100 ; \mathrm{H}$.
plot $40 \times 100 ;$ C. Kuver a plot 100x100; F. L. Kuver a plot 80 x Doerrler, H. Ehler and E. Nilson each a plot $40 \times 100$, on Ebert av, to F. Holthusen a plot $20 \times 99.29$, and A. McMenamin, $60 \times 100$, on Law-
son av : to W. H. Cross a plot $80.32 \times 145.78$, son av: to W. H. Cross a plot
on Anchor av, and to C. Sommers a plot 80 x 100 , on Hoke av.
FLORAL PARK-The Windsor Land \& Improvement Co. sold to T. Sexton a plot 40 x 1121.48, on Carnation av ; to J. Bradley, C. L. Ross, L. Haskell, S. Kaplan and M. McGrath, each a plot $40 \times 100$ on Geranium av; to H. Loos,
a plot $40 \times 100$ on Violet av; to H. P. Meldon a plot 60x100 on Violet av, and a plot on Iris av : to H. Ballasty a plot $40 \times 100$ on Gladiolus av; to G. C. Steel a plot $40.58 \times 101.48$ on Spruce
st; to E. S. Monroe a plot $40 \times 100$ on Aspen st: to A. J. Lancaster a plot $40 \times 100$ on Aspen and Poplar sts; to A. McCormack a plot $40 \times 100$ on gan a plot $60 \times 100$ on Primrose and Mayflower ROCKVILLE CENTRE-The Windsor Land \& Improvement Co. sold to J. Franzo and P
Pierro and J. Lygen each a plot 40x100 on Pierro and J. Lygen each a plot $40 \times 100$ on
Cornell av ; to H. and C. Brenner, W. Krimmerman and R. Antonio each a plot $20.16 \times 135.33$, on Lake View av; to H. Haas a plot 40x100 on Columbia av and Langdon Boulevard: to L
Magno a plot
$95.39 \times 137.13 \times 160.37 \times 164.24$ on Magno a plot $95.39 \times 137.13 \times 160.37 \times 164.24$ ont $40 \times 100$, on State st, and to J. and A. Loehr ROSEDALE-The Windsor Land \& Improve ment Co. sold to M. O'Connell, a plot soxioo on Booth av and Stratford rd.

## RECENT BUYERS.

THE JULIE ISMAY REALTY CO. is the buyer of the two 5 -sty apartment houses at 548
to 554 West 163 d st, the sale of which by the to
World Seurities Co. through F. R. Wood, W. W. . . . . . .
H. Docon Co. was reported last week.

## LEASES-MANHATTAN

THE CROSS \& BROWN CO. leased for a term of years for the Yellow Taxicab Co., in 19 and
21 West 62d st running through to 18 and 20 West 63 d st; the ground floor and basement and 2 d loft of the 62 st building to $R$. M. Owen Co, ground floor and basement of the 6 d st
building to the Splitdorf Electrical Co.; entire 2 d floor in the same building to George Reginald Loveday; the entire 2 d floor
st building to Clarence L. Simmons.
THE DUROSS CO. leased the dwellings at 245 West 19 th st to Raymond Phillips. 218
West 14 th st to James C. White, 53 Charies st to Paula Zix. 111 Bedford st to Alphonsus Damera, 92 Elliott av to George Jul N.
340 West 16 th st to Patrick Mulin.
THE J. C. EINSTEIN CO, INC., leased apartments for Mayer \& Mayer. Inc., in the
building recently erected at 120 . West 86 th st, to John F. Logan, Robert S. Winsmore, Sidney Rosenstein, Manuel Oppenheim, Jerome
Resenterg Oscar F Taussig, Dr. Henry
L. Rosenberg, Oscar F. Taussig, Dr. H.
Salsbury and Dr. William T. Moynan.
DOUGLAS L. ELLIMAN \& Co, leased a large Swayne ; an apartment in 118 East 54th st for Moore \& Wyckoff, agents, to Alfred E. Cortis,
an apartment in 1070 Madison av to J. M. an apartment in 1070 Madison av to J. M. Duveen to Adolph Vogel ; and an apartment in
the "Carlton House," 20 East 47th st, for the "Cariton House,
CHARLES HARFT leased in 50 East 8th st
the store to Isaac Auerbach and in 460 West the store to Isaac Auerbach and in 460 West Broadway the 3 d loft to Louis Garwitt.
JOHN J. KAVANAGH leased an apartment in
S75 Park av to John
F . Stevens, chief engi neer of the Panama Canal: also an apartment neer of the Panama Canal; also an apartm
in the same building to Herbert L. Jones.
PEASE
ment in
116
ELLIMAN
East
58 th
st for Mrs. Thomas ment in to Rodney Procter, son of Harrey

and Miss Ellen Buckler; 112 and 114 Eapartment in 969 Park av with Van Norden \& Wilson to Mrs. Alexander Rubel ; also, in conjunction with $S$. Osgood Pell
American basement dwelling at ${ }^{\text {Co. }}$, ite
3 st for Mrs. Maxine Ewelling at to Mrs. George Whelan ; also the 4 -sty high stoop dwelling at
53 West 37 th st for L. H. Babcock to Hyman Sussman.
PEASE \& ELLIMAN leased space in the new Aeolian Building. 25 West 42 d st to the Fifth
 executive offices ; also to Francis E . Johnson and the Emerson Norris Co.; a large apart-
 and 56 West 11 th st to Walter P. Myers.
MARK RAFALSKY \& CO. leased to Edward S. Myers the 3 -sty dwelling at the southeast corner of West End ay and 89 ath ${ }^{\text {st }}$, also to
Eugene Christian the 4 -sty dwelling 611 West

THE DOUGLAS ROBINSON, CHARLES $S$. BROWN CO. leased for a term of 15 years the private houses at 125,127 and 129 East 116th
st to Nathan E. Posner. The buildings will be picture theatre
H. C. SENIOR \& CO. leased the 3 -sty dwellS. Hueston, of Providence, R. I.

THE F. R. WOOD, W. H. DOLSON CO. leased for the estate of Chas. Fred. Hoffman
the 3 -sty dwelling at 216 West TOth st to F. 0 . Renard for a term of years.
WRIGHT BARCLAY leased the following 49 East 30 th st to Helen M. Rice ; 8.J Lexing: ton av to Charles Ballert; 172 Lexington av to rison; 124 East 31stst to Edith C. Smith ; 145 Lexington av to William Marquardt; also, the JOHN A. CHANLER and others leased for a portation Co. the plot $100 \times 200$, extending from
6 fth to 57 th sts, located 175 . ft . west of 11 th 56 th to 5 -sth sts, $10 c a t e d$ ilding will be erected
av. A 4 -sty on the site from designs by Frank ${ }^{\text {A. Rooke, }}$
who estimates the cost at about $\$ 200,000$. The leasing company now occupies a structure with a frontage of 175 ft . in the 57 th st side of the block, and the new building will form an annex to the present plant. The property is a por-
tion of the old John Cosine farm. The Chanlers recently figured in a deal by which a plot $200 \times 200$ in the east side of 11 th av, between
56 th and 57 th sts, was sold to the Republic Motor Co. for improvement with a plant for the manufacture of automobiles.
JOHN J. CLANCY \& CO. leased the dwelling
at 142 West 64th st to Dr. Anibal Zelaya: also at 142 West 64 th st to Dr. Anibal Zelaya; also
the dwellings at 432 and 434 57th st to H. the dwellings
Bullo and N. Springer respectively.
THE J. C. EINSTEIN CO., INC., leased for the Beers Realty Co. the store and basement in 865 Broadway for a term of years to Fry \& Kaye the 6th loft in 12 to $16 \stackrel{\text { West }}{ }$ 27th st to the Royal Dress Co., and for the 20 th Street Realty Co.. from plans, the 6th loft in 115 to
123 West 29 th st to Klatzco \& Lande.
M. \& L. HESS leased the 8th loft in the building now in the course of construction at
115 to 125 West 30 th st to King Davidson \& Co. manufacturers of dresses; and the 11th loft in 11 and 13 East 26th st, running through
to 6 and 8 East 27 th st ; the 2 d loft in 28 to 32 West 26 th st to the Vogue Hat Co. , the
1 st loft in 58 West 15th st to Everybody's Vacuum Cleaner Co, and the 4th loft in 97 5 th av to Brandon Magnus Co., Inc
THE MCVICKAR, GAILLARD REALTY CO. leased for Thomas B. Hidden the corner store
in 346 Madison av to the Mercedes Millinery Co. for a term of years; also the store and
basement in 154 West 45th st for Miss May Irwin to J. M. Tierney.
SAMUEL H. MARTIN leased for the Charles Garneau Estate the 4 -sty dwelling at 161 West
64th st to Margaret Kearney, and for Herry L. 64th st to Margaret Kearney, and for Henry L.
Scheurerman the 3-sty dwelling at 29 West 60th st to Ella Rogers.
THE PRO CLUB of which Jerome Schoos is president, has take a ten-year lease of the
dwelling at 43 West 119 th st, now occupied by the organization. The lease carries with it an option of purchase at $\$ 17,000$. Harris \& Mau-
rice Mandelbaum are the owners of the prop-

EDWIN H. WENDEL leased floors in 30 West 47 th st to Mrs. Mae Sleeper and Mme. Helene. Wrank Browne Keech the dwelling 14 East 6 forth st to Albert Eugene Gallatin.
DANIEL
loft in 53
Greene st to
GIRDALL loft in 53 Greene st to J. Rosenberg \& Co.,
and the 1st loft in 106 Greene st to Herman Fishbein; also leased in connection with Wil-
 J. B, ENGLISH leased the dwelling at 230
 ${ }^{\text {to }} \mathrm{J}$. Jacobson; also 123 West 48 th st to M.
 to M. Dugan; also 163 West 49 th st to M. M .
Hill: also 259 West 42 d st to the Theatrical Calcium Light Operators' Union, Inc. ; also of-
fices in 1531 Broadway to the Francis Motor Renting Co
THE GAFFNEY REAL ESTATE CO. leased the dwelling 276 West 73 d st for Thomas J.
McLaughlin to Dr. Joseph C. Roper. EDWARD J. HOGAN leased to the Barber Asphalt Paving co. the entire north wing on
the 16 th floor of the Woolworth Bullding for a PEASE \&
apartment in 12 East 87th st to William E.

56 West 11 th st to C. E. McManus, J. P. A.
Narizzano and M. C. Horton ; in 145 East 35 th st to Mrs. Starking Walker; store in 11 West
37 th st for Mrs. Valentine G. Hall to B. R. Gordon for a tea-room.
M. \&
L. ROSENTHAL leased
store in
83 store in 83 Nassau st for Charles W. Platt to Robert Lowenthal for a term of years; also
the store in 859 Broadway for the Washburn
estate to the Unique Cigar Co. FREDK. SOUTHACK \& ALWYN BALL, JR., leased for the Marion Realty Co. the store in
78 West 125 th st to the Hanover Shoe Co. ; for the 37 West 36th Street Co. the Sth loft in 35
to 39 West 36th st to Adolph Breslauer; for the
395 to 399 Broadway to Gans, the tailor. EDWIN H. WENDELL leased floors and
apartments in 30 West 47 th st to Mrs. Mae Sleeper. corsetierre; Mme. Helene, hair cul-
turist; Capt. Walter S. Brown, of the United Justus M, Forman, author, Mrs. Selma Lewis,
and Dr. Leroy R. Stoddard. H. C. SENIOR \& CO. rented for the Blend-
ermann estate the 3 -sty dwelling at 119 West
 of years to Susie Hueston; for the Arken-
burgh estate the t-sty business building at Co. for Dennis Ryan and Kathryn Shanley
the stores in 212 and 214 West End Sons east corner of 70 th st, to John H. Hageler and have also sold the stock a term of yood will of We stores to the above parties, who will continue
business under the name of John H. Hageler parlor floor store in 206 Amsterdam av to E . ing at 136 West 78th st to A. L. Reynolds for SPEAR \& CO. rented for Henry C. Lytton, of West 20th st to Joseph Wien; for the Rexton
Realty Co. the t4h loft in 34 West Houst to Schwarzbard \& Zimmerman; for G. Tripari the 1st loft in 61 West 14th st to the Oriental Upholstering Co. for John Armstrong; for the
Nathan Harrison Realties Co. a lott in 132
Bleecker st to M. Payat; and the entire dwelling at 26 Grove st for Charles Manierre to
Mrs. Stock. THE FRANK L. FISHER CO. leased for the sty dwelling at 72 West 92d st for a term of
vears.
THE LOUIS BECKER CO. leased for the the north side of 157 th st, 75 ft . west of Amsterdam av, for the term of 21 years, to the the lessees a first-class Photo Playhouse, The theatre, which immediately adjourns the northwest corner of 157 th st and Amsterdam av av side and 2 large exits on 157th st. The lease involves an aggregate rental of
$\$ 126,000$. $\$ 126,000$.
DOUGLAS L. ELLIMAN \& CO. leased a large
apartment in 960 Park av to William H . Davidge ; an apartment in 875 Park ay to Walter B. Cowperthwait ; and apartments in 718 Sth av for Charles A. Duveen, to Baron Frederick an apartment in 55 East 65 th st to John D.
Lannon. THE LOUIS BECKER CO. leased for John in 1929 Amsterdam av, immediately adjoining the corner of 155 th st, to Herman Witenberg,
who will open a first class furniture store.
VASA K. BRACHER rented the 4-sty dwelling at 143 West 70th st, for the Allendale Building
Co., to Mary A. Watson,
MAX DANN AND KATHRYN GILLMAN, sucdepartments of Bonwit, Teller \& Co., of New York and Philadelphia, Franken-Steinberg Co.,
and formerly of John Forsythe, leased from the Cross $\&$ Brown Co. the stores in the Columbia-
Knickerbocker Trust Company Building, 34th Knickerbocker
st and 5th av, opposite Waldorf-Astoria, occu-
pied by the latter firm as their offices. Ignace pied by the latter firm as their offices. Ignace THE DUROSS CO, and the Cross \& Brown
Co. leased the building at 406 and 408 West DOUGLAS L. ELLIMAN \& CO. leased for a long term of years a large apartment compris-
ing an entire floor in the new building to be erected at 635 Park av, the southeast corner of to William L. Rich, of Black, Starr \& Frost. as the tenants in the old fashioned apartment
house now on this site are still in possession, and the new building will not be completed until BENJAMIN ENGLANDER leased to Miller D, \& L. Herman, and the top loft in 130 to 134 THE FRANK L. FISHER CO. eased for the R. S. S. Co. the 3 -sty dwelling 72 West 92d st LOWENFELD \& PFEIFFER leased the store THE CHARLES
Theodore Burt Sayre to the Roneo. Co. the reLeonard st for ten years, at an aggregate rental of about $\$ 50,000$. The property is in the County
Court House zone and adjoins the northeast is the New Yark Life Building. Mr. Opposite cently bought the property through the same completed.

## The Title Insurance Co., of New York

CLINTON R. JAMES, President JOHN D. CRIMMINS,
CYRIL H. BURDETT, Gen'1 Mgr. and Counsel

Capital and Surplus, $\$ 3,000,000$
Examines and Insures Titles to Real Estate on Sales jand Loans, and Deals in Mortgages 135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

## New York Real Estate Security Co.

42 BROADWAY, NEW YORK

CAPITAL STOCK $\$ 3,950,000$ OFFICERS
THOMAS B. HIDDEN, President william e. G. Gaillard, Vice-President FRANK C. LITTLETON, Vice-President

## 6\% MORTGAGE BONDS

Offered at par ( $\mathbf{1 0 0}$ ) and interest. Denominations- $\$ 1,000, \$ 500, \$ 100$. Principal and interest thoroughly secured by best class of improved, income-producing real estate on Manhattan Island, New York City. Tax exempt in New York State.
A conservative and safe investment you should be familiar with.

## John F. James <br> John F. James, Jr <br> JohnsyF: James \& Sons <br> ESTABLISHED 1858 Telephone, Main $7400-1$ <br> れeals EEstate 推rokers <br> 193 MONTAGUE ST

Aeolian Building, 25 to 29 West 42 d st, to
Charles B. Hawley and Frederick A. Hannah.
EDDWIN H. WENDELL leased for Hent Erskine Smith, 52 West 55 th st, a 4 -sty private welling, on lot 20xio0.5, to Eugene Hale, Jr five years. MOORE
MOORE, SCHUTTE \& CO. leased for Thomas Thomas Ballinger, for a term of years
467 West 147th st, a 3 -sty private dwelling, fo R. E. Weldon to Abraham Greenberg.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the F. \& L. Building Co. the 6th loft, in the building now in course of construc-
tion at 115 to 125 West 30 th st to the Senner \& Kion at 115 to 125 West 30 th st to the

## LEASES-BROOKLYN.

HOWARD C. PYLE \& CO. leased the Claflin mansion at 53 to 57 Pierrepont st for Sarah Furst to Jean Bazerque, furnished, for a term
of years. THE BULKLEY \& HORTON CO. leased 34 to Mrs. Schwartz; 110 Hancock av, a 3 -sty brownstone, to
ferson av, near Franklin a
to Walter $H$. Johnston av, a 3-sty brownstone, the Stratford Arms, 1108 Dean st, at an an nual rent of $\$ 1,350$.

REAL ESTATE NOTES.
L. H. LOWENSTEIN negotiated the sale of the 5 -sty plot at 92 East End av for
of Max Lowenstein to Mary Milleg.
MAURICE W. HALPIN, formerly of 9 Church st, win after September 1 be connected with ARNOLD. BYRNE \& BAUMANN were assoreported sale of the lot on the west side of Arthur av, 170 ft . south of 187 th wt to Alfonso Espesite.
THE CROSS \& BROWN CO. has increased its office space by the acquisition of temporary of
fices at 22 and 24 West 58 th st, pending the completion of its permanent offices, which will be located
and 42 d st
THE HAFFEN REALTY CO, has filed incorporation papers at Albany, It is capitalized at
$\$ 250,000$, with Mathias Haffen, William A. A Kunz and George J. Lambert as officers. The company was formed to take over all the real PEASE agents of the Prasada, a modern 12-sty fireproof apartment house on lot $100 \times 125$, at 50 Central Park West, corner of 65th st, over-
looking Central Park. Also been appointed agents
Amsterdam av for Richard H. Hunt, and for 170th st for the Farnon Realty Co., and for the 5 -sty apartment house at 2380 Old Broad
way for a client of Rounds, Sherman \& Dwight

## FIREPROOF PARTITIONS

for office, loft and apartment buildings erected in accordance with ordinances of the Building and Fire Prevention Bureaus.

## FIREPROOF ENCLOSURES

for stairways and elevator shafts erected to replace existing violations to the rulings of the Fire Prevention Bureau.

## ALTERATIONS

of all descriptions handled by trained men ; also careful attention given to the smallest details.

## A COMPLETE SERVICE

awaits the command of Owner or Agent.

## SAWYERS \& MURPHY

Builders and Masons
Phone, BRYANT 1657
112 West 42d Street, New York


Mortgage Loans Is Our Business
prominent lenders and borgowers, thus indicating the value of our service to both.
Twenty-six years of mortgage loan experlence and a complete equipment enable us

## Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

# Lawyers Title Insurance \& Trust Co. 

CAPITAL $\$ 4,000,000$
160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

SURPLUS $\$ 5,500,000$

## The Sidewalk Must Be Cleared

This is the edict of the Board of Estimate and Apportionment.
We have men trained to do this work carefully.
Write or telephone for estimate.
Jobbing and Repair Department
Cornell Iron Works
Telephone, Chelsea 550 and 279
603 West 26th St., New York

## FIPE ESCAPES <br> ments of Fire Prevention Bureau <br> iron work of every description <br> GRAND CENTRAL IRON WORKS

Phone, Plaza 358

212 EAST 52nd STREET, N. Y.

LAWRENCE B. ELLIMAN, of Pease \& Ell1-
man, has bee e elect a director of the Title
Insurance Co Insurance
PEASE
PEASE \& ELLIMAN have been appointed agent to be erected at 170 and 172 West 72 d st by ing to be erected at 170 and 172 West 72 d st by
W. J. M. Donovan; also for the store and
apartment building at 136 and 138 West 65 th apartment building at 136 and 138 West 65 and
st also of the apartment building at 64 West
Tith st by Judge Addison Brown. I. FRIED is the buyer of 46 Fulton
recently through Charles F. Noyes Co. LOUIS F. SOMMER was the broker in the
sale of the property in the somer sale of the property in the south side of Bar-
clay st, between West Broadway and Green-
wich st. THE JOHN P. PEEL CO were the brokers THE JOHN P. PEEL CO. Were the brokers
in the sale of the premises 424 to 428 West 33d
st, title to which was closed this day. The premises were purchased by the Mckeon Realty some time ago the five houses adjoining on the
west.

[^1]is some truth in the assertion. The location between New York and Philadelphia makes it a favorite for tourists, while the coast resorts draw thousands during the
summer months. It is a problem which summer months. It is a problem which
New Jersey must solve without being New Jersey must solve without being
able to fall back upon precedent, since no other State has such a problem fronting its road builders.-"The worker."

## How to Land a Tenant.

Renting offices is a matter of salesmanship after all. You must know attractive manner. Yousent them fidence in the goods you have to consaid a speaker at the national convention of building managers, as reported in Building Management.
A card system or index of prospective
tenants with the amount of space they tenants with the amount of space they
will require and the expiration of their will require and the expiration of their proper time is the most efficient method "size reaching your man. The ability to "size up" your man and take him immediately to a suite that is going to please him, without showing him all you may him how he can the time, and to show the how he can most economically use fact, that if most essential, for it is a he will put off renting thinking you spaces plenty of vacancies and he can time to decide. Hence, when he returns if he ever does, it is to find that the only space which appealed to him is gone and you have lost a tenant thereby.

## Removing Encroachments.

For the third time the Knickerbocker Trust Company's building at Fifth avenue and 34th street is the subject of altersidewalks. This company fought a long legal battle and lost, in defense of its architectural projections. It was in this case that the Court of Appeals made its famous decision that nobody, not even the Board of Aldermen or the Legislature, had the right to give anybody leave to usurp part of the public streets for permanent occupation with stoops, porticos or other architectural projections. The present alteration is to the basement
on the 34 th street side.
ter in detail we were accused of transgressing upon property rights, and at-
tempting to dictate the family affairs of tempting to dictate the family affairs of our purchasers.
In the meantime, however, some of Kansas City's good residence centers were being ruined by the building of tall flats, cutting off the air and sunshine from adjoining homes; the crowding of yond the building line; the misfrontage of residences, throwing the rear into the fronts or sides of otherwise beautiful homes, the key lot evil, and the other dangers so frequent in a rapidly growing city, and with which you are all familiar, All of this has been creating a constant demand in our city, as in others, for some more efficient method of platting residence property. It is easy enough to name your addition, file your plat, stake your lots and advertise them for sale to whomsoever may wish to buy, but it is a more difficult matter to decide just what should be within that property, not only to-day, but twenty-five years from to-day-the class of houses, distance from ings, location of telephone poles, location of churches and sehool, provision of play of churches open centers for flowers and shrubbery, concealing of the street and lines in parkways, and erection of suitable shelters along the line, the decoration of the streets with ornamental lights, placing of neighborhood stores in unobjectionable points, selection of the best type of street improvements for residence streets, and the creation of civic and local improvement associations that will be sufficientiy alert to protect every restriction and keep alive the interest and enthusiasm that exists in the addition when new.
And this same man of the honored real estate profession, in subdividing land for residence purposes, must constantly study tation, and if I mistake not, must expect a greater and meater tendency for suba greater and greater tendency for subautomobile has revolutionized the location of residence centers, and the effect of the aeroplane may within a few years carry residence development further into the country, demanding new features in subdividing.
In Kansas City we have a town of only about 250,000 inhabitants, growing 10,000 to 15,000 a year; and yet this city is successfully absorbing a thousand acres of land being developed on this plan.
Beginning with only small tracts of ten and fifteen acres each, we developed our holdings gradually, in many cases paying three and four prices to rid ourselves of hog, cow pens, chicken ranches or garlenerses not fiting to our plan. our plan.
In some places to control a stream for sanitary or aesthetic purposes we acquired large tracts of low land. Often to make a winding road, so as to avoid the monotonreas lines, I have spent thou sands of dollars in laying the road through the rougher sections of my land We built one drive a mile long that cost us $\$ 40,000$.
In this connection I believe there is no one feature of more importance in sucthan the establishment of the main line of travel of the city through the heart of your property.
Put your addition on the map. At whatever cost make at least one of your important streets an integral part of your city's boulevards or important thoroughfares.
In order to immutably establish oun residence section we deeded to the city for parks and boulevard purposes more land.
Look ahead and provide in the very for park and bouland ultimately needed for park and boulevard property, because your greater pronts than repay you few The same was true as to street car service, We extended two car lines into our properties at a cost of $\$ 60,000$. We absolutely deeded one of these lines to the street railway system in return for their agreement to operate it. This we did at the cost of not over 15 or 20 cents a front foot on our holdings.
Any group of real estate men could combine their holdings in our city or any other city and do the same thing. Cooperation is surely one of the main essentials in the efficient method of plat ting land, and it always pays.
To further establish the tone of our propery hundred and eleven acres in the center of our land absolutely without
rent, for a period of twenty-five years, the only cost to this club being the maintenance of the grounds, the erection of attractive club houses and the payment of the general taxes during the term of
the lease. the lease.
Three hundred of the leading families and even if the value of this ground does not increase sufficiently during this twennot increase sufficientiy during this twencharges to us, I believe it has already more than repaid us by the increased value and prestige it gave all the surrounding territory.
We established our own nurseries and planted more than 15,000 trees. We placed our own stone crushers and macadamized our streets from the rock that was on our properties. We have never offered a lot until every street improvement was complete, and every purchaser has a guarantee for several years of these improvements. As far as possible all underground pipe
Wance of paving. one another unless we had an agreement that the houses built upon these adjoining lots would not be duplicates. There is not a builders' row in all of our property; and right here I might add that I think every city should have a law prohibiting the "Builders' Row." Such lack he citizen. Who would attempt to prescribe the same uniform of dress for every man, woman and child in the same
block? block?

The Protection a Fire-Wall Gives.
The twenty-four-story office and loft building which Asa G. Candler, of Atlan42 d street, near Times Square, will be notable as an exponent of two of the most modern ideas of fireproof construction, the fire wall and the fire tower. The sixteen floors of lofts and showrooms in the 41st street extension will be divided rom the similar space in the 42d street portion by means of a fireproof partition containing self-closing metal doors; thus, in case of fire in the contents of any floor containing a large open space, the fire and smoke will be confined to the diision of the floor where it originated and ample time will be given the occupants or ond the fire wall and thence by elevator r stairs to the street.
In addition to this means of protection to life and property, a fire tower will be This will consist of a stairway enclosed in masonry walls having no connection with the interior of the floors except by means of a balcony in the open air having a door entering the fire tower ten feet away from the walls of the building. This plan is essentially on the lines which have been recommended by the Superintendent of Buildings for Manhattan and were illustrated with a floor plan in last week's Record and Guide.
-The Borough President of The Bronx has recommended as the best site for the proposed Bronx Public Market the Harlem River waterfront near 149th street.
-July exports of merchandise exceeded imports by $\$ 6,941,000$. In the first half of he current calendar year exports of mer-

The transformation of Coney Island avenue into a parkway, with a grass strip noise from the trolley cars, is something that is solemnly promised, devoutly hoped for and patiently awaited.

AUCTION SALES OF THE WEEK.
he following is the complete list of property sold, withdrawn or ad6, 1912, at the New York Real Estate Bronx Salesroom, $3208-10 \mathrm{~S}_{3}$ av. Except where otherwise stated, the prop-
erties offered were in foreclosure erties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised "Indicates that the property de-
scribed was bid in for the plaintiff's account.

JOSEPH P. DAY
aHome st, $\mathrm{ns},{ }^{25}$ e Fox, $50 \times 91.2 \times 42.9 \times 97.2$,
vacant; due, $\$ 2,693.87$; T\&c, $\$ 216.83$; sub 12eHV 117 W (*)draw. 196.5
 two pr mtgs aggregating $\$ 13,000$ (parBurnside av, 101, see Morris av, 2054-6. ${ }^{\text {a Morris av, 2054-6, on map 2050-6 (*), }}$ n -sty bk tnt \& strs; due, $\$ 13,920.70$; T\&c, $\$ 445.99$; Henry R Sutphen et al. 5,000
D. PHOENIX INGRAHAM.
 av, $25 \times 100,2-s t y ~ f r ~ t n t ~ \& ~ s t r ~ \& ~$
\&
bldg; due, $\$ 2,244.23 ;$ T\&c, $\$ 158.67$; Geo fr
B Lowerre trste. 1,800 ${ }^{\text {and av, }} \mathbf{9 1 2 - 4}$ (*), es, 75.4 s 49th, 33.4 x T\&c, $\$ 1,623.34$; Orphans Homes \& Asylum HERBERT A. SHERMAN.
${ }^{\text {a Ludlow }}$ st, 138-40 (*), es, 102.6 n Riv$644.13 ;$ T\&c, $\$ 1,452.02$, sub to pr mtg $\$ 57,-$
$000 ;$ Moses M Valentine. 000 ; Moses M Valentine.
${ }^{\text {anoone av, 1513, on map }} \mathbf{1 5 0 5}$ (*), ws, 100 s $172 \mathrm{~d}, 25 \times 100,3$-sty fr dwg; due, $\$ 6,726.95$; H. C. MAPES \& CO.
${ }_{100 \times 50 \times 100}{ }^{\text {Pilgrim }}$ (*), ws, 21 s Liberty, 45 x 100x50x100. Throggs Neck; due, $\$ 1,196.69$; HENRY BRADY.
${ }^{\text {a76TH st, }} \mathbf{1 7 1}$ W, ns, 100 e Ams av, 20 x 102.2, 4-sty \& b bk dwg; Sheriff's sale A BRYAN L. KENNELLY
$100.11,6$ sty 230 bly (*), ss, 200 w 7 av, 50 x $\$ 2,342.52$; Josephine E Carpenter trste etc, Total
Corresponding week, i9ii.... $\quad \$ 212,747$

Jan. 1st, 1912, to date | Correspondig, |  |
| :--- | :--- |
| Jan. |  |
| Corresponding | to date......... |
| $35,791,226$ |  |

## AUCTION SALES OF THE WEEK.

## BROOKLYN.

The following are the sales that have taken place during the week ending Sept. WM. H. SMITH.
St. Andrews pl (*)
$8 \times 85$; Jen J
Dugan , 83.7 s Herkimer, St. Andrews pl (*), ws, 101.7 s Herkimer,
$8 \times 85$; Jas J Dugan. ST Das Dugan
1ST st, sws, 117.10 se 7 av, $16.3 \times 100$;
AB Roberts Bay 13TH st, ses, 95 sw 86 th , $40 \times 108.4$; 53D st (*), ns, 180 e 7 av, $20 \times 100.2$; Liz53D st (*), ss, 160 e 7 av, $20 \times 100.2 ; \underset{3,925}{\text { Liz- }}$ 57TH st, SS, 80 e $21 \mathrm{av}, 40 \times 100.2$, being
ots 320 \& 321 blk 7 , map of 937 lots of lots 320 \& 321 blk 7 , map of 937 lots of
New Utrecht Impvt Co ; Federal Holding

59TH st, Sec 13 av, $100 \times 100$; Paul C Eastern Parkway, Ss, 20 e Albany av, Albany av 120 PKWAY, ss, 160 e Albany av, $40 \times 120.7$;
Emil Mayer. Eastern Parkway, ss, 120 e Albany
ee Eastern Pkway, ss, 20 e Albany av.
Eastern Parkway, ss, 60 e Albany
see Eastern Pkway, ss, 20 e Albany av.
Fee Eastern Pkway, ss, 20 e Albany av
Fort Hamilton av, ws, $20.10 \mathrm{~s} 97 \mathrm{th}, 20 \mathrm{x}$
8 Wm L McGuire.
Nostrand av (*), ws, 62.6 n Lincoln rd, St. Marks av (*) ss, 100 e Nostrand a 000 14TH av (*), nws, intersec sws $42 \mathrm{~d},{ }_{5}^{20.2}$
$\times 80$; Danl $W$ MeWilliams, trste

JAMES L. BRUMLEY.
92D st
Church Charity
SWs, 400 se 2
av,
$20 \times 100$.
Neptune av, swe W 35 th, 237.7 to W
WM .P. RAE.
Beach 46TH st, ss, 326 w Surf av, 60 x
18.1 ; Philip Torchio.
Lots 567 to 590,594 to 635,829 to 884 , $\mathrm{map}_{\mathrm{J} o}$ of Russell. CHARLES SHONGOOD
$\underset{\text { Wiaris Realty }}{\text { STH }}$ ( ${ }^{*}$ Co. ws, 522 n Av T, $18 \times 100$; Nostrand av (*), es, 140 s Maple, ${ }_{4,850}^{20 \mathrm{x}}$
100 ; Johanna Balaban. Total
Corresponding week, igii
$\$ 200,534$

## ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX The following is a list of legal sales at the Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208 103 av , unless otherwise stated.

SEPT. 7 \& 9 .
No Legal Sales advertised for these SEPT. 10.
Carlisle pl, 10, es, 125 s Randall, 25x 125, Wakefild; Jas
Zuelch et al; Chas
F Whaldron agt
Geo Bway; Frank E Sweetser (R); due, $\$ 3,-$

20) Grand $26 \mathrm{x} 72.8,3_{3}^{35}$, sec Thompson (Nos $18-$ Chas Warnecke agt Nicholas Meyer strs Wood, Cooke \& Seitz (A), 63 Wall; Ely

## BROOKLYN'S OLDEST Real Estate Office

[FIRM ESTABLISHED 1818
Tye Cyauncey
Zieal $\mathbb{E}$ state $\mathbb{C}$ o.
187 MONTAGUE ST.
BORO OF BROOKLYN, NEW YORE CITY Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
agents and general
れealestate 邂rokers
Brooklyn Board of Real Estate Brokera
Now York Board of Real Estate Brokera

## Money to Loan on First Mortganes 4i and 5\%

Joseph T. McMahon
REAL ESTATE and MORTGAGE LOANS

188 and 190 MONTAGUE STREET BROOKLYN
Telephone 834 Maln

SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES

## Tolephone $\left\{\begin{array}{l}44 \\ 45\end{array}\right\}$ Bedford <br> Establlshed 1884

 MemberBrooklyn Board of Real Estate Brokers Alled Real Estate Inter Estate Broker

## FRANK H. TYLER

REAL ESTATE BROKER

Firm Established 1874

## CORWITH BROS.

## Greenpoint Real Estate <br> Factory Sites A SPECIALTY

Mortgage Loans, Appraisals, Insurance Entire Management of Property
851 Manhattan Ave., Brooklyn

## WM. H. SMITH

Real Estate Auctioneer
Broker and Appraiser
Special attention given to Auction Sales of Real Estate, for Executors, Trustees, Receivers, Partition, Pore-
closure or Voluntary Sales, with best possible results.
REAL ESTATE BUILDING 189 Montague St.

Talephone 1963 Main
ESTABLISHED 1879
William P. Rae Co.
William P. Rae Co. Main Office ..... 180 MONTAGUE STREET Uptown Branch 400 Nostrand Av., adj. Gates Av. MANAGERS APPRAISERS AUCTIONEERS BROOKLYN AND QUEENS

we represent<br>JAMAICA HILLCREST<br>SEA GATE N.Y.HARBOR<br>OFFICE ON EACH PROPERTY

## David Porter <br> Real Estate Agent Broker, Appraiser $\xrightarrow{\text { AppRaIspr for }}$ the mely ofuct compay <br> The Fnuath tife Aumane sodicy <br> 189 MONTAGUE STREET <br> Telephone, 83 Main BrookivN, N. . .

## Brooklyn Board of Real Estate Brokers BROOKLYN <br> ESTATE MANAGERS chas. L. GILBERT, Presiden <br> NOAH CLARK, Inc. <br> REAL ESTATE INSURANCE <br> Water Fronts, Factory Sites, Appralsals Main Office <br> 837 Manhattan Avenue <br> 545 Morgan Avenue 7 Branches 7 Nostrand Avenue BROOKLYN, N. Y.

## Member Brooklyn Board of Real Estate Brokers

Fenwick B. Small

## BROKER APPRAISER MANAGER

939 Broadway, Brooklyn, N. Y.
Telephone, 5180-5181 williamsburgh

## KETCHAM BROS.

 EVERY BRANCH OF THE
## Real Estate Business

Stuyvesant Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwlck<br>BROOKLYN

## AUCTION SALE

George, on premises George, on premises, 3 P. M., Saturday, September 14 .
1912. Installment payments permitted. About so0 1912. Installment payments permitted. Abount $-{ }^{4} 4$ minutes walk to ferry. All improvements.
H. J. Sharrett, Auctioneer

1975 Richmond Terrace,
eumann (R); due, \$15,119.51; T\&c, Thompson st, 18-20, see Grand, 35. 4TH st, $\mathbf{1 6 5} \mathbf{~ E , ~ n s , ~} 200 \mathrm{w}$ Av A, $25 \times 96.2$,

- sty bk tnt \& strs; Jos Horner agt Mich-
 ael Hendzes et ar Mer
299 BWay; Peter JVerett (R); due
258.97 ; T\&c, $\$ 1,702.22 ;$ J H Mayers.
46TH st, $326-38$ on map $328-38$ E, ss, 180 w 1 av, $145 \times 100.5,1,2,3 \& 4$-sty bk
bldgs of brewery, Bank for Savings in City N Y agt Hermann Hugle et al; W Unger (R): due, $\$ 86,450.05$; T\& $\mathrm{C}, ~ \$ 9,-$

62 D st, 314 E, ss, 475.6 w 1 av, $25 \times 100.5$, 5-sty bk tnt, Slgmund Tynberg agt Israel Tamases et al; Lewis M White (A), Beekman; Frederic J Swift (R); due, Ma,
$208.45 ; ~ T \& e, ~ \$ 336.10 ; ~ m t g ~ r e c o r d e d ~ M a y ~$ 208.45; T\&\&C 16.4 ; Joseph P Day. sist st, 115 E, ns, 165 w Lex av, ${ }^{20 x}$ berg agt Emma $F$ Mulvany et al; Max Leopold W Harburger (R);
Arens $\$ 3,236 ;$ T\&e, $\$ 565.37$; sub to a first Aue, $\$ 3,236$; T\&ec, $\$ 565.37$; sub to a first
mtg of $\$ 18,000$; Saml Marx. 104 TH st, 12 S W, $8 \mathrm{ss}, 275 \mathrm{w}$ Col av, 20 x man agt Eliz A Weabber;'sigmund Wechmier (A), 32 Bway; Louis B Hasbrouck (R); due, $\$ 10226.1$; T\&e, $\$ 402.29$ sub to

Herbert A Sherman.
Beaumont av, 2304, es, 112.6 n 183 d , 37.6 Beaumont av, 2304, es, $112.6 \mathrm{n} 183 \mathrm{~d},{ }^{37.6}$
$\times 100,4-$ sty bk tnt; Jennie Ettinger et al agt Montefiore Bldg Co et ank H RichMaass (A), due, $\$ 2,655.14 ;$ T\&e, $\$ 257.50$;
mond (R)
sub to first mtg $\$ 21,000 ; \mathrm{J}$ H Mayers. Decatur av, 2766, es, 155.3 s 198th, 37x $100.7,2$ sty fr dwg; Ada M Saurman
Chast
Chat Chas C Warren et ar, Harold (R); due, $\$ 3$,
176 Bway; Mich1 J Drisoll
0.020 ; mtg recorded May $25^{\circ} 09$; Henry Brady.
Park av, 4290-2, es, 125 s $179 \mathrm{th}, 41 \times 100$, 5-sty bk tnt; Helene Fuld agt $W m$ H Masterson ${ }^{\text {et }}$ al; Kurzman \& Franken-
heimer (A), heimer
due, $\$ 6.547,93$. T\&c.
T due, $\$ 6.54793$ Herbert A Shermant.
Wickham av, es, 125 s Nereid av, 25x 97.6, Wakefield; Egbert Winkler Sr agt Vincenzo Manzione et al; Matthies \&
Eisner (A), Park row Roger Wood $(\mathrm{R})$; due, $\$ 3.608 .23$; T\&c, $\$ 170$; Joseph 1
 St Paul's pl, 40x100, 5 -sty b Demarest et al, Geo R Coughlin (A), 49; Wall; John
Hynes (R); due, $\$ 36,299.16 ;$ T\&c, $\$ 456.33$; Hynes (rect July16'06: Herbert A Sher $\operatorname{man.~}_{3 \mathrm{D}}^{\mathrm{av}, 1791 \text {, es, } 100.11 \mathrm{~s} 100 \mathrm{th}, 25.2 \times 105 \text {, }}$ 5-sty bk tht \& strs; Rector, Churchwar dens \& Yestrymen oit Same et al; Middleton
 Truax
Joseph
$(\mathrm{R})$; day.

SEPT. 11
Lafayette st, 184, ws, $114.2 \cdot \mathrm{~s}$ Broome, 25 x 100 , 5 -sty bk tht \& strs; Comal Els man, Levy, Corn \& Lewine (A), 135 Bway; Manton M Wyvell (R); due, $\$ 5,116.18$; ${ }^{\text {T D D }}$
43 D st, $\mathbf{3 0 5}-9 \mathrm{E}, \mathrm{ns}, 100$ e 2 av, $75 \times 100.5$ $5-s t y$
Gu
Guardian Trust
To of Guardian Trust Machine Co et al; Barber McGuire \& (R); T\&c, $\$ 47,611.38 ;$ T\&c, $\$ 7,-$
$\qquad$ ${ }^{P}$ Day $7_{844} 5$, 3 -sty bk tnt \& str; also 11 TH Al \& strs; Kath E Reynard agt David 149 Bway; A Henry Mosle (R); due, \$16,-
$161.16 ;$ T\&c, $\$ 523.03 ;$ mtg recorded Jan26
99TH st, 54 W , ss, 200 e Col av, 25 x et al trstes agt Navarre Realty Corp et at Geo F Warren, Jr, (A), 256 Bway; Al-
atred Steckler Jr (R); due, $\$ 19,083.30$; T\&c, fra Stecker recorded Nov22'1900; Sam

Goldsticker.
11TH av, 844, see 57 th, 563 W
11TH av, s42, es, 50.5 n 57th, $25 \times 50$, 5 sty bk tht \& strs; nard (A), 149 Bway; Water $\$$ Bre recorded Mayb SEPT. 12.
Loring p1, es, 95.6 s Fordham rd, 75 x Co agt Thos B Watson et al; Fletcher, McCutchen \& Brown day, $\$ 7,663.70$; T\&c,
man Turchin (R): due,
$\$ 223.65$; Joseph P Day. 15TH st, $221 \underset{\text { E, ns, }}{326} \mathbf{w} 2$ av, $23 \times 92$, Julius W Kruger; jno J Sullivan (A), 203 Bway; Thos N Cuthbert (R); (partition) Joseph P Day.
 agt Wm L. Hayward et al: Jas J Thornley (A), 51 Chambers; Jas $\$ 140$ McDonough (R); 109TH st, 108-10 E, ss, 76 e Park av, 38 agt Rike Cohn et al: Henry S Dottenagt Rike
heim (A), 15 W William, Raymond V Inger-
soll (R); due, $\$ 4,496.68$; T\&c, $\$$ - sub to

223D st, ss,
se, 224.4 e junction of Corsa
ene Wakefield: Ferdinando Martignetti agt Louise K Ringelstein et al; Bernard Shaw
(A), 42 Bway; Jno H Judge (R) ; due, $\$ 1,-$ (A), ${ }^{42}$ Bway; Jno H Judge (R) ; due, $\$ 1,-$ Clay av, 1325, ws, 339.10 $n$ 169th, $25 x$ $81.10 \times 25 \times 82.1,2$ \& $3-$ sty \& b fr dwe: Benj B Brown (A), 52 Wall; J Campbel Thompson (R); due, $\$ 5,482.61$; T\&c,
Newbold av, ns, 255 e Havemeyer av, $25 x 100$, Unionport; Poughkeepsie Trust Co agt Adam Mink et al; C W H Arnold
(A), Poughkeepsie, NY: Wm O Campbell (R); due, $\$ 4,019.44 ;$ T\&c, $\$ 170.53 ; \quad \mathrm{H}$ Mapes \& Co.

130 TH st, $19 \mathrm{E}, \mathrm{ns}, 174 \mathrm{w}$ Mad av, 16 x 99.11 , 3-sty \& b stn dwg; $\underset{\text { ings Institution of City }}{\text { Y }}$ Yadt Anna M Low et al: Richd Kelly (A), 170 Bway: Wm T Quinn (R) due, $\$ 7,602.15$; T\&c $\$ 87.68$ : mtg recorded Febi0'98; Jos P Day
Vyse av, 2007, ws, $45.9 \mathrm{n} 178 \mathrm{th}, 75 \times 143.3$, H Connor et al: Wm D Cameron (A), 154 Nassau; Theo K McCarthy (R): due, $\$ 1$,-
846.21 ; T\&c, $\$ 755.15$; Jos P Day 846.21; T\&c, \$755.15; Jos P Day.

## No Legal Sales Advertised for this day.

Faile st, 617, ws, 125 n Randall av, 25 gt West Mt Vernon Realty Co et a (action No 1) : Simon T Stern (A), 41 Park row; Percival H Gregory (R); due,
$\$ 5,000$; Jos P Day. Faile st, 619, ws, 150 n Randall av, 25 x
 Faile st, 621, ws, 175 n Randall av, 25 x 100,2 -sty bk dwg; same agt same (actionNo 3$) ;$ same (A); same (R) ; due, $\$ 2$, -
$488.10 ;$ T\&c, $\$ 204 ;$ sub to prior mtg $\$ 5,000$ Joseph P Day.

Madison ay, 413, nee 48 th, $22 \times 100,5$ \& sty stn office \& str bldg; Sheriff's sale on May31.11 or since in a lease; Henry Woog (A), 149 Bway; Julius Harburger

Manhattan av, 521, ws, $68.11 \mathrm{~s} 122 \mathrm{~d}, 16$ Bank in City NY agt Ludwig G Gloeckner et al; Alfd Roelker, Jr (A) , 62 WilT\&c, $\$ 352.50 ; \mathrm{mtg}$ recorded Apr21.05; Jos

Washington av, 1071 , ws, 192.8 s 166 th , $25 \times 200,5-s t y$ bk tnt \& strs; Clara Dellac H A Vieu (A), 320 Bway; Arthur M Levy pr mtg $\$ 26,000 ; \mathrm{mtg}$ recorded Mar18, 07 ; 3D av, 3400-2, es, $35 \mathrm{~s} 166 \mathrm{th}, 40 \times 70,2-3-$ sty fr tnts \& strs; Harlem Savgs Bank
agt Henry I Smith et al; Edw
S Clinch (A), 41 Park row; Chas L Hoffman (R);

3D av, 3404-6, sec 166th (No 530), 35x Bank agt Emilie W Kerr et al; Edw S
Clinch (A), 41 Park row; Chas L Hoffman (R) ; due, $\$ 6,520.96$; T\&c, $\$ 1,055.36$; Jos $P$

4STH st E, nee Mad av, see Mad av, 413. 137TH st, $251 \mathbf{W}, \mathrm{~ns}, 542 \mathrm{w} 7$ av, 18 x $99.11,5-$ sty \& b bk dwg; Sarah M Mygatt
trste agt Ottilie Heumann; Chas P\&Wm W Buckley (A), 141 Bway: Bernhard Rabbino (R) ; due, $\$ 15,890.82$, T\&c, $\$ 160 ; \mathrm{mtg}$ 144TH st, $469 \mathrm{~W} \mathrm{~ns}, 83$ e Ams av, 17.6 x 99.11, 3-sty \& b stn dwg; Henrietta L Ungrich extrx et al agt Mario Carrillo y
Aldama et al; Johnston \& Johnston (A), Bway Percy J King (R); due,
141.71; T\&c, $\$ 37.80 ;$ sub to a first m
$\$ 12,000$; Henry Brady.

166 TH st, 530 E , see 3 av, $3404-6$.
165 TH st, 414 E , see Brook av, 1221. Brook av, 1221, swe 168 th (No 414), 71.1 ot Fred G Lax et al: Otterbourg Steindler \& Houston (A), 2005 av; Julius
H Rosansky (R); due, $\$ 1,950.35 ;$ T\&c, -. sub to two migs asoregating $\$ 20$, Bronx Park av, es, whole front bet 178 th Walker av, Chas Brogan et al: parMevy agt Chas Brogan et al; parWillis av \& 148 th; Franklin Leonard

## ADVERTISED LEGAL SALES.

## ROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms,

SEPT, 7.
No Legal Sales advertised for this day. SEPT. 9.
Fulton st, swe Rockaway av, $20 \times 80$; Cath Imhof agt Christina Feldman et al : Theo Burgmyer (A), 40 Court; Jos F Ma-
Marion st, ns, 275 w Rockaway av, 25 x 100. Conrad G Saxer agt Margarate A McFadden et al; Aug
Greene av; Lewis C

E 15TH st, nec White, $136.11 \times$ - ; also E
15TH ST, nwe White, $136.11 \times 19.6$; also E 15 TH
ST, nwe White, $136.11 \times 19.6$; also E
16 TH ST, nwe White, $80 \mathrm{x}-$; Wood Harmon Warranty Corp agt Creekhurst Realty Co et al; 1 Isaac Roth (A), ${ }^{261}$ Bway, ${ }^{261}$ Bhattan; J Gardner Stevenson (R); Wm Pae.
E 31ST st, ws, 200 n Vernon av, $20 \times 100$ Edmund J Donegan (A), 189 Montague 60TH st, ns, 260 w 13 ay $20 \times 100.2$ Francis $F$ Ripley agt Almerinda Prete et al; Henry
Bernard I Finkelstein (R):
:

(A), 37 Liberty, Manhattan; Sidney W
Fry $(\mathrm{A})$ Wm Smith.
E 22 D st, es, 240 s Ditmas av, $50 \times 100$;
also E 22D. ST, es, 290 S Ditmas av, 56.10 X
$109.6 ;$ Walter F Brush agt Alois Wein-

## muller et al; Appleton Wall, Manhattan; Wm A Moore (R) ; Chas <br> Bedford av, Ws, 132.9 n Myrtle av, 25x 100 Emma P Ames et al agt Jennie M McCreery et al; Rose \& Bway, Manhattan; Abr H Spiegelglass Jefrerson ay, ns, 375 e Knickerbocker City NY agt Geo Ganzle et al; Harry L Thompson (A). 175 Remsen; Jacob L <br>  al; Edwin Kempton (A), 175 Remsen

 Hooper st, swe Harrison av, $33.6 \times 100 \mathrm{x}$ irreg; Tessle Koropcheck agt Benj Fech-ter et al; Aeonson \& Salant (A), 34 Pine, Manhattan; Edw Kelly (R) ; Wm H Smith. Pulaski st, ns, 518.9 e Stuyvesant av,
$8.9 \times 100 ;$ Mary J Mayne agt Cornelia Marks et aling Cunningham (R): Wm H Smith. Van Brunt st, ec Dikeman, - $x 65$; Wm Ditzenberg et al agt Chas Carroll et al;
Reynolds \& Geis (A), 359 Fulton; Fredk
H Van Houten (R): E 14TH st, es, 280 S Dorchester av, 40 x $100 ;$ Jas Dreghorn agt Walter W Travis
et al, Henry J Davenport (A), 375 Pearl; E 29 TH st, ws, 140 n Tilden av, 23.3 x 163.3x irreg; Lorenzo OConnor, trste, agt
Richd B Maloon et al; Henry J Daven-
port (A), 375 Pearl; Wm R Dorman (R); port (A), 375 C Gannon agt Audley Clarke Co et al Action No 1; Elek J Ludvigh (A), 31 Nas-
sau, Manhattan; Alfred F Upson (R);

44TH st, ns, 120 e 15 av, 20x100.2; Helen Action No 2: same (A): same (R) et al;

## good

Av S, ss, 52 e W 9th, $16 \times 100$; Antonio
$\underset{\mathrm{G}}{\mathrm{F}}$ Hollenbach (A), 367 Fulton; Walter
Putnam av,
$100 ;$ Marge
E
Farrell
agt Thaddeus J G Stack et al; John A Holzapfel (A), 260
Bway; Warren I Lee (R): Chas Shon Saratoga av, ws, 70 s Atlantic av, 26.8 x
100 ; Max Kobre agt State Bank et al; Faml A Telsey (A), 1779 Pitkin av; Isidor
Stone av, es, 100 s Dumont av, $25 \times 100 ;$
Saml Weil agt Isaac Kahn et ai; Jos G Abramson (A), ${ }^{30}$ Church, Manhattan; J


So JTH st, ns, 61.6 e Rodney, $22.6 \times 101.4$; man et al; I Gainsburg (A), 271 Bway: Manhattan; Harris G Eames (R); Wm H smith. Carl E Froberg agt Matilda Wilkman et al; John Bakerman (A), 5014 av;
Moscowitz (R); Chas Shongood
Classon av, es, 75.2 n Fulto
Germania Savgs Bank, Kings hie E Wilkins et al; Wingate agt AnDivitt (R); Wm H Smith.


## REAL ESTATESALESMAN

is required at once by a large corpora
Rare opportunity to secure a highly
munerative and permanent position.
Immense building operations, some pleted and others under way. Un
modern, moderate priced homes.

$\qquad$
$\qquad$
$\qquad$
$\qquad$
$\qquad$
$\qquad$
evidence of your past or present succe

one who is now successful in negotiating
and thoroughly experienced need apply:
H. L. MOXLEY \& CO., 320 Broadway.
quire thoroughly experienced rentin
man; only men who are now successful
$\qquad$

```
pending, seeks connection in managerial
```

YOUNG MAN with bookkeeping experiasce desires position with building firm $\frac{\text { and Gulde, Box } 3 \text {. }}{\text { WANTED-Properties, sale or rent; send }}$ particulars; gatisfactory results assured.
DUFF \& CONGER, Madison Ave., Cor. 86.

## Broker Wanted

by established and well known office to specialize in leasing in midtown section. Must be thoroughly posted. All communications treated in strict confidence.
Address "OPPORTUNITY," Box 14
Care Record and Guide Office


## Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.
We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known Easy Housekeeping Homes in Prospect Park East,FiftyFourth Street and other sections of Brooklyn.
It will pay you to get in touch with us.

## Realty Associates <br> Capital and Surplus $\$ 5,000,000$ 162 REMSEN ST. BROOKLYN

 Telephone 6480 MainMember Brooklyn Board of Real Estate Brokers
BROOKLYN REAL ESTATE EXPERT APPRAISER
S. WELSCH

207 MONTAGUE STREET Brooklyn
Tel. 2788-9 Maln Branch, 177 Seventh Avenue


## CLARENCE B. SMITH

Real Estate
Broker, Appraiser and Manager
Established 1890
Phone, 661 Bedford
1424 FULTON ST

Officers and Directors of the Brooklyn Board of

Real Estate Brokers


Advertise regularly in the RECORD and GUIDE if you wish to interest the Leading Brokers, Operators, Builders, Contractors and Owners.

Founded March 21, 1868, by CLinton w. sweet

## Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

Nos. 11 to 15 East 24th Street, New York City (Telephone, Madison Square, 8900.)

Entered at the Post Office at New, York, N. Y., as

## Copyrighted, 1912, by The Record and Guide Co

The will of William Hawkins, a wealthy leather goods manufacturer of Philadelphia, who died in 1910 at the age of 98 years, was offered for probate this week. It left eighteen houses in Germantown to as many families which had occupied them under leases from Mr. Hawkins. Each house is valued at about $\$ 4,000$.

Just what influence the New York, Westchester and Boston Railroad is exereising, or is likely to exercise, on suburban real estate has not yet become apparent. Valuable evidence on this point will be presented soon by the results of a notable auction sale which is to be held in White Plains. The offering consists of 110 plots within a few minutes walk of the Mamaroneck avenue express station of the new road.

The members' notice of the next regular meeting of the United Real Estate Owners' Associations, which is to take place at 110 East 59th street on Sept. 10 at 8.15 P. M., contains this reminder: 'Now is the time for us to get very busy, for the budget estimates for 1913 are in, and from all appearances we shall have a $\$ 200,000,000$ budget for 1913 , which means increased taxes. It is too late to cry after the damage is done." The first step should be to develop a plan for cooperation on the part of all the real estate owners' associations in the city in the matter of studying budget estimates.

Consul J. I. Brittain, of Prague, in response to inquiries from American manufacturers of fly paper, writes in the U. S. Consular and Trade Reports that there is no chance of working up an extensive trade in insect-destroying devices in Bohemia, as there are "not sufficient flies to exterminate." In Prague the buildings are all constructed of brick, stone, or concrete. The docks along the river front are of granite. The pavements and sidewalks are made of granite blocks. There are no wooden sidewalks, stairways, or buildings in the city. Thet streets are frequently cleaned during each day and there are no open drains in the city to attract and breed flies. The Consul ascribes the virtual absence of flies to lack of breeding places.

The newly organized Broadway Improvement Association sent out circulars
this week, Inviting property owners along the subway route in Broadway to attend a meeting of the association at the Imperial Hotel next Monday at 2 P. M. "If the disastrous conditions which obtained during the building of the McAdoo tunnel on Sixth avenue and the subway through Forty-second street are to be prevented," says the circular, "drastic and energetic measures by this assoclation are imperative, and co-operation of the property owners, merchants and business men along Broadway is essential. The large percentage of fallures of firms on Forty-second street during the subway construction has taught a lesson." The purpose of this meeting is to appoint a committee to discuss with the Public Service Commission means of keeping down as far as possible the disturbance of traffic unavoidable in subway construction. Subways, however, de-
sirable, are a nuisance until finished. So well is this fact understood that suburban bullders are making a special canvass among apartment house tenants in and adjacent to Lexington avenue.

## Public Interest In City Planning.

Mr. George B. Ford, who is the lecturer on City Planning at Columbia University, made at the last meeting of the New York Academy of Political Science an earnest plea for the appointment of a permanent commission on the City Plan for New York City. In the course of the address he went fully into the many reasons which make such a commission desirable and he showed clearly how necessary it was to have some authority in existence whose specific business it would be to coordinate the various schemes for municipal improvement that would constantly be undertaken. The functions of such a commission would, of course, be advisory.
None of the actual responsibility now possessed by the Mayor or the Board of Estimate could be delegated to it. It would consist practically of a board of experts who, when any public improvement was under consideration, would be able to give an opinion not merely on its intrinsic merits but also upon its relation to a general plan for the future development of the whole city.
Mr. Ford points out, for instance, that new streets are being laid out all the time. Each of the five boroughs has its own topographical department or bureau of surveys, which is engaged constantly in drawing new lines on the city map. But this work is not being done on any established scientific principle, and the work of the several bureaus are not sufficiently coordinated. The engineering department of the Board of Estimate exercises some kind of supervision and is working hard to unify the street development of the whole city. Attempts are being made to study the problem in a scientific way, particularly in the Borough of Manhattan, but so far with small results. The local interests are too strong and the city is powerless to control local subdivisions.
One of the great obstacles in the path of a comprehensive plan of municipal improvement for New York has been the apparent public indifference to the whole question. Interest in city planning, as Mr. Ford says, has been of slow growth in New York as compared with some other cities of the country. Some ten years ago the Pendleton Commission was appointed by Mayor McClellan for the purpose of suggesting desirable changes in the city plan, and the friends of better New York hoped that its report would at least stimulate public interest in the matter. But the actualy result proved to be a sad failure. The report itself compared very favorably with similar reports which had been made in other cities. It dealt principally with the creation of new diagonal avenues in Manhattan and Brooklyn, the improvement of the bridge approaches, the designing of civic centres and the extension of the park system. Practically none of the suggestions was carried into effect, and public interest, instead of being stimulated, was, on the contrary, discouraged. The report was based on the general idea of a handsome, spacious, metropoli$\tan$ New York, which might have been possible to realize in case New York, like Paris, were the national capital, or even the State capital, but which looked fantastic and visionary to the public opinion of an essentially industrial and commercial city. It was not based upon an exhaustive scientific analysis of existing conditions and it provided for no increase in industrial and commercial efficiency comparable to the large amount of money which the proposed improvements would have cost.
Since then the general idea of a city plan or a city planning commission has been dead. Special commissions have accomplished something, not in the direction of better planning, but at any rate in the direction of improving the looks of the direction of improving the looks of the nicipal Art Commission, for instance, has been in existence a good many years and has fully justified its original constitution. It has unquestionably raised the standard of the public monuments of New York City and it could accomplish still more in this respect in case its functions were positive rather than negative,

It should not only have the power of pre venting the display of inferior public art of all kinds, but its advice should also be taken in the case of any important public improvements as to the best means of securing good designs.

Abortive, however, as the whole movement has been hitherto, it is possible that very much more will be accomplished during the next two decades than has been accomplished in the past two decades. More will be accomplished because practical conditions will necessitate facing the problems which heretofore could be postponed and evaded; and the very exigency of the problems will create the necessary public spirit and public interest to enable them to be satisfacinterest to enable them to be satisfac-
torily solved. In this regard the admirable solution which was finally reached of the subway question should be very encouraging. When the present administration came into office it seemed inevitable that the city would devote its resources to the construction of an independent triborough route that would leave large parts of the city wholly unprovided with rapid transit, and which would merely add another to the disconnected local transit systems, of which the city already possessed four. Instead of so doing, however, the new city government had the courage and the good sense to assign the new subway to the two most important of the existing systems, and in this way to obtain enough additional capital to provide for the construction of a really comprehensive plan of transit development. A city whose government has sufficient knowledge to plan and sufficient will to carry out the new dual subway system should also be able to meet with a similarly satisfactory solution the almost equally pressing problem of arranging for the future industrial and commercial development of the city.

The immediate and fundamental object of any city plan commission should be that of drawing up a comprehensive scheme for the promotion of the business efficiency of New York City. It is evident that private individuals and corporations cannot be trusted to take care of this essential matter. Even if the city had not already interfered and involved itself in the matter by the purchase of the Manhattan waterfront it would still be obliged to arrange that the work of private corporations was properly coordinated and that their plans met the needs of the situation; but the city's ownership of the Manhattan waterfront gives its officials an immediate and not merely a supervisory responsibility. Upon the proper development of this waterfront depends the ultimate prosperity of the central borough and its inhabitants. It is, consequently, the duty of the city to prepare a plan for the transportation and handling of freight in and around the city as comprehensive as its plan for the transportation of passengers. Such a plan is essential to the commercial future of New York. Its inhabitants have the right to demand of the administration some arrangements for the transportation of food supplies which will reduce the cost of living. The experience of other cities has proved that the municipal government can accomplish much in this respect, and that unless it assumes the responsibility the food supply of the community is burdened on an inefficient and costly method of distribution. The city's business men also have the right to demand the same conveniences for receiving and shipping freight that its competitors have. Such conveniences they cannot create for themselves. Neither could any combination of private corporations engaged in the business of transportation create them, except with the assistance of the municipal government. The preparation of such a plan is so difficult and so complicated that it should not be left to any one department. It requires an exhaustive investigation of the conditions in every part of New York harbor bearing upon the handling of freight, a comprehensive view of the future possibilities of the port, and a complete knowledge of the best engineering methods and results which have been reached under similar circumstances all over the world. Such an investigation should be under-
taken by a body of experts which would constitute a permanent commission on
the industrial and commercial development of the city. That is the sort of plan which needs most of all to be devised at the present time.

The remarkable thing about politics this year is the strong social reform sentiment which is finding expression not only in the new Bull Moose party but also in the older national organizations. Indeed, the leaders of each of the three parties that have to be reckoned with profess virtually the same aims and differ fundamentally only as regards the means of bring them about. It is evident that whichever party obtains control of the New York State government, the temper of the Legislature at Albany in the ascendant there. If business men have reason to be concerned about the probable consequences of the Presidential election with respect to Federal legislation, owners of real estate have not less reason for concern over the probable complexion of the next State Legislature. thinking men must advocate, but not every new scheme to abolish "preventable causes of poverty" is social justice.

## The Week in Real Estate.

The seasonably few private sales reported this week were worthy of the propurchases by business concerns. The sales branch of the market is, of course, expected to remain quiet for some little time after Labor Day. Both investor and
operator will naturally postpone buying operator will naturally postpone buying in the residential sections of the apartment house renting for the season now under way are known. At present all that can be said of the current renting is that it has not yet depossibly, are late in beginning to look up possibly, are late in beginning to look up new will be ing month; or, it may be, the suburbs are having the call this year over apartments. Which of these explanations is correct will be made clear in the next few weeks, and until there is a consensus of opinion on this head there will be no considerable buying movement in apartment house districts.
Meanwhile investment bargains will continue to be picked up there, as else-
where, and builders will be quite ready where, and builders will be quite ready to undertake new enterprises in rising
neighborhoods. Building sites constituted neighborhoods. Building sites constituted a rather large proportion of the realty
bought during the week, notably in Manbought during the week, notably in Manhattan and the Bronx; in Queens and wrooklyn purchases of dwelling houses were, as one
more numerous.
The most noteworthy among the building operations foreshadowed by the sites in the old mercantile district and the Pennsylvania section. A 12-story loft building will go up on the southeast corner of Lafayette and Fourth streets, which were acquired by Charles Laue,
who within the year has made several purchases in the mercantile district south of Fourteenth street. In the Pennsylvania section the McKeon Realty Company finished buying up a plot at 424 to 438 West 33 d street, on which it is proposed to erect a 10 -story loft building. Still another brokerage deal that will be
followed by a building operation was the negotiation of a ground lease of a plot of eight lots on the north side of 56 th street, 175 feet west of Seventh avenue, running through to 57 th street. The lease Mason Seaman Transportation Company which occupies adjoining premises on 57th street and which wilt build a big garage on the Chanler leasehold.
Important building enterprises were announced also in connection with pur-
chases of large plots in upper Manhattan, the Bronx, Brooklyn, Queens and the suburbs. The building industry, indeed. made a good showing for this time of year.
Encouraging indications of the probable trend of the real estate market during the remainder of the year were obterial market. Both inquiry and buying are stimulated somewhat just now by the fear of a possible car shortage during after allowing for this artifing October 1, but tion the reports steel companies and the increasing call for Portland call and hard, roofing materials, baints soft and varnish, coupled with increased mill
capacities in operation, not only for immediate delivery but for shipments running well into the first part of 1913,
promise better times for the building in promise

The present demand for basic material is accounted for mainly by loft building apartment house and office building construction in Manhattan between 23 d street and 96 th street, multi-family and Brooklyn tion in Westchester County and some activity in East Jersey. It is due not only to a desire to rush existing opera tions through to completion before the end of the fall renting season, but also to new projects which are to be ready
for occupancy by the opening of the for occupancy by the
spring renting season.
Heavy material manufacturers report a large proportion of their present inquiry as coming from industrial inter ests. Stone men report a good inquiry from apartment house operators, front inquiry is remarkable for the requireinquiry is remarkable for the requirecontractors are figuring on big general and municipal work requiring tremendous quantities of materials
All this indicates that the present new construction is being well taken, showing that the existing lull in real estate activity is only temporary. It is partly due to the tightness of money just now and partly to a desire to await the passing of October to discover what trend, if any, will be developed among rent payers in
Manhattan and other congested centers with the expiration of congested centers with the expiration of their leases and the prospect of easy transportation to the outlying sections of the city upon the completion of the vast transportation
Operators in progress of formation.
operators are waiting to get some basis subways upon rent payers in Manh hew If abnormal vacancies do not Manhattan. will be a revival of activity in the real estate market. Such activity will not confine itself merely to land buying, bu to immediate improvement, which will create a heavy demand for materials which should continue all through 1913
The comparative inactivity of builders in East Jersey this year has been attributed to doubt as to what effect the new subways will have upon the movement of buyers and rent payers from New
York to New Jersey. If it is shown that the migration to New Jersey is not to be affected by new transit facilities in New York, heavy winter construction will proceed in the Jersey commuting zone.
It will be at least five years before the It will be at least five years before the In the meantime there will be great discomfiture among thousands of New York residents past whose homes subway digging must proceed. During 1913, 1914 and 1915 this annoyance will be at its maximum. It is therefore probable that the current of rent payers departing from Manhattan will be divided between the Pennsylvania-Long Island system
Upon this exigency building
distributors in Queens and East Jersey are basing their estimates for an active building winter and an early continuous building season in 1913. Hence heavy buying and inquiries from these centers. Prices cannot remain at present levels much longer. It will be only a few
months before Hudson River brick will months before Hudson River brick will
be under cover, steel will be higher, Portland cement at least stiffer; lumber cannot remain at present levels much longer, and such commodities as lime, plaster fireproofing, sand, gravel and building metals are likely to advance.

## Moving Picture Shows.

Editor of the RECORD AND GUIDE: issuing of a license for a moving picture show? there is, please state what the law is.
The ordinances governing the issuance of licenses for motion picture theatres and shows will be found printed in full in the City Record of May 16, 1912, and a synopsis thereof in the Record and
Guide of May 18. If it is intended to erect a new building. plans and specifica tions ment of tendent of Buildings and approved by building, then the to be in an existing building, then the building must be inBuildings, the Fire Department, the Department of Water Supply, Gas and Elec tricity, and the Department of Health Existing places of entertainment seating three hundred persons or less, where mo tion pictures are exhibited in conjunction with any other form of entertainment, must comply with the provisions of sec-
tion 109 of the Building Code covering thion 109 of the Building Code covering theatres seating more than three hundred
persons.-Editor.

State Tax Rate Increased This Year.
The State Board of Equalization has adopted the equalization table for the tax year 1912, on which will be based the
direct State tax of one mill imposed by direct State tax of one mill imposed by
the last Legislature. The ratio of percentage of equalization for this year is 8.74 pe
in 1911 .

The total assessed valuation of real and personal property this year is $\$ 11,023,802,-$
214 , as compared with $\$ 10,121,501,061$ last There is an increase in the as sessed valuation of real property of $\$ 922,-$
489,505 and a decrease in personal property of $\$ 10,180,352$.

## Budget Estimates

The Committee on Budgetary Publicity made public the estimates for the year
1913 , which have been submitted to the 1913, which have been submitted to the Board of Estimate by George McAneny, Borough President of Manhattan, and
Cyrus C. Miller, Borough President of the Cyrus
Bronx.

The budget estimate of Mr. McAneny is about $\$ 100,000$ less than was required
the present year. He asks for the present year. He asks for \$2,687,matter of fuel for public buildings and offices, for which item $\$ 55,000$ has been asked for 1913 , against $\$ 60,000$ for 1912 . Increases have been asked for repairing sheet and block asphalt- $\$ 450,000$ is asked in place of $\$ 400,000$ in 1912 -and an increase is asked for repairing "cuts other than in pavements of stone.'
The Borough President of the Bronx has requested an appropriation of $\$ 1$, , department for this year's expenses was $\$ 1,120,332.19$. The item of biggest increase asked for is that of salaries. He requests $\$ 910,326.30$ for the pay roll, an in-
crease of $\$ 101,569.14$. He wishes to raise crease of \$101,569.14. He wishe
the salaries of many employes.
be provided for is the of expenditure to which Mr. Miller is the asphalt plant ation soon. Miler hopes to have in oper-
Wages in this plant will be $\$ 10,314.75$, according to the statisticians: but the return to the borough, it is stated, will more than offset this item. Mr. Miller requests an increase in the salaries of his personal service force \$70,350 to $\$ 82,450$.

The Color of the Woolworth Building. Building has struck the popular fancy The Atlantic Terra Cotta Company, which furnished the material, has two large orders that specify "Woolworth Building with the faience colors employed for the ornamental features.
Cass Gilbert, the architect, says the be produced in terra cotta, is agreeable ornamental work shows to advantauded light-colored material. There are several building stones similar in color to the tain their original color for any length of time when exposed to the atmosphere. Terra cotta, the manufacturers say, is White marble exteriors change in color. color for long in New York, though there are some exceptions to this, rule known to
every reader. Most often the white becomes a grey, but sometimes, as in the comes a grey, but sometimes, as in the ropolitan Building, it takes on a cream ngs in time. New York has many buildngs apparently of grey stone that were
pure white when first built. A notable exception to the general order is the resie at the corner of narble, and quite as fresh-looking and unstained as when set in the building.

## Large Spaces in the Guaranty Trust Building.

Some unusually long span trusses and girders are used in the Guaranty Trust Building, at Broadway and Liberty street. The total weight of the structural steel is two thousand tons. A feature of the building will be its. wide unobstructed floor spaces. Running the full depth of
the building on the middle line in the the building on the middle line in the first, second and third
clear space 51 ft . wide.
The second and third floors over this space are supported on heavy plate girthe fourth and fifth floors are suspended from six transverse trusses which also support on their top chords the columns for the eighth floor attic and roof. The
building is an exceptional one in that it will be occupied exclusively by the one corporation, and will, therefore, be adapt-
ed solely to its own purposes,

THE TEAMSTER'S STRIKE HALTS.
Builders Come Again Into the Market Pending Arbitration of Terms.
A temporary halt in the teamsters' union strike against the Contractors Pro-
tective Association became effective yestective Association became eftective yes-
terday. The status of the trouble now terday. The status of the troumle now centers in whether contractors can arbitrate their differences.
The builders look upon this temporary halt as a fortunate turn of affairs, because many new projects which were being rushed to completion were threatened with serious delay. This action on the part of the teamsters also proved disturbing to the subway contractors which were
serious tie-up. serious tie-up
The strike had already tied up the work on the Lexington Avenue Subway Manhataan, anr the Fourth Avenue Subway in Brooklyn, and been affected up to reported as having been arrecturning td Friday. The striars the situation and prevented the disorganization of contracprevented th
tors' forces.
The labor interests report that about 20,000 emplovees had been laid off and had the strike continued until the end of the week, when the supply of stone, sand, cinders and concrete materials had became exhausted on the jobs, the total lay off would have approximated between 80,000 and 90,000 members of the building trade, including the bricklayers, masons stonesetters, plasterers and incidently steel erectors, but would have been delayed by reason of failure to obtain concrete ingredients for foundation work.
The sand and foundation teamsters' strike was called for a renewal of a compromise which was made last Nove The by the Contractor' Association. The teamsters made no reply to this offer until May 15, when they came back wical a proposed agreement of such radical refused to consider it, on the ground that refused to consider have practically amounted to the contractors turning over important stable rights to the teamsters.
The Teamsters' Union in return refused to compromise on the wage question unless all their other demands were aiso acceeded to by the contractors. One of these demands was that a member of the teamsters' union should be put in each stable. This proposition the contractors refused to consider, with the result that the men walked out.
The action of the teamsters in agreeing to arbitration is one of the most important concessions that both the laboring interests and the contractors could possibly make at this time when buiders are making every effort to get as much in anticipation of a serious car shortage and the approach of winter shortage and the approach of winter When shipments are liable to be delayed. first felt by the brick interests here, the sales falling off from Tuesday to Friday nearly 35 cargoes or approximately 11,000 ,000 brick. Had it been allowed to continue until the supply of material on the jobs had been used up the whole strengthening tendency of the building material market would have been checked, with the result that builders would have been confronted with much higher prices later on in the winter and in the early spring. It is stated that arbitration will proceed at once and that pending a settle-
ment the men will be permitted to work ment the me
undisturbed.

The Transit Deadlock at Long Island City. The property-owners along Ely avenue, in Long Island City, having refused their consent to the construction of an elevated
line, Borough President Connolly has line, Borough President Connolly has aken a determined stand against the
subway proposition, and has requested the Public Service Commission to at once make application to the courts for a writ of necessity for the construction of the elevated line in Ely avenue.
The Borough President and his consulting engineer, Foster Crowell, if a subway should be determined on, instead of an elevated road; the subsurface im-
provements in the lower section of the provements in the lower section of the
First Ward, including sewers, water First Ward, including sewers, water
mains, gas mains, and telephone and telecraph cable conduits would have to be changed at enormous expense; also that permission would have to be obtained Srom the Pennsylvania Railroad to cross Sunnyside yards, and that this would
most likely not be granted: also that the proposed subway would almost completely destroy the public use of nearly one-third of the Queensboro Bridge plaza, and require the restriction of the roadway on
the bridge.

## 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 richt mond for the current week. The right hand column enables the reader to make a comparison with Following the weekly week is a resume from January 1, 1912, ables is
to date.


Amount.................. $\$ 296,000 \quad \$ 549,000$


To Banks \& Ins. Cos..................... $\$ 148,861,403$ \$136,
Amount.......
MORTGAGE EXTENSIONS


Jan. 1 to Sept. $5 \quad$ Jan 1 to Sept. 7


| Amount. \& Ins. Cos...... | $\$ 32,958,100$ | $\$ 35,615,705$ |
| :--- | :--- | :--- |
| To Banks |  |  |
| Amount................... | $\$ 3$, | 568 | | BUILDING PERMITS |  |
| :---: | :---: |
| Aug. 31 to Sept. 6 | Sept. 2 to 8 |


| New buildings. . | 16 | 8 |
| :---: | :---: | :---: |
| ost | \$750,500 | \$1,072,000 |
| Alterati | \$68,725 | \$156,322 |


|  | 395 |  |
| :---: | :---: | :---: |
| Cost ........... | \$83,912,235 | \$68,473,430 |
| terati | 88,220,535 | \$9,239,144 |



| No. with consideration.... $\$ 101,006$ |
| :--- |
| Consideration.......... $\$ 58,500$ |
| Jan. 1 to Sept. 5 Jan. 1 to Sept. 7 |

Totol No
No. with
Totol No ................
No. with consideration.
Consideration..........
5,216
1,367 4,956
339
\$7,194,431
339
$3,364,025$

## MORTGAGES

## Aug. 30 to Sept. 5



BUILDING PERMITS

| Now bulldings............ | 7 | 7 |
| :--- | ---: | ---: |
| Cost ................ | $\$ 145,800$ | $\$ 404,800$ |
| Alterations............. | $\$ 7,600$ | $\$ 5,60$ |

Jan. 1 to Sept. $6 \quad$ Jan. 1 to Sept. 8

| New bulldings | 960 | 956 |
| :---: | :---: | :---: |
| Cost | \$25,963,785 | \$16,941,235 |
| Alterati | \$800,840 | \$927,032 |

## BROOKLYN CONVEYANCES

## 1912

1011
Aug. 29 to Sept. 4 Aug. 31 to Seept. 6
$\begin{array}{lrr}\text { Total No............... } & 355 & 437 \\ \text { No with consideration... } & 19 & 213,09\end{array}$ $\begin{array}{lrrr}\text { No with consideration.... } & 19 & 19 & 26 \\ \text { Consideration........... } \$ 113,020 & \$ 215,985\end{array}$

|  | Jan. 1 to Sept. 4 | Jan. 1 to Sept. 6 |
| :--- | ---: | ---: | ---: |
| Total No....................... | 16,924 | 17,536 |
| No. with consideration... | 1,084 | 1,101 |
| Consideration.......... | $\$ 9,524,315$ | $\$ 9,183,267$ | MORTGAGES

Aug. 29 to Sept. 4 Aug. 31 to Sept. 6


Jan. 1 to.Sept. $5 \quad$ Jan. 1 to Sept. 6

| New buildings | 3,956 | 3,512 |
| :---: | :---: | :---: |
| Cost | \$28,264,853 | \$23,444,243 |
| Alteration | 83,246,351 | 83,683,445 |

## QUEENS

BUILDING PERMITS

|  | Aug. 30 to Sept. 5 |  | Sept. 1 to 7 |
| :---: | :---: | :---: | :---: |
| New buildings Cost Alterations |  | 52 | 72 |
|  |  | \$110,240 | \$205,305 |
|  |  | \$11,490 | 810,975 |
|  | Jan. 1 to Sept, 5 Jan |  | 1 to Sept. 7 |
| New buildings <br> Cost <br> Alterations. |  | $\begin{array}{rr} 3,245 & 4,046 \\ \$ 13,169,124 & \$ 16,825,613 \\ \$ 621,165 & \$ 579,927 \end{array}$ |  |
|  |  |  |  |
|  |  |  |  |

## RICHMOND

BUILDING PERMITS
Aug. 30 to Sept. 5
New buildings.
Cost
Alterations.
17
$\$ 37,000$
$\$ 3,485$

Jan. 1 to Sept. 5

## New buildings. <br> Cost.......

647
$\$ 2,107,408$
$\$ 211,821$
-The State of New York has a land area of $30,498,568$ acres, of which 22,030 ,367 acres are under cultivation in 215,597 farms.
-"Expansion is the keynote word of the trade situation and buyers feel the seasonal spur to the laying in of supplies for fall and winter."-Bradstreet's.

The annual convention of the Association of Edison Illuminating Companies will be held at Hot Springs, Va., September 10 to 12
-The Erie Canal … completed in 1825. This marked the beginning of New York City's real supremacy. Until then PhilaThe opening of the canal, which brought prosperity to New York City, at the same time, irreparably injured the commerce of every other Hudson River town.
-Domestic consumption of copper for month of July amounted to $71,094,381$ pounds, an increase of $14,111,799$ pounds, or 24.7 per cent. over July of last year. in the first half of the current calendar year domestic copper consumption crease of $71,248,368$ pounds, or more than 18 per cent. over last year.

# BUILDING SECTION 

## THE COMMERCIAL PROBLEM IN BUII DINGS

## A Series of Articles Dealing with the Economic and Structural Essentials of Profitable Building.-Article XXIII.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

CoDyright, 1912, by the Record and Gulde Co.

## DISPLAY, CONTINUED

ANATURAL development of the recessed store is the continuous colonnade, either carried over the sidewalk, where municipal laws allow it, as in the Rue de Rivoli, Paris, or providing an additional passage alongside the sidewalk; see "English Shop Fronts," which states further: "The loss of light occasioned by the shadowing of piers and arches must be considered in a possible adoption of this idea. A reference to an illustration of Regent street before 1848 shows this noble thoroughfare with a colonnade extending the whole of its length. This was done away with because of the great loss of light occasioned by the columns," and further "It might be desirable to take this gallery or colonnade up two stories and to adopt the idea contained in the success of the old Chester Rows. An attempt was made in Shaftesbury Ave., London, to give definite form to such a suggestion. Two stories of shop fronts with stairs leading from the streets at various intervals were erected upon a triangular site. For some reason or other, the scheme, however, was not a financial success.

Arcades.-A still further extension of the recessed shop front is to be found in the "arcades" such as the well known Burlington Arcade in London, and the Victor Emmanuel Arcade in Milan.

The difference between a colonnade and an arcade is that the former has shops on one side only, generally parallels traffic streets and is frequently surmounted by the main body of the building; arcades have shops on both sides, form thoroughfares connecting traffic streets, and are really narrow streets covered by glass roofs

Projecting fronts give plenty of light and carry the display as near as possible to passers on the sidewalk; inspection of their contents, however, may cause interference with the passing traffic, if heavy.

The type of show window which will give most satisfaction depends on the character of goods to be exhibited, the depth of show case needed and the intensity of the passing foot traffic; the glass in most of them, however, should be carried as near the ground as pos-
sible, better inspection being thereby ensured. Some goods, costly, but of small bulk, such as jewelry, art goods, millinery, need but a shallow case for display Hardware, clothes dressers, etc., require a good deal of depth: carriages, automobiles, furniture, pianos, frequently have no enclosed show windows, but are placed on the main floor close to the windows, where they can be viewed from the outside.

Some businesses, such as restaurants, cafes, confectioners, especially of high class, need no show window for display but a distinctive front to advertise them and attract customers; in these the glass is better not carried too low : more privacy and better results are obtained by keeping it at a sufficient height. Stores having numerous branches frequently adopt either a distinctive front, as has been done by the Jaeger Wool Company in London (see "English Shop Fronts, Old and New") or a system of signs and uniform coloring which answer the same purpose without being so costly; thus, the red color adopted for the shop fronts of the Woolworth Company's numerous stores; also the uniformity of signs and coloring of the United Cigar Stores Company. The practice of having butchers', fishmongers' and greengrocers' shops open to the outer air is objectionable, unless the objects for sale are sheltered from dust and other impurities.

Two-storied Show Windows.-Two-storied show windows are out of place except on very active streets, such as upper Fifth Avenue, New York, or where they have the advantage of being overlooked from an elevation, such as the station of an elevated railroad. They may be connected with the main design of the shop front and form an entresol, or may be treated as entirely separate floors. They are best used for displaying goods of large bulk or striking appearance, which will attract and be seen from a distance. The attempt sometimes made on a small traffic street to earn ground floor rentals from two stories is mostly futile, especially when the ground floor proper is placed below the sidewalk level in order to reduce the number of steps necessary to reach



GOOD COMMERCIAL SHOW FRONTS.
(1) The projecting show cases are very suitable for the display of small articles, in this case shoes. Fulton St., Brooklyn, N. Y. (2) Forms an artistic framework for display of goods. The canopy serves to project light into the interior of the store. Heavy projection
above mezzanine story interferes with light and is not so satisfactory. 万th Ave., New York, N. Y.
the upper floor. They are liable to remain untenanted or at best to rent for less than accommodation better suited to the neighborhood would have done; in times of commercial depression they are nearly always vacated before ground floor shops.

Basement stores are available on traffic streets for businesses which cannot pay ground floor rents, but need proximity to main lines of travel. They are frequently used under tenement houses in congested sections, but though economical, are undesirable, having poor access, poor light and becoming receptacles for the dirt of the street. When reached from the interior of large stores by means of elevators or other convenient forms of access, they furnish cheap accommodations for bulky goods which can be properly inspected by artificial light; some parts, moreover, near the outer walls, can be rendered quite light by means of Luxfer prisms and sidewalk lights. Luxfer prisms have been of great assistance in lighting the interiors of deep stores; they are used to great advantage above the line of the show window proper, which need not be carried to the ceiling; also at the backs of stores and in other places formerly not reached by the light from windows or skylights.

The modern tendency has been to make a great use of
plate glass in as large sheets as possible; this has been overdone and better decorative effects could frequently be obtained by the use of smaller panels and the exercise of some ingenuity in the design of the setting.

The use of convex or bent glass is injurious in some cases, certain classes of goods being distorted in appearance when seen through it.

It is possible to design shop fronts which are indicative of the business carried on, and they are well worth the study they entail, especially in costly buildings. Architects would frequently obtain more satisfactory results in the lower stories of buildings they design if they would recognize the urgency of a commercial front and realize that the space used for unnecessary supports represents to the tenant so much advertising accommodation wasted and which he will immediately proceed to cover with plate glass and show cases. Much remains to be done in the design of distinctive shop fronts and attractive signs. Where the premises are owned by their occupants the objection of the lack of convertibility for tenancies of different character is removed and it would seem as if, with iron construction, a framework could be supplied on which the decorative features characterizing the nature of the business could be varied at will.

(1) TWO STORIED STORES, Undesirable and hard to rent except on very strong traffic streets. Of these seven buildings all but one of the upper stores are vacant. The basement stores, though several steps below the sidewalk, are all rented. Bedford Ave., Brooklyn, N. Y.
(2) A GOOD EXAMPLE OF ROOF ADVERTISING. Signs cover and conceal all the architectural features in the building. Broadway and $34 t h$ St., New York.

# BEAUTIFULLY BUILT, BUT NOT WHOLLY FIREPROOF 

An Expert's Criticism of Public School Buildings - Suggestions for Making the Heating and Ventilating Plants More Efficient and Running Expenses Smaller.

A Consulting engineer, who has had entilating plants in various parts of the country, and who produced good results country, and who produced good results
after a year's experimenting in the public buildings and public baths of Manhattan, Charles G. Armstrong, was employed by a committee of the Board of Estimate to make an investigation of the condition of the public school buildings, and particularly of their heating and ventilating equipment. He investigated fifty-six buildings and has reported his findings.
As some of the recommendations which he has made and will yet make for the public schools can be adopted for other institutional buildings having heating and ventilating plants of size, and for many private bullar value of the report to property inculiar value of the repor
terests will be realized.
In general, the report approves of the In genera, the report approves of the adopt standard types for school buildings. The adoption of such standards would reduce the period (usually two years) which now intervenes between the time of voting the funds for con-
system of damper control and a proper form of grate, it would be possible to market. Then by adding to the circulating system a modern form of vacuum apparatus it would be possible to greatly accelerate the circulation of steam and make a large saving in the quantity used, with a corresponding reduction in the amount of coal required.
Other recommendations made by the consulting engineer are as follows:
4-Immediately provide adequate ventilation by installing proper air washing and conditioning apparatus.
5-Eliminate as far as possible disease germs and other filth by the $u$.
ern vacuum cleaning systems
6-Remove as far as possible all inflammable material from school buildings and provide with all possible speed adequate fire-escapes, fire-fighting apparatus, ete 7-Radically reorganize the designing. operating and purchasing departments.
8 -Plan and perfect, in the near future a standard design of fireproof construction, to be used in all new school buildings.
9-Reduce the numbers and improve the

School, and schools Nos. 87 and 111 in Brooklyn, are glaring evamples of this fault, and there are many others almost equally bad. While it may be difficult to overcome all the faults in the older buirdings, still they can be vastly improved cently is inconceivable why in the rewere not planned in the most efficient were no
"Take for instance No. 22 in Manhattan. Here there are two boiler plants about 150 feet apart; the only way of getting from one to the other is by means of a low passage not more than three feet high. In order to transfer coal from one set of boilers to the other, it is necessary to carry to one side or this passage, shovel it through, crawl after At the present writing, these two boiler plants are both being operated because plants are both being operated because
there is no proper cross-connecting pipe there is no proper cross-connecting plape would be required if coal could be easily transported between the boilers. This condition is almost duplicated in school No 87, Brooklyn. Wherever possible, the sep arate steam plants in one building should


ERASMUS HALL High SCHOOL SHOWING NEW ADDItion


#### Abstract

struction and the date for opening the completed school. Such a standard type has been practicaly attained Manhattan alone. When adopting standard plans attento which be directed to the wider uses Armstrong advises may be put, Mr plant for civic, recreational, social and municipal purposes, as well as for the regular educational purpose, would require that cooking rooms be accessible to the auditorium, and that the auditoriums and gymnasiums be placed no higher than the second floor. Mr. Armstrong believes that savings can be made (1) in the method of burning coal, (2) by changing to a cheaper quality of coal, andis) enfective was suggested that a demonstraing. He has suggested that a demonstraaside for the purpose of equipping two or three typical schools immediately with the necessary apparatus to enable the city to burn a coal that will cost practically half the present price per ton and produce better results with a smaller quantity Both the Board of Education and the committee of the Board of Estimate have approved of this recommendation, and the Board of Estimate has been asked for the appropriation. Mr. Armstrong is positive that the results will be as stated. While the schools are beautifully built and well adapted to the uses intended, yet decíad improverents could made in their mechanical depars, the the troduction of mechanical draft, a proper personnel of the inspecting and supervising corps. 10 -Reduce electric light expenses either by obtaining from the public service com panies the same rate which is given to private consumers, or, failing in that manufacture current on the premises. 11-Immediately provide proper and adequate seating accommodations for all the children of school age in the city The seating capacity of the now-existing school buildings is fully adequate to ac complish this reform, without crowding. and without the erection at this time of a single additional building, with the pos sible exception of added schools in new developed, territories, or, by reason of some vast shift of population centres portance that it will be treated in a sepa portance that

\section*{Plant Design.}

It is now a recognized scientific principle that within certain limits the concentration of steam-producing apparatus results in the highest economy. The consulting engineer, Mr. Armstrong, found in his investigation of the public schools that this principle has not been carried out, nor, apparentiy, has it been even considered in designing our school build ings. Boiler plants are not concentrated even in the same buildings. Some schools have as high as six separate boiler plants in use. "There is no excuse for this," says the investigator's report, "for at any time during the process of alteration and expansion, these plants could readily have 137 in Manhattan, and Erasmus Hall High


NEW PUBLIC SCHOOL 44, BRONX
be concentrated or centralized, and where school buildings are adjacent, the plants should be consolidated in either one or method of handling coal and ash should be improved, so as to better conserve the time and energies of the firemen.

Another extremely wasteful condition prevails in that almost all of the schools are equipped with the oldest form of coal burning appliances, that known as "natural draft." While any chimney of sufficient height and diameter will suffice for the mere burning of coal, this "natural draft" is by no means the most economical method of supplying air to convert coal into heat. By its use vast charged through the chimney are disnecessarily carrying away many valuable heat units Every time marnace door is opened, drafts of cold a ir rush across is opened, drafts of cold air rush across ating an endothermic reaction between the incandescent coals and the furnace gases. This reaction causes the loss of gases. This reaction causes the loss of ated in the original burning of the fuel. Moreover, "natural draft" conditions are so varying and unreliable that a large size (the most expensive) coal must be used. A "controlled draft" system and proper grate bars should be installed without delay, wherever practicable. This system supplies just the correct amount of air, and will prevent the present unnecessary losses in heat. It will also permensive coal and of smaller and less ex pensive coal, and at the same time add A chimney must, of course, be provided to carry off the exhausted gases, but a


PUBLIC SCHO JL 75 , BRONX, SHOWING NEW ADDITION
much less expensive one is required than is necessary with the natural draft now in use.
"In order to properly burn the smaller sizes of coal, it is necessary to use grates having apertures sufficiently small to prevent the coal from falling through. has coal, but been made to use, and therefore the engineers have been compelled to carry a bed of ashes and clinkers on the grates to hold the fuel. This is obviously a direct loss of efficiency, as well as a waste of time and effort on the part of the men, and shoudd, therefore, be corrected.

The proportionate amount of grate erially reduced. A certain quantity of coal must be burned per hour per square foot of grate surface to produce the highest furnace economy. In certain of the school buildings under consideration, a total of $30,497,600$ pounds of coal was burned per year upon a total grate surface of $3,635.66$ square feet. This gives approximately only 3 pounds of coal per
hour per square foot, whereas the achour per square foot, whereas for a concepted economical figures 22 pounds per sumption of from 17 to 22 pounds square foot of grate surface."

## Fire Protection.

The investigator further reports that our public schools are conspicuous for the lack of fire-protection. Not one of the buildings that were inspected is wholy fireproof. None of them conforms to the fire rules and regulations. Here and there an axe or a hook or a hand-extinguisher may be found, but in no case is there anything that the most kindly criticism could dignify into a modern fireextinguishing system. To be sure, the architect has in a number of buildings closed stairways, which would doubtless closed stairways, which would doubtless a bad fire, but they are merely exits-not fire preventions nor extinguishers.
"Buildings that were constructed in a fireproof manner are rendered entirely unsafe, the report says, because of the they contain, and because of the wood encased and badly-located pipes, traps, etc., which abound in all directions. One may more truly say, menaced by wooden fire-escapes on the outside.
"Of what avail is it to build a fire-resisting structure and then fill it to repletion with inflammable materials, so fire ready laid? The answer is found in the fate of the Collinswood school in Ohio, or, to look nearer home, in the large office building recently destroyed by fire.
"No school building should be allowed to exist a day without absolute fire protection for the children and teachers. Therefore, all schools should be immediately provided with automatic sprinklers, standpipes, fire pumps and automatic alarms. All wooden stairways sible precautions should be taken against loss of life and property by fire; sanitary in place of the present unsanitary and
easily destroyed wooden stŕuctures and filigree work school desks, in elaborate of which is to catch dirt and prevent adequate cleaning,"

## CONGRESS OF ENGINEERS.

## Experts on Testing Materials Here From Many Foreign Lands.

The sixth congress of the International Association for Testing Materials drew to the Engineering Societies' Building in all over the world. To-day the sessions of the congress here will come to a close and to-morrow (Sunday) the members wil leave New York and make a tour through the country, visiting Washington, Pittsburgh and Niagara Falls.
The list of foreign delegates contains the names of many engineers prominent in the affairs of their respective coun-
tries, as Dr. Unwin, president of the tries, as Dr. Unwin, president of the
British Institution of Civil Engineers; British Institution of Civil Engineers; Dr. Archibald. Denny, of the famous Scotch shipbuilding firm of Denny Bros.; Alfred Deinlein, Chief Engineer of the Austrian Ministry of Commerce; Emilie T. Camerman, Chief Chemist of the BelChristophe Chief Fe Ader of Bridges and Roads at Brussels: Louis Breda Enesineer in Chief of the Belgian State Railways Lieut. E. Rung, representing the Danish Ministry of War; M. Le Chatellier, Inspector General of Mines for France; Prussian Ministry Trade; First Councillor of Construction Jahnke, of the Prussian Railway Administration; J. Marx, President of the Hungarian State Railways; A. Fodor, Chief Engineer of the Hungarian Board of Public Works.
can engineers, including andance of Ameriin New York, including many prominent in New York City affairs, as Alfred Noble, Carvin Yin Mil Hager of Chica, Prof Stevens Institute. Major Speer, from Pittsburgh: E. A. Sterling and from L. Humphrey, from Philadelphia: Rus sell Greenman, Albany; Prof. Danforth from the U. S. Naval Academy. F E Wilson, Supervisor of Bridges for the New York Central Railroad; N. L. Malmros, President of the American Society of chief engineer for maintenance of way on the Pennsylvania railways.
Chief Engineer Wm. H. Bixby, of the U. S. Army, greeted the congress in the name of the President of the United States, and Robert W. Hunt, president rials, welcomed the delegates in the Materials, welcomed the delegates in the names America Prof H b ind dent of the International Society presiding officer of the congress Ad dresses were also delivered at the opening session by Governor John A. Dix of the state of New York, and by Comptroller William A. Prendergast, who spoke for the Mayor of New York City. ternoon, twenty-eight papers were on the
program, distributed among three sections, into which the congress was divided. In the evening there was a reception at the New York Public Library. On Wednesday, Thursday and Friday there were further section sessions in the morning and early afternoon, and later in the afternoon of each day there was an excursion to some place of interest.
This Saturday afternoon the members will visit the Museum of Natural His tory, and in the evening the Museum of tory,
Art.

Reports were made to the congress by American committees on the subject of
Paints for Metallic Structures; on the Nomenclature of Iron and Steel, by J. E. Howard, on Tests of Structures; by P. H. Dudley and M. H. Wickhorst, ing Steel and Research Work Concerncal Uses of Cast Iron in American Typitice: by C. M. Chapman American Praccrete: by J. Y. Jewett, on Tests of Construction Materials in the U. S. Reclamation Service: by $\mathbf{F}$. P. McKibbon, on the Design, Equipment and Operation of Ira H. Woolson and Supt of Buildings Rudolph $P$ Miller on Mut. or Burding RudFire Resisting Construction in Made United States. This last report in the tabulated details of about eighty floor tests. McGarvey Pine reported on Investigations of American Woods, with Especial Reference to Mechanical Properties. Many reports were also made by the foreign delegates.

## TIDEWATER AN ADVANTAGE.

## Views of a Hudson River Cement Manu-

 facturer-Barge Canal Will Help.The views expressed in the Record and Guide of August 24 by Albert Moyer, of the Vulcanite Cement Company, upon the probable effect on the cement trade of the opening of the State Barge Canal appear to have represented the opinion of the manufacturers in the Lehigh district, rather than of the Hudson River manufacturers. The latter claim that there is a real advantage in having tidethis market. as rail communication with this market.
Mr. Moyer remarked in an interview that the Lehigh Valley manufacturers into Jersey City of shipping in car lots from cars at Jersey City and Hocking across the ferry or lightering in 250 ben lots from the Jersey terminals to the various docks in New York There the he said, small units could be handled economically from the Lehigh Valley whereas the larger units would have to be handled from the Hudson River plants.
Mr. William P. Corbett, secretary and general manager of sales of Alsen's American Portland Cement Works, with sales offices at 45 Broadway, and mills at Alsen on the Hudson, seemed to take issue with some of Mr. Moyer's argu ments, when interviewed this week. Mr. Corbett thought he was qualified to speak impartially, as his company once owned a mill in the Lehigh alley besides the one on the Hudson River,
facturing facturing business which had in addition cilities goo if only because of benefited thereby, bringing down the freight rate?" brimging Cown the frety "In my opinion," heally

In my opinion," he added, "the logical place from whence to supply the New River can be availed of the Hudson of transportation as well as rail facilities. Having published Mr. Moyer's views, which favored the Lehigh Valley the Record and Guide should certainly give due prominence to the fact that the New York State companies have rail facilities equal to those of the Lehigh Valley, and the great additional advantage of the Hudson River.
"The Norfolk (Va.) mill which Mr. Moyer refers to was built by the Lehigh Valley American Cement Company, and when that company went into the hands of a receiver its mills in the Lehigh Valley were in the same fix as the Norfolk the the Lehigh Valley, and also the third gion bought mills on the Hudson River not long ago because they perceived other things being equal the percelved, which that location would give them In ferior cement in either distriet has failed of success (and will) but the highest grade of New York cement must have this advantage over the highest grade Valley cement.
"The principal reason why the Lehigh Valley mills have continued to ship as
much cement as they have to New York City is because the frst-class mins in with enormous contracts like the Ashoken dam, and the Barge Canal, etc., that they have not forced an aggressive campaign in New York City. The Alsen Cement Company, for example, is shipping far more cement to New York City in proportion to its total output than any
Lehigh Valley mill. A certain other Lehigh Valley mill. A certain other
Hudson River mill has always shipped Hudson River mill has always shipped
about two-thirds of its entire capacity about two-thirds of its entire capacity
to the New York market, while the Leto the New York market, while the Le years, been illogically trying to distribute their product to nearly all parts of the United States. But now that cement is made in twenty-six states in the Union, the question of the freight rate is a vital one. The New York mills might as reasonably sell in Philadelphia, as Each year the cement business becomes more localized naturally.

The rail freight rate to Jersey City from our mills is the same as from the Lehigh Valley, and trucks could as well be used to bring the cement across the river to convenient points in New York. Consequently, the New York mills are as
well situated for rail business as the well situated for rail business as the
Lehigh Valley mills, and in addition they Lehigh Valley mills, and in addition they shipments to New York. Boats can load at the docks of Alsen's Cement Company, schooners or small steamers and whith no intermediate handling go direct to New York City or points beyond.
"Boats of one thousand to three thousand barrels' capacity (more or less) can about the same expense as the lighters of the Lehigh Valley companies can cross the river from Jersey City, so that the Hudson River mills when they ship by boat save the rail freight which the Lehigh Valley mills have to pay to get their product to tidewater. Boats from our mill are constantly at New York.
We usually have several here at a time. We usually have several here at a time Some are even kept here through the winter, and the dealers can get it at a public dock or have it delivered at their is exhausted during the winter, we stock ship by rail the same as the Valle then ship by rail the same as the valley mills do a trucking business because it int to do a trucking business because it interand the yards should, and we think do, appreciate our position in trying to dive appreciate our position in trying to give "The opening of the State Barge Canal will only add to the advantages already possessed by Hudson River cement manufacturers by bettering the facilities they enjoy in shipping to points up the canal."

## Foundations of the Western Union Building.

The foundations of the new Western Union Building will consist of pneumatic caissons sunk to bedrock, which is found street curb. The basement feet below the carried down 62 feet below the curb. This the surrounding buildings are heavy massive stone structures, some of which are eleven stories high, and as the foundations of these buildings are on what is known as spread footings, which rest on the soil not more than 20 feet below foundations of the new building by the Foundation Company, which has the contract, will have to be carried on with extreme care. To excavate so far below with curb through water-bearing strata With foundations of neighboring buildings so high up, presents one of the most indation work ever attempted in this city.

## New Badges for Building Inspectors.

New badges have been issued to employees of the Building Department, and all persons having business with inspecnotice of the change so that they may not be imposed upon
The new badge is in the form of a capital $B$ and is plated with enamel and gold. It is $25 / 8$ inches long by $15 / 8$ inches wide. The number of the badge city seal and the lettering are in gold.
-Another attempt will be made to have the $B$. R. T. issue transfers from the Myrtle avenue elevated railroad to the Wyckoff avenue line. A petition of this character is now in circulation and copies
will be presented to the Brooklyn Rapid Transit Company and the Public Service Commission.

## DUTIES OF A BUILDING INSPECTOR

A Large Variety of Work for One Man -A New System of Inspection Is Being Studied - A Corps of Engineer Inspectors Authorized.

T HE chief function of a building bureau is exercised through its inspection force. The duties of a district in-
spector in the Manhattan Bureau of spector in the Manhattan Bureau of
Buildings include the inspection of all Buildings include the inspection of all
new structures being erected in his disnew structures being erected in his dis-
trict; the inspection of all alterations to existing buildings; the inspection of all work authorized under slip applications, such as minor alterations, repairs, new show-windows, signs, fences, sheds, picture booths, etc.; the investigation of all complaints; the examination of all buildings in which fires are reported by the Fire Department; the examination of al buildings for which application for alterations has been made, the patrolling of the districts to discover work that may be going on without permit, and the ex amination of buildings called to his at-
tention as to structural safety or the tention as to structural safet
adequacy of means of egress
As all this variety of work is to be done by one man, Supt. Miller does not think it makes for efficiency. A new system of effect as fully dovelon only to increase the efficiency of the in spection force but also to better equalize the work of the inspectors. At present the borough is divided into districts, and an inspector assigned to each for the performance of the work outlined above Under a proposed plan the inspection force will be divided into two classes, construction inspectors and district inspectors.
The construction inspectors will devote their entire time to the inspection of new buildings and alterations. They will be freed from the distractions incident to ilar werk, whon of complaints and simbe reported with, forty the rules, must has happened that so much of this work was assigned to a man that his attention was diverted from an important job for several days. Under the proposed plan he will have a certain amount of new work to look after, and that only.
He will be better able to see that the work is properly done, that the street is not unduly encumbered with building materials, that the safeguards required by the labor laws and city ordinances for the protection of workmen and pedestrians are provided and that the contractor is not endangering the construction by overloading it with building materials or by excessive racking or vibration, of hoisting machinery or apparatus. The
work will be so assigned, without regard work will be so assigned, without regard to any particular boundaries, that each
man will have an approximately equal amount.
The district inspector will, under the new plan, investigate complaints and do such of new wonstruction as the inspec done by every inspector, His distriet will of course, be larger than heretofore but he will be relieved of all new work that might cause him some anxiety
It is further proposed when the corps of engineer-inspectors authorized by the budget for 1912 is organized to have more of the special inspection done by this new force, so that a large proportton, if not all, of the inspectors now doing this work can be reassigned to the regular examination special work includes the of public assembly for certification in connection with license renewals; the inspection of hotels at the request of the Excise Department, under the Raines law; the examination and testing of soil and the testing of fireproof wood.
In studying this proposed arrangement a large map of the borough, on a scate was prepared, showing the distribution, of the building showing the distribution September 15, 1911 Incidentally, this is the map that constituted the chief feature of this bureau's display at the last Budget Exhibit. The several sections of the map have been mounted on a standard and are corrected each day so that they show all the building operations under way.
Besides this map a table has been pre-
pared from the inspectors' journals and
reports showing for the same day how many reports were made by each inspector, how many inspectors, how much time Was devoted to actual inspection as distinguished from time consumed for other purposes. The results of this study may ee summarized as follows
A Day's Work for Buidding Inspectors.
Average
New buildings under construction... $439 \quad 10.0$ Buildings undergoing minor alterations or repairs, .................... 513
$\begin{aligned} & \text { Number of inspections madee.......601 }\end{aligned}$
Average actual time at each inspec. Average actual
Number of reports filed...............213 4.8
Average time of each inspector on duty, 8 Average time of each in
1 hour 17 min . Was spent in office.
38 min , was spent in going from office to dis-
3 hours 42 min . was spent in inspections.
1 hour 36 min . was spent in going from joh 57 min. was spent at lunch.
The inspections were


The summary may be taken as typical It shows that while the inspector has about he does not get to each more than about inspections per day is shown to be about ten. He does not get to his repair jobs more than once in nearly twelve days The time devoted to a new building oper ation is about twenty minutes. The bureau cannot be expected to give such inspection as to really furnish superintendence, and the courts have held that it is not the function of the bureau to do so, yet what is being done or what can be done with the present force is hardly adequate. An increase in the inspection force of about twenty inspectors has therefore been strongly urged by the Superintendent
A record that has been compiled in the Manhattan Bureau of Buildings by Superintendent Rudolph $P$. Mrifer shows the nue ten years that the bureau has had the ten years that the bureau has had a separate existence by inspectors of mageneral inspection of all building. opera tions. Ten years ago, in 1902, the number of inspectors on the pay roll was 47; at the close of the last fiscal year the numwas 60 . The number of inspections in 1902 was 157,243 , and in 1911 the number was 170,224 . This was an average per man of 3,346 in 1902 and 2,837 in 1911, or a daily average of 11.53 in 1902 and 9.78 in 1911.
The averages given are materially affected by the fact that ten to fifteen in spectors whose work is included in the figures were assigned to special work. The fact is that each district inspector
during 1911 supervised about eighty build during 1911 supervised about eighty building operations (new buildings and altera-
tions) of an estimated cost of about two million dollars. Besides this he looked and about seventy-five minor alerations and repairs, authorized under slip applihas made about 300 reports, not ineluding the entries made in his journals

## Migration of Textile Industries

More than 50,000 persons are employed in clothing manufacture in Brooklyn, Manhattan. The textile industries have had a wonderful expansion in Manhattan signs that Brooklyn will be favored similarly in the coming decade.

## BUILDING MATERIALS.

Impending Car Shortage Increases Current Demand.
Why Buying Is Active at This Season-Common Brick Weaker-Portland Cement Stiffer-Paints and Varnishes Extremely Active-Lumber in Good inquiry.

BUILDING materials are in a buoyant market. Fall speculative buying has a marked stimulus in the fact that retard deliveries in the eastern district and in the fact that the activity of the leasing market, despion work has gone ahead this year indicates fair assimilation of available renting space and that
winter construction will proceed without noticeable interruption.
It is remarkable that buying of basic materials is proceeding at or near record volume for this season of the year. Steel is particularly conspicuous in this regard, lumber is experiencing such a favorable demand as to excite considerable comnent, roofing material is extremely porting a heavier demand than had been porting a heavier demand department but common brick is considered strong.
Common brick would doubtless be as strong as other departments did it have a clear market. The sand and excavators strike has hurt demand. Even so, it could not be called weak because there ing construction projects which will go ahead during the next month or two. even conservative houses expected a fallainty of the political outlook, that the demand for materials should be as great
as it is now. It only shows that basic conditions are not only normal, but are extremely healthy. Discounting the stimulated buying movement that has followed railroad warnings of a possible car hortage, it may be said that the market is exceptionally strong.
Suburban distributors are advising clients to wait until the end of October,
so as to be able to feel the pulse of the renting market during October. If removals are abnormal, it will denote that the residential renting element in New
York is seeking accommodations in the York is seeking accommodations in the
suburbs, despite the fact that new subway suburbs, despite the fact that new subway construction work has actually begun. New Jersey, has not been particularly active this year, and for that reason in-
vestors are inclined to believe that the vestors are inclined to believe that the this fall, leaving the road clear for extensive construction work during the winnext spring.
As far as prices are concerned the sitscribed as in New York may be de scribed fact that if brick had the same clear field that other departments have had, it, too, would be in a stiffer position than it is now.
Consumers will do well to protect them-
selves on prices where they selves on prices where they can imme-
diately, but it is already difficult to in duce agents to tie up to present quotations far in the future, and even the dealers themselves are wary about specu
lating on deliveries later than Nov. 1 .
Hudson River common brick transactions are light. Raritans are in a good the current Hudson River prices. Manu facturing has been considerably delayed this week, owing to the prolonged rainy weather, which has not tended to help the reserve supply. Transactions last week with comparisons for
sponding week in 1911 follow:

## Left over, Aug 24-39

## Monday Tuesday Tuesday hursday Friday Saturday

Condition of market, firming. Prices. Hudsons, $\$ 6.75$ to $\$ 7$ : Raritans, $\$ 8.75$ to $\$ 7$. (Wholesale,
dock, N. Y. Add dealers' profit and cartage
charges for retail prices.) Left over, Sept.
31 .

Left over, Aug. ${ }^{1911 \text {. }}$ 2 14 . Monday
Tuesday
Wednesday
Thursday
Friday
Saturday

Condition of market, brisk.
$\$ 59.871 / 2$ to $\$ 6.25 ;$ Rarices:
Paritans,
to $\$ 6$.

The strike of the sand wagon drivers and excavators has had a disquieting effect upon the retail brick market, and of the week, coupled with the holiday on Monday, had the effect of seriously crippling transactions on the wholesale mar ket so that the firming disposition of las week's market has been completely hanged during the last six days. The nquiry for Hudsons is strong, howevel showing that basic conditions are sound

## Portand Cement.

There is an exceptionally large volume of Portland cement being taken which is probably due to the fact that buyer points in anticipation of a possible car hortage during October, when the west rn crops begin to move, In this depart ment there is considerable anxiety as to how serious this shortage is going to be, and producers are straining every point o close as many orders as possible, so as to insure an adequate supply in the east in the possible event of early winter veather.
One manufacturing agent said this week in connection with the expected shortage of freight cars: "There is no doubt, what ever, that the consider at this time, and one of the greatest factors in the coninuance of dealivery of cement in this market during the next few months, is in markidity with which cars are emptied at this end of the line. Agents will do well to assist the railroads in unloading cars, so as to permit them to be returned mo the mills. There is already a disto co-operate in this matter and it is hoped that it will be general.'

Considerable comment was heard in the market this week when advices were received from government sources to the effect that only two bids for supplying $1,000,000$ barrels of Portland cement for
the Panama Canal had been received and the Panama Canal had been received and that the name of the Attas Portiand cempany was not among them The companies bidding were the Santa Truz Portland Cement Company, a Sai Francisco concern, and the Alpha and Lehigh companies, which made a joint bid. The figures submitted were $\$ 1.91$ for the Alpha-Lehigh interests and $\$ 1.97$ for the Santa Cruz company. The former quotation was f. o. b. Jersey City, and on the latter f. o. b. San Francisco, units of eight bags to the barrel, instead of four, under the Atlas contract, and an allowance of 10 cents for the return of the empty bags in both bids. Deliveries must start some time between Novembe 1, 1912, and January 1, 1913.
John R. Morron, president of the Atlas Portland Cement Company, is out of town, and his secretary said that Mr. Morron was not expected back at his sence no one was authorized to discus he matter
The Eastern trade is considerably surprised at both the quotations and the absence of the Atlas Company as a factor, because the Atlas is now engaged in filling a large contract for the canal. The prices
cents.

Premiums are being paid for prompt hipments of steel, which bespeaks a mar ket of Nusual sot only is there a big demand for shipments during the fourth quarter, or shipments do let-up in the placing of out there is no let-up in the placing of ing goods delivered to them during the current quarter have been urging the steel companies to hurry them, fearing a freight congestion and the tying-up of their steel if their orders do not leave the mills before the crop-moving starts. One large independent steel company has been forced to refuse a third of the new business offered it owing to the congested ondition of the mills
It is expected that all records for iron ore shipments will be broken this year, and that the total will be at least 50,000 , the tons, as compared wade in 1910 the best previous record, made in 1910. stocks of foundry iron are the lowest demand which has depleted stocks has resulted in price advances. Leading furnace interests are asking $\$ 15.40$ Pittsburg basis for No. 2 foundry iron for fourth quarter delivery, and $\$ 15.90$ per ton, Pittsburg, for the first quarter of 1913.
The demand for wire despite the fact that prices are higher than they have been in over two years, is still keen. Bids for the 140,000 tons of structural steel and 35,000 tons of rails for the Brooklyn Rapid Transit ext bids will soon be taken for time, and bios will soon be taken 80,000 tons of structural steel and 20,000 tons of rails for the Interborough This is outside of the 400,000 to 500,000 tons
of steel for subway construction, making the total requirements this year for the Greater New York traction lines 725,000 earlier in the year.
The outlook for construction steel requirements from this center during September is favorable to very large volumes. While steel manufacturers are not rying to force up prices, it is expected that there will be many advances before he enand emerating at 96 per cent of capacity and operating at 96 per cent. of capacity and
many other manufacturers at 100 pler cent., a record output for September is expected for both steel and iron.
During August about 1,800,000 tons of inished steel were shipped to consumers, while about $2,000,000$ tons of new business was recorded. The August orders consisted of about 465,000 tons of rails, 43,000 tons of structural steel, 260,000 tons for various car orders in plates, etc., 35,000 tons for locomotives, and about 50,000 tons miscellaneous for railroads alone, not including about 1,200, pailroads furnished about 40 per cent. of the August business

August bookings of orders for pig iron 000 tons making a new record for the year and slightly surpassing April sales

## Paints and Oils.

The market for linseed oil has been more active this week, although most of the inquiry is for small orders. Carloads are aimost a negligible ractor. City raw American 0 c . Calcutta seed is quoted at 78 c .
The paint and varnish markets are re porting continued demand. Ready-mixed portints are moving out in good volume and there is every reason to believe that market requirements will continue to be active until well into the winter. Agents are reporting stronger inquiry and sale are increasing steadily. The best season of the year is mow opening up for varnish and dealers are stacking heavily at pres ent prices, which as a rule are moderate umber
In no department is the impending car hortage more seriously felt than in the umber department. Lumber authorities urge close co-operation between the raiload, shipper and receiver. The car short ge is aggravated by extreme heavy coal hipments which will be made through out the entire eastern district during Sep tember, October, November and December, and this, of course, will tend to make even more serious the congestion of spociation of Western Railways, makes his appeal to all shippers and traffic managers:
"The time is here for the railways and shippers of the United States to begin active and energetic preparations to preent a car shortage. The indications are hat if they do not begin such preparafions at once they will be confronted next etober with the worst situation that fore the panic October, 1907, Just beper needs to be told what that situation was. Railway facilities were inadequate to move the business. Yards and terminals were congested, and heavy loss o the railway
"Conditions that are likely to cause a heavy demand for, and a rapid reducamount of traffic handled varies greatly during different parts of the year. During about four months, beginning around October 1, there are apt to be shortages. This is owing chiefly to the fact that that is the season of heaviest crop movement. Now, the crop prospects in the West this
year are unusually good. That helps to make the prospect of a car shortage un usually bad.
"If the bad situation now threatening is to be averted, the managers of the railroads must have the hearty support and co-operation of the shippers and conconsignees can give such support and and operation in at least two ways: "By moving all lumber, steel, cement, and other freight that they can within and throwing it all on the railways when they are staggering under the crop movement. The commercial organizations of the cities and towns can help greatly by urging their members to move all goods as early as possible.
"Shippers and consignees can greatly help themselves, the railways and all other shippers and consignees, by loading and unloading all cars delivered to them as expeditiously as practicable. Every is needlessly delayed, the available supply of cars is needlessly reduced; and no shipper has any right to complain that he is not furnished enough cars, if he is not doing his part."


## CURRENT BUILDING OPERATIONS

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

## Hotel for Broadway at 207th Street

T. G. Galardi \& Company, 30 Emerson street, are having plans prepared by Moore \& Landsiedel, 148th street and $3 d$ avenue, for a new hotel building, prob palm garden, and bowling alleys, to be erected at the southeast corner of Broadway and 207 th street, in the Dyckman section. The building will measure 100x 100 feet, and have an exterior of light front brick and limestone.

To Rebuild Thousand Island Hotel The Thousand Island Park Association, Dr. A. W. Goodale, Watertown, N. Y. president; W. R. Fitch, Lowville, N. Y.
treasurer, is now formulating plans for rebuilding the Columbian Hotel, at Thousand Island Park, New York. It is stated that an architect will be selected withou competition. The cost is estimated at about $\$ 100,000$. R. P. Grant, of Clayton, N. Y. (acting president) is in charge o the operation

New Armory for Red Bank.
The Second Troop Cavalry, N. G. N. J. contemplates the erection of an armory at West and Chestnut streets, Red Bank, to cost not less than $\$ 75,000$. Dr. Edwin Field is chairman of the building committee. The plans will be prepared by Complete details will be available in the near future.

## Carnegie Library Contract.

The Miller-Reed Company, 103 Park avenue, has received the general contract and is inving estmates on alie to be erected at the northeast corner of St. Nicholas avenue and 160th street, for the New York Public Library. The buildthe New York Public Library. The buld-
ing will be three stories in height, $50 \times 100$ ing will be three stories in height, $50 x 100$
feet, strictly fireproof. Carrere \& Has tings, 225 Fifth avenue, are the architects.

CONTEMPLATED CONSTRUCTION

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS WEST END AV.-Excavating is under way the southeast corner of West End ay and 101st st, for Julius Tishman, 299 Broadway, owner Blum \& Blum, 505 5th
builds.
builds. Wennemer Bros., Inc., 103
has the mason work. Cost, $\$ 700,000$
129TH ST.-Foundations are under way for a
6 -sty apartment house, $50 \times 95 \mathrm{ft}$, to be erected in West 129th st near Riverside dr, for London Bros., 149 Broadway, owners. Gronenberg \& Leuchtag, 7 West 22 d st, ar
forti, 431 East 119 th st, has
Owner builds. Cost, $\$ 50,000$.
PARK AV.-J. E. R. Carpenter, 1 Madison av
has completed plans for the 12 -sty apartment house, $75 \times 70 \mathrm{ft}$, to be erected at 635 Par av, for the Fullerton Weaver Rea
Madison av, owner. Cost, $\$ 400,000$.
he 6 -sty tenement. 7 oted plans for the 6 -sty tenement, 70.4 x 57.4 f ${ }_{\$ 500,000 \text {. }}^{\text {Ernst }}$
BROADWAY.-Louis A. Fort, 224 West j2 to be erected at $1651-53$ Broadway, for the Jno NORFOLK ST-Horenburger \& Bardes, 1 Bowery, have completed plans for the 5 -sty tene
ment, $25 \times 83 \mathrm{ft}$, to be erected at 138 Norfolk s ment, $25 \times 83 \mathrm{ft}$, to be erected at 138 Norfolk st, 3,500 .
141ST ST.-Excavating is under way for the 141 st st, 125 ft tast of Riverside dr, for the West Side Construction
Cohen, secretary. George F. Pelham, 507 Sth av, architect. E. F. Roach,
mason work. Owner builds,

[^2]
#### Abstract

HALLS AND CLUBS PARK AV--Warren \& Wetmore, 70 East 45 th st, architects, are taking preliminary figures for a Y. M. . A. building, ®5x rected on the east side of Park av, between 9th and 50 th sts for the Railroad Y, M. C 361 Madison av, owner. Cost, $\$ 360,000$. Final 12 TH be taken about Sept. is preparing plans for changing, is Duane st, is preparing plans for changing the 5 -sty resi dence 113 East 12th st for club purposes, for the New York Edison Co.. 55 Duane st, owner Anthony N. Brady, president. Owner will call for bids about September 15 . Cost, $\$ 10,000$.


 HOSPITALS AND ASYLUMS16TH ST.-All bids have been rejected for the pital foot of Fast geth st Clinton \& 32 Nassau st, architects. The project will be readvertised.
136TH ST.-J. H. Freedlander, 244 5th av has nearly completed plans for the addition Lenox av for the Bellevue \& Allied Hospitals, Lenox av for the Bellevue \& Allied Hospitals, president. W. C. Tucker, 156 sth av sanitary
engineer.
Pattison
Bros.
Broadway engineer. Pattison Bros., 1182 Broadway steam and electrical engineers. Cost, \$250,
000 . Bids will be called for early in October. WARDS ISLAND, N. Y.-Bids were received by the New York stal return mains betwee main building and east building of the Man hattan state Hospital, from plans by Herma W. Hoeter, Capitol, Alrany, . Y. The follow ${ }_{6}^{\text {ing }}$ are the low bidders st, Albany, $\$ 7,409$ : Blake \& Williams 24 Barrow st. N. Y. C., \$7.S64; Hansen \& Mc Hugh. Marbridge Building, N. Y. C., $\$ 7,938$,
Peter. Keeler Building Co, Peter Keeler
bany, $\$ 7,976$
NORTH BROTHERS ISLAND.-Foundation are under way for alterations to the nurses
home, for the Department of Health, 55 th s and 6th av, Ernst J. Lederle. Ph. D., commis
sioner. W. E. Austin, 46 West 24 th st, N. Y. C., renitect. Cost, $\$ 60,000$

## MUNICIPAL WORK

16 TH ST--D. J. Ryan, foot of 23 d st, Brooktem A of the tunnel in 16 th st, 357 it , eas of Av C for the Department of Health, 5sth st
W. E. Austin. 46
West
Weth st, architect. For

## SCHOOLS AND COLLEGES

90 TH ST.-Foundations are under way for the t-sty brick parochial school at 138 -144 West Noth st for the Church of St. Gregory the Great
Rev. Father James Fitzsimmons, pastor, 173 v, erchite st, owner. Elliott P. Lynch, 341 5th st. general contractor
MANHATTAN.-Bids were received by the Board of Elucation September 4 for installing lectr equipment in the first portion of the mercial Construction Co. was low bidder, at $\$ 19,777$. Other bidders were, John T. Williams Co., $\$ 20,473$; Eugene Frank, $\$ 20,965$; T. Frederick Jackson, Inc, $\$ 21,132 ;$ Reis \& ODono-
van, Inc. $\$ 21,480$; Anderson-Martin Electric
MANHATTAN.-Bids were received by the Board of Education September 4 for item 1, installing heating and ventilating apparatus, Blake \& Williams, low bidders, at $\$ 36.786$; for tem first installing temperature regulation in buildings (Thomas Hunter Hall). The Johnson Service Co.. low bidder, at $\$ 4,124$.
MANHATTAN.-Bids were received by the Board of Education September 4 for taking
lown and resetting the portico at P. S. 109 , Herman Sacks, low bidder, $\$ 1.774$; for replac-
ing vault lights, paving, etc., at P. S. 150 , ing vault lights,
bids were laid over
MANHATTAN.-Bids were received by the for fire pro-
 olidated Construction Co., $\$ 777$, P. P. S. 126 ,

## STORES, OFFICES AND LOFTS

${ }^{6 \mathrm{TH}} \mathrm{AV}$.- Bids are in for interior alterations
 H. C. Pelton, 8 West 38 th st architect 46TH ST--Foundations are under way for the
12 -sty store and loft building at $16-18$ West + tith st, for: the 16 West 46th St Co., 62 Cedar st,
owner: William Everdell, Jr., president, Tenally,


 Church st, general contractor. Gurney Elevator Cost, $\$ 125,000$.
33D ST,-Paul C. Hunter, 191 9th av, is preparing plans for a 10 -sty loft building to be
erected at $42+438$ West 38d st, for the MeKeon Re
$\$ 650,000$.
LAFAYETTE ST.-Charles Laue, 38 Fulton st, contemplates the erection of a tall mercantile
building at the southeast corner of Lafayette building at the southeast corner of Lafayette
and 4 th sts, on a plot $79.1 \times 120 \mathrm{ft}$.

106TH THEATRES
1 -sty brick theatre, $100 \times 150$ under way for a nent Co.. J. E. Masthaum the Owner Amuseing. Philadelphia. Pa., George A. Earte, Pres dent, Land Title \& Trust Co., Philadelphia, National Bank, Philadelphia, Pa., Mowners. W. Pittsburghan, 704 Farmer's Bank Building, hiladelphia, Pa , and Mint Areade Building, man, 39-41 West 38 th st, supervising architect I. P. Wright \& Co., 1123 Broadway, is gen875.000.

13TH ST.-Foundations are under way for the East 13th st and 214 East 14th st for the Irvington Construction Co., Sol. Brill, president, Benj. S. Moss, secretary and treasurer, 35 Bond st, owner. George Keister, 12 West 31st, st, architect, Cramp \& Co., ideal Heating Co., 915
eral contractor. The
Gates av, Brooklyn, has the heating work. $\begin{array}{ll}\text { Gates av, Brooklyn, has the heating work, } \\ \text { Pollack \& } & \text { O'Neill, } 3200 \text { Broadway, have the }\end{array}$ plumbing work. The American Kelamein Co. Works, Inc., 245 North 10 th st, Brooklyn, has 157TH ST.-Norman Lederer, 1341 Southern Boulevard, will prepare plans for a motion-pic-
ure theatre to be erected in the north side of 57 th st, 75 ft west of Amsterdam av, for The tel and C. M. Schweria, lessees. The Riverside Viaduct Realty Co., Joseph Newmark, president,
38 TH ST.-T. J. Oakley and Philip Rhinelander, owners, will erect a moving-picture 6i6-68 West 3sth st from plans by Mithell Bernstein, 26 East 23 d st. architect. Paul $D$. Bernstein, 26 East 23 d st, arch
Leighton, lessee. Cost, $\$ 6,000$.

## Bronx.

apartments, flats and tenements POND PL,-F, \& A. Ast, 3d and Tremont avs,
have received the mason work: J. J. Foley, 1078 have received the mason work: J. J. Foley, 1078
Nelson av, the plumbing, and H. Ahrs, 41i East 118 th st, the iron work, for the 5 -sty flat, $50 x$ 197 ft ., at the northwest corner of Pond pl and av, owner, who builds. J. J. Vre
Jerome av, architect. Cost, $\$ 60,000$.
180 TH ST.-Foundations are under way for two 180th st and Northern av, for the Emmay Realty Co., Mark Ash, president; Max Gratzner, secretary, so1 West 181 st st, owner. George Fred
Pelham, 507 5th av, architect. J. MeConnell. 78 Jessup pl, has the mason work, and David Milbuilds, Cost, $\$ 100,000$.
CLAY AV.-Foundations are under way for three 5 -sty brick tenements, $46 \times 55 x 43 \mathrm{ft}$, on
the east side of Clay av, 194 ft . north of 173 d , for the Mellevin Realty Co.. Robert Winter, veville \& Bagge, 217 West 125th st, architects. La Salle Bros., southwest corner of 178 th st and arontaine av, have the mason work; A. Blayer,
161 West 145 th st, the roofing; William M. Ward, 1055 Southern Boulevard, heat PINEHURT AV 00
PINEHURIST AV.-George F. Pelham, 507 tenement. $93 \times 68 \mathrm{ft}$., to to be erected at the northeast corner of Pinehurst av and 180th st for the Emmay Realty Co., Mark Ash, president. cost, 120,000
TIFFANY ST.-Moore \& Landsiedel, 148th st and 3 d av, are preparing plans for a 5 -sty the east side of Tiffany st, 425 ft . south of 163 d st, for the Steinmetz Construction Co., 1416 POST AV.-Moore \& Landsiedel, 148th st and 3 d av, are preparing plans for five 5 -sty in brick
apartments, 50 x 113 ft ., to be erected in the north side of Post av, 100 ft . west of Academy st, for the Benheim Construction
Broadway, owner. Cost, $\$ 250,000$.

VALENTINE AV.-The Grace Lutheran Church, Rev. August Koorbor, 2924 Valentine
av, pastor, John Meyer, 2666 Deatur av, chair-
man Board of Trustees, is taking bids for the c-sty stone and frame meeting rooms and av, 50 ft , north of 199 th st, from plans by O
Reissmann, 301 st st, architect. Cost, $\$ 10,000$. DWELLINGS
WEBSTER AV.-Foundations are under way for
ft., on the west side of Webster av, 63 ft , south
of Kingsbridge rd, for Noonan \& Manee, 310 West 107th st, owners. Mortimer C. Merritt,
1170 Broadway, architect. William A. McClos
key, 331 Madison av. general contractor. A. Mensch, 2019 Powell av, carpenter. Cost

STORES, OFFICES AND LOFTS.
$1 \mathrm{S8TH}$ ST.-Martin Hofflin, 306 West 111 h brick taxpayer to be erected at 188 th -st . Aqueduct av from plans by Sommerleld \&
Steckler, 31 Union $s q$, architects. MISCELLANEOUS
SOUTHERN BOULEVARD.-Excavating is
under way for the 4 -sty brick community building No. 2 . $132 \times 140 \mathrm{ft}$. on the west side of
Southern Boulevard, 967 ft . south of West-

## Your Private Power Plant Is A Handicap

> Your power service should be always dependable, highly efficient, extremely economical. Your private plant cannot give you such service. Central Station can. Edison Service will increase your profits, by eliminating much unnecessary expense.

You Ought To Know<br>More About Edison Service

One of our representatives can show you from your own books why your private plant is so expensive, and why Edison Service will be more economical. Arrange for an appointment to-day. No obligation.

The New York Edison Company At Your Service

"Fair" Goods Prompt Service Low Prices DOORS SASH TRIM MILLWORK OF ALL KINDS Iroquois Door Company

18 Broadway, Manhattan

# Geo. A. Fuller Company 

Fireproof Building Construction

OFFICES:

| New York | Baltimore |
| :--- | :--- |
| Boston | Washington |
| Philadelphia | Chicago |
| Chattanooga | Detroit |
| Kansas City | Milwaukee |
| Montreal, Canada | Atlanta |
| Winnipeg, Canada | Toronto, Can. |

## Ritch/Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 BROADWAY New York

Telephone 1721 Madison Square

## THE WHITNEY COMPANY <br> ENGINEERS <br> COHTRACTORS \& BUILDERS <br> 1 Liberty street, w. y. <br> new york, harfforo, satt lake, denver

## Grant Contracting Co. MASON BUILDERS <br> General Building <br> Alterations <br> Burcau of Fire Prevention and Street Widening Alterations <br> 1123 BROADWAY

## c. O. MAILLOUX - C. E. KNOX

CONSULTING
ELECTRICAL ENGINEERS
90 WEST STREET,

## F. Meehan, 815 Hunts Point av, president. Cecil Spooner Stock Co. 1499 Broadway, lessee. E. C. Horn Sons, 1440 Broadway, architects.

 Owner build S. ${ }^{\text {Cons, }}$ Cost, $\$ \$ 350$, 140 .
## Brooklyn.

FACTORIES AND WAREHOUSES has completed plans for an addition to the 1 -sty brick factory on the north side of Greene av,
200 ft , west of Classon av, for the Bristol-Mey200 ft , west of Classon av, for the Bristol-Mey-
ers Co. $30: 5$ Washington av. Cost, $\$ 4,000$.


BROOKLYN.-Bids were received by the Board of Education September 4 for installMekinnon, low bidder, $\$ 45,571$; for installing
temperature regulation in P. S. 174, Johnson temperature regulation in $\mathbf{P}$. S. 174, Johnson
Service Co., low bidder, $\$ 3,424$.

| WALWORTH ST.-Harold G. Dangler, 215 brick garage, 25x 60 ft., to be erected in the west side of Walworth st, 161 ft. south of Myrtle av, for Jacob Dangler, 722 Myrtle av, owner. Cost. $\$ 4,000$. <br> Queens. |
| :---: |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

apartments, flats and tenements. RIDGEWOOD, L. I.-L. Berger \& Co., 1632 Myrtle av, are preparing plans for a 3 -sty Renmestein, on premises, owner. Cost, $\$ 11,0 c 0$.

DWELLINGS.

DWELLINGS.
ROCKAWAY BEACH, L. I.-M. Rosenfeld,
Ocean av, contemplates the erection of ten
3 -sty frame stores and residences, 20 x 40 ft., on the south side of Boulevard, near Neptune
av, from plans by Philip Caplan, 477 Boulevard,

## ROCKAWAY PARK. L. I. - Work is about to

 start on the $21 / 2$-sty frame residence, $24 \times 44 \mathrm{ft}$, on the west side of ave Brown, 455 Marion st,ington av, for Anne
Brooklyn, owner. Edward Berrian. Thompson Brooklyn, owner. Edward Berrian, Thompson,
av, architect. G. H. Closs, North Thompson av,
general contractor. Cost, $\$ 5,00$.
ROCKAWAY PARK, L. I.-W. T. Kennedy \& Co., 462 Boulevard, have completed plans for a east side of Columbus av, 220 ft south of Washington
$\$ 14,000$.
CORONA, L. I.-C. L. Varrone, 171 Corona av, has completed plans for a $21 / 2-$ sty frame resiowner, who builds. JAMAICA, L. I.-Ole Harrison, 328 Fulton st, Jamaica, has completed plans for two erected at frame residences,
the southeast corner of Allen and Sylvester sts
for Max Gross, South and West sts, who builds for Max Gross, South and West sts, who builds JAMAICA, L, I.-Excavating is under way for four $21 / 2$-sty frame residences, 24 x 41 ft , for the Wilmer Construction Co., 324 Fulton st
Brooklyn, owner. R. Kurz,
ELMHURST, L. I.-C. Varrone, Elmhurst, L. lences, $20 x 36 \mathrm{ft}$., to be erected at Case and Hunt sts, for the Elmhurst Homes Co., 9 West FACTORIES AND WAREHOUSES. EVERGREEN, L. I.-L. Berger \& Co Eress and Myrtle avs, Ridgewood, L. I., are press and plans for alterations to the 1 -sty
preparing
brick match factory, $53 \times 137184$ ft., at the corner of Dill pl and Charlotte av for John

## ARVERNE, L. 1.-J. P. Powers Co.. Fairview av, Harmmels, L. I. architect, is taking bids fo

3 -sty frame and stucco hotel, $76 \times 88 \mathrm{ft}$, ${ }^{10}$ MUNICIPAL WORK.
COLLEGE POINT, L. I.-Bids were rejected for the 2 -sty frame extension to the fire house
in the west side of 16 th st, 100 ft. south of in the west side of 16th st, 100 fir $157-9$ East
4 th av, for the Fire Department,
150 4 th av, for the Fire
67 th st, owner. Jas. Jeichel, 157 East 67 th
Jo $\$ 3,000$.

## Nassau.

FACTORIES AND WAREHOUSES.
FARMINGDALE, L. I-Additional figures are being received for the 1 -sty brick factory, $88 x$ 1787 Broadway, N. Y. C. Edwin C. Hill, 1 West 787 Broadway, N. Y. C. Edwin C. Hill, 1 West
3 th st, N. Y. C., is in charge of bids. Henry charge of
architect.

## Richmond.

HOSPITALS AND ASYLUMS.
STAPLETON, S. I.-Bids will be received October 3 for gas piping, heating apparatus, rine Hospital here. H. W. Austin, surgeon, in command. Oscar Wenderoth, Treasury Department, Washington, D. C., supervising archiN. Y. C., general contractor. Plans and specifications can be seen at the offlce of the chief supervising engineer, 727 Custom House, N. Y. , or at the office of the supervising archi-
,

PUBLIC BUILDINGS.
RICHMOND.-M. S. Smyths, 1123 Broadway, V. Y. C., has received the painting work for
alterations to the borough hall for the City of alterations to the borough hall for the City of
New York, Geo. Cromwell, president of the Borough of Richmond, Borough Hall, St. George,

SCHOOLS AND COLLEGES
RICHMOND.-Bids were received by the Board of Education September 4 for alteraions and additions to the electric equipment $\begin{array}{ll}\text { in } P . & S . \\ \text { bidder, } & 20 \text {. } \\ \$ 983 .\end{array}$

## Out of Town

APARTMENTS, FLATS AND TENEMENTS. BINGHAMTON, N. Y.-Jos Pulitzer, Court st, at the corner of Prospect and Lewis sts. No rchitect has been selected.
WEST NEW YORK, N. J.-C. H. A. Muller, this place, is preparing plans for a 2 -sty brick at 581 15th st for Dominick Bandoni, at site,

WEST NEW YORK, N.J.-Excavating is ouder way for the 3 -sty brick tenement, $25 \times 62 \mathrm{ft}$, at 41521 st st for William Granfield, 41921 st st, owner. George Willaredt, 41123 d st, architect. Edward Murphy, 23 d st and Boulevard, New Erunswick, N. J., has the plumbing work. Cost,
$\$ 8,000$.
JERSEY CITY, N. J.-E. Frank, 21 Fernbrook st, Yonkers, is taking bids on the general conract for a $24 \times 46$-sty frame store and apartment, Eugene Ige. Roseton, N. Y., Post Box, 177 , ownr. Cost, $\$ 5,000$.

SYRACUSE, N. Y.-James D. Meehan, Hendricks Block, is preparing plans for a 2 or 3-sty brick, concrete and steel apartment house to be erected at Victoria pl and Westcott st for B. G. North State st, owner. Cost, $\$ 20,000$. Bids will be taken about Sept. 15.
YONKERS, N. Y.-Excavating is under way for the 4 -sty brick apartment, $32 \times 59 \mathrm{ft}$., at the northeast corner of Spruce st and Van Cortland Park av for John Nowichi, 127 Webster
av, owner. William Heapy, 436 South Broadway, architect. Kristof \& Hirks, 30 Riverdale av, carpenters. M. J. Harmonay, 146 Yonkers V. has plumbing work. Cost, $\$ 10,000$.

WHITE PLAINS, N. Y.-Goldner \& Goldberg, 149th st and 3 d av, N. Y. C., have completed plans for the 4 -sty brick apartment, to be erected at the northwest corner of So. Lexington and Martine avs for Samuel Ellis, Railroad av, owner. Cost, $\$ 45,000$.
YONKERS, N. Y.-Foundations are completed for the 4 -sty brick apartment, $42 \times 58 \mathrm{ft}$., on MeLean av for McGrath Bros., 99 Morris st
owner, who builds. Jos, A. Watson, 34 Warowner, who builds. Jos, A. Watson,
burton av, architect. Cost, $\$ 12,000$.
YONKERS, N. Y.-Geo. S. Cowles, 8 South Broadway, is preparing plans for a 4 -sty brick apartment house, $50 x 88 \mathrm{ft}$., to be erected at $664-6$ South Broadway for Thos. A. Ryan, 162
Woodworth av, owner. Cost, $\$ 60,000$. YONKERS, N. Y.-E. Frank, 21 Fernbrook st, architect, is taking bids on the general con tract 1or a 4 -sty $\begin{aligned} & \text { brick and } \\ & \text { ment house, } 25 x 48 \mathrm{ft} \text {., to be erected at the corner }\end{aligned}$ of Riverdale av and Fernbrook st for Pauline

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a
minimum of four lines. Copy received until 3

TREASURY DEPARTMENT, Office of D. Superving 26, 1912.-SEALED PROposALs will be received in this of 7 th day of October, 1912, and then opened for construction, complete plumbing, gas piping, wiring interior light ing fixtures and approaches of the United States post office at Butler, Pa. The building is one story and basement and unfapished attic, and has a ground area of floor proximately fireproof; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Butler, Pa., or Supervising Architect. cretion of the Supervising Architect.

OSCAR WENDEROTH,
Supervising Architect

| Would you endorse a note without value received? <br> CERTAINLY NOT!! <br> And it might be dangerous to ask a friend to go on your bond, for some day you might be called on to pay his note. <br> BE SAFE <br> And buy your bond of the <br> UNITED STATES FIDELITY AND GUARANTY CO. <br> 49 CEDAR STREET <br> TOTAL RESOURCES OVER $\$ 7,000,000$ Special Agents |  |
| :---: | :---: |
| COTI <br> 1 MADISON AVENUE | PANY <br> NEW YORK, |
| CONTRACT BONDS PROMPT SERVICE | LIABILITY INSURANCE REASONABLE RATES |

 Kinley
Hempe tors. Cost, $\$ 4,000$.
BOGOTA. N. J.-Excavations have been completed for the $21 / 2$-sty frame residence, $30 \times 24 \mathrm{ft}$.
for Frank M. Sandberg, Ridgefield Park, owner, who builds. Cost. $\$ 5,000$.
GREENWICH, CONN.-Excavating is under way for a frame and stucco residence at Engle-
wood Park for A. I. Ferguson, owner. F. G. O. Sood Park for A. L. Ferguson, owner. F. G. © tion Co. Stamford, Conn., general contractor ost, $\$ 20,000$.
has completed plans for a 21 , 21 Franty frame residence, $24 x 32 \mathrm{ft}$., at Hudson Heights. Martin Warner, Hastings, N . Y ., general contractor Cost, $\$ 1,500$.
ELIZ ABETH, N. J.-Oakley \& Son, 280 North Broad st, are Ireparing plans for a $21 / 2-s t y$
frame residence, 3ox 28 ft for the Union Home \& Development Co., 280 North Broad st, owner. Cost, \$5,000.
ELIZABETH, N. J.-Thos. Gross, Parker pl,
owner, is taking bids for a 21, sty frame residence, $20 \times 36 \mathrm{ft}$, to be erected on Parker pl ${ }_{\text {from plans by }}$ tect. Cost, $\$ 5,000$. Beatty, 78 Broad st, archi WEST HOBOKEN
Wer way for four 2 -sty brick residences un48 ft ., at Rose and Kerrigan
Spring st, at site, has the mason work, C. W. Wyekoff 718 Du Bois st, carpentry. Cost, $\$ 5,000$. RIDGEFIELD PARK, N. J.-Excavating has $30 \times 22 \mathrm{ft}$, in Arthur st for lver Johnson ; owner, builds. Cost, $\$ 5,000$.
JAMESTOWN, N. Y.- J. Mason, 12 East 3 d st, is preparing plans for a $21 / 2$-sty brick ve-
neer residence, $40 \times 42 \mathrm{ft}$., to be erected at 6 th nt, near Spring st. for Fred Bauer. East 3 d st , st, near Spring st, for. Cost, $\$ 6,500$.
JAMESTOWN, N. Y.-C. C. Pederson, 3 d and Main sts, architect, is taking bids for a ${ }^{21 / 2}$ erected on Prendergast av for Carl Holmquist, 2 d st, owner. Cost, $\$ 5,000$.
CRANFORD, N. J.-Work is ready to start on the $21 / 2$-sty residence, $30 \times 38 \mathrm{ft}$., for R . H 280 North Broad st, Elizabeth, N. J., archi-


## Farnam Cheshire Lime Company

$\underset{\substack{\text { The Only Perfect } \\ \text { Finishing Lime }}}{\text { Lime Manufacturers }}$
All Dealers Handle It All Plasterers Need It
(Ifrove call ior The "ORIGINAL" FARHAM'S "CHESHIRE" LIME

SPECIALISTS in Cabinets,
Store and Office Fixtures HIGH GRADE TRIM FOR BUILDINGS COMPLETELY INSTALLED 535-45 EAST 79th ST., N. Y. CITY

## CHRISTIAN VORNDRAN'S SONS, 412 East 1 thrust HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended Tb

## MANHATTAN FIREPROOF DOOR CO.

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.
${ }^{\text {Manufacturers }}$ of Best Classes of and Metal Covered ${ }^{\text {Tel }}{ }^{\text {T11-912 }}$ ork

| High Grade Electrical Work For Investment Properties SEND FOR ESTIMATE |
| :---: |
| DENNIS G. BRUSSEL Engineering and Construction $39-41$ WEST 38th STREET, N. Y |

## Gracibes

UGibraltar is symbolical of Strength.
IGnybco brands of common brick have the ulity Time, Frost and Flood

## GREATER NEW YORK BRICK CO.

Seliers of Gnybco Brands
Phone, Murray Hill, 761
103 Park Ave.

## JAMES F. EGAN

## Builder and General Contractor

162 WEST 20th STREET Telephone, Chelsea 7490-1
Residential and Business
Property Improved


Elevator Enclosures na arril work, it Bras.

587 Hudson St., New York WINE BOTTLE RACKS

RONALD TAYLOR
Granolithic and Asphalt Pavements "TAYLORITE" FLOORING
Office and Factory, 520 East 20 th Stroot
NEW YOR

[^3]

CARTARET, N. J.-The American Agricul-
tural Chemical Co., this place, owner, is taking
bids for the addition to their factory, 60x 600
ft . Cost, $\$ 60,000$.
WHITESTONE, L. I--John Lackner \& Co
1-sty brick factory, $75 \times 100 \mathrm{ft}$., to be erected
at 9 th av and $20 t h$ st from plans by S . G. Dare,
East 3 d st and 7 th av, architect.
$\qquad$
$\qquad$
$\qquad$
$\qquad$
$\qquad$
$\qquad$
$\qquad$


ton Building. are preparing plans for a forty
and basement brick and steel temple, $50 \times 120$


Washington av, for the Edison Club, G. E. Em-
Wons and Frances Pratt, on charge. Cost,

## $\$ 30,000$.

FANWOOD, UNION COUNTY, N. J.-Excarame help building, $51 \times 33 \mathrm{ft}$., for the BonnieBurn Sanitorium, for the Board of Chosen rector, 133 Summit av, Summit, N. Jo owner,
J. H. Doane, Plainfield, chairman of building
committee. Oakley \& Son, 280 North Broad J. H. Doane, Plaittee. Oakley \& Son, 280 North Broad
committe. Bo Polhemus,
st. Elizabeth, N. J., architects. B. Pollo
Roselle Park, N. J., general contractor. BERGEN COUNTY, N. J.-The Board of
Chosen Freeholders of Bergen County, Edward Walsh, chairman, Harry A. Shuart, Court
House, Hackensack N. J. clerk, contemplate the

## NEWPORT HOTELS

Jay st, Schenectady, G. Van Rensselaer, 175 sketches for a 3 -sty hotel, 60 x 60 ft . ${ }^{\text {is }}$ to cost dations, forty rooms. Details will be available

|  |
| :---: |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

## SOLVAY, N. Y.-Sackett \& Park, Syracuse avings Bank Building. Syracuse, N. Y.. architects, are ready for bids for the $2-$ sty and base- ment stone and brick village hall for the Vilage of Solvay, Francis Worth, preside Hall, clerk, Town Hall. Cost, $\$ 20,000$. <br> SCHOOLS AND COLLEGES <br> HILTON, N. J.-Excavating is under way for 3-sty public school to be erected in Essex a-sty public school to be erected in Essex County for the Board of Education of South Orange Township. D'Oench \& Yost 105 West <br> $\qquad$ <br> $\qquad$ lumbing work

VERONA, N. J.-A. V. Johnson \& Co., 1123 o erect an addition to the 2 -sty brick school,
$0 \times 70 \mathrm{It} .$, on Bloomfield av for the Board of Education of Verona, L. W. Jacobus, Bloomros, Co., 234 Lincoln av. Newark, N. D., heatALFRED Albany, N. Y., State architect, has completed plans for heating the present building and new additions to the Alfred University for the N. Y.
$\qquad$
$\qquad$ hall, $68 \times 120 \mathrm{ft}$., for the College of St. Elizabeth, Rt. Rev. J. O'Connor, 552 South Orange Superior Mary Xavier, in charge. Maginnis \& ects. Thomas Reilly, 1616 Thompson st, PhilaBINGHAMTON, N. Y.-C. E. Vosbury, Bingpreliminary plans for a 3 -sty and basement high the Board of Education of Binghamton, R. W.

## STABLES AND GARAGES. ROME N. Y-J. F Atkinson, at site, contem-

## ROME, N. Y.-J. F. Atkinson, at site, contem- plates the erection of a 2 -sty brick public

$$
\text { niuson, } 104 \text { Elm st, Schenectady, N. Ys }
$$

STORES, OFFICES AND LOFTS
SYRACUSE, N. Y.-C. E. Lipe, 208 South Geddes st, contemplates the erection of an
office building in South Salina st. No architect
has been selected.
has been selected. Block, are preparing plans for a 3 -sty and
basement business building, $40 x 78$ ft., to be rected in South Warren st for Hudson Bros.
Bids will be received about Sept. 9 .
completed plans for remodeling the resi-
Hecht, on premises, owner. Cost, $\$ 3,500$.
MT. VERNON, N. Y.-Plans have been comsuilding. $50 \times 100$ ft, to be erected on of 6 th st. for the Westchester Electric Railway Co., Edward A. Mahar. president, 34
East 1st st, owner. Cost, $\$ 35,000$. BUFFALO, N. Y.-Colson \& Hudson, 35 Dun Building, have completed plans for a 0 -sty and ed at the corner of Main and Bryan sts for
Foster Milburn Co., O. E. Foster, president, 246 Michigan st, $\$$ owner. Architects are ready for THEATRES.
MOUNT VERNON, N. Y.-Additional figures tores and office building, $137 x 168 \mathrm{ft}$. to be
tine avs, for F. F. Proctor, Prospect av, Larchmont, N. Y. owner. Arland W. Johnson, 100 West RIDGEFIELD PARK, N. J.-C. F. Thompson a 2 -sty brick moving picture theatre, $50 \times 100 \mathrm{ft}$
Cost, $\$ 10,000$.

MISCELLANEOUS.
LACKAWANNA, N. Y.-Samuel Rockwell, care of owner, chief engineer, is preparing plans
for a 2-sty frame passenger station for the Lake Shore and M. S. R. R. Co., West 3d st and St. Clair av, Cleveland,
$\$ 6,000$. MALONE, N. Y.-The Rutland R. R., Rut land, Vt., S. S. Colton, general superintendent,
contemplates the erection of an addition to their car shops.
NEWARK, N. Y.-J. H. Ladow Co., Plank rd, Newark, owner, is taking bids for a 2 -sty brick dissolving house, $50 \times 40 \mathrm{ft}$. Cost, Joh, Ryan, 359 North Maid recently destroyed by fire in Mill st granary recently destroyed by fire in Mill st BOUND BROOK, N. J.-J. O. Osgood, 143 Lib-
erty st, is preparing preliminary plans for a
1 -sty brick and stone railroad station, $35 \times 125$ Liberty st, owner; Geo. F. Baer, president. Cost, $\$ 25,000$.
SCARBORO, N. Y.-F. N. Moore, office engineer, is taking bids on a concrete substruc-
ture and retaining wall for the highway bridge to be constructed on the Harlem Division for the
$\mathrm{N} . ~ Y . ~ C e n t r a l ~ R . ~ R . ~ C o ., ~$
Y Kittredge, care of owner, chief engineer. Cost, Kittredge
$\$ 50,000$.

Contracts Awarded.
APARTMENTS, FLATS AND TENEMENTS. GRAND BOULEVARD.-A. Hamilton \& Son,
114 East 28th st, have received the general contract to erect a 5 -sty apartment house on the Grand Boulevard and Concourse, near Weeks av, the Bronx, from plans by Fred-
erick Jeager, architect. erick Jeager, architect.
AMSTERDAM, N. Y.-C. B. Machold, 13 Stewart av, has received the general contract to rect a 1-sty bank, $42 \times 102 \mathrm{ft}$, in Division st ,
near Market st, for the Amsterdam Savings Bank, 25 East Main st, owner. Dr. S. H. French, Iresident, Charles E. French, treas-
urer. Marcus T. Reynolds, 100 State st, Albany, architect. Frank A. Dwyer, this place, steam engineer

DWELLINGS.
LAKE GEORGE, N. Y.-Walter M. Collins, 1133 Broadway, N. Y. C., has received the frame residence, $50 \times 80$ ft., for Charles J. Peabody, 12 West 31 st st, N. Y. C., owner. Ludlow
$\&$ Peabody, 12 West 31 st st, N. Y. C., architects. SHREWSBURY, N. J.-Robert S. Pollack \&
Co., 118 East 28th st, N. Y. C., has received Co., 118 East 28 th st, N. Y. C., has received
the general contract to erect the $21 / 2$ sty brick and stone residence, $145 x 38 \mathrm{ft}$., for Thatcher M.
 LEONIA. N. J.-W. P. Richards has received
the general contract to erect a $21 / 2$-sty frame residence for Robert M. Storms, owner. Cost, $\$ 5,000$.
WOODRIDGE, N. J.-Will Jantzen, Woodridge, has received the general contract to erect a $21 / 2-s t y$ frame residence in Humbold st
for Fred Moeller, Carlstadt, N. J., owner. Jos. De Rose, 119 Ellison st, Paterson, N. J., architect. Cost, $\$ 4,000$.
ELSMERE N. Y.-John Ginder has received mason work, Avery Warner, carpentery, and for the $21 / 2$-sty frame and stucco summer residence, $24 x 34 \mathrm{ft}$., in Albany County for William C. Rose, owner, care of architect, D. Stuart Douglas, 100 State st, Albany, architect. Cost,
$\$ 6,000$. ,
ROCKAWAY PARK, L. I.-G. H. Gloss, North Thompson av, has received the general contract
to erect the $21 / 2$-sty frame residence, $34 \times 44 \mathrm{ft}$. on the west side of 7 th av, 160 ft . east of Washington av, for Catherine Lowery, 4th av, owner. Edward Berrian, Thompson av, architect CRANFORD, N. J.-Frederick Kreie, this
place, has received the general contract for place, has received the general contract for pl and Hampton st for N. R. Foster, at site,
owner. Oakley \& Son, 280 North Broad st, owner. Oakley \& Son, 280 North Broad st
Elizabeth, N. J., architects. Cost, $\$ 4,000$. ELIZABETH, N. J.-The Gordon Lumber \& Wrecking Co. has received the general contrac to erect three $21 / 2^{-s t y}$ brick and frame resi-
dences, $30 x 56$ ft., at $1114-1122$ Washington st
for Jacob Gordan, on premises, owner. Cost, ${ }^{\text {for }} \$ 5.000$ acob Gordan, on premises, owner. Cost, $\$ 5,000$ each.
MT. VERNON, N. Y.-Decker \& Stolz,
West
4th st, Mt. West 4th st, Mt. Vernon, have received the $42 \times 22 \mathrm{ft}$., in 5 th st, 10th and 11 th avs, for William Gates, care of Burton \& Fenton, 38
North 3 d av, owner, Harry Robinson, 1 st Na-
tional Bank Building, architect. Cost, $\$ 8,000$. MANASQUAN, N. J.-Newberry \& Estelle have received the mason wook; Jas. Reynolds, the heating, ali of Manasquan, for the $21,2-s t y$ fram FACTORIES AND WAREHOUSES. FLUSHING contract ing 69 Flushing av for Morrer Bros., 575 Flush29th st, architect. Jas. A. McCarroll, 3 West 11 TH AV. -The Phoenix Construction Co., 41 dations for the 8 -sty and basement warehouse $67 \times 352 \mathrm{ft}$. at the southwest corner of 11th av
and 26 th st for the Real Estate \& Improve-
ment Co., Daniel Willard, president, C. W.

ANDREW J. ROBINSON, President

## Andrew J. Robinson Co.

## BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing Building Construction in its charge.

Telephones $\left\{\begin{array}{c}6970 \\ 6972 \\ 6972\end{array}\right\}$ Gramercy
123 EAST 23D ST., NEW YORK

## THOMAS J. STEEN CO.

## BUILDERS

Hudson Terminal
Building
30 Church Street New York
Tel. 2418 Cortlandt

## HECLA IRON WORKS

## Architectural Bronze and Iron Work

North 10th, 11th, 12th and 13th Streets
BROOKLYN
NEW YORK

## MR. IRON WORKER

our facilities enable us to give you the service you reouire

## OUR NEW PLANT

is ladd out and stocked with that as our sole purpose to convince you regures only a trial TELEPHONE, LENOX 5781
MANHATTAN ROLLING MILL
315-325 EAST 97th STREET
NEW YORK

## HEbBERD \& WENZ <br> INCORPORATED

## WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORR
Phone $\mathbf{4 2 1 2}$ Melrose
River Ave. and East 151 st St., NEW YORK

Structural and Ornamental
For Buildings
BUILDING CODE AND TENEMENT HOUSE
LASS \& NETUSAK

## PFRGERSMETAL dóeilinas <br> 8. E. CORNER 11th AVEMUE AND 22il STREET folephone, 1409 Ohelseen <br> used 8treet East of Third Ave. Tolophono, 2863 Melros <br> Blicips iniolil

WHEELING

STEEL CEILINGS OF QUALITY

WHEELING CORRUGATING CO.
14 DESBROSSES STREET, NEW YORK Telephones, Spring 5935-5936-5937

## CEILINGS

 METAL CEILINGSSome Exceptional Patterns Especially Adapted for Residences
STEEL TILING For Bathrooms, Kitchens, Shafte, Etc.
Northrop,Coburn \& Dodge Co.
Tel. 1481 Beekman 40 CHERRY ST.

## Rapp Construction Co. <br> Patent fritrooof FLOOR ARCHES

OFFICE, 600 WEST 110th STREET
Warehouse 301 E. 94th_St. Tel. Riverside 1139

## THE NEW JERSEY <br> TERRA COTTA CO.

K. MATHIASEN, Presiden ARCHITECTURAL TERRA - COTTA

Singer Bldg., 149 Broadway
WILLIAM A. HAASE Plumbing Contractor 1513 SECOND AVE. Trict call NEW York, N . y .

|  |
| :---: |
|  |  |
|  |  |

CARTER, BLACK \& AYERS
FRONT BRICKS, ENAMELED BRICKS
Architectural Terra Cotta Fireproofing, Roofing Tiles
1182 Broadway, N. Y.

[^4]

Woolford, secretary, J. V. McNeal, treasure Long, B. \& O. Building, Baltimore, Md., architect, N. B. Redgrave, Crabtree Building, New
Brighton, S. I., superintendent for architect. F. L. Stuart, care of owner, chief engineer.
Turner Construction Co.. 11 Broadway, has Turner Construction Co. ${ }^{11}$. Broadway, has
general
contract. Cost, $\$ 500,000$. ALBANY, N. Y.- Collins Bros., 82 State $8 t$,
have received the general contract to erect the 1 -sty and basement brick warehouse, $100 \times 100 \mathrm{x}$ 5 ft , at the northwest corner of Broadway anc
Tivoli st, for the Loudon Machinery Co. Ott Tivoli st, for the Loudon Machinery Co.l Otto
B. Stichter, manager, 344 Broadway, Albany.
Charles Selkirk, 356 State st, Albany, architect. HALLS AND CLUBS
AMSTERDAM AV.-Sloane \& Moller, Inc., 316 for the 9 -sty hall to be erected at the northwest corner of Amsterdam av and 114th st for
the Columbla College, on premises, N. M. Butler, president. McKim, Mead \& White, 160 5th
av, architects. C. O. Mailloux and C. E. Knox, av, architects. C. O. Mailloux and C. E. Knox,
90 West st, electrical engineers. The Hedden

## tractor.

## HOSPITALS AND ASYLUMS

$26 T H$
STooklyn, has received the general contract for the roof wards A and $B$ for the Bellevue \& Allied Hospitals, foot of East 26th st, Dr. John W. Brannan, president, Jas. K. Paulding,
secretary. MdKim, Mead \& White, 160 5th av, architects.

## MUNICIPAL WORK.

ROSELLE, N. J.-Foster L. Callahan, 564 Cherry st, Elizabeth, has received the general av for the Board of Chosen Freeholders of Union County, J. L. Bauer, Court House, Elizabeth, N. J., engineer. Cost, $\$ t, 000$.
BROOKLYN.-P. J. O'Brien Co., Inc., 909 President st, has received the general contract st and 12 th av for the Fire Department, 157-9 East 67 th st, N. Y. C., owner, Joseph Johnson, commissioner. Cost, $\$ 65,000$.
LITTLE FALLS, N. Y.-Halliman Bros., this place, have received the general contract for
brick pavement at South Ann st, from John to brick pavement at South Ann st, from John to
Main sts, Harvey Feldmeier. superintendent of Main sts, Harvey Feldmeier, superinte
BRONX.-Colon \& Hartnett, 81 East 125th st have received the general contract to erect the 3-sty fire house at the southwest corner of
Seneca av and Faile st for the Fire Depart-
ment from plans by Frank J. Helmle, 190 Monment from plans by Frank J. Helmle, 190 Mon
tague st, Brooklyn, architect. Cost, $\$ 50,000$.

PUBLIC BUILDINGS,
MANHATTAN SQUARE--Jos. Benedetto, 423 East 115th st, has received the contract for the Museum of Natural History, Manhattan sq, for the Department of Parks, Arsenal Building,
5th av and 64th st, Chas. B. Stover, president. SCHOOLS AND COLLEGES.
TARRYTO WN, N. Y.-William Colquhoun, 42 work for the 2 -sty frame gymnasium and
mitory, $74 \times 105 \mathrm{ft}$., at the Irving School Boys, Furman, president, V S. Russell Boys, J. Furman, president,
st, architect. Cost, $\$ 12,000$.
UNIONVILLE, N. J.-W. B. Denman, Springfield, N. J., has received the general contract Education of Union Township, A. G. Woodfield, district clerk,
N. J. Joseph B. Allen, 11 Sandford av, Irv-

MORNINGSIDE AV.-Geo. A. Amos, 12 East 32d st, has received the plastering, and Joseph Kollender \& Co., 217 West 125 th st the school for St. Joseph's Parochial School, Rev.
Father Gerard H. Huntman, pastor, 405 West Father Gerard H. Huntman, pastor, 405 West st architects. Isaac A. Hopper, Inc., 231 West 125 th st, general contractor
STABLES AND GARAGES.

COLLEGE POINT, L. I.-The Geo. Jeuch Co. 341 19th st, has received the general contrac 9 th st, between 1st and 2d avs, for the Krae-
mer Express Co., William Smith, president, on
premises. Cost, $\$ 5,000$. premises. Cost,
STORES, OFFICES AND LOFTS

BUFFALO, N. Y.-Henry
Koeppel st, has received the general contract to erect five 2 -sty and basement brick store and three flats at Seneca and Weyand sts
Emil Sparfield, 705 Main st, Emil
Brown, 432 Fox st, architect.
Cost, $\$ 10,000$.
BROADWAY.-W. D. Lewis Co., 90 West st, has received the general contract for aiter$22 \times 78$ ft., at 1129 Broadway for the Pittsburgh Pa., owner, William C. Baldwin, president, James H. Mahan, secretary. John R. Thomp-
son, 186 North State st, Chicago, Il., lessee.
Smith \& Rose, 103 Park av, architects. Cost, $\$ 10,000$.
BROAD ST.-Moffat \& Watson, 34 West 33d st, have received the genty office building, $30 \times 100 \mathrm{ft}$, at 41 Broad st brough, 25 Broad st, owner. Clinton \& Rus45 TH ST.-A. Perlman Iron Works, Inc., 1735 ornamental
building
Constructi
mann), own
architects.
owners. West 45 th st, for Chatham

[^5]Salina st for William Cahill, owner. Merrick Co. 539 Union Building, has steel work. Cost, MISCELLANEOUS.
LONG ISLAND CITY.-John T. Woodruff \& contract to erect, two 2-sty brick and frame sheds at Vernon and Harris avs for the New ises, owner. A. D. Anstey. care of owner,

## PLANS FILED FOR NEW CON.

 STRUCTION WORK.
## Manhattan.

apartments, flats and tenements.

 7TH AV, $s$ w cor 58 sth st, 12 -sty apartment
house, $100.5 \times 90$, slag roof; cost, $\$ 300,000$ : owner, Paterno Const. Co., 440 Riverside rDive ; architect, G. Ajello, 1 West 34 th st. Plan No. 537.

## FACTORIES AND WAREHOUSES.

$13 \mathrm{TH} \mathrm{AV}, \mathrm{n}$ e cor 27 th st, 9 -sty warehouse, Warehouse Co., 17 South William st; architect,
Otto M. Beck, 1349 53d st, Brooklyn. Plan No.

## PUBLIC BUILDINGS,

ST. NICHOLAS AV, 1000-1002, 4 -sty library, $50.10 \times 100$, tile and copper roofs; cost, $\$ 75,000$; architects, Carrere \& Hastings, 225 5th av. Plan STABLES AND GARAGES.
57 TH ST, $610-616$. West, 4-sty garage, 100 x $200 ;$ cost, $\$ 200,000$; owner, Mason Seamon
Co. 622 West 157 th st architect, F. A. Rooke,

## STORES. OFFICES AND LOFTS.

TH ST, ${ }^{460,000}$; 427 West, 5 -sty loft, $68 \times 60$; i $\$ 60,000$; owner. Bernheimer \& Schwartz,

## MISCELLANEOUS

RIVERSIDE DRIVE, $802-808$, sheet advertising gn; cost, $\$ 250$ : owner, New York Billposting
o., 132 West 65 th st. Plan No. 535 . 5TH AV, 1309-1311, sheet advertising sign; 132 West 65 th st.

## Bronx

apartments, flats and tenements. BARNES AV, e s, 80 n 213 th st, 4 -sty brick r. Frank Morello, 501 W 156th st ; architects, Gronenberg \& Leuchtag, 7 West 22 d st. Plan No. BARNES AV, e s, 26.8 s 214th st, 4 -sty brick
 Gronenberg \& Leuchtag, 7 West 22d st. Plan

ELTON AV $\quad$ w 161 st st, two 6 -sty brick tenements, piastic slate roof, sizes irregular; $\$ 100,000 ;$ owner, Chas. T. Streeter Const.
Chas. T. Streeter, 432 East 158th st, Pres.;
Ere rchitect, Fred Hammond, 391 East 149th st.
STABLES AND GARAGES.

184 TH ST, n s, 125 e Park av, 1 -sty brick garage, shingle roof, $13 \times 20 ;$ cost, $\$ 200 ;$ owner, Gustav Britt, 451 Tremont av. Plan No. 696.

> STORES, OFFICES - AND LOFTS.

WESTCHESTER AV, $n$ e cor White Plains rd,
1 -sty brick store, gravel roof, ${ }^{25.5 x} 60$; cost, $\$ 3$,
$500 ;$ owner, $\mathbf{W m}$. Landgrebe, 671 Morris Park

$\$ 36,000$; owner, Rutland Const. Co., 189 Montague st; architect, Emil J. Ericson, 640 Fulton st. Plan No. 5321.
6TH AV, n w cor 57 th st, 4-sty brick tenement, $25.2 \times 90$, tar and grave J. Carley, 27574 th cost, $\$ 20,000 ;$ owner, Patk. J. Carley, 275 74th
st; architects, Eisenla \& Carlson, 16 Court st.
Plan No 5347 . Plan No. 5347 .

## DWELLINGS.

 85 TH ST, n s, 320 e 22 d av, 2 -sty frame dwelling. $17 \times 45$, tar and gravel roof, 14 family ;
cost, $\$ 3,000 ;$ owner. Nathan Edison, 145 Bath av, architect, C. S.
st. Plan No. 5302 .
AV N, se cor East 56th st, 2 -sty and attic
 G. Plan No. 5293 .
 s4,500; owner. Robt. Brauer, $17-19$ West 45 sth st,
N. Y.; architects. S. Millman \& Son, 1780 Pit-
kin av. Plan No. 535 . BATH AV, n s. 17.2 e 15 th av, four 2 -sty frame dwellings, $17.2 x 44$, shingle roof, one fam-
ily each total cost, $\$ 18,000$ : owner, Robert Brauer, 17-19 West 45 th st, N. N. Y. architects.
S. Millman \& Son, 1780 Pitkin av. Plan No.

GRAVESEND AV, w s, 240 n Av C, ten 4 -sty birck tenements, $24 \times 68$, tar and gravel rool, ham Fuchs, 146 Grafton st: architects S . Millman \& Son, 1780 Pitkin av. Prick 53D ST, s s. 260 e sth av, two 2 -sty brick
dwellings, $20 x 50$, tar and gravel roof, 2 families each; ; total cost, $\$ 10,000$; owner; Pequannock Bldg Co., 1123 Broadway, N. Y.; architects, Van Buskirk \& Leslie, 180 Montague st. Plan No.
EAST 24 TH ST, e s, 100 s Av $\mathrm{M}, 2$-sty and attic frame dwelling, ${ }^{\text {family } ; ~ c o s t, ~} \$ 4,500 ;$ owner. $F$. B. Norris Co., ${ }_{188}$ family; conimore st; architects. Slee \& Bryson, 153 Montague
$66 T H$ ST, $n$ e cor 19th av, twenty 2 -sty frame dwellings, $17 \times 45$, shingle roof, 1 family
 13 th av, cor 86 th st. Plan No.

 West 29th st. Plan No. 5388.

FACTORIES AND WAREHOUSES.
60 TH ST, n w cor 22 d av, 1 -sty frame storage (auto), $9 x 16$, tin roof; cost, $\$ 300$; owner, Aloc Bldg Co. 2174 6th st, , architects, S. Mill-
man \& Son, is9 Montague st. Plan No. 5402 . Stables and garages.

[^6]
*REECO" Electric Water Pumps Large and Small. Latest Improved Designs. Built by RIDER-ERICSSON ENGINE CO

20 Murray Street, New York
Telephone 6415 Barclay for Estimates, etc.

## Gasolene Engine Pump 0utfits



## for CONTRACTORS

## TO RENT

HOODED OR FREE PUMPS as desired
E. GEORGE \& CO.

Tel. 3889 John 194 FRONT ST., N. Y.

## Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK And Offices in All Principal Cities of the World
Manufacturers of All Types of Passenger and Freight Elevators-For All Kinds of Power Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

## JOHN C. ORR COMPANY sititume

## Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS
India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

## EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM
WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.
Office: 40-42 East 22d Street, N. Y.
Factory : Brooklyn, N. Y.

## RETAIL LUMBER

charles h. Fimoh a oo.
"THE ACCOMMODATING HOUSE"
Everything for Wooden Construction
Coney Island Ave. \& Ave. H, Brooklyn, N. Y.

|  |
| :---: |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

## WOODBURY GRANITE COMPANY

Iardwick White Gran
General Manager
Main Office:
GEO. H. BICKFORD HARDWICK, VT
New York Office: 1 MADISON AVE,

## KNICKERBOCKER <br> BLUE PRINT COMPANY Removed to <br> No. 2 East 42nd Street <br> Telephone Bryant 6929 <br> Reliance Blue PrintCo.

Phone 7946 Madison Sq. 373 Fourth Ave.
Brooklyn Builders Supply Co.
Brick, Lime, Cement, Lath Plaster Boards, Etc.

6th St. Basin and Gowanus Canal

| Atlanta Contracting Co. <br>  |
| :---: |
|  |  |

## COLLINS, LAVERY \& CO. <br> LUMBER AND TIMBER <br> Comb Grain Y. P. Flooring a Specialty <br> New York Office <br> Yards Jersey City



BURWAK ELEVATOR COMPANY Elevators and Dumbwaiters
of every description ELEVATORS


## MISCELLANEOUS.

GOLD ST, w s 165 from river, 1 -sty brick power house, $68 x 62$, concrete roof; cost,
Owwer and architect, Edison Elec. Inl. Co., 360 owner and architect, Edison Elec. Ill. Co., 360
Pearl st. Plan No. 5300 . BLAKE AV, $n$ w cor Juntus st, 4 -sty brick
light manufacturing building, $90 \times 94$, tin roof; cost, \$\$5.,000; owner A. Koepper (Inc.), 608 Soone
av; architects, Cohn Bros., 361 Stone av. Plan GLENMORE AV, n w cor Snediker av, 1 -sty
frame shed, $25 \times 20$, tar and gravel roof; cost, frame shed, $25 x 20$, tar and gravel roof, cost
$\$ 75$, owner, Abe Spapite \& ano, 20 Warren st,
architects, S . Millman \& Son, 1780 Pitkin av Plan No. 5334.
THATFORD AV, Nos. $241-3,1$ sty
frame Than shed, 11 AX30, tarpaper roof, cost, $\$ \$ 200$;
owner, Sarah Meltzer. 248 Thatford av; architect EAST 16TH ST, No. 2029, 1 -sty frame stor-


## Queens.

APARTMENTS, FLATS and tenements. LONG ISLAND CITY.--Hancock st, w s, 11 and gravel roof, 6 families; cost, $\$ 9,000$; owner
Frank Detaurentis, 17 Marion st, L. I. C.
architect. Frank Braun, 311 Steinway av, L. I
C. Plan No. 2748.



#### Abstract

ROCKAWAY PARK.-7th av, w s, 100 s Newport av, ${ }^{21 / 2, \text { sty }}$ frame dwelling, $22 x 38$ shingle roof, 1 family ; cost, $\$ 4,000$; owner, William G . Horner, 824 Spruce st, Richmond Hill ; architect, Colton Brothers, 138 Washington av, RockROCKAWAY PARK.-So Hampt 617 s Washington av, $21 / 2$-sty brick dwe e d , $23 \times 39$, shingle roof, 1 family; cost, $\$ 6,000$; 23x 39 , Shingle roof, 1 family ; cost, $\$ 6,000$; owner, Mr. H. Klappert, Beach \& Beaufort sts, Richmond Hill; architect, Wm. A. Bleacher, 4420 Belmont av, Richmond Hill. Plan No. SOUTH OZONE PARK.-Brinkmeyer av, w s, 120 s Rockaway Plank rd, two 2-sty frame dwellings, $17 \times 45$, tin roof, two families: cost, $\$ 5$, O00; owner and architect. A. J. Wick, South Ozone Park. Plan No, 27fis. SOUTH OZONE PARK.-Boos av, e s, 372 s Rockaway Plank rd, Rockaway Plank rd, two $21 / 2$-sty frame dwell- ings, $20 x 30$, shingle roof, one family, cost, $\$ 5,-$ 400; owner and architect. 400; owner and architect, A. J. Wick, South Ozone Park. Plan Nos. 2766-67. WOODHAVEN.-Ferry st, e s, 130 s . Forman st, 2-sty frame dwelling, 17 x 2 , shingle roof, 1 St, esty frame dwelling, $17 x+2$, shingle roof, 1 family; cost, $\$ 5,000$ buidings) Frank E. Gload, 21 Rugby rd, Brooklyn ; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2745 . WOODHAVEN.-Shoe \& Leather st, n s, 300 W 3 d st, eight 2 -sty frame dwellings, $18 x 32$, tin roof, 2 families; cost, $\$ 16,000$ : tin roof, 2 families; cost, $\$ 16,000$; owner, Harry Abramowitz, Shoe \& Leather st, Woodhaven ; architect, Angelo Cehio, Woodhaven. Plan Nos.


 architect, Angelo Cehio, Woodhaven. Plan Nos.$2735-6-7-8$.

## STABLES AND GARAGES.

SPRINGFIELD.-Farmers av, e $\mathrm{s}, 153 \mathrm{~s}$
Highview av, $11 / 2$-sty frame stable $30 \times 29$ gle roof; cost, $\$ 900$; owner, Forster Rumph, Jamaica; ; architect, W. W. Spaulding, 34 Ber-
gen av, Jamaica. Plan No. 2758 . CORONA.-West Shell rd, n s, bet $42 \mathrm{~d} \& 43 \mathrm{~d}$ 1 -sty frame garage, $12 \times 14$; cost, $\$ 25$; own-
John W. Haines, 64 West Shell rd, CoPlan

## FLUSHING. $-32 d$ st, n w cor Mitchell ay, $11 / 2-$ sty frame stable, $22 \times 22$, tile roof; cost, $\$ 1.000$ owner, Mrs, L. A. Frantz, premises; architect r, Mrs. L. A. Frantz, premises; architect, Halleran, Flushing. Plan No. 2746 . opolitan av, 1-sty frame garage, $12 \times 18$, galvanized iron roof; cost, $\$ 150 ;$ owner, H. B. Steele, 1619 Atfield st, Richmond Hill. Plan No. 2768 . RICHMOND HILL.-Atfield av, w s, 150 e gle roof; cost, $\$ 150$; owner, H. B, Steele, 1619 <br>  y frame garage and shop, $40 x 34$, gravel Jackson av, Corona. Plan No.

STORES, OFFICES AND LOFTS. FLUSHING.-Grove st, s s, 661 w Main st, roof; cost, $\$ 1,500$; owner and architect, L. I. MISCELLANEOUS.
FLUSHING.-Amity st, No. 45, erect fire60 Liberty st, N. Y. C. GLEN MORRIS.-Lambert st, e s, 108 s Ridge av. 1-sty frame shed, $14 \times 14$, paper roof;
LONG ISLAND CITY.-Jackson av, w s, 100 Washington av, erect frame bill board, 150 x
COLLEGE POINT. -16 th st, w s, 200 n 4 th av, 1 sty frame shop, $26 x 20$, paper roof; cost,
$\$ 200$; owner, Frank Coster, 317 16th st, Colege Point. Plan
CORONA.-Grand av, $s$ w cor Railroad av, 50 ; owner and architect, L. I. R. R.' Co., Penn.
CORONA.-Clinton av, w s. 350 s Park av, $11 / 2$-sty frame shed, $25 \times 20$, shingle roof; cost,
$\$ 800$; owner, Thomas Daly, Junction av, Corona. Plan No. 2752 .
JAMAICA CREDK.-Bay av, e s, 1,700 s Kissam lane, $11 / 2$ sty frame boat house, $14 \times 24$, shingle roof; cost, $\$ 400$; owner, William E. L.
Schaus, 700 East 12 th st, N. Y. C. Plan No.


FAIRVIEW AV, e s, 400 n Prospect st , New
2-sty frame dwelling, 28x21; cost, ighton, 2 -sty frame dwelling 2 sx21; cost, Itect, James E. Grunert, New Dorp; buildRNPIKE, e s, 4258 Eddy st, Tompkins-2-sty frame dwelling, $33 x 30$; cost, $\$ 3$.
owner, Fred Rohde. Tompkinsville : archi. owner, Fred Rohde, Tompkinsville ; archi-
Otto Loeffler, Stapleton; owner builds KLAND AV, e s, 550 s Cary av, West New hton, 2-sty frame dwelling, 34x21.6; cost, ghton ; architect, Jas, Whitford, St. George;
 Brighton, 2 -sty frame dwelling, $20 \times 30$; cost,
$\$ 2.800$; owner, Mary Ditton, West New Brigh\$2,.s00; owner, Mary Ditton, West New Brigh-
ton architect, D. J. Cahalam. New Brighton;
architect builds. Plan No. 58 . HENRY ST, e s 300 s Houseman. West New HENRY ST, e s 300 s Houseman, West New
Brighton, 2-sty frame dwelling, $20 x 26$; cost,
$\$ 1,650 ;$ owner. Geo. Lauth, West New Brigh-
 LANE, $n$ e s, 500 s Tyson's rd, Dongan Hills, two frame bungalows; cost,
August Berghera, Dongan Hills; builder, Chas.
F. Lange, Stapleton. Plan No. 582 . NEWBERRY AV, s s, 281 e Bank pl, Dongan
Hills, $11 / 2-$ sty frame dwelling, $36 \times 25$; cost, $\$ 2,-$ Hills, $11 / 2$-sty frame dwelling, $36 x 25$; cost, \$2,-
so0; owner, Oswald G. Zill, Dongan Hills. Plan
No. S 83 . GILBERT PL, w s, 220 n Seguine rd Great Kills, 2-sty frame dwelling, $18 x 26$; cost, $\$ 1,300$;
owner, Fred List, Great Kills. Plan No. 581 . RICHMOND RD, s s, 125 e Midland av, DonRan Hills, 2 -sty frame dwelling, $34 \times 24$; cost,
$\$ 4,000$; owner, G. Frebrau, Dongan Hills; ars.000; owner, G. Frebrau, Dongan Hills; ar-
chitect. F. J. Bebvieb, Dongan Hills; builder, Geo.
586. FRANKLIN AV, s e s, Th n e Richmond rd,
New Dorp, $21 / 2-$ sty frame dwelling, $24 \times 30 ;$ cost,
$\$ 2,500 ;$ owner, Mrs. Ada Galloway, New Dorp; F. K. Galloway, New Dorp. Plan No. 585 .
CEDAR AV, s s, 40 w Arthur ay, Arrochar
2-sty frame dwelling, 19x2s; cost, $\$ 1,800 ;$ own-
er, Vincenzo Cognato, Arrochar: architect, Chas. B. Hewcker, Tompkinsvile ; owner
builds. Plan No. 578. FRANKLIN AV, w s, 10 , $40 \mathrm{gbert} ,\mathrm{Grant} \mathrm{City;} \mathrm{cost} \$ 3,$,000
2-sty frame dwelling,
owner, Alexander Mouquin, Grant City; builder, owner, Alexander Mouqu
August Mathorn, Grant BAYVIEW AV, e s, 190 s Boulevard, Great Kills, ${ }_{\text {owner, Hy }}$ Hy Solomons, Great Kills: architect H. Goldman, N. Y. C. ; builder, P. J. Gund-
acher, Richmond. Plan No. 572 . STABLES AND GARAGES.
CARY AV, $n$ s. 150 e Columbia st, West New
Brighton, 1-sty brick garage, 40x75; cost, $\$ 1,-$
500 owner. John Kelly, West New
architect. Edw. A. Deppe, West New
Brighton;
architect builds. Plan No. 581 . OAKWOOD BEACH near Mill rd Oakwood, and builder, E. R. Fuchs, 205 East 9 th st, N. Y. THOMPSON ST, n s, 324 w Bay st, Stapleton, 1 -sty brick garage, $15.9 x 36.9 ;$ cost, $\$ 1$,
000 ; owner, Leo Sanders, Stapleton; architect,

 er. E. Gosman, Mariner's Harbor. Plan No

PLANS FILED FOR ALTERATION WORK. Manhattan.
BARCLAY ST, $75-81$, partitions, windows, toilets to four 4-sty lofts and stores; cost, $\$ 2$,-
500 ; owner, Mary R. Callender, 27 East 72 d
st; architect, Alfred H. Taylor, 138 West 65th CANAL ST, 440-444, partitions, windows to -sty loft; cost, $\$ 300$; owner, Trinity Corpora-
tion, 187 Fulton st; architect, Lee Samenfeld,
741 McDonough st, Brooklyn. Plan No. 2330 741 McDonough st, Brooklyn. Plan No. 2330 . to 3 -sty store and
er, Augustus Starboro, 14 Franklin St, archi-
tect. M. Bernstein, 185 Madison av. Plan No. HOUSTON ST, 80 East, partitions, windows to 3-sty tenement; cost, $\$ 500$; owner, Geo. J. EXTERIOR ST, w s, 65th to 67 2323. EXTERIOR ST, W $s, 65$ th to 67 th sts, pent
house to 5 -sty laboratory cost, $\$ 2,000 ;$ owner,
Rockefeller Inst. for Medical Researoh, on premises ; archit
Plan No. 2341.
FULTON ST, 144, partitions,
--sty stores and moving pict
200 ; owner, Thomas Newbold
200 owner. Thomas Newbold,
architect. W. D. Hunter, 237
No. 2321.
FULTON ST, 164-168, alte
fronts to 11-sty store and office
owner, Elliot F. Shepard, 203
chitects, Eisen
Plan No. 2343.
JOHN ST, 25 -31, stairways
and otnce; cost, st; architect,
off. 71 Nassau st,
504
MADISON AV, $s$ w cor 12 th st, partitions windows to 5 -sty tenement; cost, $\$ 300$; owner
Chas. Hoffman. 50 West 3 sth st architects Somme
2332.
MADISON ST, 228, partitions to 4-sty loft ises; architect. L. A. Sheinart, 194 Bowery NASSAU ST, 90, Fulton st, 124, alter windows, beams, doors to s-sty cost, $\$ 500$; Gwner, Geo. Ar., 328 East 154 th st,
architect, Geo. Hof, Jo.
Plan No. 2347 . NEW ST, n W cor Beaver st, windows to 7 -
sty store and office ; cost, $\$ 950$; owner, John M. sty slore and architect, Simon Wiesenberg,
Mclymonds;
1265 Broadway. Plan No. 2327 .


## 

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK


Brooklyn Bridge Brand Rosendale Hydraulic Cement

WHOLESALE PRICE
Barrels or Duck Bags, 85c. per Bbl. Price for Portland, \$1.48

INSIST ON THE ABOVE【"BRA ND." 1


## Vulcanite Portland Cement <br> "THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.
Vulcanite Portland Cement Co., Fifth Ave. Blag., N.Y Yome, Germers

## DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect
E. THIELE, Sole Agent, 99 John St., New York

## The Kreischer Brick Manufacturing Co.

Front Brick, Art Rug Brick,Fire Brick and Paving Brick
Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

manufacturers of Fine Face Brick (White) (Light and Dark) Buff, Ochre, EMAMELED AND PORCELAIN BRICK, several colors Pompeiian (or Mottled), both Plain or Moulded, HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,
HOLLOW AND FIRE BRICK
Telephone, 6750 Barclay
NEW YORK

## PFOTENHAUER-NESBIT COMPANY IMPERVIOUS FRONT BRICK <br> Sole Agents for GENUINE KITTANNING BRICK, <br> GENUINE HARVARD BRICK, <br> TEXTURE BRICK, PAVING BRICK, ETC.

## HOUGHTALING \& WITTPENN <br> IMPERVIOUS FACE BRICKS

ALL COLORS
44 EAST 23d STREET
Telephone, 1154 Gramercy
NEW YORK

## Guaranteed <br> Jobs

Get one from "BURR," it will save you money.
Estimates Free. No job too small, none too large. All kinds of alterations and repairs designed and executed. Valuable 'Booklet of Information," all about repairs, etc., sent upon request. Call, phone or writel and get acquainted, and remember that al

мм. а. BURR $\AA$ со.<br>"The Efficiency Builders" Masons and Plasterers

601 West 110th St., N. Y.<br>Tel. $\{7091\}$ Rive

# geo. harrison John p. Meyer <br> HARRISON \& MEYER Artificial Stone Pavements 

Telephone 1170 Stuyvesant<br>16 E. 18th St.

IRoN Foundry pattren shop<br>Brooklyn Vault Light Co.<br>VAULT LIGHTS, SKYLIGHTS<br>and Patent Light Work of Every Description 270 MONITOR STREET

BROOKLYN


## VOIGTMANN <br> FIREPROOF WINDOWS

S. H. Pomeroy Co., Inc.<br>427 W. 13th STREET. Sccessors to Voigtmann 8 Co., N .

There never was a time in the history of business when the little things received so much consideration. Details that formerly escaped notice are carefully considered and weighed! Byproducts are paying the dividends in thousands of cases to-day ! Method and system are being more and more brought into play ! Everything countsthe game of life is keener and faster-time is a ruling factoryou can't stretch a business day beyond reasonable limits but you can pack it full of action and go. Dodge Reports may seem only a detail but they are a mighty potent factor in the busy man's day!
DODGE REPORTS, 11 E. 24th St, N.Y.

NEW ST, n w cor Beaver st, partitions, wi
dows to 7 -sty store and office ; cost, $\$ 725$; owndows to 7 -sty store and office; cost, $\$ 720$; own-
er, J. W. McClymonds, 81 New st; architect, er, J. W. McClymonds, 81 New
Herman Hafers. Plan No. 2348 .
SPRING ST, $35, ~ y a r t i t i o n s ~ t o ~$
and \& \& 3 elling ; costy
$\$ 600$; owner Etore and dwelling ; cost, $\$ 600 ;$ owner Estate Geo. L. Reid, 132 East 23 d st. Plan No. 2315.
WARREN ST, 97-100, Greenwich st, 276, alter windows to 12 -sty office; cost, $\$ 750$; owner, Chas. F. Mattlage, 335 Greenwich st; archi-
tect, M. J. McQuillan, 100 William st. Plan WEST HOUSTON ST, 34-36, partitions, toll-
ets, windows to $9-s t y$, Rexton Realty Co.. 37 Liberty st; architect, Geo. F. Pelham, 507 5th av. Plan No. 2331.
WILLIAM ST, 221, sign to 4-sty dwelling;
cost, $\$ 125$; owner, Estate Samuel Maycock, 53 cost, $\$ 125$; owner, Estate
Bond st. Plan No. 2352.
3 D ST, 240 East, change walls to 4 -sty tene 1013 Madison av; architect Horenberger 1013 Madison av; architect, Horen
Bardes, 122 Bowery. Plan No. 2349.
9 TH ST, $222-224$ East, posts, columns to two
-sty garages : cost, $\$ 1,500$; owner. Burns Et2 -sty garages ; cost, $\$ 1,500$; owner, Burns Et-
tate, 546 West 111th st; architect, L. A. Shelntate, 546 West 111th st; architect
art, 194 Bowery. Plan No. 2318.
13TH ST, 201-206 West, rear partitions, windows to two 3 -sty dwellings and studios; cos \$rchitects, Nast \& Springsteen, 21 West 45 th st architects, Nast \& Springsteen, 21 West $40 t h$ st. 14TH ST, 324 East, partitions, toilets to 4 -
sty tenement; cost, $\$ 300 ;$ owner,
Farrell, 18 West 86 ord st; architect, C. H. DietFarrell, 18 West 86 th st; architect, C. H. Diet-
rich, 300 East 74 th st. Plan No. 2328. 14 TH ST, $210-212$ East, alter show windows, er, C. G. Froelich, 210 East 14th st; architec
H. Regelmann, 133 th st. Plan No. 2345. 14 TH ST, s s, 205.6 e 3 d av, partitions, stairs, walls to 4 -sty tenement; cost, $\$ 2.000$; owner,
Herman Sirotta, 218 East 14th st; architect, Chas. H. Dietrich, 300 East 74th st. Plan No.
25 TH ST $521-541$ West, add 3 -stys to 1 -sty
loft; cost, $\$ 15,000$; owner, Conley Foil Co., 521 loft; cost, $\$ 15,000$; owner, Conley Foil Co., 521
West 25th st; architect, Bureau of Fire Engineering. 80 Maiden lane. Plan No. 2346.
36TH ST, $620-624$ West, erect smoke house to
2 -sty storage ; cost, $\$ 500$; owner, New York Cen\& tral \& H. R. R. Co. ; architect, C. E. Huntley 38 TH ST, $66-68$ West, interior changes to 4 -
sty theatre and office; cost, $\$ 6,000$; owner. T. sty theatre and office ; cost, $\$ 6,000$; owner, T.
J. \& P. Rheinlander, 30 William st; architect, 39TH ST, $238-240$ East, 1 -sty side extension, s.000; owner, The J. C. G. Hupfel Brew. Co.:
So9 East $38 t h$ st; architect. A. G. Hupfel, 229 East 38 th st; architect, A. G. Hupfel,
West 86th st. Plan No. 2363. 40 TH ST, 309 West, toilets, windows
sty tenement; cost, $\$ 1.000$; owner. John sty tenement; cost, $\$ 1,000$; owner. John Hayes,
57
West 28 th
st ; architect, J. H. Knubel, $30 \Xi$ West 43 d st. Plan No. 2340. J. H. Knubel, 300 45TH ST, 263 West, 1 -sty rear extension, 11.10
$\times 17.3$, to 3 -sty residence ; cost, $\$ 800$; owner, Estate Henry Astor ; architects, Sherlock \& Carr,
101 West 42 d st. Plan No. 2362 . 50 TH ST, 537 West, toilets, partitions
4-sty tenements ; cost, $\$ 2,000$; owner,
4-sty tenements; cost, $\$ 2,000 ;$ owner, Louis Jeckel Estate, 415 West 50th st; architect,
Adolph G. Rechlin, 233 5th av. Plan No. 2354. Adolph G. Rechlin, 533 5th av. Plan No. 5354 ST, 37 East, partitions, skylights to 4-sty dwelling; cost, \$150;- owner, Collins L. Balch Plan No. 2350.
81ST ST, 311 East, partitions, windows, toil-
ets to ${ }_{5}$-sty tenement; cost, $\$ 1,400$; owner, Samuel Einhorn, 18 West 20th st; architect, Nathan Langer, 81 East 125th st. Plan No.
88TH ST, 9 East, alter windows, extension to 5-sty dwelling: cost, $\$ 400$; owner, Mrs. Vivian S. Sheftel, 9 East 88 th st ; arc
Pope, 527 5th av. Plan No. 2353.

114 TH ST, 56 West, partitions to 3 -sty synagogue and 1.4 Welling , cost, $\$ 300$, owner, saa ner \& Goldberg, 391 East 149th st. Plan No.

114 TH ST, 544 West, add 1 -sty to 3 -sty resi dence: cost, $\$ 2,000$; owner, Richard T. Greene 544 West 114th st; architect, Thom
407 West 14th st. Plan No. 2360.
129 TH ST, 126-128 West, change windows to Dixon Welch, Hopp River, Conn.; architect Dixon Welch, Hopp River, Conn. ; architect,
Chas. Stegmayer, 168 East 91 st st. Plan No

AV A, 253, alter show windows to 4 -sty tenement cost, $\$ 500$; owner, Frank F. Flicker, 166 East $\underset{\text { st. Plan No. } 2344 .}{ }$ st; architect, H. Regelmann, 133 7th
s. AUDUBON AV, s w cor 173 d st, partitions to
two 4 -sty offices; cost, $\$ 125$; owner, J. Takemaine, on premises; architect, J. V. Van Pelt. 3814 th av. Premises; No. 2324 .
 gene Higgins, 1 Madison av architect. Wm Weissenberger, 55 Duane st. Plan No. 2333. BROADWAY, 1129 , store fronts, partitions,
windows to 17 -sty restaurant; cost, $\$ 10,000 ;$ owner, Pittsburgh Life \& Trust Co. ; architects, Smith \& Ross, 103 Park av. Plan No. 2322. BROADWAY, n e cor 45th st, sign to two 5Thomas B. Hedden, 42 4th av. Plan No. 2339. LEXINGTON AV, 183-7, 2-sty front extension,
196 x 5.3 stairs to three 4 -sty dwellings: cost, $\$ 5,000$; owner, Justa Realty Co., 11 Pine st; architects, Geo. A. Boehm, 7 West 42d st. Plan
LENOX AV, 413 partitions, windows, toilets to 3-sty store and dwelling; cost, $\$ 1,200 ;$ own er, Geraline Brosseau, on premian No. 2334 .

MADISON AV, 741, 2 -sty front extension, ing. Costy dwellWest 22d st; architects, Gronenberg \& Leuchtag. 7 West 22 d st. Plan No. 2356 .
RIVERSIDE DRIVE, 131-137, partitions to $12-$ sty apartment house; cost, $\$ 600$; owner, Dor-
chester Riverside Co., 1402 Broadway; archi$\begin{array}{lll}\text { chester Riverside } \\ \text { tects, Schwartz \& Gross, } & 1402 & \text { Broadway ; archi- } \\ \text { 5th av. Plan No. }\end{array}$ tects, Schwartz \& Gross, 347 5th av. Plan No.
2338.
5-sty AV, 400, partitions, toilets, windows to 5 -sty tenement; cost, $\$ 2,000 ;$ owner, M. Sieke, 185 Amherst av, Jamaica, N. Y. . architect, C .
H. Dietrich, 300 East 74 th st. Plan No. 2329 . 3 D AV, 2306-8, change store fronts to 3 -sty store and loft; cost, $\$ 1,500$; owner, Mrs. Ray Winsten, 304 West End av $\vdots$ architect, Geo. J. Froelich, Plan No. 2359.
5TH AV, 1032,00 change entrance to 5 -sty resi-
dence ; cost, $\$ 2,000$ : owner, Annie Leary 1032 dence ; cost, $\$ 2,000$; owner, Annie Leary, 1032 5th av : architects, Palmer, Hornbostel \& Jones,
63 William st. Plan No. 2357 8 TH AV, w s. 157 th to 159 th
8TH AV, w s, 157 th to 159th sts, alter grand-
stand; cost, $\$ 2,000$; owner, National League B. B. Club; architect. Frank Ring, 525 West B. B. Club; architect,
24 th st. Plan No. 2326 .

## Bronx.

165 TH ST, n s, 185 e Washington av, new foundation, new partitions to 2-sty frame dwell-
ing ; cost. $\$ 500 ;$ owner, Geo. Earnst, on preming; cost, $\$ 500$; owner, Geo. Earnst, on premmont av. Plan No. 409.
ARTHUR AV, No. 2497, new store front, new partitions to 2 -sty frame store and dwelling; av ; architects, Moore \& Landsiedel, 148 th st \&
$3 d$ av. Plan No. 410 .
BROOK AV, w s, from 138 th to 139 th st, 1 -
sty brick extension, $10 x 35$, to 5 -sty brick stores sty brick extension, $10 \times 35$, to
and tenement; cost, $\$ 2,000 ;$ owners, Herman $\left.\begin{array}{l}\text { and tenement ; cost, } \\ \text { Stursberg Reaity } \\ \text { Co., } \\ \mathrm{Wm}\end{array}\right)$. Stursberg, Herman 17 th st. Pres. ; architect, J. E. Ditmars, 111

LOCUST AV es, 200 s 138 th st 2 -sty steel extension to 1-sty brick foundry ; cost, $\$ 2,000$; owners, De La Vergne Mach. Co., on premises;
architect, P. H. Grifin. 36 Washington Sq West. Plan No. 412.
WESTCHESTER AV, $n$ s, 43 w Kelly st, new skylight to
cost. $\$ 100$; sty frame store and dwelling:
owner. Henry Morgenthau 1028 East 163 d st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 408,
WESTCHESTER AV, Nos. 2319-2321, new partitions, etc., to 1 -sty brick nicolette ; cost, $\$ 1,500$; owner, Alruth Realty Co., Westchester

## Brooklyn.

AMITY ST, No. 98, new extension, 6x5 ; cost, S100; owner. B. D. Harrington, 525 Ocean av architects, Hacker \& Schwenn, 822 Lexington
av. Plan No. 5296. AINSLIE ST, s s. 177 e Rodney st, interior tect, Edison Elec. Ill. Co., 360 Pearl st. Plan
ASHFORD ST, e s, 380 n Hegeman av, new plumbing, etc. ; cost. $\$ 125$; owner, Nicola Pa-
rone. 681 Ashford st: architect, N. E. Brein, rone. 681 Ashford st; architect, N. E. Brein,

有
CARROLL ST, No 202, new plumbing, etc. ;
cost, $\$ 150$; owner. John W. Sparks, 215 Montague st; architect, - Plan No. 5315 . Mon-
CLEVELAND ST, $\mathrm{n} w$ cor Blake av, ex-
erior and interior alterations; cost. $\$ 350$; ownr.Anne Kolomsky, 608 Cleveland st; archis. S. Millman \& Son, 1780 Pitkin av. Plan

CLINTON ST. w s, 350 s Halleck st, new exension, $15.6 x 50.8$; cost, $\$ 400$; owner and architect. The Te
Plan No. 5299 .
COLUMBTA ST, No. 323, new plumbing, etc. ; cost, \$200; owner, Ballantine \& Sons, 372 Court
st; architect Jas. F. Bly, 422
St. Marks av. Plan No. 5279.
COURT ST, No. 480 , new store front; cost, 200; owner. August Smith, 480 Court st cost, ar. Witect. W. J. Conway, 5390 Ulan
DAHLGREN PL e s, 100 s 90 th st, new exMekkelsen. on premises; architect, Harry DEGRAW ST, n w cor Tiffany pl, new boiler room ; cost, $\$$, owner, Ed. B. Jordan Co., on 5313.

FURMAN ST, Nos. 21-22, new elevator, etc. ; st N. Y.: architect, Gurnev Elev. Co., 62 West FULTON ST, HOYT AND LIVINGSTON (A. Namm), new elevator: cost, $\$ 2.500$; owner, A. I. Namm, 452 Fulton st: architect A. B

FULTON ST. No. 1740, new moving picture bedford av, architect T. E. Cook, 294 East
14th st. N. Y. Plan No. 5386 .
HAVEMEYER ST, Nos. 225-7, new elevaenc. cost, $\$ 1,698$ it owner, North Side
Bank on premises : architect Otis Elevator Co., Rank on premises; architect, Otis Elevator Co., HAVEMEYER ST, No. 163, new extension, $16 \times 16$; cost, $\$ 400$; owner, Robt. W. Bernard, 1181 Myrtle av. Plan No. 5281. W. B. Wills, HENDRIX ST, No. 241, new extension. 20x 13; cost. $\$ 1,200$; owners, Aaron Boyarsky \& ano, 480 Vermont av; architects. Louls Dan JEROME ST, No. 514, new plumbing, etc. ; cost, $\$ 300$; owner, Sadie Nietz, on premises;

[^7]LEONARD ST, No. 161, exterior and interior alterations; cost, \$275; owner, Anthony Kurz,
163 Leonard st; architect, Henry M. Entlich,
29 Montrose 29 Montrose a LORIMER ST, No. 617, new store front; av ; architect, Chas. P. Cannella, 60 Graham MAPLE ST, n s, 156 w Kingston av, rebuild

MALBONE ST, s s, 29 e Canarsie av, rebuild foundation; cost,
on premises ; architect $;$ owner, ${ }_{\text {Cono }}$ Otino Ricordano, Lincoln rd. Plan No. 5344.
RAYMOND ST, s w cor Tillary st, new ele-
sator, etc. $;$ cost, $\$ 2,000 ;$ owner, W. S . Barker,
 RAYMOND ST, w s, 28 s Park av, interior 64 No. Portland av ; architect, W. J. Conway, 400 Union st. Plan No. 5391 .
REMSEN ST, n s, 288 w Court st, new in-

SACKETT
extension.
$14 \times 21$
$;$
 SACKMAN ST, e s, 18 s selmont av, new Rothenberg, 351 Sackman st; architects. S.
Millman \& Son, 1780 Pitkin av. Plan No. 5338. SACKMAN ST, si e cor Belmont av, new ex-
 SCHERMERHOR sew gallery, etc. ; cost, '\$100: owner, F. Loeser
 SKILLMAN ST, No. 239, new windows; cost,
\$100; owner. Ralph Elrose 516 DeKalb av; $\$ 100 ;$ owner, Ralph Elrose, $516 \begin{aligned} & \text { DeKalb av ; } \\ & \text { Frchitect, Henry Holder, Jr., } \\ & 242\end{aligned}$ Franklin avv. architect, Henry
Plan No. 5298.
SMITH ST, w s, 40 n Bergen st, new plumbing; cost. $\$ 125$; owner. Frank Burck, 213 Dean
st ; architect, Max Cohi, 280 Bedford av. Plan
 extension, 21 Spencer st; architect, Henry
Palladino, 242 Franklin av. Plan No. 5327 . STAGG ST. s. s, 75 w Humboldt st, new exSkolnick, 182 Stagg st; architects, Glucroft \& Glucroft, 34 Graham av. Plan No. 5335. TIFFANY PL, w $\mathrm{s}, 230 \mathrm{n}$ Degraw st, new

bridge of angle iron frame; cost, $\$ 300 ;$ owner, | Ed. B. Jordan |
| :--- |
| Plan No. 5314. |

UNION ST, No. 736, new plumbing, etc.; cost,
st, architect, John
owner, P. Jones, 676 President st. st; architect,
Plan No. 5297 .
WATKINS ST, No. 130, new store front, cost, $\$ 500$, owner, Henry Goldman, on premisest ; architects,
Plan No. 5378 .
WILLOUGHBY ST, No. 81, remove doors, Co., 15 Dey st, N. Y. ; architect, Edw. A. 1 ST PL, n e cor Clinton st, interior alterations ; cost. $\$ 1,750$; owner, John T. Brennan, ${ }_{213}^{213}$ Carroll st, architect, Albt. E. Parfit, 26 Court st. Plan No.
SOUTH 2 D ST, ${ }^{\mathrm{n}}$ s, ${ }^{24.2}$ e Havemeyer st,
 SouTH 2 D ST, No. 99 , interior alterations; SoUTH
cost, $\$ 150$; owner, Ray Weinstein, 221 Bedford av; architect, Max Cohn, 280 Bedford av. Plan
No. 5345 . No. 5345.
So UTH 4 TH ST, No. 401, new windows, etc.;
cost, $\$ 275$; owner. Morris Socolof, 122 Gratton cost. $\$ 275$; owner, Morris Socolof, 122 Gratton
st; architect, Henry M. Entlich, 29 Montrose st; architect, Henry
av. Plan No. 5358.
13 TH ST. s s, 60 w 8th av, new extension; cost, $\$ 500$ o owner and architect.
ler, 1302 Sth av. Plan No. 5399.
16 TH ST, n s, 265.1 e 6 th av new extension. $3.6 \times 6$; cost, $\$ 200$ - owner, Nathan Smith, 297 16th, st, archit
Plan No. 5332 .
 cost, $\$ 500$; owner, Estate of Patk. Skelly, 641
1st av, N. Y.; architect, Geo. Hof, Jr., 328 East
15t, 66TH ST, No. 1221, new windows, etc. ; cost, $\$ 150$. owner, Kristine E. Olsen, on premises:
architect Carl A. Olsen, same address. Plan
Plon architect.
No. 5353.
88TH ST No. 337, new extension, $10 \times 10$ cost, $\$ 100$; owner, Chirmont av, Bronx : architect, J. B. Smith, Fairmont av, Bronx architec
1410 Dean st.
Plan
No. 5381.
BROADWAY, No. 875 , new store front; cost, \$600; owner. Chas. Jacob, 973 Broadway; architect, Albt. J. Lamb, 1141 Park pl. Plan No. 5295.
BROADWAY, No. 1155, new plumbing etc. cost, $\$ 250$; owner, Herman Mayer, 175
architect, John C. Wandell, $4-5$ Court sq. Plan No. 5348 .
CLARKSON AV, n s, 312 w Rogers av, new extension. $14 \times 29$; cost, $\$ 1.500$; owner, Wm. V. extensil. 165 Clarkson av : architect, Al
Farrell, 883 East 35 th st. Plan No. 5220 .
FLATBUSH AV, $n$ e cor Winthrop st. new
FLATBUSH AV, n e cor Winthrop st. new Co., on premises ; architect, Otis Elevator Co., 250 11th av. N. Y. Plan No. 5306 .
GRAND AV, e s, 75 n Park av, repair fire damage; cost, $\$ 200$; owner. Thos. Colligan,
Park avi; ${ }^{\text {rchitect. }} \mathrm{Wm}$. D. Sutphin, 142 Hall
st. Plan No. 5341 .

GLENMORE AV, n Wior Christopher av, exterior and interior alterations; cost, $\$ 300$;
 Plan No. 5336
KENT AV; w s, bet So. 2 d and 3 d sts, new plumbing ; cost, $\$ 300$; owner and architect, Plan No. 5340. Rig. Co., foot of So 4th st.
KENT AV. w s, bet So. 2 d and 3 d sts, new plumbing. etc, ; cost, ${ }_{\text {chitect, American }}$ Sugar Refg. Co., foot of So. chitect, American Sugar
4th st. Plan No. 5291 .
KENT AV, Nos, $453-5$, interior alterations ; on premises ; architect, Walter B. Wills, 118i Myrtle av. Plan No. 5384.
MANHATTAN AV, No. 197, new windows,
 av; architects.
MILLER AV, e s, 101.3 s Atlantic av, new plumbing ; cost, $\$ 125 ;$ owner. Mallida Sunshine. 215 Miller av, ${ }^{\prime}$ architect, Max Levine,
244 Rockaway av. Plan No. 5362 . NEW YORK AV, No. 63, exterior and interior alterations; cost, chitect, Geo. Rodeman, 6 ROCKAWAY AV, ${ }^{\mathrm{s}} \mathrm{w}$ cor Pitkin av, interior verstone, 326 Shefileld av; architects, Cohn Bros., 361 Stone av. Plan No. 5312.
ROCKAWAY AV, w, s , 28 n Av G, interior alterations, cost, $\$ 000$, owner, valentine Steuerwald. Rockaway av and Av G; archi-
tect. L. F. Schillinger, 167 Van Siclen av. tect.
Plan No.
5371
SNEDIKER AV, No. 359, new plumbing, etc. cost, $\$ 300$; owner, Paskiel Nadle, on premises,
architects. S Millman $\&$ Son, 1780 Pitkin av,,$~$ Plan No. 5352
SNEDIKER AV, $n$ e cor Belmont av, new extension, $22 x 42 ;$ cost, $\$ 000 ;$ owner, Jacob Bosneck,
Feinberg,
1776
WASHINGTON AV, e s. 125 s Flushing av, new extand Bears, Hotel Plaza, N. Y.; archi-
Le Grats Chappel \& Bosworth, 258 Broadway. Plan tects. Chappel \& Bosworth, 250 Brodw. Plan 12 TH AV, s e cor 47 th st, new plumbing; cost, $\$ 100$; owner, Robt. Meehan, 4703 12th av; No. 5361 .

## Queens.

BELLAIRE--Hollis av, s w cor Euclid av, two new dormers and install new plumbing;
cost, $\$ 500 ;$ owner, Mrs. Grace R. Stewart, on premises: architects, Van Buskirk \& Leslie, 180 Montague st, Brooklyn. Plan No. 871. COLLEGE POINT.-North 13 th st, No. 39 , erect new brick walis and other repairs, colat $\$ 150$ : ${ }^{\text {ow }}$
No. 877 .
COLLEGE POINT. -18 th st, e s, 300 n 5 th av, addition
owner. L. I. R. platform, Co, Penn. Terminal, N. Y. $350 \times 10 ;$ cost, C. Plan No. 893 .

ELMHURST.-Whitney av, n s, 55 e Broadway, erect new brick foundation, cost, $\$ 200$; ${ }^{\text {owner. A. C. }}$ C.
PIan ROCKAWAY-McNell av, e s, 317 s Broadway, 1 -sty frame extension on rear, $12 \times 8$ sun parlor; owner. H M. Toch, 322 5rh av, N. Y. C. Plan No. 88 خi.
FLUSHING.-Madison av, $n$ e eor Wilson av,
 FLUSHING.-North Prince st. No. 19, erect ${ }_{\mathrm{F}}^{\mathrm{F} .}$. P. Norris, 72 Broadway, Flushing. Plan No. 885 .
FLUSHING.-Madison av, n w cor Wilson av interior alterations to station; cost. $\$ 600$; own${ }_{\text {er. Lan No. I. R. }}^{691}$.
FLUSHING.-Myrtle av, n s. 225 e Congress av, 1 -sty frame extension, front illix8, tar paper
nett,
roor, Myrtle av, Flushing. Plan No. 880.
GLENDALE.-Tompkins pl, No. 10A, interior alterations, new plumbing, cost, \$chitects. L Paul Waldman, on premises; architects. L Berger
wood. Co... Myrtle
Plan No. 882.
JAMAICA.-Globe av, e s, 230 n Cumberland st, 1 -sty frame extension, front, $16 \times 6$, shingle roof: cost, $\$ 200$; owner, Wolff H.
Globe av, Jamaica. Plan No. 889 .
JAMAICA.-Fulton st, No. 366, repair store fronts; cost, $\$ 500$; owner, Anne Van
1544 Fulton st, Jamaica. Plan No. 892 .
LONG ISLAND CITY.-Queens st, No. 10 in s. Lynam, 330 Jackson av, L. I.' c. Plan No ${ }_{88}^{\mathrm{R}}{ }^{\mathrm{L}}$.
LONG ISLAND CITY.-Dutch Kilis st, w s $\$ 100$; owner, J. Campion, 154 William st, L. I C. Plan No. 879 .

LONG ISLAND CITY.-Fult av, Nos. 149 151, general repairs to store; cost, \$150; owner
L. W. Kramer, on premises. Plan No. 876 .
LONG ISLAND CITY.-Vernon av, bet 11th \& 12 th sts. erect metal sign; cost, $\$ 300$, owner,
Simplex Motor Car Co., on premises. Plan No. S69. METROPOLITAN.-Metropolitan av, s s, 333 w Rene pl, 1 -sty added to top and other revairs cort owner, August Bauer, on premises architects. L. Berger \& Co.. My
avs, Ridgewood. Plan No. 881 .
MidDLE VILLAGE.-Lafayette st, No. 4, 1 sty frame extension, rear, $20 \times 23$, felt roof cost, $\$ 250$; owner, Morris Rosengarten, ${ }^{4}$ La
fayette st, Middle Village. Plan No. 824 .
 owner, P. F. Noomyle, Willow st, Richmond
RICHMOND
Jamaica av,
HILLL
frame 20x16, tin roof; cost. $\$ 2.500$ : owner. Phillipa Hacker, Curts, av, Richmond Hill ; architect, Gustave Brush, Queens, L. I. Plan No. 872. RIDGEWOOD.-Indiana pl, n s. 180 e Wash-
ington st. install new plumbing; cost, $\$ 75$;
 RIDGEWOOD.-Indiana pl, w s, 120 e Washington
owner, Mr. Anstall new plumbing; $\begin{aligned} & \text { cost, } \\ & \text { S63. }\end{aligned}$ \$75;
Plan RIDGEWOOD-Starr av, s s, 250 e Woodward av, erect new stone foundation ; cost,
$\$ 200$; owner, Alfred Uttwiller, Starr av, Ridgewood. Plan No. 884.
ROCKAWAY BEACH.-Boulevard, n e cor owner, Leon Cholakin, 180 Boulevard, Rockaway Beach. Plan No. 895 .
WHITESTONE -16 th. st. n s. 150 w 8 th av, erect platform, $340 \times 10 ;$ cost, $\$ 600$; owner, L. I.
R. R. Co., Penn. Terminal, N. Y. C. Plan No. WHITESTONE. -16 th st, n s. 90 w Thatam poof; cost, $\$ 300$; owner, R. Blauvelt, 16th st Whitestone, architect, J. P. P. Hannen, 70 West
16 th st, Whitestone. Plan No. 8ss. WHITESTONE.-11th av, w s. 125 n 18 th st. 1 -sty frame extension, rear, $22 \times 9$, tin roof, and Hertel, Sth av and 15 th st Whitestone ; archiHect, James C. Dick, 9th st and 7th av, White-
stone. Plan No. S73. WOODSIDE-Riker av, s ${ }^{5}$. ${ }^{50}$ e 6 th st, frame extension to stable, $16 x 25$; cost, $\$ 75$;
owner, Louisa Willing, 115 Riker av, Woodside. Plan No. 866

## Richmond.

AMBOY RD, n S. 200 e Becant av, Totten ville, frame addition to dwelling; cost, $\$ 400$
owner Lizzie
Higgins, Tottenville
architect owner. Lizzie Higgins, Tottenville; architect
and builder, A. Abrams, Tottenville. Plan No.
317 . $\underset{\text { BROAD }}{\text { BTer }}$, w $\mathrm{s}, 25$ n Clarke st. Stapleton, alter store and dwelling: cost, \$150; owner
Andrew Palmiero, Stapleton; builder, A. D.
Brizzi, Stapleton. Plan No. 327 .
CLIFF ST, n s. 600 e N. Y av, Rosebank, alterations to frame dwelling; cost $\$ 300$; ${ }^{\text {own }}$ own
er. Mrs. Kempner. Rosebank; builder, J, $\stackrel{\text { W }}{ }$ W er Mrs. Kempner, Rosebank, buillots. Rosebank. Plan No. 329. JEWETT AV, w s, 200 n Bioulevard, West
New, Brighton, frame alteration to dwelling;
cost, $\$ 125 ;$ owner, S. D. Dolson, West New
 LAFAYETTE AV, e s, cor 3 d st, New Brighton t alterations to frame store and wen Ne Brighton; architect, D. D. Santro Tompkinsville builder. S. Rispoli, New Brighton. Plan No 330.
 ton, Irame rence, cost, \$ou, owner, Adam
Knopka, Nrighton, buider, Jacob A.
Hetzel, West New Brighton. Plan No. N. Y. AV, No. 975. Rosebank, frame fence;
cost. $\$ 25$ owner and builder, W. Smith, Rose
bank. bank. Plan No. 332 .
VAN DUZER ST, No. 1029, e s, 52 s Cor nell
ment ; , Stapleton, frame alteration to tene Stapleton: architect, Otto Loeffler, Stapleton owner builds. Plan No. 333.
JOHN ST, No. 31. Port Richmond, frame atterations to dwelling and store; cost, $\$$ sooo owner. John Devlin, Port Richmond; architec
and builder, S. C. Larsen, Port Richmond. Plan and builder, S. C. Larsen, Port Richmond. Plas
No. 334. FOOT PROSPECT ST, near Railroad, Staple ton, frame aterations to store cost, \$450 No. 335.
$\underset{\text { frame }}{\mathrm{N} . \mathrm{Y} . \mathrm{AV}_{\text {, }}^{\mathrm{n}}} \mathrm{w}$ witerations clifton av, Rosebank, James Yorksten. to store; cost, 860 ; owner King, Rosebank. Plan No. 336.
JOHN ST, e s, 125 n Douglas st, Port Richowner, John Mojecki, Port Richmond; archi-
tect and builder, Jos. Buttermark, Port Rich-
mond. Plan No. 337 . HUGENOT AV, n s, 100 n Cariton 2v. Hugenot Park, frame ${ }^{\text {alterations }}$, to dwelling ; cost
$\$ 350$;
owner, $\$ 350 ;$ owner, A. Boeshell, Hugenot Park;
builder.
W. .
Holbert, Hugenot Park.
Plan

## Persona and Trade Notes.

ROSWELL TOMPKINS, chairman of the Building, Trades Co
fortnight's vacation
CAPT. CHARLES H. BAXTER, architect and prominent in public affairs in the broux is reported to be seriously ill at the home of
his daughter, Mrs. Harper, at 520 West 123 d
R. W. SEXTON, designer of period interior decorations, etc., has moved his office and studio from 115 Montague street, Brooklyn, to larger and more convenient quarters at a
5 W at
2 THE WEST FARMS LUMBER COMPANY street, Borough of the Bronx. The company is capitalized at $\$ 10,000$, the incorporators being F. A. Krohe, B. Asher and S. Brickman. It is reported that this company has been organized
to purchase the assets of the Mott Haven Lumber Company, which formerly operated at that

JAMES E. GRUNERT, architect of New
Dorp, S. I., is constructing a modern 2 -nstory Dorp, S. I. is constructing a modern 2 -story
office building of hollow tile, which he intends
to make a model of the best construction and to make a model of the best construction and
a demonstration of the most approved applia demonstration of the most approved appli-
ances in the building line. Unthl the comple
tion of this building he is conducting the busi-
ness of this temporary ness at his temporary
mond road, Grant City.
A. SCHWARTZ \& SON, formerly shorers and
A.
dealers in second-hand building materials, of dealers in second-hand building materials, of
Astoria, L . I.. have bought the business of the
Atlanta Contracting Co., at 230 E 42 d st. The Astanta Contracting Co, at 230 Ee 42d st. The
new ownars will continue the business under the
new name of the Ailanta Contracting Co. They will
make a specialty of removing rubbsh, ashes. ett., and have large facilities for storage of
building material 1SAAC, FRANK and JOSEPH SLATER, Who Kelly st, formerly builders in the Brownsville section of Brooklyn in 1905 to 1907, have filed
a petition in bankruptcy with firm liabilities
an $\$ 3.690$ and no assets. Isaac has individual lia-
bilities $\$ 2,5,97$, of which $\$ 229,900$ were in
bonds bonds and mortgages on Brooklyn property and
no assets. Frank has individual liablities $\$ 142$,933 , of which $\$ 80,000$ were
gages, and no assets. Joseph has individual lia
bilt limbies $\$ 15,139$ and no assets. of their personal
liabilities, $\$ 10,683$ were on account of indorsing notes of the Morrison Shirt Waist Company of
209 Wooster st, of which they were officers. A petition in bankruptcy was
company on April 15, 1910 .

## Government Work.

BROWNWOOD, TEXAS,-Sealed proposals
will be received until October 24 for the conwill be received until (inctober porm por the con-
struction, complete
pipas
ping struction, complete (inctude ing pict conduit and
piping, heating apparatus, eletric cone the United
wiring, and lighting fixtures, of the States post office at Brownwood, Texas. The
building is one ground area of approximately $5,890 \mathrm{sq}$ - ft . Fireproof construction; stone and stucco rac-
ing; tile roof. Drawings will be ready for de-
livery Sept. 12, and may be obtained from the custodian of site at Brownwood, Tex.., or at
the office of the Supervising architect, Oscar the office of the Supervising architect, Oscar
Wenderoth, Washington, D. C. BUTLER. PA.-Sealed proposals will be recomplete (including plumbing, gas piping. heating apparatus, electric conduits and wiring interior lighting fixtures and approaches), of
the United States post office at Butler. Pa. the United States post office at basement and unifished attic, and has a ground area of ap-
proximately 6.000 sq. ft . First floor only fireproximately proof; stone and brick facing, and tin roof Drawings and specifications may be obtained
from the custodian of site at Butler, Pa., or at
Oscar the office of the supervising architect, Osca
Wenderoth, Washington, D. C. WAUKEGAN, ILL--Sealed proposals will be recerved unding (including plumbing, gas piping, heating
tion apparatus, electric conduits and wiring, in the United States post offce at Waukegan, Ill.
The building has a basement, first story and mezzanine, and has a ground area of approxi-
mately 5.000 sq. ft.; fireproof construction throughout, granite, marble and brick facing may be obtained at the office of the architects, Wyatt $\&$ Nolting, Keyser Building, Baltimore.
at the discretion of the supervising architect MANHATTAN-Bids will be received until October 1 for the mechanical system of mail-
handing apparatus in the United States post
oftice neiv onfce, new, New York city, N. Y.in accord-
ance with drwings, copies of which may be
obtained at the oftee of the supervising archiLect, Oscar WiNG, MICH.- Bids will be recived un-
til October 17 for the extension, remodeling til october (inclung plumbing, gas piping, heating apparatus, electric conduits and wiring sys-
tem and interior lighting fixtures). of the United States post office at ansing, Mich.
The extension is about 3sxi4
Lt., two stories and basement, stone faced, slate roof, fireproof the custodian at Lansing. Mich, or at the oftice of the supervising
Wenderoth, Washington, D.

Engineers Not Favorable to Fort Pond Bay Colonel Roessler, in charge of the New
York District of Army Engineers for harthe plan to build a breakwater at Fort Pond Bay, which was unfavorable to buildi

Addison, assistant to Presiden Peters, of the Long Island Railroad, told the Harbors, at Washington, this week that the Long Island Railroad Company was ready to do its part by providing more trackage and equipment to Fort
Pond Bay. He told the Board that Colonel Roessler's report, if made to Congress,
would give the proposition a bad stand would give the proposition a ing there, and although Colonel Roessler did not think a breakwater at Fort Pond Bay was now necessary, the time was sary. the matter for some time. There is likethe matter for some hearing in the matter the date of which has not yet been definitely decided.
It is understood that the Hamburg American line is thinking serio.
building piers at Fort Pond Bay.

## British Appreciation of American Architecture. <br> (From "The Builder," London.)

The contemporary architecture of America is a manifestation or the modern spirit of progress in a newer and less restricted country to which we who iive and work amidst more firmly established
traditions might more often direct our traditions
The recent discussion at the Architectural Association, showing so much appreciation, and, we think, discriminating pppreciation, of the great progress ieis a hopeful sign that we are beginning to realize the necessity of bestirring ourselves.
As Mr. C. C. Brewer points out, a country progressing at the speed of America needs competent and vigorous architects of erecting the best possible building in the shortest possible time, and that the architects are rising with almost incredible success not only to meet the practical and commercial needs of the community, but to work out artistic problems with a certainty, a dignity, and a breadth the equal of which it would be hard to find in any other period.
This is probably no exaggeration. Nothing is more interesting and instructive than the way the architects have organized eope with the situation. These methods might not suit this country; they may even appear to us to be quite inadequate for the production of those special qualities of design to which we attach so much importance, but there is no doubt much importance, but there is no doubt circumstances of the case and have resulted in what might justly be described as the architecture of efficiency
Whatever limitations this architecture may have from our point of view, or by comparison with the great periods of th past, it would probably s safe present day does architecture more readily re spond to the demands of the moment. The demands of a comparatively new and rapidly growing community are different, and in some respects may be less exacting than those of an older and more settled civilization. In the rush of material progress something of value may have to be left behind, subtleties may possibly be overiooked, but the essentials necessary to that progress are demanded and American
fails to supply them.
It seems to us that so long as the architects of America continue to answer problem as it arises in the same fearless spirit of practical efficiency, and to keep pace with the progress of the country, there is no fear for the future or for the evolution of a characteristic style. When America finally arrives her architecture will arrive with her.

## Hardware Equipment of the Woolworth Euilding.

There are to be more than 1,000 office doors opening on corridors in the Woolworth Building. Each has to be fitted drop. The hinges used in the building drop. The hinges used in the building extra heavy solid cast bronze. More than two carloads of hinges are required. That a heavy pattern was desirable will be understood when it is considered that the metal doors weigh about 150 pounds each. The locks are of the Yale cylinder type, manufactured by the Yale © Towne locks and hinges had to be supplied far in advance of use, for the reason that the maker ot the metal doors was under the necessity of having them at his service before he could complete his work. The knobs and escutcheon are special designs, conformable to architectural details. A " $W$ " is worked into the design, its reference bsing, of course, to the name of the building. The working parts of the locks, the
bolts, window fastenings, lifts and the bolts, window fastenings, lifts and the
like, are of especially heavy weight. The like, are of especially heavy weight. The
highest quality of metal has been emhighest quality of metaint ins be of interest to learn ployed. It will be of interest to learn
that the locks beluging to the various floors are commanded by a floor masterfloors are commanded the hands of the janitor. The owner and superintendent have an emergency master-key admitting to all rooms.

## New School at Hempstead.

The new primary school at Hempstead is about ready for use. The building is of red pressed brick with sandstone trimment it will accommodate 480 pupils. The plans were prepared by Architect I. B. Baylis, of Hempstead.

## May Workmen Enforce a Boycott ?

The Danbury hatters' case, first brought before the courts nine years ago this month, is being tried over again at Harttook thirteen weeks to try the case. The jury rendered a verdict approximating $\$ 222,000$ for D. E. Loewe \& Co., non-union hat manufacturers of Danbury, Conn., against the United Hatters Union of North America. Early this year the United States Supreme Court sent the case back for retrial before another judge. The main interest in the new trial centers upon whether it will be decided that a labor union boycott is a violation of the anti-trust clause of the civil damages side of the Sherman law. Years may pass before a final decision is had.

## Covering Lumber.

Getting lumber under cover on the retail yard is a practice being followed lumber trade, and the plan has many advantages, not the least among which are the incentive for orderly display of stock, the possibility for controlling the fire hazard, and the faculty for keeping the yard crew profitably employed during inclement weather.-Lumberman's Review.

## TRADE LITERATURE

The General Electric Company has just issued a bulletin which illustrates and motor-starting and units orentrolling rheostats. The number of the bulletin is 4973 .

## The Production of Copper

The United States Geological Survey, of the Department of the Interior, of which George Otis Smith is director, has issued an advanced statement of the production of copper in the United States in 1911 by
B. S. Butler. Copies may be obtained by B. S. Butler. Copies may be obtained by
addressing the Department at Washingaddr
ton.

The General Oil Switches. issued Bulletin No. A4001, which describes oil switches manufactured by that company, which are intended primarily for use in small and isolated alternating current plants of voltages not greater than 3300. The bulletin contains connection and dimension diagrams, and also useful

## Vacuum Cleaners in the Home.

The United States Radiator Company is issuing booklet C, describing the use of vacuum cleaning machines in the home. It also gives information concerning the terest of the prospective purchaser. Copies may be obtained by addressing the United States Radiator Company at 3 West 29th Street, New York.

## Modern Store Illumination

How many architects in New York City have investigated the merits of Frink refecterations by storekeepers, so that very architect in the country at least knows the principle of this successful reflector, but a catalog just issued by the H. W. Johns-Manville Company describes their J-M Linolite, a more recently development of the Frink Products. It is well worth the architect's time to send for a copy of this highly instructive and reflection work on the value ofings. The work will be sent upon application for
catalog 410 to the H. W. Johns-Manville Company at 34th Street and Madison Avenue, New York City

An Improvement in Thermovalves.
The John Wood Manufacturing Company, of Conshohocken, Pa., has develon improvement in thermovalves, for use in connection with Gas Water Heaters The claim is made that with the "Flec ric Weld" automatic storage system it is possible to meet any existing essential change in the design of the water heater used for the particular purpose, the only difference being in size and storage capacity.
The automatic storage system is selp-解tained. The heating parts are enclosed within the tank or boiler, which is prois used to maintain a predetermined temperature. Thermovalve is located in proper position to reliably control the of automatic service in a very efficient of automatic service in a very efficient way.

## CLASSIFIED LIST OF ADVERTISERS

The following list is an Index of Record and Guide advertisers, classified under their respective business heading, together with the address.

Awning Fittinga
John Simmons Co., 110 Centre st.
Blue Print:
Knickerbocker Biue Print Co., 2 East 42 d at.
4th ave.
Boilers.
Lord \& Burnham Co., 1133 Broadway.
Brick
Carter, Black \& Ayres, 1182 Broadway. Emplre Brick \& Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave. Houghtaling \& Wittpenn, 44 East 23d at. Krelscher Brick Mfg. Co The, 119 E .23 st. Sayre \& Fisher Co., 261 Broadway.
Building Material (Masons')
Brooklyn Bullders Supply Co., 6th St. Basin Candee, Smith \& Howland Co.. Foot E 26 at Heaney Co., P. J., 172d st \& West Farms R Kane Co., J. P., 103 Park ave.
Peck Co., N \& W. J., 103 Park ave.
Building Reporta
Dodge Co., F W.. 11 East 24 th at
Cement
Alsen's Am. Port. Cement Wks., 45 Bway.
$\begin{array}{lll}\text { Atlas Portland Cement } \\ \text { Consolldated } \\ \text { Rosendale } & \text { Cement } & \text { Co., }\end{array}$ Church st.
King \& Co., J. B., 17 State st
Lawrence Cement Co., The, 1 Broadwsy.
Thalcanite Portland Cement Co., Eth Ave. Bidg.

## Coment Work

Harrison \& Meyer, 16 Fiast 18 th st.

Contractors' Bonds
Collhan \& Co., I Madison ave.
Ritch-Hughes Co., 1128 Broadway.
Contractors (General)
Burr \& Co., Wm. A., 606 West 110th at. Cauldwell-Wingate Co., 881 th ava Corning Co., E., 100 William
Fuller Co., G. A.,
Grant Contracting Co., 1123 Broadway.
Robinson Co., A. J., 123 Eleat 38 d ot.
Sawyers \& Murphy, 112 W. 42d st,
Stoen Co.. Thos. J., 80 Church it.
Steen Co., Thos. ${ }^{\text {J., }} 80$ Church at.
Schlesinger. J., 1265 Broadway.
Schlesinger. J., 1266 Broadway.
Vogel Cablinet Co., 535 East 79th at.
Vogel Cabinet Co., 535 East 79th at.
Whitney Co., The
Consulting Engineers
Mallloux, C. O.-Knox. C. E., 90 West at.
Cornices and Skylights
Hayes, Geo., 71 8th av
Cypress
Bank Bldg. New Orleans, Cypress Mfr. 1218 Hibe-nla
Doors and Sashes
Iroquois Door Co., 18 Broadway. C. R. Macaulay, isth at \& Eth ave.
Welsberg-Baer Co., Astoria, L. I. City.

Electrical Contractors
Brussel, D. G., 89 Weat 88 th st.
Electrical Service
N. Y. Edison Co., 55 Duane at.

Elevators (Passenger and Freight) Burwak Elevator Co.. 216 Fulton st.
Otis Elevator Co., 26 th st and 11th See Electric Elevator Co., A. B., 220 Bway.

Elevator Repairs
The J. F. Glllesple Co., 8 d st . near 6th ave.
Flooring
Metropolitan Flooring Co., Flatiron Bldg., N. $\mathbf{Y}$
Fireproofing
Eastorn F. P. Sash, Door * Cornice Co., 109 Eastorn $F$
Cook st,

Brooklyn. Door \& Co
Maurer \& Son, H., 420 Fast 23 d at.
Rapp Construction Co., 600 W. 110th st.

Granlte
Weodbury Graalte Co., Fardwiok, Tt.

House Movar and Shorer

Insurance
Colihan \& Co., 1 Madison avo.
Ritoh-Hughes Co., 11si Broadway.
Interior Woodwork
Empire City-Gerard Co., 40 Fast 22 d at.

## Iron Grille Work

Batalle * Co., A., bst Hudeon at.
Iron Work (Arch, and Strac.)
Bernstein, H., 1397 Ave, A, N. Y. C. Grand Central Iron Works, 212 Faat 52 d at Hebberd \& Wenz, Dlamond \& Calyer, Bklyn. Hecla Iron Works, North 10 th at, Bklyn. Lass \& Netusaic, 442 East 105 th st. Manhattan Rolling Mill, 315 East 97 th st.
Perlman Iron Works, 1735 West Farms Rd. Perlman Iron Works, 1735 West Farms Rd
Sohwenn, Wm., sis Lexington ave., Bkiyn. Wells Arch. Iron Co., River ave \& E. 151 st.

Lime
Farnam Cheshire Lime Co., 33 Cortlandt st.

## Lumber

Collins, Lavery \& Co., 32 Cortland at.
Finch \& Co., Chas. H., Coney Is. ave \& Ave. H, Brooklyn
Johnson Bros., 45 Classon ave., Brooklyn.

## Marble

Klaber \& Son, A., 211 Vernon ave., L. I. City

Metal Cellings
Berger Mig. Co., 11th ave. \& 22 d st. Northrop, Coburn \& Dodge Co., 40 Cherry st.
Wheeling Corrugating Co., 14 Desbrosses st.

Metal and Metal Covered Work
Manhattan Fireproot Door Co., Winteld, L. I. Modern Fireproor Constr. Co., 126 Bway.

## Mortgages

Buchanan, H. W.. 49 Wall at.
Lawyern' Mortgage Co. 59 Lib Lawyern' Mortgage Co., 59 Liberty at. McMahon, J. T., 188 Móntague Bt, Bklyn.
转

Paint
Chllde \& Co., C. M., 99 John at.
Wathington st.

## Painting

Oliver, W. H., 104 University pl.

## Plumbers

Hages, W. A., 1518 sd ava.

Pumps (Electric)
George Co, E., 194 Front at.
Rider-Ericason Eigine Co., \$0 Murray at.
Real Estate (Manhattan and The Bronx) Amorican Real Eatato Co., 827 Bth ave. Ames \& Co., 26 West 81 st at.
Amy \& Co., A. V., 7th ave., cor. 115th st.
Arohibald, Wm. H., 816 W ast 18 d at.
Armstrong. J., 19848 a ave.
Ashforth, A. B., 10 East 83 d at.
Balley, F. S., 162 East 23 A st.
Bechmann, A. G., 1088 so . Boulevara
Bechmann, A. G.; 1085 So Boulevard.
Boylan, J. J., 401 Weat 51 at at.
Boylan, J. J., 401 Weat Biat at. $142 a$ st.
Brown Co., J. R., 105 Weat 40 th st,
Brown, Inc., W. Wo. $\&$ W. I., 84288 d
Brown, Inc., W. W. \& W. I., 84288 ave.
Buerman \& Co., C., 507 Grand st.
Cammann,
Carpenter, Firm of L. J., 25 Liberty it.
Carreau, C., 796 6th ave.
Cokeley. W. A., Grand Contral Term., Manhtn
Cole, M. H., 800 sth ave.
Crulkahank Co., 141 Broadway.
Cudnor R. B. Co., A. M., 264 West 33d at.
Davies, J. C., 149th at and sd ave.
De Selaing Bros., 128 Broadway.
De Selding Bros., 128 Broadway.
De Walltearas \&ull, 185 Broadway.
Dowd, J. A., 8746 th ava
Doyle \& Sons, J. F., 45 William at.
Duff \& Conger, Madison avo and 86th st.
Duross Company, 155 West 14 th st.
Eckerson, J. C. R., ${ }^{85}$ West soth at.
Edgar, Herman, L. R., 81 Nassau et.
Elliman of Co., D. L., 611 Madimon ave.
Ely \& Co., H. B., 81 Llberty at.
Finegan, A.,
Fischer, J. A.
890
Nessau ath ava.
Fischer, J. A., 890 8th ava
Fitzsimons, T. P., 781 sth ave.
Fox \& Co., F., if Weat 40 th

Golding, J. N., A. Pine st.
Goodwin o Goodwin, Lenox ave a 123 d at
How A Co., Hall J., 141 Broadway.

Jackson, H. C., 1419 Wilkins ave. Konnelly, B. L., 166 Broadway. Kohler, C. S., 901 Columbus ave Kyle \& Sons, J., 721 Lexington ave Leaycraft \& Co., J. W., 17 West 42d at. Lummis, B. R., 25 West 33d st.
MoLaughlin, T. F., 2687 Broadway.
 Mable \& Co., W. B., 1178 Broadway. Manning, W. A., 4895 th avo. Muhlfolder, L. J., 681 Broadway. Noyes Co., C. F.,
O'Donohue, L.
V.
Willam st.
D Ogden \& Clarkson, 17 West 80th O'Hara Bros., Webster ave \& 200th it. Palmer, E. D., 179 Columbus av. Payton, Jr., P. A., 67 West 134th at. Pease \& Eiliman, ${ }^{340}$ Madison ave Polak, E., 149 th it and 8 d ave. Polizz1 \& Co., 192 Bowery.
Porter \& Co., 159 West 125th st. Price, George, 138th at and 84 eve Roome \& Co., W. J. J., 177 Madison ave Ruland \& Whiting Co., 5 Beekman ave. Schindler \& Llebler, 1861 sd ave. Schmuck, A. J. C., 47 West 34th st. Schrag, L., 142 Wost 23 d at.
Sheeran, Jas. A., 1250 Lexin
Sheeran, Jas. A., 1250 Lexington ave.
Smithons, E. ©
Smith, Forest, F Figet Esth it. Smith, F. E., 8 Madison eve.
Smyth \& Sons, B., 149 Broadway. Smyth \& Sons, B., 149 Broadway. Stoinmotz, J. A., 1009 East 180th st. Tyng, Jr., \& Co.. 41 Union Square West. Uliman, C. L., 8221 White Plaing eve. Varlan, Wilbur L., 3777 Webster ave. Ware, William R., 41 Columbus ave. Welll Co., H. M., 264 West 34th st. Wells' Sons, J. N., 191 9th ave. White \& Sons, W., A., 62 Cedar st. Whiting \& Co., W. H., 41 Park Row. Wilcox \& Shelton, 245 West 125 th st. Wiliard \& Co., E. S., 45 Plie st. Zittel \& Sons, F., Broadway \& 79th st.

## (Brooklyn)

Bulkley \& Horton Co., Myrtle A Clinton aves Chauncey Real Estate Montague st., Bklyn. Clark, Inc., Noah, 837 Manhattan Montague st. Corwith Bros., 851 Manhattan ave. Henry, John E., 1251 Bedford ave. Jemes \& Sons, John F., 193 Montague st. Ketcham Bros., 129 Ralph ave.
Morrisey. Wm. G., 189 Montague st. Porter, David. 189 Montague st. ${ }^{\text {Mt, }}$ Pyle Co., H. C., 199 Montague st. Rae Co., Wm. P., 180 Montague st. Realty Associates, 176 Remsen st. Smalth, Fenwick B., 989 Broadway. Smlth, Wm. H., is9 Montague st. yler, Frank H.,. 1183 Fulton st. Welsch. S., 807 Montague st.

## (Queens)

Rickert-Finlay Realty Co, 45 W. 34th st \& 42 d st. Real Estate Operators.

Alliance Realty Co., 115 Broadway
Clty Investment Co., 165 Broadway.
Cohen, Ellas A., 198 Broadway.
Jackson \& Stern, 31 Nassau st.
Lewine, F. \& I., 135 Broadway.
Mandelbaum, H. \& M., 135 Broadway.
Wallach Co., R., 68 William st.
Reports (Bullding)
Dodge Co., F. W., 11 East 24th st.

Roofers and Materials
Commonwealth Roofing Co., 17 Battery Pl.

Slate
Johnson, E. J., 33 Park Row.
Stone Renovating
Fordham Stone Renovating Co., 1123 Bway.
Terra Cotta
Atlantlo Terra Cotta Co., 1170 Broadway.

Testing Laboratoriea
Electrical Testing Leboratories, 80th st and
East End avo.

## Title Insuranoe

Lawyers' Title Ins. \& Trust Co., 160 Bway, Titlo Insurance Co. of N. Y., 135 Broadway.

Trucking
Atlantic Contracting Co., 230 East 42 d st.
Vault Lighte
Borger Mfg. Co., 11th ave. a 28 d st.
Brooklyn Veult Light Co., 270 Monitor at, Bied.

## Vall Paper

Colental Wah Paper On., is DelEall ave., Bicl.

## OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the which are first on each arronged are thuse of the judgment debtor. The retter (D) means judgment for deticlency. (*) means not summoned. (t) signireai name being unknown. Judgments entered during the week and satisfled before day of publication do not appear in this column, but in lis
of Satisfied Judgments. The Judgments tiled against corpord of the list.

## Manhattan and Bronx

Aug \& Sept
3 Aron, Isaac M-F L Wandell et al. 3 Almeda Construction Co.............................. 180.15 3 Argenza, Jas J-CBity A. Account Co, 3 Allaway, Poily \& Henry-A A Mer-Mar3 Auto Toto Co-M L Freeman et al. 4 Anderson, Alex-S Rothaus 391.80
25.01 4 Anhalt, Emanuel-D Rosenbaum. 173.69 Alren, Harry ................... 4 Aaron, Berthold-Lawyers Title Ins 5 Amato, Benj- $\mathrm{N}^{\circ} \ddot{\mathrm{Y}}$ Edison Co.....36.90 Apfel, Sigmund F-G W Fabre Inc. 5 Ackerman, Morris-United Produce
5 Albert, Harry- E i B Belknap, Mc6 Arnoux, Edw W, Wm Burger, HerAman Newman, Christian F Olson, $\underset{\text { Herman Weiss, Albt Glenz \& Frank }}{\text { H }}$ Jones-M
Ash, Louis-E L L Ennis
6 Austin, Glen-N Grossman et ....29.53
 31 Bark, Victor $\mathrm{G}-\mathrm{N}$ Tel Co......26.58 Bergman, Henry \& Sigmund LevinTitle Guar \& Trust Co...........726.07 Barney, Wm machat Raphael-Korones Bros. Babis, Louis H Goldberg.................... 756 Co of NY 4 Baker, Frank M* \& Geo H-E R
 Ballance, Wm A-M Weisbart... 363.10 4 Burkan, Benj-I Rosenblum......015.26 4 Burlando, Emanuele-Union Stove Benjamin, Hyman-M Davidson.. 31.08 Bergen, Jos \& Abr Polkoff-J S Em-
erman et al 4 Beckerman, Arnold-Mt Morris GarBeetson, Cath M-H $\mathbf{M}$ Weiss ............31.12 4 Bradt, Chas D-S M Bradt.......... Realty Co …..................... 68.35 Burke, Wm $\mathrm{J}-\mathrm{M}$ T Hughes.... Botsford, Jno E-L B Haskin. Bennett, Chas-E Kirsten Co..
Bolnick, Saml-A Bolnick. costs Breglio, Beniamini-Leon Hirsch

5 Brand, Abe-S Berglass 6.22 Breier, Benj, David Markovitz. . 1,841.9 ther Breier-A powell et al... 180.69 Lime \& Cement Co..................250.66 Soecher, Chas A-Wm C Robinson 6 Bloch, Merwin is $\because$ C- - Jaibin... Brillstein, Sam1-M Lowenstein.. 88.59 Bergman, Leuis-A Benedict.... 31.89 Bloch, Sidney-A Kaiser \& Bro..112.75
Bell, Hal-J J Gibson Buckles, Kate-Hannis Distilling

31 Crutchley, Edw Jr-Butler Bros.. 247.71 31 Calamas, Gus-F Herzog Lange.... 114.91 Colonial Column Mfg Co-American 4 Cowen, Abr-J Fox ${ }_{4}$ Cox, Wm F-C.............
 528.75

4 Clarke, Frank E-F A Richmond.77.84
4 Castora, Carlo \& Mike ${ }^{\text {ent }}$-Independ-
ent Consumers
5 Cullen, Thos F-C Baldwin.......274.65
5 Comeau, Minnie-I Breidbart....76.48
5 Clark, Walter B-Wallace \& Keeney
5 Cohen, Louis-F Kushner et al.226.00
5 Cerkoff, Fannie, Annie or Mrs Frank A Cerkoff or F A Cerkoff \& Jacob
5 Catts, Robt M—E Fiseke..........30.01
6. Carney, Owen-Feischmann Realty
$\&$ Constn Co..........................33.85

6 Cushman, Alfred F-McGibbon \& Co.
Cummings, Jere-Empire State Liquor
Cohen, Fannie M B Horowitz.... 28.44 6 Cummings, Jeremiah - Anheuser Cahnch Abrency siaforord, inc... 6 Clark, G Fish $\frac{\text { A A Bernstein. }}{}$ 6 Cohen, Geo-Fleischman Reaity \& Constn Co................................ - Clark, Bernard \& Edw-H Nicodemus 31 Day, Wm H-Architectural Decorat31 Doerwald, Chas © \& Wm Johnson- ${ }^{\text {K }}$ 31 Duffy, Thos F - Swinehart Tire ${ }^{49.72}$ 3 DeZego, Carmine-F $\quad$ W $\underset{\text { W }}{ }$ Woolworth Dobbins, Mary Lennon- J $\ddot{\mathrm{C}}$ Foster. Deleon, Geo $\ddot{H}-\mathrm{G}$ F Eiliott................. Dunn, Patk-J Gimen Midi.........i04.21 . 114.11 Delano, Jno-josephson Bros........................
 De Stefano, Matteo-Knickerbocker Demlow, Wm W- $-\underset{B}{ }$ Aitman \& © Co. 84.40 4 Dalton, Wm, Jane T Meier \& Anna Dustin, Lillian-P L Baer ........35.
 t Disbrow, Herman G-D Allen's Sons
Rope Co 5 De Matteo, Frank-Wood \& Selick. Drake, Chas W-S H Raphael...258.62 6 Dillon, Isidore-Geo L Storm \& 6 Delson, Max-J Campbell et al.. 112.40 De Palma, Ralph-E Blumensteil.308.98
 4 Everett, Jos \& Annie B- Jno Wana
 5 Edelstone, Jacob M \& Ph Kramer Diamond \& Jewelry Co-S Kaplan Evans, Eliz C-M i D Demeritt. 82.06
25.38
65.11 6 Evans, Eliz C-M I Demertio
 Fox, Benj-C Brock....
4 Feuer, Jos-N Helfstein .........332.27

French, Chas W-Girard National
Bank .....................................

## 4 Famularo, Gaetano- $\dot{\mathrm{H}} \dot{\mathrm{C}}$ Glasser

5 Fleischman, Jos-C H Bayer
Fittichauer, Felix-J Keller
Fenlon, Edw J-G G Benjamin. 61.81 Freiman, Jos-Security Bank of
6 Frank, Aibt-Fieischmann Reaity 6 Fraina, Michl- $\dot{\text { Fox }} \dot{\mathrm{C}}$ Sheehy

$$
\begin{aligned}
& \text { Fox, Sol C-Fleischmann Realty } \\
& \text { Constn Co.................... }
\end{aligned}
$$

Guthrie, Chas T-A J L Dolon. Garifalos, Jno D-Alco Mfg Co...34.61 Goodspeed, Benj F-Acker, Merrall \& 4 Griffith, Evan N-L Squires. Gallender, Arthur K-Jos Stewart
 5 Goldstein, Harris-G Singer..... 31.72
 6 Gordon, Bryan-Doubleday Page \&
6 Grifiths, Danl-M Sigal
6 Graves, Russell C-J S Melcher. $1,356.20$ ${ }_{6}$ Goldberg, Elias-Fleischmann Realty Goldmann, Jacob iin- $\overline{\mathrm{L}}$ Stern......120.41
 1 Horowitz, Chas \& Max Zirt-People, 1 Hoadley, Jos H-Delmonicos.....760.23 Hough, Jas W-W Gillies... Hubbell, Geo W-J Kaufman.

## Same-Same

Hart, Edw O-F Douglas 5 Hultz, Clarence-Sam1 S Beard ${ }^{\&}$ \& 5 Hillbert, Jno W-R Kinzinger...80.4 Light \& Power Co Le..............71.48 5 Hautzmann, Abr-L Levy ${ }_{5}$ Harris, Mollie-Williamstown Glass 5 Herlihy, Dennis-E T Tyrrell.

6 Heddendorf, Wm H-M A Howly. 341.33
6 Hansen, Herman-A M Lyons.... Hirsch, Irving M \& Herbert T Pruhale Wm H Bia Bank
6 Horvath, Julius D-R Paulus. 109.43 6 Henning, Mary M \& Henry Richd 6 Hallowell, Louis S-Rogers Peet 201.98
6 Hayman, Melville-H R C Watson. 52.47 6 Hoyt, Caleb D- T P P Edwards
Jennings, David D-Curtis Blaisce 25.25
 Janopoulos, Nich-People, \&c...200.00 ne Fuld \&Helen Fields-Mulhern Steam Heating Co ............. 844.50 6 Joy, Jessie or Jessie Busby- $\dddot{N}$. Burkan
 Liquor , Patk J-Empire State Kiebbie, Bertram-A L Paimittier.63.79 Kohl, Max-W A Shurmann \& Co.34.32 Kragen, Jos-Panmure Realty Co. Koppel, Moses-M Chigorinsky ... 121.85 Heagy Kane, Robt A -G Karsch et al.. 936.30 Karet, Mike-S Weintraub.......64.44 Kiers, Frank-Nath Nassau Bank of Kaplan, Elias-C S Towle.......107.84 Kieran, Frances-J M Furman et al Levy, Ida-F P Dowe............ 65.51
 Leist, Lewis-Congress Varnish Wks. Levin, Louis \& Jacob B Cooper-National Nassau Bank of NY...377.15 Ltd
4 Lamb, Arthur- W W Granger....... 120.71 et al. Larkin, Wm J-Lehn \& Fink....515.46
same-F
M Spilton et al.....211.34 Michl-Maxwell Briscoes Lemen, Saml $\underset{D}{ }$ - Windsor Mifg Co. 81.50 Levy, Morris-S Baum ..........218.43 McPhee, Hugh-Smith Bros Pub Inc. Martelio, Angelo- A Azzara et ai .34.41 Same-H A Curry …...........691.72 Morrison, Andw P \& Margt-C Klin-
genstein et al Miller, Sampson Creamery Co I-Jas H Whaley Mollinick, Chas-I Schorsch Mills, Daisy M-H A Hamburger. 76.84 McFadden, Jas \& Patk J Hopkins-J J
M McGunn et al................ Magyar Pauline \& Benno Eibach-A McFarland, Geo J \& Wm-H F Christie Same..............
Meier, Jane T-City of Nī ......216.999 McKenna, Peter-W W Farley... 10.00 MacBride, Jas E-John Wanamaker, McDonneil, Jno P-Eblectric Boat Co Same-Same $\cdots \cdots$........................... 107.45 McMurray, Jno-Pabst Brewing Co. Marshman, Herman R - N Y Y Edison Maltinsky, Michi-McDermott Dairy Malerba, Pasquale-E G Lyons
Raos
$\&$
E Meyerburg, Ben \& Frank A Dooley Steindler \& Houston

Moses, Morton-Geo Kern Inc...94.80 Marasco, Chas J-C C Carge......21.21 McPherson, Wm-C J Bischoff....216.72 Marherson, Benj-Funk \& Wagnalls Mallory, D D \& Henry C RathHorse, Jamin S M Jones
leisher.
Merrill, Lawrence S-J Lynch -George L Storm Mirro, Domenico-H H Streat.... 478
Murray, Josephine Murray, Josephine \& Jno P-M C
Sherer
Mal.............................. 6 Mazilli, Salvatore-M R Black Co. 6 Macdonald, " Angus-H Frankenbus. 6 Mandel, Sami- A Blau … .i. ion Wiesel 6 Norris, Richd J-H B Härdenburg et
 5 Newitz, Jacob-N Y Tel Co. ${ }_{5}$ Norman, Wm E-American Purn


 31 Pandolro, Adelina extrx \& Francesco
Mendoloro H Gans et al....... 225.21 31 Patterson, Robt S-Phoenix Tin ${ }^{\text {\& }}$ 3 Pastror, Haring Co Hariib 205.41
.69 .72
.89 .41
 ${ }_{5}^{5}$ Podolsky, Jacob-A Austrasky. 5 Pollack, Ignatz-Wayne County P 5 Portlitch, Jos- M W W Schloss ${ }_{6}^{5}$ Pierce, Fannie C - O E Short al.
.98 .71
527.05
9 6 Perdue Jos. F -Jos H Davis 225.53 6 Perdue, Jos F-Jos H Davis B1dg 6 Pia, Peter-S Piana Tool Co..... 157.65
31 Repp, Geo-Duthess 31 Robinson. Fred W-Walter Farring3 Robinson, Adolph- $\because$ E Striffier. 137.61
 4 Robinson, Andw J-H C Bryant. 163.42
4 Reeves, Wm S-Federal Sign System
 Villiams or Minnie Williams-Bertha
$\underset{\text { Reilly, Pater }}{\text { Bu }}$ B Jno H Corrgan -R landt Co …ti................ 989.03 5 Rauscher, Martin J-Fritz Hendrick 5 Roeser, christina-Hencken \& Wel-
${ }_{6}^{6}$ Resnitzky, Abr-M Sabsevitz, Roth, David-A Bears et al. Ritter, Sarah-Butler Bros Robie, Fred C-Edw Hines Lumber Richter Nettie-M B Horowitz. ${ }_{3} 638.12$ 31 Staub, Frank-J Martinson
31 Sidoti, Nicolo-G De Luca 31 Strauss, Morris-L Newman......127.15 1 Silverman, Irving \& Mary Harris31 Stempler, Isaac-N Y Tel Coo..... 17.46
3 Sheffield, Justus P-G T Elliot..61.15
3 Salinger, Geo \& Hannah-L Hisch 3 Shaninger, Geo \& Hannah-L Hirsch-
 ${ }_{3}^{3} \begin{aligned} & \text { Studnitz, Annie- } B \text { H Rubin et ai.48.07 } \\ & \text { Salender }\end{aligned}$
 3 Sun Const Co, Benj Nieberg \& Chas 3 Schreek, ${ }_{3}$ Emile-C Chen
 327.20
197.42 ${ }_{4}^{4}$ Stern, Augusta-M Weisbart... 4 Stein, Bernhard-Marine
4 Scuese, Henry-T Miller
4 Stein, Berni-S B Baloon Stein, Berni- S B Balooni........77.81
Schwab, Emanuel \& Eliz-Charter 4 Schwab, Emanuel \& Eliz-Charter 4 Swan, Kingsley-Rockford Realty

 ${ }_{4}^{4}$ Salzberg, Morris-A Beatis.............. Ma
 5 Smith, Sol-N Wire \& Spring Co
5 Suizbacher, Jerome McDougail $\begin{gathered}\text { \& } \\ \text { Potter } \\ \text { Co }\end{gathered}$
 5 Stern, Louis-United Produce Co. 191.20 Southgate, Henry-Gimble Bros,
 5 Schneider, Max \& Morris-S Kaplan 5 Sutphen, Wm L-Whitney Duplicat- ${ }_{30}$
 ${ }_{6}^{6}$ Schlesinger. Benno-D Cook.... 196.79 6
6
6
Silberstein,
same
Sussie-E 6 Shoemaker, Anna R H Washington Heights Development \& Constn Co.
6 Surkes, Berel, Max Surkes \&Annie
6 Spero, Jonas V-Inter City Car Adv
6 Schiff, Jacob \& E dow Guide- J Schrei-
${ }_{6}^{6}$ Siegel, Jacob-M Maler, Louis-F Hoff
 31 Thompson, Max-Hotel \& Transit 31 Thompson, Arthur R-E F Bushneli 3 Trick, Ernest W-Hanson \& Dickson.
 3 Van Vliet, Fredk-E Swan 3 Van Sickel, Irving N-HA Weather-
 3 Vale, Travers-American Play Co.552.90
4 Vandergrift, Jos A-C W West.. 782.78
5 Valenti, Chas-N Edison Co... 6 Van Ohlen, Henry-A Von Borstel. 31 Wood, Douglas J-W Forman... 203.13 31 Wiechers, Adolph H\& Julius Rosen-

3 Weinberg, Jos-T W Morris et al. 453.18
3 Walsh, Jas C C W Strowger.....45.
3 Wilkinson, David-E C Van Deusen.
3 woif, Henry or Harry-H Weiner et
3 Washburn, susan $\dddot{\mathrm{P}}-\mathrm{M}$ B Overman.
5 Weinstein, Julius- $\dot{\text { C }}$ Kurzman et al
6 Woiheim, Morris--Fleischmann Reai6 Wiesel, Manfried \& Max Nesterman 6 Withington
${ }_{6}^{6}$ Withington, Warren N- Nienberger, Henry-Funk \&us. W2.71 nalls Co …......Funk \& Wag. Wirth, Albt-Dimock \& Fink Co. 153.86
Wallas, Chas H-JF Taylor et al.69.20 Weiss, Abr-I Meyer ….........35.94 Wittenberg, Max-G F Murphy..60.7 Weber, Benj H-B Kay $\ldots \ldots . .6$
Willshinsky, Hymank-R
Wrightson, Jeremiah-R Cons. .3 Williams, Jno T-Falls River Ma-
 H Leonard $\quad$ costs, 44257 Yenny, Jos H-N Y Edison Co.... 14.55 Zatz, Louis-I S Frank
4 Zalkind, Harry-B Kimel ${ }_{6}^{4}$ Zalkind, Harry-B Kimeir
6 Zuckerman, Harry-S Lazarowitz. 95


## CORPORATIONS.


 31 Electrolytic Process $\mathbf{C o}$ - J Kruger.
${ }_{31}^{31}$ Greenwich Same Gluckler
1 Hetevens, Jr. ....................... 58.88 31 Healy Restaurant Co-B Altman ${ }^{\text {Co }}$


Merrill Gray \& Thos M Quinn -
Semyour Co Stephen Merritt Co, Stephen Merritt,
Stephen Merritt Jr \& Saml L Buckingham \& Hary s Wynkooption Co Merritt Burial \& Crema4 European-American Press, Inc $\mathrm{B}_{\mathrm{B}}$ 4 United Stores Assn-siner Leasing ${ }_{4}^{4}$ U S S Filler Collo Co Sparks. .115 .91
205.07 ${ }_{4}^{4} \mathrm{McCall}$ Co-A Sharron Wm T Hookey, Inc-Hariem Supply 4 Levey Melen Co-F т Fleitmann $4{ }_{4}^{4}$ City of NY Wignall Do- Commonwealth 4 J A Wignall Co-Commonwealth 4 Eldorado Cafe Co-J Popper.
$4 \underset{4}{4} \mathrm{E}$ Sidelity \& Guaranty $\mathrm{Co}-\mathrm{R}$ J ${ }^{4}$ Jones-Keyser Co-M Kampf $\ldots \ldots 1,047.02$ I W Damp Resisting Paint Co....91.28
CORPORATIONS. 5 Bellwood Constn Co-City NY... 29.72
 5 Real Estate Home Exposition Co5 Hudson Realty Co-M Haffen et al. 5 Nulaw Reaity \& Constn Co \& Harry 5 Oklahoma Petroleum Co-A Wiiliams 5 Broadway Millinery \& Supply Co- 130.06

${ }_{5}^{\text {zakiewicz }}$ Traction Materials $\because \mathrm{Co}-\mathrm{S}$ Salomon

6 Broadway \& Forty Third St Bidg Co
6 Compagnie Riviera-Grasselii Chem-
${ }_{6}$ same- ${ }^{-1}$ H Wadsworth $\ldots . .143 .13$
6 Columbia Engineering Co-P C Kull-
$6 \mathrm{man}_{\mathrm{D}}$ \& W So, Inc Sales Co-Redifild Bros Inc
6 Eisinger ${ }^{\&}$ Zace Zimmerman Constn Co-
6 East One Hundred \& Sixty-Seventh
St Realty Co-Peter H Reilly ${ }_{\text {B }}^{\text {\& }}$
Bros Co
6 Independent American Ice Cream Co 6 Killian Cream Co-Jiffy Fire Hose 6 N Y Fabric Co-Henry P Adams C o $6 \begin{gathered}\text { Orchard } \\ \text { keel et al }\end{gathered}$ Spring Water $\mathrm{Co}-\mathrm{M}$ Me6 Repetti Co-Armour \& Co.......107.26

## Borough of Brooklyn.

[^8]29 Berman, Max-Standard Varnish Wks
${ }_{30}^{29}$ Bode, Henry-A Dryous et al...i49. ${ }^{37}$ brinus Bwg Co C...............2927.27

 Same-Bessemer Limestone co. ${ }_{3}$ Braune, Anne-A Stern........... 142.06 Bradley, Blake G-Bklyn Motor Car Brockinton, Anna E \& Jas S J A
Shephard 3 Brown, Addison W-Royal Electrical Supply Co
3 Brown, Morris D-Susie R Price. 51.82 Bythman, Eva or Era-L Malman. 112.18 Berger, Nathan-J A Richard \& ano.
 Chonanus, Henry R - C Mayer 18.54 ${ }_{9}$ Connor, Edmund--J P Malqueen. 232.39
 Cane, Pietro-J Wachsman... Cohen, Davis-Lina Sobel. Cece, Francesco-L Koempel ... 49 29 Dehoust, Louis-W W Travis, ${ }^{47.86}$ 29 Delsartee 168.37
.42 .19 29Dufty, Jas J-Nelson Bros Coal Co
 3 De Zego, Carmine-F W Woolworth D'Orsogna, Louis.-J Wachsman. 5 L5.59 Dressing, Herman H-J Goldstein. 120.30 Daly, Wm-Regal Hoof Pad Co.125.61 as Disbrow \& Co-D Allen's Sons Rope Co ....................239.92 4 Dleen, Louis-T E Clark Eaton, Seymour-C T Wills......511.75 Flick, Julia-Lehn \& Fink …...194.61 ${ }_{30}$ Fry, Elwood-H Mueller Mfg Co. 273.49 31 Fuchs, Louis A Samish. oivonen.506.65 Fay, Edwin I-J H Muiler \& ano. 25.14 Fieber, Herman H-Margt Fieber. 71.45 3 Fuller, Edw M-H Cook..........i61.91
 30 Ginty, Jno R-C L Bauman \& Co. 99.90 Co..........................250.75 ${ }_{3}^{3}$ Gray, Wm-Jules Stein..............184.41
 Goldschmidt, Rachel-A Hirsch \& \&

29 Hilbert, John W-R Kinzinger ... 80.40 3 Hevert, Henry-H Mueller Mfg Co. 3 Halloran, Patk $\dot{\mathbf{F}}$-Colwell Lead Co. 31 Horne, Wim-Annie in Eastman. 9586.80

 30 Kane, Margt-Martha Kern as extrx.
${ }_{30}^{30}$ Kleinfeld, same Irving \& Morris-S Ken Kiebbie, +Bertram-Ade Palmi- 6 Kowski, Henry-Julian V Cavabla. 60.20 Katzenstein, David \& Lena-State Klein, Morris T, doing business Klein Kroemer, Erinest $J$ - $\underset{\text { N }}{ }$ Yel Co... 128.46 4 Kustner, Christian-Rebecca C De29 Lange, Wm C- A Dryfoos et al. 149.24 Mingbone Metal 30 Laizinsky fjno-D Konowitz
 ${ }_{4}^{4}$ Lipsich. David-Tiliie Lipsich. $1,14180.78$ 30 Marcus,

 3 Maillie, Jno P-W Langlir \& Sons.. 3 Malerba, Pasquale- E G L Lyons \& Raas ${ }_{3}^{3}$ Malnick, Mali-G A Raftery........ 267.22 Millward, Grace E-Readsboro Chair
Mfg Co 4 Masterson, $\because$ Frank- N Y Tel Co.. 34.27 31 Nieberg, Benj \& Chas-H L Cohen. ${ }_{327.20}$ 3 Norton, Wim ẄOCoombs \& Wiison.
 3 ovano as exrs.................. ${ }^{14.10}$ 4 o'Connell, Pati $\dddot{\mathrm{F}}$ - Laymerwood 626.20
4 Olson, Eric-Amelia Heilbrunn \& ano as extrx …................58.60


29 Broadway Candy Co-R T Mackenzie 9 Belvedere Constn Co... J A Mah19 Peerless Garage \& Sales Co-Bioniyn
 Union League Club-A \& M Robins 29 Weisberg Co (Inc)-German EX- $\begin{gathered}\text { Ex } \\ \text { change Bank... }\end{gathered}$ ${ }_{30}^{29}$ Appelbaum Constn Co- $\begin{gathered}\text { same } \\ \text { Coinberg. }\end{gathered}$ 30 Brown Realty Co-Fundy Co..... 30 Hubert \&Fry-H Mueller Mfg Co. 30 John A Clark Constn Co-Fiorence
 $0 \begin{gathered}\text { Standard Cordage Co and Clarence } \\ \text { H Kelsey as reevr-Equitable Trust }\end{gathered}$ H Kelsey as reevr-Equitable Trust
Co. NY, trste Sutter Avenue Constn Co-S Swinton 31 Ayres steam Truck $\not \subset \mathrm{Co}-\mathrm{N} \mathrm{Y} \dddot{\text { Tel }}{ }^{132.40}$ Eisenhut Mine rai Wa ter Co Maiss \& El Same-J Kruger Constn Co- Staines Bunn \& $\mathbf{Q}^{214.42}$ Northwestern Cornice \& Roofing Co
 Bon Ton Constn Co-A Pinover et al
 Taber C 69.56
517.88
247.70

[^9]

## Manhattan and Bronx.

Burrascano, Peter-L $\begin{aligned} & \text { Jackson; } 1912.117 .19 \\ & \text { Burke, John K-G W } \\ & \text { Sweeney; 1908.89.06 }\end{aligned}$ Cuneo, Jno J-P M Ohmeis \& Co; 1912. Cronin, Jno-J A Emerson; 1912.... 141.86 Egers, Alex- -F Honings; ${ }^{1910}$ Eiout. 27.49 Fay, Timothy F-Title Guar \& Trust Co.................. 199 Fay, Timothy F-Title Guar \& Trust Co. Fay, Timothy F E Ellen E Keegan- 136 Freeman, Geo H-C Haase: $1906 \ldots .135 .9$
 Same-same; 1909 ........................... 182.65 Same-same; 1909 Barteistone et al: 1911 Same-A
1Held,
R ${ }^{1}$ Held, R Johnson-A A Mayper; 1912. Jacobus. Worthington M-J S ThompKatske, Max-E G Hewitt et al 1912.69.29 Katske, Max A-H F Fulling 1912.133.16 Kirchner, Alfd-M Munson; 1912....74.41
Landberg, Saml \& Max Obrentz
L.
 ${ }^{1}$ Lawrence, Julia C-A H Levy; i911. Lo Monte, Giuseppe \& Sami Sindeband Langer, Geo R, L, Siborige; 1912... 560.41 Morris, Jos \& Chas B Davis-F G Smith: McArdle Katherine $\mathbf{J}$ - J M Stodard et McCormick, Stephen-N L S Strauss; $1912 .{ }^{441.20}$ Meyer, Chas L-J E Nichols et al; 1904 Muller Jno H $\underset{\sim}{\&}$ Chäs Zimmerman- -95 Stiner \& Co; 1912 ..................707.69
 ${ }^{\text {PPreble, Walter E }}$ \& Luetta A - J McKeenfeld, Ernest-Üniversity Ailliance:
Rosent Russell, Jno \& Chas-T O Connell et 1911
eynolds, Chas G City of N Y ; i90s. Spreiregrin, Lipa-i M Spreiregin; ${ }^{21812 .}$ Schneider,
Tribune Ass
L ${ }_{1912}$ Abr H GoodmanUnderwood, Frank L. Columbia Knickverbocker Trust Co; $1912 \ldots \ldots 20,153.8 \%$
 ${ }^{\text {ZZitler, }}$
pagne
Goo
Co 1912 Pral Ruinart Cham-

## CORPORATIONS

Coleman \& Krause-Richard Wilcox Mfg
Co of NY: 1912 Co of NY;
Homesborough Reaity
Feld
\& Henry
B Feldberg-Commercial Advertiser AsHeind1, Alex-Fluri Constn Co i912.75.92 Richmond County Agricuitural SocietyRichmond County Agricuttural Society-
Fiernan: 1912 . $\ldots$. $19 . . . . .337 .08$ ${ }^{\text {Nonan }}$ \& Price Co-E D Murphy et al: ${ }^{1912}$ Martin Amusement $\mathrm{Co}-\mathrm{H}$ Hawkins
1912 Union Ry Co of N City-H C Veir: American Bonding Co- w w Farley; Katonah Lighting Co - ........... 1933.47 Katonah Lighting Co -Andrews Engi-
neering Co: 1912 .............. ${ }^{2} 109.63$ national Gas Governor Co- H A Weath
erbee et al: 193

## Borough of Brooklyn.

AUG. 29, 30, 31, SEPT. 3 , 4
Burkhard, Thekla E A-Fannie Bloch: Cangro, Frank \& Catarina-Court of Tu${ }_{1912}$ Italian So C of Mutual Assistance: aronia, Mercurio-Bkiyn Heights R R ${ }_{116}^{76.16}$ Fay, Timothy Fitle Guar \& Ellen E Keegan-
Trust
Eo; 1911....136.70 Gelhardt, Edna S-Eleanor L Grimes; Gordon, Morris, Wm \& Saml, doing business as Gordon Bros-†Saml Feir-same- + Dora Feirstein: 19i1...........23.10 1911.
 Same-E G Hewitt \& ann: igiio.... 69.29 Iatzner, Albt \& Rose-M Feistel, Jr;
${ }_{1911}$........................................

Parker, Rebecca P-N Langler \& Sons; Plaut, Robit-City Ny $1911 \cdots . . .2_{26000}^{29.48}$ helan, Thos Ny-City NY $: 1908,263.00$ Rosenblath, Danl- R Meinberg; 1911.46.40
 tratton, Edw, Jr-Nassau Trust Co Same-Same; 1910 ..... 19
Same-Same, 1910
Same-Florence Oppikofer: 1909
Same-Joriahgh Bank; 1910 Sparago, Jno \& Yetta-D H19 ...1.177.40 Sturtzberg, Cari-Mai Buckman: 195.47 ${ }^{1}$ Von Deylen, Geo L- State $\because \ldots 110.30$ Woifman, Jacob, Leventhai, Ike, doing business as Woltman \& Leventhal-M Same-Same; 1907

| 114.69 |
| :--- |
| 152.35 |
| 15 |

Same-Same; 1907 ….........................152.65


## Corporations.

Alden Hall Corpn-L I R R Co; 1909.61.90 ${ }^{1}$ Vacated by order of Court. ${ }^{2}$ Satisfied of by execution. ${ }^{3}$ apeas. ${ }^{\text {An }}$ Reversed. ${ }^{6}$ Satisfied

## JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx. AUG. 29 \& 30.
filed Jo Jodgments in Foreclosure Suits AUG. 31.
$\underset{\text { Lenox }}{\text { av, ws, }} 91.2 \mathrm{~s}$ 134th, $33.8 \times 100$; Fre $L$ Conroy agt Anita C Chester et
due Josiah Canter (A) ; Wm J Bolger (R); due, $\$ 11,277.50$.

## SEPT. 3.

Beaumont av, ws, 245 s 187th, $25 \times 100$; Constn Co; Middleton S Borland (A) Bros Morris (R); due, $\$ 13,848.13$. SEPT. 4.
Vermilyea av, nws, intersec nes Isham, Realty Co: Goldsmith, Cohen, Exchange Weiss (A) ; Isidor Miner (R); due, \$11,-
Crescent av 626; Arbutus Realty Co E Heydt $(\mathrm{A})$; Louis B Hasbrock $(\mathrm{R})$; due,
$\$ 3$,

## LIS PENDENS.

## Manhattan and Bronx.

AUG. 31 .
STH av, 189; also 20 TH
O'Brien
agt
ST,
302 W
W; tion to foreclose mechanics lien); Aronson \& Kutner, attys. SEPT. 3.

Marion av, es, bet Kingsbridge rd \& Sullivan et al; foreclosure of transfer of 90
 $25.10 \mathrm{n} 103 \mathrm{~d}, 25 \times 96 ;$ also 5 TH AV, ws, 25.11
$\mathrm{n} 111 \mathrm{th}, 25 \times 100 ;$ aiso 5 TH AV, ws, 7.11 s
113 th, $25 \times 100$ also 5 TH AV, ws 113 th, $25 \times 100 ;$ also 5 TH AV, ws, 50.11 s
113 th, $25 \times 100$ also 5 TH AV, ws, 25.11 s
113 th, $25 \times 100 ;$ Ludwig C Trabe ${ }_{G}^{113 \text { th, } 25 \times 100 ; \text { Ludwig C Trabube et al; partition; L Jug }}$ SEPT. 4

Steblins av, nec Freeman, $87.5 \times 25 \times$ irreg; Grossman Bros \& Rosenbaum agt
Rountree Realty Constn Co et al amend ed action to set aside transfer; Gottner

123D ${ }_{\text {t, }} \mathbf{3 2 4}$ E; Fredk J Rennert agt ald \& Bostwick, attys. ${ }^{\text {Wm }}$ R Rennertion; MacDon-
Commerce st, see Bedford, $50 \times 21$; also Saml Rabinowitz et al; partition; $L{ }^{\text {agt }}$ Jaffer, atty.

## SEPT. 5

Lots $\mathbf{4 4 3}$ to 446, Mapes Estate, Bronx;

 land agt Josephine K Mcowen et al (acland agt Josephine K McOwen et al (acneen, atty.
Water st, 650; Jno J Canavan et al agt Ellen Canavan, et al (partition); Murtha Belmont st, ns. 55 e Inwood av, $55 x$ 186.1x irreg; Liman Liystadt agt Emma S Aaronstamm, atty.
28 TH st, ns, $125 \mathrm{w} 9 \mathrm{av}, 18.9 \times 98.9 \%$ City acquire title); A R Watson, atty.
6TH av, 450-2; Kramer Contrg Co agt lien); Weschler \& Rothschild, attys. SEPT. 6.
197TH st 57 E: Lien Securities Corp agt Metropolitan Real Estate Assn et al
(foreclosure of tax lien) ; Saxe \& Powell,


40TH st, 1264; Wm E Rabell agt Isidor E 12TH st, es, 100 n Av J, $25 \times 100$; Frank E 12TH st, es, 100 n Av J, Cont Oakland Constn Co \& ano: foreclosure mechanics lien; Palmieri
Lot 13 on the, allottment $\&$ division of He Walter E North et al: Davison \& Un derhill, attys.
Junius st, ws, 100 s Belmont av, $50 \times 100$ Ida T Handler agt Lena Greenberg et al

AUG. 31.

Court st, ses, 58 ne Degraw, runs ne 20 x ydia F Van Aken, agt Mary E Flannery \& ano: H L Thompson, atty.
65TH st, sws, 260 nw 14 av, $20 \times 100$ Alex Doecks \& ano as exr \&c Geo Schwarz
agt Anna Buonagura et al; E H Holyvell, atty.
Nostrand av, es, 125 s Lefferts av, $20 \times 76$;
rthur T Arthur T Sullivan as trste agt Ritaro
Lott av, nec Powell, 20x80; Reliance Mtg Co agt Powell Realty Co et al; G F Alex-

Skillman st, es, 165.7 s Park av, 16.8 x 100; Sebastiano Rizzo agt Domenico Rizzo 6TH st, ns, 155.4 w Prospect Park W, 8.9x100; Chas L A L Thompson Eleanor

65TH st, sws, 240 nw 14 av, $20 \times 100$; Alex Doecks \& ano as exrs \&c Geo Schwarz agt
Guiseppa Restivo et al; E H Holywell atty.

SEPT. 3.
Tilden av, nee E 35th, runs $n 300.1 \times e$ $143.4 \times s 100 \times w 100 \times s 200$ to av xw3 4.7 to beg;
also E 35 TH ST, ws, 200.1 n Tilden av 104.6x100x101.7x100: Alvenia ${ }^{2}$ Tilden av, agt Harold C Wulff et al (partition) ; J \& atline at es
Atkins st, es, 380 s New Lots rd, 20x et al; D Zirinsky, atty. Wm H Jackson St Edwards pl, es, 45.8 s Tillary, runs
$34.3 \times \operatorname{se} 25 \times \mathrm{xw} 25 \mathrm{xw} 24 \times n 22.10$ to beg; Lucy Bonanno as Admx \&c Rosa Cassano agt 43D st, ss, 175 w 4 av, $25 \times 100.2$; Margt eannot agt Bridget McGinn et al: H N Varbasse, atty.

## SEPT. 4.

Ellery st, ns, 350 w Marcy av, $25 \times 100$; 1: Coombs \& Wilson,
Pacific st, nes, 195 nw Hoyt, $20 \times 90$; Gusl: Caldwell \& Holmes, attys Abrams et
Bay 15TH st, ses, $480.8 \mathrm{~s} 86 \mathrm{th}, 19.4 \mathrm{x} 96.8$; Sarah E Mahon agt Hannah Tobias et al Giarfield pl,
Title Guar \& Trust 90 nw 7 av, $30 \times 100$; et al; T F Redmond, atty.
Herkimer st, $8 \mathbf{s s}, 79$
w Jardine pl, runs s80xw13xs18xw6.8xn98 to st xe19.8; Kath Chilton \& Olsen, attys.
W 23D st, ws, 310 n Mermaid av, 20x 18.10; Alice C Good agt Benj Frindel et W 23D st, ws, 350 n Mermaid av, 20 x W 23D st, ws, 330 n Mermaid av, 20x del et al; H L Thompson, atty. Benj Frin-
Troy av, ws, 40.1 s Lincoln pl, $23.6 \times 110$;
1so TROY AV, ws, 63.7 s Lincoln pl also TROY AV, ws, 63.7 s Lincoln pl, 23.6 x $100 ;$ Jas S Lawson agt Parkway Builders et al; W H Grasse, atty. $73 D$ st, ss, 240 w 19 av, $200 \times 100 ;$ Jas M
Horton agt Domenico Difede et al; R K
Brown, atty. 82D st, nes, 150 nw 17 av, $30 \times 100$; Mary
Lee agt Jos Hummel et al: F C MeR Lee agt
bane, atty.
Ellery st, nws, 125 sw Beaver, $25 \times 100$ Caroline Blum agt Amalie Sundquest et Ocean Parkway, es, 807.9 n Coney Island Plank rd, $148 \times 220 \times 140 \times 220$; Hugo J Panzer agt Penn Constn Co et al; A Madeo,

FORECLOSURE SUITS.

## Manhattan and Bronx.

## AUG. 31

139TH st, sw, 175 e St Anns av, $75 \times 100 ; 2$ actions; Max Solomon agt Ellis Solo
House, Grossman \& Vorhaus, attys.

Merriam av, es, lots 21 \& 22 , parcel 3 . bock ar agt Mary G Cronin et al Mont gomery \& Peabody, attys.
Webster av, rowe 179th, $23.4 \times 94$ : Matilda Remlein agt Agnes M Pragnell et al; Bloch \& Hoffman, attys.
109TH st, 70 E; Morris H Glass agt Yet-
Madison av, 2004; Jas Phillips Jr et al t Michin Gavin et al; Boothby, Baldwin \& Hardy, attys
3D av, es, 26.7 n 170 th, $26 \times 100$; also 3 D
V, es, 156.7 n 170 th, $26 \times 100$; also 3 D German n 170th, $26 \times 100$; three actions: agt Wm H Zeltner et al; Amend \& Amend,

118TH
st,
Ss,
Hulse agt Catherine McGuire et ; Wood, Cooke \& Seitz, attys, Hughes $\mathbf{n v}$, es, 254.7 n 181st,
tephen $H$ Jackson agt Lottie Goldberg ephen H Jackson agt Lottie Goldberg 175th st, ss, 371.7 e Prospect av, 45 x nish Constn Co; J Wilzin, atty. 1 SOTH st, ss, lots 31 \& 32 , map of East milio Fuscaldo; E F Moran, atty. agt 10\%TH nt, 323
E; Jno
a sorland, atty. SEPT. 3.
Andrews av. Ws, 550 s Fordham rd, 50x
125; Antolnetti Cahill agt Alberta M Tench
et al: H Tobey, atty. SEPT
$151 \mathbf{S T}$ st, ns , 350.3 e Morris av, 43.6 x 116.10xirreg; Waldemar A Fr Mize agt
Edw J Moylett et al; Gerlich \& Schweg-

9TH st, $\mathbf{7 2 6}$ E; Raischel Joseph agt Ot-
Lots 341,342 \& 343 blk, Mapes Estate, rer Realty Co et al; E F Moran 136 TH st, $\mathrm{ns}, 110 \mathrm{w} 5$ av, $25 \times 199.10$ to 136 th : Albt Jarmulowsky et al agt In-
itial Realty \& Constn Co et al; A Cohen,

Madison av, ws, $60 \mathrm{n} 116 \mathrm{th}, 40.11 \mathrm{x} 110$; Lucius H Beers agt Alfred C Bachman et 20TH st, 217-19 W; Albt F Hyde agt Tifrany st, ws, 266.8 s $167 \mathrm{th}, 42 \times 100$ : Morris Lederman agt J S Cully \& Co et 177TH st, $\mathrm{ns}, 260$ e Fleetwood av, 40 x
Julia S Brown agt Mt Hope Metholist Episcopal Church et al; Clocke, Koch \& Reidy, attys.

SEPT. 5.
113TH st ns, 121.4 e Park av, $42 \times 100.11$;
Julius C Kohn agt Saml Cohen et al; J Julius C Kohn agt Saml Cohen et al; J
M Roeder, atty. 181ST st, $\mathrm{ns}, 41.1 \mathrm{w}$ Clinton av, $25 \times 100$; Metropolitan Real Estate Ass'n, Fordham Ridge, opposite Jerome Park, Bronx; also 197 TH st, $\mathrm{ns}, 95 \mathrm{e}$ Creston av, $55.4 \times 140$;
Rudolph J H Maier agt Amalia Pirk et al C Hirleman, atty.
$241 \mathbf{S T}$ st, ns, 25 e Marian, $25 \times 100$; Mar F A Southworth, atty. 137TH st, ss, 507 w 7 av, $18 \times 99.11$; Germanie Life Ins Co agt wm Goodridge Walton av nee Hawkstone, 42.9×38.11, Harold Swain agt Robt Byars et al; H
 138TH st, ss, 175 e Lenox av, 50x99.11;
Geo Schweppenhauser agt Jno R Gleed et Clinton ay, ws, 94.6 s 181 st , $24.6 \times 41.1 \mathrm{x}$ irreg; also 197 TH ST, ns, 95 e Creston av, $55.5 \times 140 \mathrm{x}$ irreg; Chas A Bonkiser agt
Amalia Pirket al; F C Hirleman, atty. SEPT. 6.
Av A, 218; Caroline Stern agt Regina Bleiman et al; M C Gross, atty. Lawrence E Brown et al; Feiner \& Maass,

Bleecker st, 26 to 30, \& Mott st, 318-20; Breecker st, 26 to 30, \& Mott st, 318-20;
Brooklyn Savgs Bank agt Emma Schlak et al; Schenck \& Punnett, attys.
Brook av, es, 73.4 s 170 th, $24.4 \times 100$ Regina Heineck agt Curtis P Byron et al;
119TH st, s5 W; Serena Wronkow agt Hyman Horwitz et al; S B Hamburger, 3D av, es, 26.6 n 170th, $26 \times 100$; also 3 D tions: Germania Savgs Bank in City NY agt Wm H Zeltner et al; Amend \& Amend Fox st, 961; Bates \& Oesting Jr Co agt
Mary J Rollman; G A Steinmuller, atty,
Prospect av, es, 155.6 n Fox, $40 \times 100$; Gerard B Lambert agt Sol Silverman et

## BUILDING LOAN CONTRACTS.

## Manhattan and Bronx.

AUG. 31.
Houghton av, ss, 355 w Havemeyer av,
$0 \times 108.2$; Fredk A Southworth, atty, loans Barbara Meyer, to erect a -sty bldg; payments. SEPT.
27TH st, 337-47 W; Austin B Fletcher trste loans St Johns Park Realty Co to Kingsbridge rd. ws, 123.9 s McGraw av, 4.3x116; Louis Koterba loans Henry H

## SEPT. 4

TTH av, nwe 124th, 201.10x64 to 125th: Sidenberg to erect a $12-$ sty apartment

Melrose ay, nec 161 st, $67.4 \times 66.4$ xirreg;
Lawyers Title Ins \& Trust Co loans Mary Lawyers Title Ins ect a - sty bldg: 16,000 payments.
Middetown rd, ns, 75 e Jarvis av, 50x 103: Richd $W$ Horner, atty, loans Baxter Howell Bldg Co to erect a sty bld.

Beck at, ses, 55.7 ne Intervale av, 187.6 x100: Manhatan Mtg Co loans Aaron Goodman Realty

SEPT. 5 .
83D st, ns, 312.6 e Col av, $76.3 \times 102.2$ Lawyers Title Ins \& Trust Co loans Hennessy Realty Co; to erect a -sty ${ }_{225,000}^{\text {bldg }}$
Home st. ns, 25 e Fox, $75 \times 89.10 \mathrm{x}$ irreg
Homment Carmine Constn Co loans Comity Mort gage Co; to erect a -sty bldg; - pay32 D st, 31-3 E; Robt McGill loans Bramko Constn Co; to erect a -sty bldg. - payments.

## ATTACHMENTS.

Manhattan and Bronx.
AUG. 29.
No Attachments filed this day AUG. 30 .
American Oilcloth Co; Newfield Rug Co; AUG. 31 .
AUG. ${ }^{\text {AU }}$ No Attachments filed this day SEPT. 3.
Zeilmann, Apolonia; Geo E Sovereign; 115; F Sowers.

SEPT. 4
No Attachments filed this day.

## CHATTEL MORTGAGES.

## Manhattan and Bronx

AFFECTING REAL ESTATE.
AUG. 29, 30, 31, SEPT. 3 \& 4.
Burnett-Weil Constn Co. Manida st, $n$
s, 100 n Manida. Ranges. Marison av, e 183
N \& A S Constn Co. Bradhurst av, ${ }^{n}$ ec 151st. Colonial Mantel \& R Co. Foxvale Realty Co. Minford pl, es, 33 s 173 d \& esc 173 d \& Minford pl, es,
73 s , 173 d . Northern Union Gas Co
Ranges. Ranges.
Ganes Roberts Co. Acqueduct av, es,
215 s 188 th...Northern Union Gas Co. Ranges. Renness Realty Co. 35 R39 W
Consolidated Gas Co.
Ranges. Kitchen Impt Co. Belmont av, swe 186th tors. Colonial Mantel \& R Co. RefrigeraKitchen Impt Co. Cor Belmont av $\mathbb{\&}$
 Lancer, Thos F. Clinton av, ws, ${ }^{25} \mathrm{~s}$ Ranges. Realty Constn Co South- 78 Moorehead Realty Constn Co. South-
ern blvd, swc 180th..Northern Union Gas Co. Ranges. 258
 Ranges. ${ }^{\text {Rorris }}$. Central Union Gas Co. Picken Bldg Co. Acqueduct av, ws,
n
183 d ...Northern
Union
Co. Ranges.
Rice-Fitzgerald Bldg Co. Washington av, ws, 71 n 163 d . Central Union Gas Co. Ranges.
Stodel, Jos. ${ }_{39}$ E
thal. Plumbing Fixtures.

## Borough of Brooklyn.

## fFFECTING REAL ESTATE.

AUG. $29,30,31$, SEPT. 3 \& 4.
Holmes, F W. W
pl...Hudson Math
40t,
\& Larsen, Peterson Bldg \& Constn (R) ${ }^{35}$ ${ }^{62 \mathrm{~d}}$ st, nr 5 av.. Hudson Mantel ${ }^{\text {\& }}$ Pease \& Sons \& L W Pease.
nr 23 av..Hudson Mantel \& Mirror St Marks Bldg Co. E 25th st, nr Av (R) ${ }_{3}^{456}$
 Mantels, \&

## MECHANICS' LIENS.

## Manhattan and Bronx.

$$
\text { AUG. } 31 .
$$

Forest av, 768; Jno A McCarthy \& Bro $\underset{\text { agt Oscar L Lyon: West Side Mason's }}{1,150.30}$ 6TH av,
Reidelbach
Est; 53D st, 546 w; Ike Feingold agt Helen 7TH av, 5zo; S Spector agt Jno P Howard; Thos Horowitz \& Jahn Vassily
$(213)$.
42D st, 208 w; Louis Levin agt Edw
James \& Jane M James; Jas H Flip

SEPT 3
Bleecker st, 2-4; A B Misrock agt Jennie Ettinger; Eisinger \& Zimmerman Constn
Cleveland pl \& Broome st, nec; J F Murphy Lumber Co agt Fifty-four Barclay
St Co , Gillier-Campbell Co, Atwell Contracting \& Constn Co (2)
Tremont av, nec Lafontaine av, $100 \times 100$ Antonio Posilipo agt L Napoleon Levy \& 7STH st, $171 \mathbf{w}$; Benj Glasser agt Rudolph Forest ay,
abs; Annett Contracting Co (5) 148.00 L Tremont av, 575-89; Clyde F Howes agt Tremont av, ss, 50 e Clinton av, 50 x 200; Jos Mile agt Chas H Schroeder \& Webster av, 2963-5; Wilkinson Conford \& Preston \& Wm Guggolz (8) Houston nt, swc Chrystie, 100x165
 Hoe ave ws, 25 n 172d; Sanitary Fire proofing a Contracting Co agt Rae Holding Co \& Conforti Excavating \& Founda138TH st, ss, 450 e Lenox av, $100 \times 100$; Killian
ment Co
(11).

Bowery, 237; Brown Metal Ceiling Co ${ }_{\text {Spector }}^{\text {agt (12). }}$. SEPT. 4.
Forest av, es, $200 \mathrm{n} 156 \mathrm{th}, 40 \times 100$ Cross Lyons \& West Side Mason Contractng Co $124 T \mathrm{TH}$ st $41 \mathbf{W}$; Lenox Wall Paper Co
gt L Schwartz \& F Wunch (14). $\quad 106.00$ Tremont av, nec La Fontaine av, 100x $50 ;$ Bronx Roofing \& Water Proofing Co 3D st, 5; Isidor Schwartz agt Wyoming Realty Co; Hyman Weithoun \& Morris Brodway, Broadway, 243; Israel Glasser agt Union
Trust Co \& F Clark \& Co (17). 74.00 Henry st. 137; David Greenwald et al agt Mary E Mullins \& D \& W Mullins
$(18)$. Tremont av, ns, 100 e Jerome av, $50 \times 100$; John Liddle Cut Stone Co agt Han Con
struction Co (renewal (19). SEPT. 5.

Park Terrace E, swc 215 th, $100 \times 108$ Vincenzo Toriello, agt Wm H Hurst
Wm E Walsh (21).
Riverside dr, sec 148th, 99.11×105; Emery
$(22)$. Roth agt Geo F Picken Constn Co
$2,500.00$ 4TH st, 111-12-14 E; Philip Grossman agt Estate of Henry Kuebel \& Jos
Savage \& Saml Laster (23).
517.00
4TH st, 46 w; Aranowitz \& Dreier agt Max Targman \& $M$ Tiernan Constn Co Henry st, 137, Sam Weintraub agt Mary Henry st, 137; Sam Weintraub agt Mary
E Mullins \& Jno Robinowitz (25). 83.11 New st, 81; Herman Hafers agt J Wal-
er McClymonds trste - Jno M Holmes

Henry st, 167; Title Guarantee \& Trust Co agt Rabbi Jacob Joseph School
Adolph Mertin (27). SEPT, 6
56 TH st, $2 \mathrm{E} ; \mathrm{Wm}$ C Mauch agt Woodbury G Langdon \& Theodore Hedlund (28) Park av, 521: Wm C Mauch agt 521 Park Arod Broadway, 165th
166th sts, biock. \&et Patk Reddy agt Bway \& 165 th St Realty Co (30). $\quad 9,707.27$ Chrystie st, 195-7; Louis Marcus agt
5,000.00 Longwood av, ns, 95.4 w Barry, $25 \mathrm{x}-$ Christian Vorndrans Sons agt Louis Savino \& G Amberiola (renewal av. 1352: Christian Vorndran Bryant ay
Sons agt Elie
Berline \&
 3D st. 5 E E: Hyman Rosenberg agt Wy48TH st, 128 w: Mark Strompf agt
Robt A Smith \& Helen Smith (35), 169.77 ing \& Contracting Co a\&t Susan Mount Ios M Adrian, Edw H Mount. Harold K Mount trstes \& West Side Mason Contracting Co (36),

1,846.30
 STH av. 259 \& 23D st, 310 w; Jos Blum agt Levi W Wheeler \& E Bronson Douglas $(38)$.
Prospect av, sec Tremont av, $125 \times 100$
246 Prospect av, sec Tremont av, 125x100;
Klosk Contracting Co agt Friedman Con Klosk Contracting Co agt Friedman Contracting Co (39), Klosk Contracting Co Forest av, ${ }^{\text {ascar Lyons \& West Side Mason Con- }}$ tracting
229TH
st,
, ss, 100.6 e Barnes av, $1100 \times 114$ Jno Maresco et al agt Genaro Fico e

 ast Ernst
Kransch (42).

## Borough of Brooklyn.

AUG. 29.
 same prop; Frank H Pullman agt same
85.00
Sheridan's Walk, es. 548 s Surf av, 326x 62 ; Seaside Lumber Co agt Geo C \& Mary
E Tilyou \& Edw H Mooney \& L A Thomp son's Scenic Railway Co.

Amherst st, es, 100 n Oriental blvd, 40 x100; Frank, $H$ Pihliman agt B L Winey \& Jacob Schlesinger. E $10 T H$ st, es, 100 S Av K, $300 \times 100$; Hudson Wrecking \& Lumber Co agt Regal
Homes Co \& Shields Realty \& Constn Co.

E 15TH st, es, 60 s Av R, 220x75. Bklyn Builders
Impt Co. Supply Co agt Jan A Williams
387.79 E 16TH st, es, 420 s Av S, $40 \times 100$; same Prospect pl, nwe Franklin av, $125 \times 135$; Henry Dannemann agt Wm J O Berry burg Cath Theiss, Mary J Harvey, Mollie Ehrhard \& David' Bracht. 219.00 S Oxford st, 15; Ulysses G Scollay as
xr, \&c, Jno A Scollay agt Margt A Golexr, \&c, Jno A Scollay agt Margt A Gol-
Nassau st, sec Jay, $176.1 \times 100$; Barbara Strubel agt Cary Mf́g Co \& Hennebique Livonia av, 373; Jake Lefkoff agt Rosie Amherst st, es, 100 n Oriental blvdi Wm

Sterline pl, ns, 100 w Saratoga av, 175 x 143.2x178.1x110.1; Abramowitz Cut Stone Co agt Commonwealth Impt Corp. $1,100.00$ AUG. 30.
Pacific st, swe Troy av, $100 \times 107.2$, Em(Inc) City Lumber Co agt Troy-Pacific
Stone av, es, 180 n Liberty av, $20 \times 100$ : 79TH st, nc 20th av, $320 \times 100$; Bklyn Ash Can Mfg Co agt Marloe Constn
Jacob Dabrow
\&
\& Stone av, es, 64.11 s East N Y av, $20 \times 100$; Empire City Lumber Co agt Donato Rubbo, indiv \& as admr of estate of Antonio
SSTH st, nwe Dahlgreen pl, $150 \times 170$; Waterbury Hardware Co agt Minnie V $\underset{\text { Vanderpool agt Jan A Williams Brdy }}{\text { Brat }}$
\& Jan A Williams. ${ }^{2}$. $40 \times 100$; same

Alabama av es, 180 n Dumont av, 145x 100; Jacob Rabinowitz \& ano agt Angello
Constn Co \& Angello Pirazzo. Barrett st, ws. 100 s Pitkin av, 50x100; Kramer Contracting Co agt Barrett Con-
same prop; same agt same. $\quad \begin{aligned} & 350.00\end{aligned}$
Gravesend av, ws, 305 s Kings Highway, $305 \times 100$. Brein Plumbing Co agt InternaAv o, nee E 13th, 40x100; Whelan \& Vermont st, ws, 150 n Blake av, $50 \times 100$ : Nathan Weinstratt agt
Wodahy Realty
Co Mary Davidoff as
175.00 AUG. 3.1.
Ay O, nec E 14th, $40 \times 100$; Ernest Arnold $\&$ ano agt Slocum Park Constn Co \&
Wm F
175.00
Doran.
Fulton st, 1068; Thos F Brown agt Es telle B Boyce \& Colonial Land Impt \& Atlantic av, nwe Waverly av, 119.9 x 135 : Atlantic av, nwe Waverly
Hull, Grippen \& Co agt N Y Tei Co. $119.9 \times 135$. 69.05 West st, ws, 50 n 40th, 32.4 xirreg; Ray son RE E Col

SEPT. 3.
 Denton av, nes, bet E 93d \& Rockaway Chas N - Grant.
williams avv, ws, 130 s Hegeman av, 160
Harrison st, ss,
$00 ;$ N Ryan Co
agt Jas
Scotti. SEPT. 4.
 Hinsdale 100; Morris Bass, agt Sarah Gizdew, BenAv O, nec E 13th, 40x100; Ernest Ar E 49TH st, ws, 220 n Snyder av, 40 x E 49 TH st, ws, $220{ }^{\text {n }}$ Snyder av, 40 x 100: Max Zussman agt Rugby Investors
125.00
Park pl, ss, 65 w Classon av, $25 \times 100$; Jacob Osherhoff \& ano agt Francesco Vig-
liante \& Martin Payne.

Chester st, es, 100.3 n Livonia av, 150x | 100; Curtis Bros Lumber Co agt Pauline |
| :--- |
| $\begin{array}{l}418.80 \\ \text { Constn Co. }\end{array}$ |

## SATISFIED MECHANICS LIENS.

Manhattan and Bronx.
AUG. 31 .
Wallace av, ws, 730 n Barrett pl; W A
Mallett Co agt Anna Vogel et al; Apr30 802.95
 Vermilyea av, ss, 100 w Isham; ${ }^{\text {Michl }}$
MeNamara agt Allen ${ }^{\text {Minstn }} \mathrm{Co}$ et al: MeNamara agt Allen Constn Co et al:
100.90
July 10 . SEPT. 3.
Vermilyea av, es, 100 s Emerson, 105 x
100 M Atieri \& Sons agt Allen Constr Co et al; July29'12. Saml Resnick agt ${ }^{600.00}$ Aug23'12.
Kingsbridge rd,
4;
achela La Porta; Aug D2'12.

261ST st, ns, 48 e Fieldstone av: $\mathrm{F}_{\mathrm{G}}$ Sanford \& Co agt Blanche G Taylor et al:
Aug2T'12.
130.00 -48TH st, ns, 125 e 7 av, $95 \times 105.3$ xirreg; Wm Silver agt Cramp \& Co; Aug17'12. ${ }^{2} \mathbf{1 8 4 T H}$ st, 511; Niagara Wood Working 2 Same prop; Chas Kretenberg agt same;
Apr10'11. Apr10'11. prop; Sharp \& Gunn agt same $\begin{array}{r}352.00 \\ \text { Same } \\ \text { Apr10'11. }\end{array}$, 878.00 Aprame prop; J Rosenblum \& Co agt
same; Apr 11'11. ${ }^{3}$ Same prop; Wm Strianse agt same;
Apr11'11. same; Apr12'11. 600.00 Apr28'11. prop; Schneider Tile Co agt same.

## ${ }^{2}$ Parcel of land bounded by Cathedral pkwy, 5 av \& partly by 111th; Jno C Wat- son agt Edw Friedman et al; Aug26'12.

 SEPT. 54STH st, sS, 150 w 8 av; Jacob Horoof Nicholas av, sec 172d; Harry Saul agt Paterno \& Son Constn Co et al ; $\underset{20.75}{2}$ Aume prop; Rubin Bolken agt same; 2'12. Same prop; Meyer Addin agt same;
Aug2'12. 24TH av, Swe 26th; Thos J Mooney agt
Hess Bldg Co et al: Aug1'12. SEPT. 6.
${ }^{1}$ Park av, swe 134th; Herringbone Metal etal; Aug2'12. Zerega av, nec Tratman av; Isodoro Mar STH av, 323; Abr Grossman agt Henry Same prop; Philip Beyer agt Columbia Same prop; Philip Beyer agt Columbia
Heights Realty Co et al; Apr6'12. 505.86
Suffolk st, 143-5: Otis Elevator Co agt
Rachel Rubel et al; Aug23'12.
165.00
Borough of Brooklyn.
${ }^{1}$ Chester st, sec Sutter av, $100 \times 100$; Ratner Contracting Co agt A Voletsky (inc)
Aug26'12.
240.00
${ }^{1}$ Jerome st, es, 100 n Sutter av, $50 \times 100$; Aaro
612.
120.00
ermont st, ws, 150 n Blake av, 50 x 100 ;
Co, M Davidoff \& Wolf Seigel; Aug23'12.
Ray Ridge av, $\mathrm{ns}, 100.4$ e 3 av, $-\mathrm{x}-\mathrm{B}$
L Williams agt Loring Realty Co: June 17,12. Williams agt Loring Realty Co, June 50.00
Bedford av, ws, 146.8 n Snyder av, 50 x $105.1:$
Sharri Thora of Flatbush; July3112. 407.90 Surf av,
Ss, 55 w
W
Stone
8th, $75 \times 100$; Winnie
Cont Stubenbord \& Frank Schulze; June14'12.

Surf av, ss, - being $75 \times 100$; Louis BosSurf av, ss, 45 w W 8th, $75 \times 100$; Adam | Stubenbord, Sr, \& Frank Schulze; Aug20 |
| :--- |
| 1200.00 |

Danforth st, ss, bet Hemlock \& Crescen sts, $240 \times 100$. Moses Annenberg agt Kerr

Danforth st. ss, 20.6 e Crescent, 240x 00: Hyman Moscowitz agt Kerr \& Cook

W 1ST st, ws, 360 n Sea Breeze av, 60 x
50: Jos Koppel agt Israel Schulman:
'12.
${ }^{2}$ Senator st from 2 to 3 avs (grading \& Curbing): Chas F McAteer agt Frank E $\mathbf{1 7 T H}$ st, ws, 420 S Av J, $40 \times 100$; Ja b Try agt Waiter J Thurber; Febi6

## AUG. 30.

6TH av, ws, from 73d to 74th, $-\mathrm{x}-$; ty Co to Albrecht \& Koons; July $25,12$. ${ }^{3} \mathbf{8 2 D}$ st, Ss, 200 w 1 av, $300 \times 100$; Jas E Lawless agt Russell B Smith \& Russell B

Schencetady av, es, 100 n Park pl, - $\mathrm{x}-$; Brows Gra AUG. 31.
25TH st, ns, 175 w 4 av, $110 \times 130.10$; CarLady of Czenstochawa \& Danl ${ }^{\text {L }}$, Ryan:
$1,600.50$ 25TH st, $\mathrm{ns}, 140 \mathrm{w} 4$ av, $75 \times 89$; Audley
Clarke Co agt Church of the Szsthiasahan
\& Danl J Ryan; May $23^{\prime} 12$. $\quad 1,587.66$ \& Danl J Ryan; May 23 '12. $1,587.66$
 12 . West st, ws, 50 n 40 th, $100 \times 100$; Sidoti Bros agt Jos B Thompson R E Co; May
$14^{\prime} 12$.
 ${ }_{2} 12$.
West st, ws, $50 \mathrm{n} 40 \mathrm{th}, 100 \times 100$ : American Metal Ceiling Co agt Jos B Thomson R E Co \& Jos B Thomson; June26'12.
Same prop; Paul Witt agt Jos B Thom-
son; July10'12.
Same prop; Saml Rosenberg agt Sidonen Same prop; Saml Rosenberg agt Sidonen Bros, Jos B Thomson R E Co \& Jos B
Thomson; May 1112 . Same prop: Chas Rathenbach (inc) ag
Jos B Thomson R E Co \& Jos B Thomson May24'12.
 West st, ws, $160 \mathrm{n} 40 \mathrm{th}, 160 \times 140 ;$ Ben-
nett \& Burke agt Jos B Thomson; Aug20
West st, ws, 75 n 40 th, $50 \times 100 ;$ Alex Erikson agt Jos B Thomson R E Co \&
Geo Perkins; July 30 .
12 Harrison av, nes, 45 or 55 , nw Penn Aug16'12. 131.20 E 10TH st, es, 100 s Av K, 86.8x100; Sam Gilewitz agt Regal Homes Co. Jacob Ber-
kowitz \& Leo Mimusolo; Aug ${ }^{\prime} 12$.
75.00 SEPT. 3.
Prospect pl, 713; $\underset{\text { Saml Baxter agt }}{\text { Sa- }}$ Sa-
dore Tager; Augi2'12. 65TH st, $\mathrm{ns}, 200 \mathrm{w} 14$ av, $20 \times 70 ; \mathrm{J} \mathrm{P}$
Duffy Co agt Alphonso Palermo; July $3{ }_{5}^{\prime} 12$

65TH st, ns, 200 w 14 av, $20 \times 70 ; \mathrm{J}$ P
St Johns pl, ss, 150.10 e Schenectady ay
x100; Burroughs Bldg Material Co agt Saml J Flash, Bella S McCloskey \& FranNew Lots rd, Stone av \& Watkins st The Block; Aaron Raskin agt Watkins TTH av, es, 41 n Carroll $20 \times 92$; Hyman Tabakman agt Eliz N Brydan \& Gilber SEPT.
${ }^{1}$ Church av, ss, 77.4 e Lloyd, $40 \times 96.7$ Jas J Lupton agt Davis \& Esther Becker Berken st, ss, 150 e 6 av, -x-: Gus tave Rydberg agt Olivet Presbyteria 62.00 Capozucca, agt Greason, $\operatorname{son}$ \& $\&$; $\begin{gathered}\text { Giovanni } \\ \text { Dalzell } \&\end{gathered}$
Raffaele Olivia: Aug21'12. 79TH st, ns, 322 W 14 av, $118 \times 100$; Max Kurtzman agt Rosina Reaity Co July 29 St John's pl, $n s, 100 \mathrm{w}$ Albany av, 105
x 112.9 ; Meserole Masons Material Co ag Classon Constn Co, Brigida. Jos \& An

${ }^{1}$ Discharged by deposit
${ }^{2}$ Discharged by bond.
${ }^{3}$ Discharged by order of Court.

## ORDERS

Borough of Brooklyn.

## AUG. 29.

20TH av, ws, from 61 st to $62 \mathrm{~d}, 200 \times 80$; High Grade Constn Co on Lawyers Title ( 752.00 AUG. 30 .
Oropsey av nes, 58 se Bay 46 th, $40 \times 100$;
also. BAY 46 TH ST, ss. 100 sw Bath av. 30 x Guiseppina Lo Monte on Title Gua Coal Co. 482.63 Vermont st. ws. 150 n Blake av, $50 \times 100$ : Wodahy Realty Co on U S Title Guaranty AUG. 31.
E $\boldsymbol{7 T H}$ st, es, 160 s Av O, $40 \times 120.6$ Drucker Constn Co on Home Title Ins Co
to pay Simon Gasner. Schenectady av, es, 100 n Park pl, x pay Brownsville House Wrecking Co. 9.00 SEPT. 3.
Vermont st, ws, 150 from Blake av, 50 x
100 Wodahy Realty Co on US Tttle \& Guar Co to pay Steinberg Steam Cut Stone

SEPT. 4.

## HUDSON BRICK OUTPUT.

More Than 11 Billion Manufactured, Most of Which Were for Local Consumption.
The Hudson River valley is one of the most interesting brickmaking regions of the United States, if not in the world, according to a report by Jefferson Middleyey, just Unued at Geological Survey, just issued as an advance chapter from Mineral Resources of the United both sides of the Hudson River from New York City to Cohoes and counties, nine in New York and one in New Jersey. The region is commercially interesting, not only because it contains immense deposits of brick clay, but be cause it is the principal source of a chean supply of common building brick for New York City and vicinity-the largest market for
World
Brick has been made in this region for nearly a century. According to the History of Rockland County, New York, ef try were made before 1810 with more less success, less success, attempts having been made made prior to 1810 however were brick only locally, and it was not were used year that a kiln was burned for a regular market. Even these efforts to market the bricks were not successful, but in 1817 James Wood, an Englishman who had learned the trade of brickmaking in his native land and was attracted to Haver straw by the vast quantity of clay and the unlimited supply of wood for fuel leased a piece of land on the river shor and started the first successful brickyard
in Rockland County.

Old Methods Still in Use.
Notwithstainding the enormous quantities of brick made in the region at the present time, the method of manufacture is practically the same as that used in the early days of the industry. Attempts other varieties of clay products, but with little success so that building brick is the only product made of these clays along the river.
The number of common brick marketed n the Hudson River region since 1901 has $\$ 5.30$ per thousand. These bricks, if laid fat, would make a sidewalk wide around the world. It has been estimated that the clay in the New York portion of the region will furnish $1,200,000,000$ brick a year for the next forty-five or fifty years.
In 1911 the product was $926,072,000$, valued at $\$ 4,717,633$, or $\$ 5.09$ per thousand, as compared with $1,142,284,000$ brick in 1910, valued at $\$ 12,000$ brick or was a decrease of 26,242, brick, or 18.9 per cent., and $\$ 886,967$, or 14.9 per cent. In smallest figures for any year since the except only 1908 . The average price per thousand for the region has ranged from $\$ 4.42$ in 1902 to $\$ 6.99$ in 1905.

Threc-Quarters of State's Production.
New York's portion reported 93.46 per cent. of the brick in 1911 and 92.79 per This consisted of $865,510,000$ brick reg deThis consisted of than 75 per cent of New York's output than 75 per cent. of New York's output of common brick in 1911 . The value of
the common brick of this region was 42.98 per cent. of all of New York's clay prodper cent. of all of New York's clay prod-
ucts and 54.68 of its brick and tile products.

New Jersey's portion of the production is small, being but $60,562,000$ brick in 1911 . ${ }_{340,097}$ only 6.54 per cent. of the output and 340,097 or 7.21 per cent. of the value. This however, was an increase in both quan-
tity and value of output. tity and value of output. The average price per thousand increased from $\$ 5.42$
in 1910 to $\$ 5.62$ in 1911. It was 53 cents in 1910 to $\$ 5.62$ in 1911 . It was 53 cents
higher than that for the whole region and higher than that for the whole region and
56 cents higher than that for New York's 56 cents higher than then
portion of the region.

## The Steel Trade.

The Interborough-Metropolitan Street Railway will require 80,000 tons of structural steel and 20,000 tons of steel rails for extensions now planned. The BrookIyn Rapid Transit Company will use altogether 140,000 tons of structural steel and 35 tons of steel rails for elevator extensions. The new subways will require 450,000 tons of structural steel and 75,000 tons of steel rails. The new Equitable
Building will require 40,000 tons of Building will require
structural
steel. It will be noted that all of this prospective tonnage is from New York city alone and amounts the s40, trade seerally speaking has never been in a more healthy condition than it is to-day.

# John P. Kane Company 

PORTLAND CEMENT

MASONS' BUILDING MATERIALS
P. J. HEANEY CO. Mason's Building Materials 172d ST. and WEST FARMS ROAD Telephone, 1530 Tremant

CANDEE, SMITH \& HOWLAND CO. MASONS' BUILDING MATERIALS

Main Office, FOOT OF EAST 26th STREET Foot E. 53d Street

139th Street and Harlem River, Bronx

## EMPIRE BRICK \& SUPPLY COMPANY

YARD6
18th Avo., 474h to 48th Sts., Manbattan 150 th St. and East River, Bronx
Morgan Ave. and Newtown Creek (near
Stagg 8 t.), Brooklyn)
Foot Tworty-fifth St., South Brooklyn

MANUFACTURERS OF : MASONS' BUILDING MATERIALS Executive Offices: 103 Park Avenue, cor. 41st Street, New York
wories
STOCEPPORT, N. $\mathbf{Y}$. GLASCO, N. Y.
 The Lawrence Cement $\mathrm{C}_{\mathrm{O}}$. Makers and Shippers 30 million Bbls. Cement 1 BROADWAY

CEMENT
Nrence Cement Co.
hippers 30 million Bbls. Cement

Distributor for Northern New Jersey THE F. E. MORSE CO. 17 State Street New York DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. DRAGON has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

## "WATERPROOF DRAGON""

## DODGE REPORTS

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity.
We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.
Our system enables us to select only such matter as will interest YOU.

## THE F. W. DODGE COMPANY

11 East 24th Street, New York

PHONE 362 CORTLANDT
E. J. JOHNSON

38 Park Row, New York QUARRIER OF
ROOFING
SLATE
BLACK - GREEN - PURPLE - RED
blackboards
STRUCTURAL SLATE

Agents Meier's Non-Staining Cement
Office: 103 Park Avenue
Yards: Foot of East 48th St. Phone, 5787 Murray Hill

[^10]
## RECORDS SECTION

 of theRSIb RECORD sulidquide.
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 Omce at New York, N. Y.. as seeond class matter."

## 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.

| 75-51 | 886-42 | 1451-25 | 1768-67 | 2088-23-27, 38 \& 39 |
| :---: | :---: | :---: | :---: | :---: |
| 248-59 | 901-54 | 1461-23 \& 25 | 1774-20 | 2090-29 |
| 254-58 | 913-15, 16-18 | 1463-35 | 1806-20 | 2108-81 |
| 255-8 | 920-61-62 | 1482-43 | 1808-31 | 2109-41 |
| 335-26 | 943-40 | 1504-29 | 1809-33 1/2 | 2122-138-140 |
| 372-14 | 951-48-49 | 1524-40 | 1817-27 | 2128-1 |
| 377-67 | 1048-20 | 1558-2 | 1825-21 | 2130-44 |
| 394-57 | 1054-49 | 1568-33 | 1834-6 | 2133-pt Lt 84 |
| 412-26 | 1074-1A | 1579-21 | 1846-24 | 2136-75 \& 83 |
| 418-34 | 1197-2, $131 / 3,15,151 / 2$ | 1580-7 \& 29 | 1849-23 | 2144-29 |
| -33-56 | 1127-12 | 1598-20 | 1867-59 | 2157-47 |
| 461-21 | 1212-29 | 1631-47 | 1873-9 | 2159-4 |
| 490-23 | 1215-43 | 1647-24 | 1887-65 | 2210-29-32 |
| 519-35 | 1218-61 | 1652-9 | 1895-47 | 3402-239 |
| 591-1 | 1220-35 | 1654-41-411/2 | 1907-10 |  |
| 591-45 | 1225-43* | 1689-41/2 | 1966-57 | WILLS |
| 613-42 65 | 1244-501/2 | 1708-36 | 1985-1-4 |  |
| $730-63,64$ \& 65 | 1279-121/2 | 1717-2 | 2007-21 | 429-59 |
| 731-51 | 1306-44-47 | 1729-13 | 2012-61 ${ }^{2046}$ | 461-30 |
| 742-23 | 1331-1 | 1736-55 | 2046-24, 25 \& 43 | 699-63 |
| $797-70$ $827-41$ | 1341-13 | 1746-49 | 2050-22 | 762-11 |
| 827-41 | 1344-16 | 1754-15 | 2054-49 | 1078-23-24 |
| 854-16-17 | 1347-15 | 1755-10 $1 / 2$ | $2081-28$ | 1383-43 |

EXPLANATION Of TERMS USED AND
RULES FOLLOWED IN COMPILING RULES FOLLOWED IN COMPILING RECORDS.
Q. C. is an abbreviation for Quit Claim title, e. a deed wherein all the right, title and interest of the grantor is conranty. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act peached, 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 Pub-

The first date is the date the deed was 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 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 . block numbers that the instrument as filed is strictly followed.
A $\$ 20,000-\$ 30,000$ indicates the assessed value of the property, the first figures being for the lot only and the
second figures representing both lot and building. Letter $P$ before second figure indicates that the property is assessed

con omitted-consideration omitted corp-corporation , l-corner
ct-court
certi-certificate
dwg-dwelling
decd-deceased
exr-executor
extrx-executrix
et al-used instead of several names
fr-frame foreclosure
ft-front
individ-individual
irreg-irregular
impt-improvement
installs-installments
mtg-mortgage
mos-months
mfg-manufacturing
Nos-numbers
nom-nominal
pt-part
pl-place
PM-Purchase Money Mortgage.
Q R T \& Quit Claim I-Right, Title \& Interest
(R)-referee
rd-road
re mtg-release mtg
ref-referee
sobrn-subordination
sq-square
s-south
s-side
sty-story
sub-subject
sub-sutores
stn-stone
st-street
TS-Torrens System.
thts-wenements
y-years

## CONVEYANCES.

Borough of Manhattan
AUG. 30, 31, SEPT. 3, 4, 5.
Barrow st, 77 (2:584-19) ; declaration of
rust by Caroline W Astor; Feb19'96; Sept ${ }_{4}{ }^{\text {trust }} 12$.

Barrow st, 1 \& 2, see 4 th, 193 W
Bleecker st, $\mathbf{3 2 7}(2: 591-45)$, Sec Christopher (No 88, w- 8 , \& 4-sty bk tht \& ton Adams, to Sally M Simmons, at Geneva, Switzerland; $1 / 2 / 2$
5'12: A $\$ 14,000-17,000$

Cherry st, 220-2 ( $1: 255-8$ ), ns, 122.3 e Pike, runs n163.11xe37.9xs97.5 \& 64.2 to st xw37.7 to beg. 6-sty by ton \& Strs; Ida Margoles, 38 W 113; mtg $\$ 45,000 ;$ Aug
29: Aug $30 ' 12 ; ~ A 30,000-70,000$. O C \& 100

Christopher st, s8, see Bleecker, 327.
Columbia st, $115 \quad(2: 335-26)$, $\mathrm{ws}_{\&} 175 \mathrm{n}$ Stanton, $25 \times 100,5-$ sty bk M Gruenstein 60 W 95 ; Aug26; Aug30'12; A $\$ 18.000-25,-$
900 .
Forsyth st, $104(2: 418-34)$, es, abt 160 n Grand, $25 \times 100,5-$ sty bk tht $\&$ strs; Sivad Co, a corp, to Lewis N Firnback, 2460 .
Fulton st, $46(1: 75-51)$, sws, 77.5 se Cliff $25.4 \times 30.10 \times 23.7 \times 25.4$, $4-$ sty bk tht \& strs;
Jefferson M Levy to Frank C Schlitt, 495 Jefferson M Levy to Frank C Schlitt, 495
Ocean av, Jersey City, NJ, B\&S, mtg $\$ 11,000$
18,000 \& AL; Aug3; Sept3'12; A $\$ 17,000-$

Fulton st $46(1: 75-51)$ sws, 77.5 se Cliff, $25.4 \times 30.10 \times 23.7 \times 25.4$, 4 -sty bk tht \& strs;


King st, S $(2: 519-35)$, Ss, 104 w Mac dougal, $22 \times 75$, $3-$ sty \& b bk dwg; Sophia Rosa Laneri, 23 Macdougal; Aug6; Sept4
Rosa
$\mathbf{1 0}, \mathbf{5 6 v}$
Ludlow st, $179 \quad(2: 412-26)$ nws, 124 sw
Souston, $23.10 \times 87.10,3-$ sty bk tht \& strs \& 3-sty bk tnt in rear; Jno $H$ Wynn to Lillian B Koepke, 1522 Pacific, Bkiyn; A

## 

 Estates (Inc) \& ano to Kate Blank, 99 Union av, B\&S \& C a G; Aug23: Sept5'12Manhattan st. 13, on map 11-3 (7:196657 ) nes, 500 -sty bk tnt \& strs: Kate 77.11 , tore, Fisher Lewine, 116 E 78 mtg
$\$ 10,260$ to Sept4; Sept5'12: A $\$ 10,000-14,000$.

Market st, $\mathbf{7 2}(1: 254-58)$, es, 100.2 n Cherry, runs n23.9xe60.8 \& 25 xs 23.7 xw Morean Delano, 12 Washington sq; mtg 6,000; Aug29; Sept3 O C \& 100
 to Francis A Curry, 305 W 55 ; $\mathrm{mtg} \$ 25$.000 ; Aug $30 ' 12$; A $\$ 13,000-29,000$. 75 s of cl
St Nicholas pl $(7: 2054-49)$, es, 7 Col . 153 d, in extended, $99.1 x 200$ roker Jr to Jos ial pkwy, vacant; R 69; AL; Aug19; Aug31

Spring st, 206 ( $2: 490-23)$, ss , abt 50 W
\&
str bldg; Waterford W Smith to Bway Trust Co, a corpn, $5^{\prime} 12 ;, \mathrm{A} \$ 17,000-30,000$.

Stanton sf, $\mathbf{1 9 7}(2: 344)$, ss, abt 50 w Ridge, $-\mathrm{x}-$ - 4 -sty bk tnt \& strs; general
release of dower in estate of Moritz Rosett: Cecilia Rosett to Jos M Conklin, of
Jersey City, NJ, TRSTE in bankruptcy of loritz \& Max Rosett, individ \& firm M Rosett; ${ }_{000-24.000 .}$
Water st, 492-4 (1:248-59), ns. 2193 e trs. Sl, $43.8 \times 60 \times 44 \times 60,6-s t y$ bk tnt \& 256 2d \& Sigmund Weiss, 454 E E4, FORE: CLOS; July $23 ;$ Aug30; Aug31'12; A $\$ 12,000-$
$\mathbf{2 6 , 0 0 0 .}$ 3D st, 282 $\underset{\text { E }}{\text { E }}(2: 372-14)$, ss, 141.2 e Av fr rear tnt; Anna Feldman et al heirs
Sarah Roth to Saml Roth, $282 \mathrm{E} 3 ;$ QC; A
L: Aug15; Sept $3^{\prime} 12$; A $\$ 14,000-19,000$. nom 4TH st, $193 \mathbf{W}(2: 592-1)$, nes, at ss Barow (Nos 1 \& 2), runs ne along Barrow
$45.3 x s e$ still along Barrow $1.1 \times s w 49$ to 4 th xnw 27.3 to beg, 3 -sty bk tnt \& strs; Fan-
nie Levy to Sarah Metzger; QC; AL; Aug nie Levy to Sarah Metzger; QC; AL; Aug 6TH st, 226 E $(2: 461-21)$, ss, $25 \times 97$, 5 -sty bk tnt; Bernath Horn to Danl Sommer, $298,2 \mathrm{~d} ; \mathrm{mtg} \$ 35,000 ;$ Aug
30 : Aug $3112 ;$ A $\$ 17,000-34,000$. O C \& 100
 D, $24.5 x 97.6,6-$ sty bk tnt
Kaske to Hyman Thumen, 1942 di $1 / 2 \mathrm{pt}$.
AT; AL; Aug31; Sept $412 ;$ A $\$ 15.500-35,000$. 11 TH st, $623 \mathrm{E}(2: 394-57), \mathrm{ns}, 333 \mathrm{w} \mathbf{A v}$

 11TH st, $\mathbf{3 1 1 - 2 5}$ E $\quad(2: 453-56), \mathrm{ns}, \underset{2}{296.8}$ w 1 av, runs n former Stuyvesant xsw 44.7 xw 97.3 xs
ns former
103.3 to 11 th xe142.10 to beg, 3 \& 4 -sty bk factory; H W Erichs (Inc), a corpn, to


11TH st, 311-25 E; certf \& consent of stockholders to above deed; same to
same; Aug30; Sept 512.

18TH st, $323 \mathbf{~ w ~}(3: 742-23), \mathrm{ns}$, abt 290 W 8 collins to Stephen J Collins, 218 $21.10 \times 92,2-$ Warg 141 Aug28; Aug30'12; A $\$ 10,500-12,000$.

20TH st, 414-6 E (3:951-48-49), ss, 199.6 to Janette A Nealis, his wife, 256 E 68 $\mathrm{mtg} \$ 12,000$ : Aug. ' Sept $\mathbf{3}^{\prime} 12$; A $\$ 14,000-15$ C C \& 100 $215 \mathbf{T}$ st, 208 E (3:901-54), ss, 105.1 e av, $30.1 \times 92$, $6-$ sty bk tnt \& strs; Isaac E 96; AL; Aug29; Aug30'12; A\$19,000-45, 000.
$22 \mathrm{Dt}, 150-4 \mathrm{~W}(3: 797-70)$, ss, 195.10 se 7 av, $62.6 \times 98.9,12-$ sty bk loft \& sti ${ }_{8-14}$ bldg Jos J8; Sept4; Sept5'12; A\$- $\$$ nom

24TH st, 29 E (3:854-16), ns, 60 w 4 av $20 \times 49.4,3$-sty \& b stn dwg; Ella R Stack house to Abr Schwab, 18 E 60 \& Leo
Schwab, 35 W $96 ;$ Sept 3 12; A $\$ 35,500-37$, 000 . O C \& 100
 house et al EXRS, \&c, Harriet N Alexander to Abr Schwab, 18 E 60 \& Leo
Schwab, 35 W
$96 ;$ Sept ${ }^{\prime} 12 ; \mathrm{A} \$ 37.500-39,000$.

30 TH st, $157 \mathrm{E}(3: 886-42), \mathrm{ns}, 60 \mathrm{w} 3$

 32 D st, $229 \mathrm{E}(3: 913-15), \mathrm{ns}, 275 \mathrm{w} 2$ ay 2.6x.o... to Janette A Nealis, his wife, $\$ 6.000-8,000$.

32D st, 231-5 E (3:913-16-18), ns, 224.10
W 2 av, $50 x 98.9$, 3-3-sty \& b bk dwgs; wife, 256 E E E mtg $\$ 15,000$ : Aug6: Sept3 33D st, 42 S W (3:730-65), ss, 306.3 w 9 ef in matter of application of Abr Pulis \& ano, life tenants of Wm J Pulis, for sale of above on Aug7 by private con-
tract). to Abr $\mathbf{E}$ Magnus. 836 Jefferson

33 D
st, 428 W ; Abr E Magnus to Mc-
Keon Realty, Co, a corpn, 80 Maiden la. $33 D$ 33D st, 426 W ( $3: 730-64$ ), Ss, 287.6 w 9 to McKeon Realty Co, a corpn, 80 Maiden la; mtg $\$ 2,000 ;$ Aug $;$ Sept5'12; A $\$ 8,000-$
9.500 nom
nom
 iet Hyde to McKeon Realty Co, a corpn. $\$ 0$ Maiden 1a: mtg $\$ 6,500 ;$ Aug 19: Sept5
$12 ;$ A $\$ 8,000-9,500$. $\quad$ \& 100
34TH st. $408 \mathrm{~W}(3: 731-51)$, ss, 100 w 9 v. $20 \times 98.9,3$-sty bk tnt \& str; Geo C Aus-
in, ref, to Thos \& Kate Doyle. 401 W 26 ; mtg $\$ 20,000$; FORECLOS; Feb6; Apr30: 38TH st $332 \mathbf{E}(3: 943-40)$ ss, 200 w 1 av, $25 \times 98.2 \times-\times 101.1,5-$ sty bk tnt; mtg
$\$ 23,250$ A $\$ 10,500-22,000$; also 38 TH ST, 334
$\mathrm{E}(3.943-39)$, Ss 175 w av, $25 \times 100.9 \times 25.2$

 13 W $88 ; 44-100$ pts; B\&S; Apr30; Sept5

3STH st, 334 E , see 38 th, 332 E .
 B Harrison to Henry Hof, so Argyle rd, 40 TH st, 202-4 E; Henry Hof to Jno E Harrison, 31 Woodland av. New Rochelle.
NY; mtg $\$ 15,00 ;$ Sept4'12.
$\mathbf{3 , 2 8 0}$ 44TH st, 19 E $(5: 1279-121 / 2), ~ n s, ~$
Mad av, $16.8 \times 100.5,4-s t v$
\& b
stn
dwe Whad ay, $16.8 \times 100.5$, 4-sty \& B Stn didg at North East, Dutchess Co, NY; July 18 :

45 TH st. 557 W , see 45 th st, 559 W
45TH st, 559 w $(4: 1074-1 \mathrm{~A})$, ns, 70 e 11 6.000 ; also 45 TH ST, 557 W ( $4: 1074-1 \mathrm{~B}$ ), S, 85 e 11 av, $15 \times 75.3$, 4 -sty bk tht $\&$ str;
A $\$ 4,700-6,000$ : Luigia Lindi to Albina A $\$ 4,700-6,000$ Luigia Lindi to Albina
Moglia at Fort Lee, NJ; AL; Mar14; Sept 45 TH
 Shure to Terence H Forrest, 124 Sterling Sklyn; mtg $\$ 13,000$ \& AL; Sept4; Sept 48TH st, 323 E $\mathbf{E}(5: 1341-13)$, ns, 300 e 2
v, $25 \times 100,5,5-$ sty bk tnt \&
strs; Harry Newman et al to Gracepek Trading Co, a corp, 302 Bway; mtg $\$ 21,000 ;$ Aug26; Sept 51ST st, 339 E (5:1344-16), ns, 387.6 e av, $18.9 \times 100.5$. $3-$ sty $\&$ \& stn dwg; Julius
Mautner et al EXRS \& TRSTES Julius \& Jacob Fleischhauer to Anne M Eagan, ${ }^{54}$ Lex av; mtg $\$ 8,000 \&$ AL; Aug 22 ; Septs 950 .
A $\$ 7,500-10,000$. 52 D st, 146-54 E $(5: 1306-44-47)$, ss, 150 e
Lex av, $106.6 \times 100.5,5-4-$ sty stn tnts: Annie J Bouillon to Mary B Hughes, 344 Conven av; $1 / 2$ pt \& correction deed; AL; Aug2S
Sept $4^{\prime} 12 ;$ A $\$ 61,000-91,000$. 54TH st, 331 E (5:1347-15), ns, 283.9 w judgt; Louis Whitelaw et al to Sallie Weil; 203 E 72 \& ano: Aug28; Aug30'12;
A $\$ 8,000-15,500$.

54TH st, 331 E; re judgt; Jos Gold57TH st, 201-3 E, see 3 av, 953-5.
57TH st, 323 W ( $4: 1048-20$ ), ns, 300 w ${ }^{8}$ aves John W Eurgess, 187 Gibms av, Newport,
RI; QC; June20; Sept5'12; A $\$ 28,000-38,000$

69TH st, 42S E (5:1463-35), ss, 233.4 w Kelly to Serena Realty Co, a corp, 302 Bway: mtg $\$ 44,950$; Aug29; Aug30'12; A
${ }^{71 \text { ST }}$ st, 512 E ( $5: 1482-43$ ), ss, 223 e Av bert to Stepan Hrbek, 1383 Av A: Aug30; ept3'12: A $\$ 5,000-5,000$. 74TH st, $41 \mathbf{~ W}(4: 1127-12)$, ns 280 e Col to purchase before Sept1'13 for $\$ 57,500$; Saml T Shaw to Lillian E Chester, ratg

1 ST st. 101-9 W, see Col ov 40, 1,500 S1ST Nt, $304 \mathrm{WW}(4: 1244-501 / 2)$, ss, 80 W est End ay, $20 x 68.2$, 5 -sty stn dwg; Andw
Feeney \& Rosemary his wife to Mary Feeney, allat and W 81 ; AL; Aug6; Aug
820 st, 100-8 w, see Col av, 440-6.
82D st. $533 \mathbf{E}(5: 1579-21), \mathrm{ns}, 125.4 \mathrm{w}$
East End av, $36 \times 102.2$, 5-sty bk tnt; Hanh Solomon to Leo S Greenbaum, 151 E $\$ 3 D^{25}$ st, $\mathbf{5 0} \mathbf{- E}(5: 1580-7)$, ns, 148 e Av A, 25x102.2, 5-sty bk tnt; Fredk Wilhelm to Michl Bach, $1287 \underset{2}{2}$ av; $1 / 2$ pt; AT; mtg
$\$ 15,000 ;$ Aug6; Aug 30 '12; A $\$ 8,000-20,090$.
$\mathbf{S 3 D}$ st, 507 E ; Charlotte Himmelweit to
same; $1 / 2 \mathrm{pt}$; AT; mtg $\$ 15,000 ;$ Aug 39 ; A11g
S3D st. $41 \mathrm{~W}(4: 1197-151 / 2), \mathrm{ns}, 368.9 \mathrm{e}$
Col ay, $20 x 102.2$, 3 -sty \& b bk dwg: Palo Hennessy Realty Co, a corp, 220 Bway;
83D Nt, 43 W (4:1197-15), ns, 350 nom v. $18.9 \times 102.2$, 3 -sty \& b bk dwg; Ralph Bway mtg $\$ 17,000$; May31; Sept4'12; A
S3D st, 47 W (4:1197-131/2) ns, 312.6 e Col av, $18.9 \times 102.2,{ }^{3-s t y}$ \& b bk dwg; Minna W Mustacchi \& ano to Hennessy

## s5TH st, 448-50 E, see Av A, 1607

SSTH st, $\mathbf{1 2 4} \mathbf{W}(4: 1215-43)$, ss, 257.6 w Mabel A Andreas to Edna H Moore 143 Mabel A Andreas to Eana $\mathrm{mtg} \$ 7,000$ \& AL; Sept4; Septs'12;
$\mathrm{W} .69 ;$
A $\$ 10,500-19,000$.

S8TH st, 182 W, see Ams av, 575.
 et al to $\mathrm{Wm} J$ Delmage, 8883 av mtg \& 100 90TH st, $\mathbf{1 0 2} \mathbf{W}(4: 1220-35)$, ss, 30 w
col av, $35 \times 100.8, ~$
$5-$ sty bk tnt; Katie Hoehn to Ensign Realty Co, a corp. 55
 90TH st 102 W: Ensign Realty Co to Sigmund Klein, 151 W 103; mtg $\$ 28,000$; 95TH st, 122 W (4:1225-43), $88,539 \mathrm{e}$ dwg: Equitable Realty Co to Marie A Clark, $359 \mathrm{E} 21 ; \mathrm{mtg} \$ 13,550$; Aus $30!2 ;$ A 95TH st, 207-9 E, see 38 th, 332 E. $\mathbf{9 6 T H}$ st, 176 E, see 3 av, 1708.
98TH st w, see Riverside dr, see River
de dr, 258 . 9STH st, 57 w ( $7: 1834-6$ ), ns, 125 e Col man to Henry C Parker, 57 W 98 ; mtg 98TH st, 57 W $(7: 1834-6)$, ns, 125 e Col
$25 \times 100.11,5-s t y$ stn tht; Henry C Parker to Gertrude Parker, 57 W W 9 ; AL; C \& 100 101ST st. $241-3$ W (7:1873-9), ns, 65 w Cronin to Schwegler Realty Co, ${ }^{3507}$ $\begin{array}{cc}\text { Sway; mtg } \$ 110,000 ; & \text { Aug31; Sept4'12; A } \\ \$ 50,000-125,000 \text {. } & \text { O C } 100\end{array}$ $\mathbf{1 0 2 D}^{25}$ st, 213 E $(6: 1652-9)$, ns, 205 e 3 Kaufmann to Leighton Williams, at MarlBowen: B\&S; AL; Aug19; Sept5'12; A\$10,104 TH st, 168 E ( $6: 1631-47$ ), ss, 259 w av, $25 \times 100.11$, 4-sty stn tnt; Jap H H 105TH st, 212-4 E (6:165t-411 O), Ss, 164 3 av, $33 \times 100.9,6-s t y$ bk trit strs Keats Co to Kate Blank, ${ }^{997 \text { Union ar }}$,
B\&S; AL; May27; Aug $30^{\prime} 12 ; ~ A \$ 13,500-36$, .

105TH st, 212-4 E; Kate Blank to Keats Ag29; Aug30'12.
 $100 ;$ also 187 TH ST, $371 \mathrm{E}(11: 3025$ ), ne $\mathrm{s}, 93.3 \mathrm{w}$ Webster av, $25 \times 98.4,2-\mathrm{sty}$ fr
dwgi also WASHINGTON AV $2337-9$ (11:-
$3039)$, ws, 50.2 s 185 th , $50 \times 87.6 \times 50 \times 92$ except part for av, 3 -sty fr tht \& strs; also Pelham av, $49 \times 106$, vacant; also PELHAM
AV, $554-6$
$(11: 3067), ~ S S, ~$
44.10 e Lorillard
pl, $50 \times 117.10$, except part for av, ${ }^{2-2 \text {-sty }}$
$\mathbb{E}$ b fr dwgs; Jas J Dennerlein \& Annie A his wife to Anna A M Dennerlenn az
Mt Kisco, NY; $1-6 \mathrm{R}$ T \& $I$; Aug30; Sept
$3^{\prime} 12$. 111 TH st, 312-4 w (7:1846 $\mathbf{3}$ ) 185 w 8 av, $37,6 \times 106.2,6$-sty bk tnt; Saxonia
Constrn Co to Shenk Realty \& Constrn
 113TH st, $615-7$ w $(7: 1395-47)$, ns, 250
Bway $50 x 100.11$, 8 -sty bl tnt: Huntingfield Constn Co to Maze Realty Co of
 113TH st, 615-7 W; Maze Realty Co of

 ref to Agnes H Nohn, 114 W S5; FORE000 .

15,060
W, $1150-3$. st, 401 W , see Morningsiuia av
115TH st, 121 W ( $7: 1825-211$, ns, 25.1 w
Lenox av, $25 \times 100.11$, 5 -sty stn tnt. Evwdo-

115 TH st $\mathbf{W}$, nee Morningside av, see Morningside av, 14.
115TH st, 426-30 E (6:1708-36), ss, 270 Louis S Quimby to Bway Trust Coo a corpn, 754 Bway; C a G; Aug21; Septt ${ }^{7} 12$, $16,000-50,000$.
nom
 2 av, $24 x 50$, 5 -sty stn tht; Beniminins
Pompilio to Robt Cleland at Econsvili, NY; B\&S; mtg $\$ 9,200$ \& AL; Aug27; Aug
$30^{\prime} 12 ; \$ 5,500-10,000$.
117TH st, 303 E (6:1689-41/2), ns, 81 e
av, $24 \times 50,5-s t y ~ s t n ~ t n t ; ~ R o b t ~ C l e l a n d ~$ to Louise Withey, 2714 Bedford av, Bk-
lyn; mtg $\$ 9,200 ;$ Aug $30 ;$ Sept $412 ;$ A $\$ 5,500-$
118TH st, 447 E ( $6: 1806-20$ ), ns, 107.9 w Peter J Everett, ref, to Edmund $T$ Simes, at White Plains, NY: FORECLOS Aug12, 120TH st, 10 E E (6:1768-67), ss, 11010 e
Park av, 20.10 x 100.10 - 4 -sty sin int; Wm T Keleher, ref, to Malcolm R Lawrence, Aug14; Aug26; Aug 3012 ; A A $\$ 8,500-i 3,000$. 8 ,
120TH st, $52 \underset{5}{\mathrm{E}}(6: 1746-49)$, ss, 75 e Mad av, 19x100.11, 5 -sty bk tnt; Morris L
 121ST st, 442-4 E (6:1808-31), SS, 109 w n100.11 to st xe41 to beg, 6 -sty bk tnt \& strs; Jno H Wynn to Lillian B Koepke,
1522 Pacific, Ekklyn; AL; July8; Aug31'12; nom 121ST st, 518 E $(6: 1817-27)$, ss, 280 (?) e
pleasant av, $17 \times 10,3$-sty \& b bk dwg; S7; mtg $\$ 4,500$; Aug 29; Aug $00^{\prime 12}$; A $\$ 3,000-$ 4,000 . O C \& 100
122D st, 440 $\mathbf{E}(6: 1809-331 / 2)$, ss, 169 w dwg; Jno H Wynn to Lillinn B Koepke, A $\$ 4,500-7,000$.
 Kelly to Fredk P Hammond 143 H W 122; 125TH st, 145-7 E ( $6: 1774-20$ C \& 100
 w99.11 to beg, 6-sty bk office \& str bldg; Co, a corp. 14 Wall; Aug28; Aug30'12: A 129 TH st E, nwe Mad av, see Mad av, 130
1307H st, 21 E ( $6: 1755$ ), ns, 246 e 5 av, curities Co to Jno F Kennedy Co; a corp.
1385 Flatbush av, Bklyn; Aug30; Aug3i
130тн st, $579 \mathbf{w}$, see Bway, $3240-52$.
 Kennedy Co to Elzey Waiters \& Louis N
Baum, firm Walters \& Baum, 122 King ton av. Bklyn, mtg $\$ 8,000$ : Aug $30 ;$ Augsi
nom
131ST st, ${ }^{51}$ W ( $6: 1729-13$ ), ns, 285 e Greenwald to Moritz Neuman, 114 W 120 ;

13sTH st w (7:2087-15), ns, C \& \& e 100
 6-sty bl tnt Wm C Arnold ref to 610 Riverside Drive Co, a corp; Aus Greene;
FORECLOS; Aug $23 ;$ Aug2; Aug 12 .
$\$ 145,000-307,000$ A 138TH
av,
st
115
115
W
 1397H st, 40-2 W (6:1736-55), ss, 383.4 e Lenox av, $41.8 \times 99.11$, 6 -sty bk tnt;
Hunterdon Realty \& Constn Co to Harry Bu Raffel, 309 W $99 ;$ mty $\$ 41.500$ \& AL
140TH st, $\boldsymbol{6 0 3 - 7} \mathbf{w}$, see 141st st, 602-16

141ST st, 227-9 w (7:2027), ns, 400 w 7 av, $62.6 \times 99.11$; asn rents to secure $\$ 1,-$
500 , Jno M Wellbrock to Estates Mortgage Securities Co, a corp, 160 Bway; Aug 141ST st, 602-16 w (7:2088-23-27, 38 \& 39, Ss, 90 w Bway, $135 \times 199.10$ to ns 140 th
(Nos $603-7)$
 gymnasium \& vacant: Robt L Hoguet to Oaklawn Corpn, 27 Wm ; mtg $\$ 90,000 ;$ Aug
141ST st 602-16 W \& 140th st, 603-7 W; Oaklawn Corpn
corp. $35-41$ Ft
Wash av
Wash 143D st, 601-3 w, see Bway, 3501-9.
447世
149 TH st, $503 \mathrm{w}(7: 2081-28)$, ns, 100 w Ams av, $25 \times 99.11,5-s t y$ stn tnt; Adolph M AL; Aug26; Sept 3 12; A\$13,000-27,000. nom
 Bradhurst st wec Bradhurst av, see 159TH st, $490-8$, see Col av, 483
159TH st, $401 \mathbf{w}(8: 2109-41)$, ns, 220 e $\times 102.7 \times 107.6 \times 100,6$-sty bk tnt; re mtg ;
 \$43,000-P\$44,300.
159TH st, 401 W ; Albt J Schwarzler to AL; Aug30; Aug31'12. ${ }^{\text {A }}$ O Corp, 1150 Clay av: 160TH st W, swe Ft Wash av, see 160th
 runs $\$ 85.7 \times 50126.5$ to ws wi Washington to beg, 6-sty bk tnt; Realty Co of Fort Washington to Anderson Price at Ruther ford, NJ; mtg $\$ 160,000$; Aug27; Aug31'12. A $\$ 60,000-172,000$
160TH st w, nwe Ft Wash av, see Ft
Wash av, nwe 160th.
163 D st, $545-54 \mathrm{~W}$
100 e Bway $88.4 \times 99.11222-138-140)$ ss, $2-5-$ sty bk tnts; World Securities Co to Julie Ismay Realty Co, a corp, 22 Old Sl: B\&SS, mtg $\$ 70,000$; Aug30; Aug31'12; A $\$ 37,000-94,000$. C \& 100
1715 T st w, nee St Nich av see St Nich
174TH st, 500 W, see Ams av, 2298.
177TH st w, nec Wadsworth av, see
177 TH st $\mathbf{W}$ ( $8: 2133-\mathrm{pt}$ 1t 84), ns, 212.6 Wutual Life Ins Co of NY to McAfee Bldg Co, a corp, at Southern blvd \& $143 \mathrm{~d}, \mathrm{QC}$;
Aug 30,$12 ;$
10,000 186TH st, 552-4 W (8:2157-47), ss, 100 w Audubon av, $50 \times 107.5$, 5 -sty bk tnt.
Mary F Martin to Danl ${ }^{5}$ Hanlon, 53 F 193; mtg $\$ 50,000$ \& AL; Sept3: Sept 12 187TH st, 531 W ( $8: 2159-4$ ), ns, 57 e $\mathrm{Au}-$ Gubon av, $19 \times 94.10, \dot{B}$ Davis at Belmar NI BeS \& C a G; Aug 30 ; Sept ${ }^{1} 12$; A $\$ 5,500-$ 11,500.
213THi st w (8:2210-29-32), ns, 300 e Ams av Mavid Mclure 22 Wm or 22 W 49 , mtg 87,000; Mar25'08; Aug30'12; A\$14,0 nom 213TH st w ( $8: 2210$ ), same prop; Kath
F MeClure et al EXRS David McClure to Ensign Realty Co, a corp, 55 Liberty; Aug 213TH st w ( $8: 2210-29-32$ ), ns, 300 e Ams or 10 av, $100 \times 100$, vacant; Ensign olas pl; mto
$\$ 14,000-14,000$.
10,$000 ;$
 Lahm to Godfrey M Lahm, 311 E $86 ; 1 / 2$

Av A 1235 (5:1461-23), ws, 40.5 n 66 th ,
 Sept4'12; A $\$ 16,000-50,000$. O C \& 100 Seide, ${ }_{35}{ }^{\text {An }}$ W $129 ;$ mtg $\$ 42,000$; Sept 3 ; Sept O C \& 100 $\underset{40 \times 100,}{\text { Av }} \mathbf{A}, 1237$ ( $5: 1461-25$ ), ws 80.5 n n 66 th . 40x100, 6-sty bk tnt: Lawyers Mtg Co to
Sophie Zalkin, 107 W 137 ; BeS: Sept3
Sept Av A, 1237: Sophie Zalkin to Anna ${ }^{\mathrm{P}}$ Zalkin, 695 St . Nicholas av; mtg $\$ 42,000$
Sept3; Sept412.
C 10
Adrian av ( $13: 3402-239$ ), nws, 294.5 ne Terrace View av, $45.3 \times 200$ to ses Terrace
View av, $45.4 \times 198.5,3$-sty fr dwg \& 3 -sty fr rear stable; August Knuepfer to Marie H Beyer, 167 F
A $\$ 14,000-17,000$.

Adrian av (13:3402) H Beyer to Helene Knuepfer, 606 is av;

Amsterdam av, 1997 on map 1995-7, see Columbus av, 483.
 Geo Noakes to Saml Giudici, 103 W 89 ,
mtg $\$ 37,000 ;$ Sept $3 ;$ Sept ${ }^{\prime} 12 ;$ A $833,000-57$. 000.
 174th (No 500 ), 50 x 100 , 6-sty bk tnt \&
strs; Aaron Goodman to Henry Morgenthau Co a corp, 165 Bway mtg moter

Bradhurst av, 202, see Bradhurst av, Bradh
$192-200$.

Bradhurst av, 192-202 (7:2046-24, 25 \& strs on fred Bloch. 216 Bergenline av, Union Hill, $000^{\circ}$ AL; Aug29; Aug30'12; A\$72,000-247,Bradhurst av,
151st, $124.11 \times 100$;
1920 202 ( $7: 2046$; this \& above lots 24,25 \& 43), 151 st xw24.6xn124.11xw100 to ay xn40.8 to beg, $3-6$-sty bk tnts, strs on car; Joshua
Silverstein to Alfd Bloch, 216 Bergenline av, Union Hill, NJ; QC; correction \& confirmation deed; Aug29; Aug31'12; A\$72,-
$000-247,000$. Broadway, ${ }^{3240-52} \quad(7: 1985-1-4)$, nec stable, 2 -sty bk office \& fr coal pockets: Latham Realty Co to Wilson C Reed 39 zo Bway; mtg $\$ 80,000 ;$ Auge9; Aug30'12; A
$\$ 106,000-111,000$,
Broadway, 3501-9 (7:2090-29), nwe 143d Lonise Cronin to Schwegler strs 3507 Bway; mtg $\$ 210,000 ;$ Aug31; Sept4
$12 ;$ A $\$ 130,000-290,000$.
O 100
Broadway, 1126, see 5 av, ${ }^{206}$.
Colonial pkwy, ws,
tended, see St Nich pl, es, 75 se 153 s 1 , if ex- 153 d if
Colonial pkwy, nwe 159th, see 159th, Columbus av, 448-52, see Columbus av,

Columbus av, 440-6 (4:1212), nwe 81st AV, $448-52(4: 1212$; this $\&$ above lot 29 ),
swe 82 d (Nos $100-8$ ), $102.2 \times 134$, 7 -sty bk swe 82 d (Nos $100-8$ ), $102.2 \times 134, \quad 7$-sty bk
hotel Endicott; Alfd Steckler, Jr, ref, to don, Eng, \& Jno $\underset{F}{ }{ }^{\text {S }}$ Grosvenor sq , Lon-
 000-875,000. ${ }^{2}$, Aug30; Aug3112; A840,
Columbus av, 483 (4:1197-2), es, 25.4 I beg, 5 -sty stn tht \& strs, owned by party 1 part, valued at $\$ 45,000 \%$ mtg $\$ 34,000$ A\$26,000-41,000; CONTRACT to exchange ${ }_{1}$ for AMSTERDAM av, $1995-7$ on may $39.11 \times 106,6-s t y$ bk tnt \& strs, owned by party 2 d part, valued at $\$ 95,000$ : mtg $\$ 80$. 000 ; A $\$ 39,000-82,000 ;$ Jacob H Wं Westheime with Gussie Herman, 1771 Mad av; Aug23; Aug31'12.
Convent av, 317
141 st, $20 \times 100,3$ \&
$4-2050-22), ~ e s, ~ 479.6 ~$
\& 141st, $20 \times 100,3$ \& $4-5 t y$ \& ${ }^{\text {\& }}$ bk dwg; Jno
E Shaw to Katie Steckler, 18857 av; QC L; Sept3; Sept4'12; A\$9,500-19,000 \& 100
East End av, $92(5: 1580-29)$ ws, 26 s 84 th $25.4 \times 80,5-$ sty bk tnt \& strs; Louis H Low-
enstein to Mary Milleg, 335 E 50 mtg $\$ 20,000 ;$ Aug 29 ; Aug $30^{\prime} 12 ;$; $\$ 8,500-19,000$.
Ft Washington av, 25-33, see 160 th $W$, Fort Washington ay (8:2136-83), nwC Dayton Realty Co to Oakiawn Corpn 27


Fort Washington av (8:2136) same 47 E 92; Ramsay Hoguet, 29 Washington sq \& Marie N, J Pierre, Rene E, Marie V \& Marguerite M Hoguet, all at 152 River
side dr; mtg $\$ 170,000 \&$ AL; Sept $;$; Sept4 ${ }^{12}$. 1

 J Doernberg; to Dudley D Doernberg, 216 ${ }^{153,000}$ Lexington av, 2071-3, see 125 th, $145-7$ nom Madison av, 2034 ( $6: 1754-15$ ), nwe 129th, 18x75. 3-sty \& b stn dwg; Jno H Wynn to Lillian B Koepke, 1522'Pacific. Bkiyn: Morningside av w, 50-3 (7:1867-59), we 115th (No 401), 100.11x85, 6-sty bk tnt Bway, NY \& Jno B Perry at Rutherford A $\$$ mtg $\$ 187,000$ \& AL; July 27 ; Aug30 12 Morningside av w, $\mathbf{~ 0 - 3}$; Harlan $P$ Dun | can $\frac{\&}{\mathrm{~L}}$ ano to Maxlow Realty Co, a corp, |
| :--- |
| 549 W |
| 113 |
| $\mathrm{mtg} ~$ |
| 187,000 \& AL; Aug28; | Aug $30^{\prime} 12$. nom

 tnt: Geo Schwegler to Schwegler Realty o, 3507 Bway; mtg $\$ 160,000$; Aug31; Sept Riverside dr, 614, see 138 th W , ns, 373 Riverside dr, 258 (7:1887-65), sec 98th Century Holding Co to Julius Fleischmann at Cincinnati, Ohio; mtg $\$ 475,000$ \& 100 171st, $45 \times 100$, 5 -sty bk tnt \& strs; Joe Brucker to Gotthardt A Litthauer, 137
Lex av; mtg $\$ 70,000 ;$ Sept ${ }^{\prime} 12 ;$ A $\$ 32,000$ St Nicholas av, 1220; Gotthardt A Litt hauer to Jacob Ruppert, a corp, 1609 Terrace View av, nes, abt 300 ne Adrian View av.
 ref, to Helen
$\$ 140.000$ : FORECLOS: July 24 ; Aug $29 ;$ 1ST av, 1465 ( $5: 1451-25$ ), ws, 52.5 n 76 th,
 Aug30; Aug31'12;'A\$11,000-18,000 O \& $\mathbb{C} 100$
 to Lillian B Koepke, 1522 Pacific, Bkiyn; 2D av, 1S87 (6:1647-24), ws, 75.5 n 97th $25.6 \times 100,5-$ sty bk tnt \& strs; Louis Op-
penheim \& Laura his wife to Ella Oppenpenheim \& Laura his wife to Ella Oppen-
heim, 13 W $88: \mathrm{mtg} ~ \$ 21,750$; Aug1; Sept
$5^{\prime} 12: \$ 12,000-23,000$ O 3D av, $\mathbf{9 5 3 - 5}$ ( $5: 1331-1$ ), nee 57 th (Nos
$201-3$ ), 50x90, 5 -sty stn office \& str bldg: Security Bank of $N$ Y to Howard Hudson Co, a corp, 14 . Wall; Aug28; Aug31'12; A
$\$ 55,000-180,000$. O \& 1,000 3D av, 170s $(5: 1524-40)$, swe 96 th (No
76 ), 20x $100,5-$ sty bk tht \& strs: Thos F Begley et al to Geo Ehret, 1197 . Park av; 5TH nv, $206(3: 827-41)$, ws, 56 C \& 100 $28.2 \times 112.4$ to es Bway (No 1126), ${ }^{2} 250.2 \mathrm{th}$ 101.1, $4-$ sty stn loft \& str bldg; Camolin Burke, Vermont: mtg $\$ 250,000 ;$ Aug28; 7TH av, 2477-9 (7:2012-61), sec 144th (No 164 ), $42.11 \times 100$, $5-5$ sty bk tnt \& Strs;
Henry H Grote to Plainfield Land \& Bldg Co, a corp, 141 Bway; mtg $\$ 60.000$ \& AL;
9TH av $550(4: 1031-4)$; 0 O C \& 100 9TH av $\mathbf{5 5 0}(4: 1031-4)$; declaration of
trust by Caroline W Astor; May22, 88 ;
Sept $4 \cdot 12$. Sept4'12.

Interior lot ( $2: 453-\mathrm{pt}$ it 56 ), begins 87.5 xs6.2xs \& 19.4 to beg, 1-sty bk bldg: H W Erichs (Inc), a corpn, to Adelaide E Watson \& Eliz Harturg, both at 224 E E 15, \&
Elsa Schmitt, 230 W $107 ;$ Aug30; Sept5
$12 ;$ A $\$$ nom Interior lot (2:453) same prop; certf and consent of stockholders to above
deed; same to same; Aug30; Sept5'12.

Pier old 2S, E R (1:73), near foot Dover st, agmt as to permission to erect a of Docks with consent of Frederic H Cruger et al to Curtis-Blaisdell Co, at 56 th
\& E R; June19; Sept4'12.

## MISCELLANEOUS CONVEYANCES.

## Borough of Manhattan.


#### Abstract

All Estate (miscl) R T \& I as heir, \&c, guerite C Feserved; deed of trust; MarTanner of Newark, NJ, \& Louis F D Dodd at Montelair, NJ, in trust; AL; Apr4; Sept 5'12. A11 Estate (miscl), etc; same prop; deed of trust: Edna D Howard of Newark, NJ, to Gertrude Dodd, NY, \& Louis F Dodd Sept5'12. General asn (miscl), of all claims under will Simon Galinger; Morris O Ezekiel individ \& as EXR Marie Galinger to Sol \& Geo W Galinger individ \& as EXRS Simon Galinger; June16'05; Sept $3^{\prime} 12$. 64.81 Power of atty (miscl) ; Walter F Kingsland at Paris, France, to Frederic de P Foster at Tuxedo Park, NY; July24; Sept $4^{\prime} 12$.


## WILLS



## CONVEYANCES.

Borough of the Bronx.

| Adams $\mathbf{p l}, 2226$ ( $11: 3071$ ) : es, 165.10 n 182d, 33.4xivo, 5 -sty bk tnt, Wm H WeiKlumpp, 31983 av; mtg $\$ 24,000$ Aug28: Sept $3^{\prime} 12$. <br> Beech st (*), es, being lots 98 \& 99 . map (1097) of 170 lots sillons $\mathrm{C}_{0}$ to Wm Masson Point; 1528 Hoe av; AL; June4; Sept5 '12. <br> Berrian st, (*) es, 50 s Lebanon, $25 \times 100$; Nrook Westchester \& Boston Ry Co to MrilSept28'11; Aug31'12. |
| :---: |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

Beek st, sec Tiffany, see Fox st, ws, 100 Fox st, swe Tiffany, see Fox, ws, 100 n
Fox st, (10:2711), Ws, 100 n Intervale av, to es Beck xs 335.11 xe100xs $69.4 \times \mathrm{xain}$ n n 327.6 vacant; re mtg; Lawyers Title Ins \& Trust Co to Henry Morgenthau Co, a corpn, 165
Bway; QC; Aug29; Sept4'12.
50,000 Fox st $(10: 2711)$, same prop; Henry Morgenthau Co to Aaron Goodman Realty Co,
a corpn, 309 Bway; B\&S; Aug15; Sept4:12.

Freeman st, 967-79, see Bryant
401-3.
 Whitaker to Rosa Sacco, 190 1 av; mtg
$\$ 3,500 ;$ Aug $29 ;$ Aug30'12.
O $\& 100$ Lorillard pl, es, 117.10 s Pelham av, see
Madison st (*), es, 200 s Morris Park Spillane, 1724 Barnes av; mtg $\$ 4,800 ;$ Aug
$30 ;$ Aug 3112 . It Hope pl or st $(11: 2851)$ ss 85.11 Jerome av, a strip $5 \times 17.2$, vacant; re-mtg;
Harlem Savings Bank to Anthony McHarlem Savings Bank to Anthony Mc-
Owen, 752 Hewitt pl; QC; Aug12; Aug30'12

Mt Hope pl $(11: 2851)$, ss, 85.11 e Jerome av, $25 \times 125$, vacant; Anthony MeOwen to
Henning Minte, 226 E 87 ; AL; July29; Aug 31'12. nom Newman st (*), ws, 150 n 150 th . 25 x Reiss pl, nwe White Plains rd, see White Ritter pl sag (11:2908)
pect av $25 \times 99.10$ except , ss, 135 w Pros pect av, $25 x 99.10$, except part for pl, 2-sty
fr dwg: Madeline O'Neill to Hinley Realty
Co, 1347 Boston rd; AL; Aug 28 : Sept5'12

St Pauls pl, 480, see Wash av, 1432 .
Simpson st $(10: 2724)$, ws,
$42 \times 107.9 \times 42 \times 108.2,5-$ sty bk tnt; Podgur $42 \times 107.9 \times 42 \times 108.2$, $5-$ sty bk tnt; Podgur
Realty Co to John $G$ Giese, at New RoTiffany st, sec Beck, see Fox st, ws, 100 Tiffany st, swe Fox, see Fox, ws, 100 I ntervale ay
Willis pl, nee 236th, see 236 th E, nec 13STH st, 590 (868) E (10:2550), SS, av, $37.6 \times 100$. 5-sty bl tnt; Benno Loewy, av, $37.6 \times 100$ S-sty bk tnt; Benno Loewy,
ref, to Ferd G Kneer, 236 W 51 ; FoRE,
CLOS Aug14; Sept4; Sept5'12. 138TH st, $\mathbf{5 9 0}$ (S68) E; Ferd G Kneer to Annie L Kneer, both at 236 W 51 ; B\&S 140TH st E, ns, 164.3 wh $\mathbf{H} R$ \& $P$ R R 141ST st $\mathbf{E}(10: 2592)$ ss, 152.6 e S 50.3 to st xw64.11 to beg, 2 -sty bk office \& 1-sty fr rear ext; also 140TH STE E (10
 vaeant: May L, Blake widow to John Sym-
mers, 995 E
167 ; Aug9; Sept5'12. nom $\mathbf{1 4 2 D}$ st, $310(546) \mathbf{E}(9: 2322)$, Ss, 125 w
av, $25 \times 100$,
$5-$ sty
bk tnt; Schwartz to Edw Lang, 204 E $90 ;$ AL; Aug
29 ; Sept3'12. 142D st, 310 E; Edw Lang to Gustav
Schwartz \& Freda his wife, 166 E 3, joint tenants; AL; Aug29; Sept3'12. nom
 Schwartz to Edw Lang, 204 E Gu; mtg 142D ST, 435 E; Edw Lang to Gustave Senwartz \& Freda his wife, 166 E 3 , joint
tenants; mtg $\$ 12,000$ \& AL; Aug29; Sept3
144 TH st, 160 E, see Mott av, 388-90. nom 147TH st, $\mathbf{4 3 8}$ E $(9: 2291), \mathrm{ss}, 390 \mathrm{w}$ Ernst to Paul B Pugh, 362 Riverside dr:
$\mathbf{1 5 7 T H}$ st, $\mathbf{2 9 5} \mathbf{E}(9: 2417), \mathrm{ns}, 430.10 \mathrm{w}$ Brady-Blackbourne Co to Wm Engel, 38 W $\mathbf{W}$ 163D st, 410 Eept3; Sept 4 '12. O C \& 100 rose av, $37.6 \times 100,5-$ sty ble tnt; Wm Schus-
sler to Robt C Kraft, 202 Alex av; mtg
$\$ 30,000$ Ang 29 Septrig 164TH st, 5si S 10.2622 ), nec C \& 100 (No 984 ), $118.9 \times 25.6 \times 108.9 \times 27.4, ~ 5-\mathrm{sty} \mathrm{rd}$
tnt \& strs; Moorehead Realty \& Constn (64TH st. sst E; Wells Holdind © 100 same; mtg $\$ 30,000$; Aug29; Aug31'12. Co to

165TH st E, see Grant av, see Grant av,
165 TH st, 316 E, see Findlay av, swe 165.
169 TH st w ing all $R$ T \& I to strip in front of lot
101 map Claremont, bet old ns Orchard \& new ns 169 th; Nathaniel A McBride to John M Haffen, 947 Sherman av, \& Caro\&c John Haffen, decd \& Mathias Haffen,

ITSTH st E, nwe Monterey av see 178 th 178TH st E (11:3061), ns, 113.9 e 3 av
75
to ws Monterey av 75 to ws Monterey av xi05, vacant; Henry
Foehrenbach to Mary E Taylor, 33 W 90 : mtg $\$ 26.500$ : Aug21; Aug30'12. O C \& $100^{\circ}$
180TH st E $11: 3096), \mathrm{ns}, 132.2 \mathrm{w}$ Proscant; Susan V, N Rouget, EXTRX va-
Mary J Syme, to Richd R Maslen,

181 ST st, $\mathbf{1 , 0 0 0} \mathbf{E}$, see Bryant av, sec 181ST st E, ss, 225.8 e Vyse av, see 181ST E ( $11: 3128$ ), ss, 100 w Vyse av, beg; vacant; also 181ST ST E (11:3133), ss, 225.8 e Vyse av, runs e32,2xs866.8xw28.6 Realty Co a corpn, 15 William; F\&\&S; Apr 1S2D st E, Iate Elm ( $11: 3112$ ), nes, 41.3 nw So blvd, runs nw100xne100xse90.10 to W Tubbs to L Napoleon Levy, 18 W 72 ; AL; Aug26; Aug31'12. 187TH st, 371 E, see 105th, 216 E Man-

193D st, $360-\mathbf{4} \mathbf{E}(12: 3275)$, ss, 85 w Decar Schuyler to Florence E Schuyler his

O C \& 100
193D st, 360-4 E; re mtg; same to same:
193 D st, 55 E, see Plimpton av, 1325.
204TH st E (Woodlawn rd) (12:3345), cant: Geo P Koehler \&ano EXRS \&c Philp. Koehler to Mary Bechle, 417 Hoboken 205 TH st, $183 \mathrm{E}(12: 3312), \mathrm{ns}$, abt 300 e 05.7, ws, 3-sty fr tht: Jno H Wynn to Lillian B Koepke, 1522 Pacific, Bklyn; AL; 227TH st E (*). ss, 105 e Barnes av, 50x 14, Wakefield; Henrietta L Higgins to Sept3'12. L Sick, 812 E 227; AL; July5'10;
O C \& 100 229 TH st E ( $\mathbf{1 5} \mathbf{~ a v})(*)$ ss, 105 e Barnes Frank Jannotto, 45993 av ; mtg $\$ 18,350$ AL; Sept4; Sept5'12. O C \& 100 233D st (Nelson av) E (*), Ss, 50 w Se-
Sn av, $50 \times 100$, Edenwald: Jno Healey to Ratk G. Tighe, Edenwald; Jno Healey to L; Aug29; Aug $30^{\prime} 12$. Park av, Yonkers, NY:
O C \& 100 236TH st E (*), nec Willis pl, $25 \times 100 ;$
Vm H Rose to Jas V MeDonald, 503 Washington, Providence, RI; Aug29; Sept ${ }^{3} 12.9$ st $\mathbf{2 3 9}$, nwe Putnam $\mathbf{a v} \mathbf{C}$ \& 100 utnam av W, nwe 239th.
261 ST st $\mathbf{w}(13: 3423)$, ss, 75 w Tyndall
v, $25 \times 100 ;$ vacant; Edw av, 25x100; vacant; Edw J Janikula uu Aug29; Aug30'12. at Yonkers, NY; AL; 26TH st W (13:3423) ; same prop; Bene261: AL; Aug29; Aug30'12. O C \& 100 Av Von Humboldt (13:3423), es, 100 n 259th, $50 \times 100 ;$ vacant; John A Burns to
Amelia B Hale, $335 \mathrm{E} 188 ; \mathrm{mtg} \$ 1,000$ : Aqueduct 2012 (11.3211) nom $183 \mathrm{~d}, 45 \times 102.6$ to Ws Macombs Dam 282.6 s x102.3, 2-sty fr dwg; Margt W Sheridan to Mary Montague, 143 W 188 , Bronx; mtg Arthur av, 2144 ( $11: 3070$ ), es, abt 75 © free pl, $25 \times 100$, except pt for av: 2 sty fr dwg; Mary Roberts to Aiden Mur-
phy, $320 \mathrm{~W} 36 ; \mathrm{mtg} \$ 4,000$; Sept 3 : Sept ${ }^{2} 12$
Beaumont av, 2280 ( $11: 3101$ ), es, 116.5 s列 zie Van Riper to Herman Stelljes, 357 E
$169 ; \mathrm{mtg} \$ 4,000 ;$ Sept 3 : Sept ' 12 . O \& 100 Benedict av (*) ns, 300 w Pugsley av,
$25 \times 100$ : Wm Buhl to Bernard J $25 \times 100 ;$ Wm Buhl to Bernard J Loonam,
$106 \mathrm{E} 124 ; \mathrm{mtg} \$ 5,000$; Aug 28 ; Aug ${ }^{\prime} 12$, Benedict av (*), ss, 286.9 e Storrow 105 Benedet av
Benedict av; mitg to $\$ 5,000$. Wm . G Steers, 1934
But Benedict av; mtg $\$ 5,000$; Aug28; Sept 4 ' 12 . Boston rd, 984, see 164 th, 581 E.
Bronx Park av (*), cl at cl blk bet Le
banon \& 180 th, runs w 430 to es Devoe av xn108xs along es Bronx Pk 31.4 \& 20.11 part conveyed to NY W \& B Railway Co City \& County Contract Co to Millbrook Co, a corpn, swe 45th \& Lex av; B\&ss;
Sept28'11; Aug31'12. Brook av, 1372 (11:2894), es, 73.4 s 170 th , H Wynn to Lillian B Koepke, 1522 Pat; Jno A Wynn to Lillian B Koepke, 1522 Pacific,
Bklyn; AL; Aug29; Aug31'12. Bronxwood ay (*), ws, 40 s 221 st, 37 x mela Gebbia, 3859 Bronxwood av. Car$\$ 2,400$; Aug29; Aug30'12. O C \& 100 Bruner (Oakes) av (*), es, 100 n Jeffer-
son or Edenwald av, $25 \times 100$; Wm T Greenhow to Alice A Shepard, 1058 So Blvd: Aug Burdett av (*), SS, 125 w Ft Schuyler W Ft Schuyler rd, $25 \times 100$; also ROOSE$25 \times 100$; Wilfrid H Sherrill to Commercial Finance Co, a corpn, 54, Market, Pough-
keepsie, NY; July1; Sept5'12. O C \& 100 Bryant av $(11: 3138)$, sec 181 st (No 1000), Krabo to Johanna $R$ Ernst, 1056 Marie
$\mathrm{pt} ; \mathrm{mtg} \$ 37,000$; June28; Sept3'12.
Bryant av. 1401-3
$(11: 2994)$, nwe Freeman (Nos 967-79), $45 \times 100$, 5-sty bk tnt \&
strs; Clover Constin Co to Jos G Wallach, t White Plains, NY; mtg $\$ 48,000$ S Sept5
Cauldwell av, 717 ( $10: 2624$ ), ws, 193.9 s 46th, $18.9 \times 115$, 3 -sty fr tnt; Rosa Alper to owitz. Winthrop av, White Plains, NY. $\$ 1,500) \mathrm{mtg} \$ 7,000 ;$ Aug30; Aug mi'12. m of

City Island av, $\mathbf{3 9 2}$ (*), lot 3 map Eliz R
B King at City Island, except pt for av; B King at City Island, except pt for av; way, 3276 Decatur av; mtg $\$ 1,500 ;$ Sept3; Sept4'12.
Crescent av, $628 \quad(11: 3087)$, ss, 69.7 e
Hughes av, $58.11 \times 126.5 \times 45.10 \times 89.3,2-s t y ~ f r$ dwg \& 1 -sty fr rear stable; Ernesta Fax-
nelli to J \& M Haffen Bwg Co, a corp, 398
 Crotona av, 2004 (11:3095), es, 75 n 179 th, Jas Duffy, 2004 Crotona av; mtg $\$ 11,000$ : Sept3; Sept4'12
Davidson av, 2463 ( $11: 3203$ ), ws, 383.5 s
$90 t h, 50 \times 98,8,2-s t y$ ir dws, Henrietta L 2463 Davidson av; mtg $\$ 9,000$; Aug30'12, 0
Devoe av (*), es, at line bet land W W
Astor \& land Domestic Realty Co, runs s e110.3xe1,006.4xsw $248.5 \times n w 35.4 \times n$ e 205.10

to av xne998 to beg, contains 2 6.151-10,Devoe av, runs se103.11xsw270.2xse140.3x | sw 44.10 \& $889.11 \times n e 428.4 \times n e 736.2$ to beg, |
| :--- |
| contains | \& Boston Railway Co, a corp, swe 45th \& Lex av;

Sept4'12.

Mott av, 384-6, see Mott av, 388-90
Mott av, 388-90 (9:2341), sec 144 th
160 , $10 \times 100,5-$ sty bk tht ${ }^{5}$ strs; also $50 \times 100,5-$ sty bk tnt: Wm A Keating, ref,
to Jno E Simons, 1312 Mad av; FORECLOS: $\begin{aligned} & \text { Aug } 27 ; \text { Aug } 29 ; \\ & \text { Myrtle av (*), es, } 200 \text { s Trov av, } 100 \mathrm{x}\end{aligned}$ Myrtle av (*), es, 200 s Troy av, 100 x Son (Inc), a corpn, 1347 Boston rd; AL;
 164th, $25 \times 62.9 \times 25 \times 60.8,3-\mathrm{sty} \mathrm{fr}$ tht; Mich $\mathrm{ntg} \$ 5,450$; Aug 28 ; Aug $30^{\prime} 12$. nom
Neison av, nee 169th, see 169 th W , nee North Chestnut dr (*), ns, abt 380 n , ne \& e ir North Oak dr, 26x96, except part ref, to Mary A Handibode, 2345 Tiebout $\begin{array}{llll}30 ' 12 . & \\ \text { Park av, } & 3042 & (9: 2416) \text {, ses, } 103.1 \text { ne }\end{array}$ 56 th, runs e $49.4 \times 553.9 \times w 81.8$ to av xne 62.11 to beg, 6-sty bk tnt; Wm Engel to
Brady-Blackbourne Co, 22348 av, mtg Srady-Blackbourn
$\$ 35,000$; Sept3'12.
Pelham av, 554-6, see 105th, 216 E Man-
Plimpton ,av, 1329, see Plimpton av
Plimpton av, 1325 (9:2522), ws, 119.7 s 70 th, $22 \times 100,2-\mathrm{sty}$ \& b bk dwg; mtg
$7,000$; also 193 D ST, 55 E ( $11: 3177)$, ns, 45 e Morris av, 20x80, 3-sty bk dwg, mtg
$\$ 8,000$ Danl E Hanlon to Mary F Martin, 58 E Kingsbridge rd; Sept4; Sept5'12. 100 Plimpton av, 1325 (9:2522), WS, 119.7 S 170 th, $22 \times 100,2$ sty \& b bk dwg: re
mtg; Mich1 J Mulqueen to Danl E Han-
lon, 52 E 193. \& Edw F Morris, 1327 $\begin{array}{ll}\text { lon, } 52 \mathrm{E} \text { 193, \& Edw F Morris, } & 1327 \\ \text { Plimpton av; Aug27; Sept5'12. } & 5,000\end{array}$
 $(9: 2522)$, ws, 75 s 170 th, $22.7 \times 100,2$-sty
\& bk dwgs; Edw F Morris to Danl E
bandon 53 E 193; 1-3 pt; B\& ; Hanlon, 53 E 193; 1-3 pt; B\&S; AL; Aug
Plimpton av, 1329 (9:2522), ws, 75 s 170 th, $22.7 \times 100$. 2 -sty \& b bk dwg; Danl
E Hanlon to Bertha B Strunsky, 600 W W
$183 ; \mathrm{mtg} \$ 7,000 ;$ Sept 4 ; Sept5'12. O' \& 100 Prospect av $(11: 3093)$, ws, 20 S 179 th, 60x100; vacant; Jerome S Goldsmith to Georgetta MeNaughton, 151 Taylor, West
New Brighton, B of R; July 29 ; Sept3'12.

Prospeet av (miscl), ws, $20 \mathrm{~S} 1 / 5 \mathrm{th}, 60 \mathrm{x}$ 100; power of atty; Jerome $S$ Goldsmith to Dr Felix Amabile, 151 Saylor,
Brighton, SI; Apr12; Sept 3 12.
Prospect ay, 985 ( $10: 2678$ ), ws, 170 s 165 th, $57.4 \times 187.6$, except pt for av, 2 -sty \&
a fr dwg; Fredk Braun to Wolf Burland, so1 Cauldwell av: mtg $\$ 33,300$ on this and other prop; Sept3; Sept4'12. nom Putnam av W $(12: 3271)$, nwc 239 th, 27.6
$\times 74 \times 26 \times 65.1$ : vacant; Adam Wiener, ref, to Theo S Avery, at Albany, NY; PARTI-
TION June8\&10; July17; Aug31'i2. $\mathbf{1 , 6 0 0}$ Quimby av, 2163 (*), ns, 174.11 w Castle Fryer, 2163 Quimby av; mtg $\$ 3,750$; Sept Fryer, 2163 Quimby av; mtg $\$ 3,750$; Sept Richardson av, 4452
(*) , ses, 100 SW Schoenberger to Anthony Neumann, 4452 Richardson av; mtg $\$ 4,200 ;$ Sept3; Sept5
12 O C . 100 Roosevelt av, ss, 215 w Ft Schuyler rd,
see Burdett av, ss, 125 Wt Schuyler rd, St Anns av, $117 \quad(9: 2260)$, ws, 25 s So Livdian $\operatorname{B}$ Koepke, 1522 Pacific, Bklyn; AL; May1s; Aug31'12.
Southern blvd, ws, abt 90 n 182d, see
Stebbins av, 1350 (11:2965), es, 308.9 n Freeman, $50 \times 94.1 \times 51.10 \times 10711$, -sty ir corp, 171 Bway; mtg $\$ 2,500 ;$ Aug30; Aug 1'12. 112 s isist, see
Tiebout av, ws, abt 112.5 n isist, see Valentine av, $2180(11: 3144)$, es, 112.8 n
$181 \mathrm{st}, \quad 20 \times 118.6$ to ws Tiebout av x 20 x $118.9,3$-sty bk tnt; John \& Meta Mueller Rochelle, NY; mtg $\$ 9,000$ \& AL; Aug31: Rept3'12. O C \& 100
Walker av (*), nwe, Morris Park av,
uns ne209.10\&61.4\&209.3 to SS 180 th xe 180.11 to ns Morris Park av xs370.11 to Millbrook Co, a corp, swe 45 th \& Lex av; Washington av, 2337-9, see $105 \mathrm{th}, 216 \mathrm{E}$ lanhattan.
Washington av, 1432 ( $11: 2911$ ), sec St Pauls pl (No 480 ), $40 \times 100,6-s t y$ bk tnt \&
strs: NY Life Ins \& Trust Co to Virginia Atwater, 2583 Sedgwick av; AL; Sept3; 56,000 ept4'12.
$\mathbf{5 6 , 0 0 0}$
Washington av, $\mathbf{1 4 7 7}$ ( $11: 2902$ ), ws, 90 s
71st, $37.6 \times 100$, $5-$ sty $\begin{aligned} & \text { bik tnt: } \\ & \text { Benno }\end{aligned}$ Loewy, ref, to Ferd G Kneer, 236 W. $51 ;$
FORECLOS Aug14; Sept4; Sept5'12. $7, \mathbf{0 0 0}$
Watson av (*), ns, 180 w Olmstead av, Chas E Except part for ay, Unionport; hanna his wife, 2484 Cambreleng av, joint tenants; mtg $\$ 5,575$; Aug30; Aug31'12. 100

[^11]Webster av $(11: 3030)$, es, 268 S .183 d ,
, Harry B Davis to J Schwartz Contracting Co, a corpn, $201 \mathrm{E} 40 ; \mathrm{mtg} \$ 15,000 ;$ Aug $26 ;$ Sept 412 , 12 Webster av $(9: 2425)$, ws, at el of former
Irving pl or $-\$ 166 t h$, runs w $18 \times n 35$ to av xs37 to beg; gore; vacant; Ella L Owens et al to Philip Livingston, at Bar
Harbor, Maine; QC; Junel8; Sept 412 ; re-
recorded from July3, Westehester av, 748 (966) $\quad(10: 2654)$, es,
260 (Dawson)
$25 \times 90.9 \times 26.1 \times 98.3$ t-sty bk tht \& strs, Julia Dorfman to Louis Berkowitz, 750 Westchester av; mtg West Farms rd $(10: 2754)$, ses, at ws bk tht \& strs; Friedman Constn Co to Wm Stutt, 1350 Stebbins av; mtg $\$ 60,000 ;$ Aug
$30 ;$ Aug 312 . 100
 125 to beg: Geo Costar $n$. $12.5 \times e 17.2 \times s 37.2 \times w$ 125 to beg; Geo Costar to Zerega Realty
Co, a corpn, 1922 E 177 ; mtg $\$ 8,500$ \& AL; Aus28, Septsiz
White Plains rd (*), nwc Reiss pl, 100.9 iel Freund to Jno Kadel, 1473 St Lawrence , $\$ 5,200$ \& 1 , Aug2, Aug30'12. nom Whitlock av, $969(10: 2735)$, ws, 287.6 n
Barretto, $37.6 \times 100$, 4 -sty bk tnt; Wolf Burretand to Fredk Braun \& Emilia K his $\begin{aligned} & \text { wife, } 985 \text { Prospect av, tenants by entirety; } \\ & m t g\end{aligned} \$ 4,000 \&$ AL; Aug 31 . Sept ${ }^{\prime} 12$.
A strip 5 ft wide (*), across lots 169,142 \& 143, map Arden Est, being $70 \& 65 \mathrm{at}$ hat part lot 133 , same map, lying nw \& 50 same map, lying se \& 65 at $r$ a se from (Deed in 142 , page 496 -recorded Aug7 Railway \& so much of said parcels as lies se of line 60 at $r$ a se from said Railway; also so much of parcel 3 (same deed) said Railway, and so much of same par1 said Railway, also so much of parcels same deed, as lies nw of line 50 , at a nw from e 1 said Railway \& so much of said parcels as lies se of line 60 , at r a
se from said c 1 ; also so much of parcel 6 se from said c li also so much of parcel 6 ,
same deed as lies nw of line 60 at $r$ a nw from said cl \& so much as lies
se of line 60 ft at r a se from said cl; also so much of parcel from as lies nw of line 60 ft at r a nw from said much of parcel 8 , same said c 1 ; also so from line 65 ft at r a nw from said e 1 \& so much of same parcel as lies se of line $T$ \& I to beds of streets in front of lots $31,32,33,62,70,71,85,86,87,90 \& 91$, map
Arden Est; N Y Westchester \& Boston Ry B Millbrook Co a corp, swe 45th \& Lex
That part of lot 69 (*), map Arden Est nw from cl of NY, W \& B Ry Co; that porse fr line parallel to \& 60 seat $r$ a from cl said Railway; Ny, Westchester \& Boston
$R y$ Co to Millbrook Co, a corp, swe 45 th \& Interior strip $(11: 2851), 103.5$ e Central corded in 167, p 264 \& on map Isaac $T$ Willis, being part farm Lewis $G$ Morris, rune e parallel with Morris st $5 \times s 18 \times w 5$ to
pt 107.10 e Central av xn18.6 to beg; re
mig; Harlem Eavgs Bank to Anthony Me
Owen, 752 Hewitt pl; QC; Aug12; Aug 30 '12.

## LEASES

## 

## Bedford st, nwe Houston, see 11\%wston

'Columbia st, $\mathbf{5 5 1 / 2}$ (2:333); all; Abr E Roossin \& ano to Jos Hahn \& ano; byı ${ }^{1}$ Columbia st $551 / 2$ ( $2: 333$ ) ; consent to asn Ls: Abr B Roossin \& ano to Jos Jams,
50 nom
Columbia; Sept ${ }^{\prime} 12$. Columbia st, $\mathbf{5 5 1 / 2}(2: 333)$; Jos Hahn \& ano to Jos Jams, 50 Columbia; Aug31:
Sept3'12. ${ }^{1}$ Houston st $\mathbf{w}(2: 258)$, nwe Bedford,
runs w $163.6 \times n 126.7 \times \mathrm{x} 37.11 \times \mathrm{xe} 5.4 \times \mathrm{s} 15.2 \mathrm{xe}$ 48.6 \& 38 to Bedford xs-to beg; asn I.s;
Fredk W H Crane \& ano EXRS Robt Hoe to D \& J Rovegno, firm Two-Star Con-
fectionery Co , 188 W Houston; Aug299; Houston st, 360-2 E (2:371), nec Av C, et al to Herman \& Moses Erlanger, 154 E taxes \&c \& 1,560 ${ }^{1}$ Houston st
$107-11$, ss, 150 W Av A,
$102: 428)$, begins 1 st, ton x50.4x55; all; Julius Valenstein u
${ }^{1}$ Lawrence st, 54-6 (7.1966) all. Hedwig
 ${ }^{1}$ Ludlow st, $152(2: 411)$; str \& b; Sarah 5yf Junel'09; Sept5'12. 660 Marginal st, 120 (11th av) (3:692), nec
20th: asn LS: Adolf Fink to Jas T Judge, 20th; asn Ls; Adolf Fink to Jas T Judge,
$101 \mathrm{~W} 104 ; \mathrm{mtg} \$ 6,000 ;$ Aug $26 ;$ Aug $30^{\circ} 12$.
${ }^{1}$ Marginal st (3:692), or 11 TH AV, nec 20th; re asn Ls; Wm Zoll to Jas T Judge,

C \& 100 G Freeland to Rosario Zappulla, 125 Mott; AT; mtg $\$ 752.25 ;$ Aug $29 ;$ Sept4'12. nom '1ST st, 107-11 E, see Houston, 214-8 E. ${ }^{\text {13D }}$ st, 285 E (2:373), nes, 146 se Av C, Brower to Rachel Goldwasser, 285 E 3 ;
 mtg $\$ 2,000 ;$ Nov30'10; Sept $t^{\prime} 12$.
'GTH st, 601-601 $1 / 2$ E, see Av B, 93 .
111TH st, 724 E (2:380) ; asn Ls; $\underset{\text { Edw }}{\text { Ed }}$ 1; Aug29; Aug3112. nom 11TH st, ${ }^{724}$ E; asn Ls; Edw Popp in-
divid \& EXR Geo A Popp to same; Nug29; Aug31'12, nom
 McGuire to Geo A Popp; 9 5-12yr Decr 780 ${ }^{111 T H}$ st, 724 E; all; Callahan Estate, a 1.14: Aug31'12. Fopp, 24 E 11, sy1 May 1,000 120 TII st W, nee Marginal, see Marginal, ${ }^{120} \mathbf{2 0} \mathrm{TH}_{\text {st }} \mathrm{w}$, nee Marginal, see Marginal, 25 TH st, $158-62 \mathbf{~ W}$ (3:800) ; agmt as to cancellation of Ls dated May 27 , Wessex Realty Co, operating Co, 55 W 116; Aug27;
${ }^{130 T H}$ st, 602 W (3:675) : stable \& office bldg, $35 \times 41$, \& yard; all; Gorham H Smith 29; 2yf Aug1; 8-y ren; Sept3'12. 900 alst st $100-4 \mathrm{~W}$, see $6 \mathrm{av}, 517-9$.
 lug30; Sept 3 A12.

40 TH st $\mathbf{w}$, swe $\mathbf{S} \mathbf{a v}$, see 8 av, 617 .
42D st, 139 E (5:1297); Wm H Reynolds to Eliz T Nugent, $355 \mathrm{~W} 55 ; 9,8-12 \mathrm{yf}$ Sept

44TH st, 235-43 w, see 45th, 234-40 W.
45TH st, 203-5 w (4:1017), ns, 43.8 w 65.3xs way runs $3 \times 65.3 \times \mathrm{x} 76.10$ to beg; all. Astor Theatre; also portion of oftrice bidg bet above premises \& the ws Bway, $1535-7$,
said portion being 76.10 n
45 th,
runs said portion being 76.10 n 45 th, runs e 23.1 to ws Bway xs29xw31xn abt 34 to theatre; Lincoln A Wagenhals \& ano to 1482 Bway; Apr19; Aug31'12; agmt as to a sublease from septi toJunel'16, and as to purchase of R T\& $\&$ Int of - to two liens, given to secure notes \&c.
${ }^{145 T H}$ st, 234-40 W (4:1016), ss, 453.5 w Bway, runs w $96.6 \times \mathrm{xs} 100.5 \times \mathrm{x} 10 \mathrm{xs} 100.5$ to
ns 44 th ${ }^{\text {Nos }} 235-43$ ), xel06.6xn200.100 to beg; the land with bldgs thereon; June1; Wm W Astor to Central 1416 Bway Leasing \& Constn Co, a corpn, Sept3'12. \& 17,000
${ }^{1} 51$ ST st E, nwe 2 av, see 2 av, 963 .
En9TH st E, nwe East End av, see East '91ST st, 164 E (5:1519); all; Saml Aufses to Benj Cohen, 164 E 91 \& ano; 5 yf
Sept15; Sept3'12.
1,056

я大TH st E, nee 3 av, see 3 av, 1711.
1007H st, $13 \mathbf{W}$ (7:1836) istr \& c; Denhis O'Neill to Herman Pohlmann, 251 W
$22 ; 5$ yf Sept1; Aug31'12. ${ }^{1} 110 \mathrm{TH}$ st E (6:1703), sec 1 av, cor str
 Sept1; Sept4'12. Laus, 1,080 \& 1,200 ${ }^{1} 122 \mathrm{D}$ st, $\mathbf{4 2 5} \mathbf{E}$ (6:1810), stoop str; Benj
 ${ }^{1}$ Av A, $292(3: 976) ;$ asn L.s; John H Bklyn; May4; Aug31'12. nom ${ }^{1} \mathbf{A v}$ © $\mathbf{C}$, nee Houston, see Houston, 360-2 E.
${ }^{1} \mathbf{A v}$ B, ${ }^{23}(2: 389)$; also 6 TH ST, 601 \& $6011 / 2 \mathrm{E} ;$ asn Ls; Isaac Becker \& ano to Mad av; AT; mtg $\$ 720$; June4; Aug 30 nom
${ }^{1}$ 'Broadway, 1535-7 see 45 th, 203-5 W. ${ }^{1}$ Broadway, $\mathbf{8 6 5}(3: 846)$; str $\&{ }^{\&}$ part b;
 ${ }^{1}$ East End av (5:1376), nwe 79th; mutual cancellation of Ls; Stevenson Constn Co
with Natl Lithographic Co, a corpn, 533 E
E ${ }^{\text {L Lenox av, }} \mathbf{6 5 3 - 5}$ ( $7: 2011$ ) ; double str \& man, to Harry Yohalem, 650 Lenox av; ${ }^{696}$ May

 'Madison av, 1538-40 (6:1610) ; asn Ls; Isaac Becker et al to Reliable AmuseAug30'12. nom
1ST av, see 110, see 110 st E, sec 1 av. ${ }^{12 D}$ av, 963 ( $5: 1325$ ), nwe 51st; all; Died\& ano; $59-12 y f$ Dec1'14; Aug30.12. 2,300 ${ }^{13 D}$ ave 130 (3:870) ; asn Ls; Chas B Graf ndivid \& ADMR Beno Graf et al to Harry Aug $31^{\prime} 12$.
${ }^{13}$ n av, 130; asn Ls; Graf \& Graf Res\$29,134: Ma Hotel Co to same; AT; motg ${ }^{13 D}$ av, 725 (5:1319); str \& c: Morris Frohmann to Jno J Shweitzer, $725 \quad 3$ av: ${ }^{130}$ av, 1711 (6:1646), nee 96th: asn Ls in to Patk Fitzpatrick, 172 E $96 ; \mathrm{mtg}$
fin to Prip
36,000 P AL $\$ 6,000$ \& AL; Aug29; Aug30'12. nom
 riet Cooper to Karl Wagner May1: Sept 412 . 900
$3 y f$ 13D av $1360(5: 1412)$, str \& pt b; Leon-
ard Weill to Jacob Rubin, $224 \mathrm{E}^{2} 67 ; 2$ 11-
 ${ }^{13 D}$ av, 1711 (6:1646); asn Ls; John Griffin to Patk Fitzpatrick, 172 E $96 ; \mathrm{mtg}$
$\$ 6,000$; Sept 3 ; Sept ${ }^{\prime} 12$. ${ }^{\text {13D av, }} 1711$ (6:1646) istr fir o b adj cor str; Max Lipman \& Max Gold to John ${ }^{15 T H}$ av, 507 ( $5: 1277$ ) ; agmt that in case of summary proceedings upon Ls, party 1st part shall remain in possession of its Fleischmann Realty \& Constn Co: Columbia Bank with Jas B Ford, 4 E 43, indiv \& as TRSTE Harriet F Herrick, John H Ford, at Stony Ford, NY; Aug28; Sept
nom ${ }^{16 T H}$ av, 513-5, see 6 av, 517-9.
${ }^{1}$ GTH av, 517-9 (3:806), swe 31st (Nos 100-4), corpn, 32 Nassau; from Aus1 to Apr30, $23 ;$
Sept $3^{\prime} 12$. 18TH av. 188-90 (3:769), n str; Meyer G $\begin{array}{ll}\text { Lowentha to Ike Kind, } 343 \text { W } \\ \mathrm{f} \text { Wet1; Sept4'12. } \\ 1,020 ; & 5 \\ \text { \& } & 7.080\end{array}$
 Osterman to Renj Milone, 28298 av; ${ }_{360}^{2 y f}$
June1; Aug30'12. 18TH av, 617 (3:763), swe 40th, 19.9x90; ${ }_{\text {Erienbell, }} 7198$ av; $10 y \mathrm{y}$ May1'13; Sept5

## LEASES

## Borough of the Bronx

'Carroll (Prospect) st (*), ss that part
of estate Henry Wellbrock at City Island known as the Prospect House all: Wm Ida Ruetz, 210 . Carroll, City Island; $5 y$ y Charlotte st, 1509-15 (11:2966) ; 4 dwgs; Fleischmann Realty Co to Jacob Gold-
stein, 215 Forsyth; $3 y f$ Sept1; Aug $30^{\prime} 12.2$.
${ }^{1}$ Kelly st (10:2711 \& 2713) nec 163 d , 6 rooms on 2 d f; Newport Realty Co to Max
Heimlich, 229
7
st; $3 y f$
completion of 161ST st, 776 E ( $10: 2657$ ) ; all: $\mathrm{Wm} H$ Kruse to Wm Heydorn, 276' St Anns av ${ }^{163} \mathbf{D}$ st E, nwe Southern blva, see So blvd, nwe 163 d .
163D st
E, neelly, see Kelly, nec 163 d .
Robbins av, ${ }^{662} \begin{gathered}(10: 2644) ; \\ \text { asn } \\ \text { Otolph Biermann } \\ \text { Otto Hassold, } \\ 662\end{gathered}$ Adolph Biermann to Otto Hassold, 662
Robbins av \& ano; Aug30; Aug31'12. nom ${ }^{\text {Reobbins av, }} \mathbf{6 6 2}$ (10:2644); str \& C ; zel Hromadka, 662 Robbins av: 5 yf Mar zel Hromadka, 662 Robbins av: 5yf Mar
1'13; Sept5'12.
1,800 to 2,100 ${ }^{1}$ St Ann's av ( $10: 2551$ ) es, bet 138 th \& land Realty Co to Frank Petters, 1058
louthern blvd: 5 yf Jan1'13; Sept4'12. 7,500
 str No ${ }^{9}$ \& c in bldg No 1: Kellwood
Realty. Co to Paul Raia, 919 Freeman; 5 y
f Oct1. Sept ${ }^{1}$ Wilkins av, 1337 (11:2976-15), str; Util${ }_{3}$ ity Realty Co to Paul Ra
${ }^{13 D}$ av, 3222 ( $10: 2620$ ), ground fi; Court Amusement Co to Sidney Ascher, 1239
Boston rd; 6yf Mayl; Sept4'12.

## MORTGAGES.

## Borough of Manhattan

AUG. 30, 31, SEPT. 3, 4, 5
${ }^{m}$ Cathedral Pkway ( $6: 1594$ ), ns, 250 e Lenox av, 150x100; bldg loan; pr mtg Ginsberg Realty \& Constrn Co to Estate ${ }^{m}$ Cathedral Pkway ( $6: 1594$ ) ; same pron certi as to above mtg; Aug29; Aug30'12, ${ }^{m}$ Crosby st, 138-40, see Houston, 19 E.
mivision st, 259 (1:287), ss, 108 e Mont Jacob Margulies to German Savgs Bank,
1574 av.
7,000 ,
meast Broadway, 204 ( $1: 285$ ) ; ext of $\$ 20$, 600 mtg to July.4417 at $5 \%$; June 19; Sept Hoyt, will Goold Hoyt, with Abr H Sara-
${ }^{m}$ Fulton st, 46 ( $1: 175$ ) ; ext of $\$ 11,000 \mathrm{mtg}$ to Dec28'14 at $5 \%$; Sept3; Septt'12, Title Jersey City, NJ. nom
${ }^{\mathrm{m} H \text { Horatio }}$ st, 88 (2:642) ss, 85 e WashRosa Wirth widow, to Bowery Savgs
Bank, 128 Bowery.
${ }^{\mathrm{m}}$ Houston st, 19 E (2:511) ; also CROSBY ST, $138-40$ (2:511), asn Ls by way of mtg Aug16: Aur30'12; Cord Steffens to Excelsior Brewing Co, 254 Hart, Bklyn. nom misham st, nwe Sherman av, see Sherman av, nwe Isham.

 ${ }^{\text {min Leroy }} \mathrm{st}, 53$ (2:583), $\mathrm{ns}, 75.1 \mathrm{w}$ Bedford, to Sept13'17 at \% as per bond: Aug30 Sept312; San Felese Realty Co with Jno
L Tonnele trste Jno Tonnele, 48 E 68 . ${ }^{\text {mLudiow }}$ st, 152 (2:411); Sept4; Sept5'12, demand, $6 \%$, Max \& Emanuel Reisberg to ${ }^{m}$ Madison st, 20, see New Bowery, 23-5. manhattan st, 13 on map 11-3 ( $7: 1966$ ), $69.4 \times 578.1$ to beg; pore: PM; Auc23. Sept 5. 12, 5y5\%; Kate Blank to Hospital Es.
tates (Inc), 30 Eroad, \& ano.
Es. monroe st, 124 ( $1: 256$ ) ; ext of $\$ 14,000$ mtg to Augr'17 at $5 \%$, Aug9; Aug $30^{\prime \prime} 12$; trstes.
 $12,5 y 5 \% ;$ Chas M Levy, $1864{ }^{7}$ av, to
Emigrant Industrial Savgs Bank.
22,000
 Madison (No 20, ${ }^{\prime} 12$ due \&c as bond Raymond Guar ini. \& Domenico Candela to Title Guar \& $\mathrm{m}^{\mathrm{m}}$ Pearl st, 10-121/2 \& 14, see State, 12 ${ }^{m}$ State st, $12(1: 9)$, nes, 142.6 se Pearl, by house \& lot now known as No 911/2
State, ne in rear by land Jos Rose \& land Equitable Life Assurance Society of the Ut, nw by house \& lot known as No 11 (1:9), ss, 108.3 e State, bourided n by Pearl Cary Ludd now or late of Jno Clark \&
land now or land Jos Corre \& wy
 Estate Jos at line bet land now or late runs s along State st $55.3 \times n e 60 \times n e 24.5 \times n$ 52.7xw1.8xn49.11 to Ss Pearl xw $12.1 \times 850.3$
x $29.11 \mathrm{xw} 17.11 \mathrm{xw} 2.10 \mathrm{x} 7.1 \times 3 \mathrm{w} 64$ to beg, st \& 10 \& 121 or 14 Pearl; 9 \& 12 State title; Aug29; Aug30'12; due \&c as per
bond: Jnov, Edw J \& Mary Dollard \&
Mary Eurtis to Mary E Curtis to Title Guar \& Trust Co mState st, 9-11, ste State, 12.

30,000
mwater st, 492-4 ( $1: 248$ ), ns, 219.3 e Pike Aug $3112,3 \mathrm{y} 6 \mathrm{~F} 0 ; \mathrm{pr} \mathrm{mtg} \$ 20,000 ;$ Aug30 Weiss to Pauline Stein, 42 W 74, ${ }_{3,200}$ ${ }^{\mathrm{m} 3 \mathrm{D}}$ st 285 E (2:373) ; leasehold; Aug29; Aug31'12, installs. $6 \%$. Rachel Goldwas-
ser to Clara Papik, 310
565 .
510 ${ }^{\text {m }} 3 \mathrm{D}$ st, 285 E; sobrn agmt; Aug29; Aug nom m11TH st, $\mathbf{7 2 4} \mathrm{E}$ ( $2: 380$ ) ; asn two leases two chattel mtgs of $\$ 2,000$ ecurity for Aug31'12; Reynen Cate Co to S Aug29 mann's Sons, 36 Forrest, Bklyn. ${ }^{\text {mi11TH st, }} \mathbf{7 2 4} \mathbf{E}$; consent \& certf as to two asn Ls by way of mtg; Aug29; Aug 3112 ; Revnen Cate Co to S Liebmann's
Sons, 36 Forrest, Bklyn.
 Max Heller to Wolf Mellis, 50 W i12. ${ }_{20 \times} 218 \mathrm{ST}$ st, $107 \mathrm{w}(3: 797)$, $\mathrm{ss}, 85 \mathrm{w} 6$ av $1, \%$ as per bond; Alexander M Pell to
Walter $R$ Lord, 1156 Forest av.
6,000 ${ }_{40 \mathrm{~m}}^{\mathrm{m} 24 \mathrm{TH}} \mathrm{st}$ st, $29-31 \mathbf{E}(3: 854), \mathrm{ns}, 40 \mathrm{w}{ }^{4}$ av, 40x49.4; PM; Sept3'12, 5 y $5 \%$; Abr ${ }^{\text {\& }}$ Leo ${ }_{9}$ m27TH st, $\mathbf{3 3 7}$-47 $\mathbf{w}(3: 751), \mathrm{ns}, 291.3$ e John's Park, Realty Co to Austir St Fletcher as trste, 1 E 60 . to Austin 175,000
 ${ }^{m} 29 \mathrm{TH}$ st, $44 \mathrm{E}(3: 858)$, ss, 120.10 w 4 av .
 Southern Banking \& Investment $\begin{aligned} & \text { Co at at } \\ & \text { Natchez. Miss. }\end{aligned}$ at m30TH st, 157 E ( $3: 886$ ), ns, 60 w 3 av
 ${ }^{\text {m30TH }}$ st, $35-7 \mathbf{~ W}$, see 30 th, 29 W . m30Th st, 31 w , see 30 th, 29 W
${ }_{29}{ }^{\text {m30TH}} \mathrm{W}$ st W , ns, 450 w 5 av , see 30th,


 COMBS RD ( $11: 2248$ ), sec 176 th, runs e-
to ws Jerome av xs- to ns Featherbed beg: also JEROME AV (11:2249), nec Cliford pl, runs e- to cl Cromwell's ome av xs- to beg; also JEROME AV
or (11:2860), sec Clifford pl, runs e- to el xs- to ns 174th xw to Jerome av xn-
to beg; also JEROME AV (11:2861), swc
Featherbed la Featherbed la, runs w- to Inwood ay xs-xe to cl Cromwell's Brook as it
formerly existed xn \& e to Jerome av
an- to beg: also INWOOD AV (11:2

 Aug2s, Septs ${ }^{\text {Ethe }}$ Hay, of New Rochelle, NY, to
Montrose Realty Co, 135 Bway. 15,000
 Robt McGill, Hoboken, NJ. Constn Co to ${ }^{m} 32 \mathrm{D}$ st, $31-3$ E; certf as to above mtg; m32D st, $31-3$ E; sobrn agmt; Aug27; Sept 12; same \& Gibraltar Mtg Co with same.
 $\begin{array}{lll}\text { \&c as per bond; McKeon Realty } & \text { Co to } \\ \text { City Real Estate Co, } 176 \text { Bway. } & 45,000\end{array}$


 due ©c as per bond; Dundonald Estates Co, 280 Bway, to City Real Estate 0 Co,
176 Bway. m37TH st, $\mathbf{1 5} . \mathbf{W}$; certf as to above mtg;
Aug28; Aug 30 ; 12 same to same. m37TH st, 134-42 W (3:812), $8 \mathrm{ss}, 172 \mathrm{w} 7$ av, $93 \times 98.9$ agmt as Aug29; Aug30'12; A1court Realty Co with Rudolph Deibel, 176
nom
Lewis. m38TH st, $10 \pi-9$ W ( $3: 814$ ), ns, 100 w 6 av, 40x98.9; Sept3; Septy'12; $\begin{aligned} & 3 y 5 \% \text { Har- } \\ & \text { riet S James, Jersey City, NJ to Title Ins } \\ & 90,000\end{aligned}$ m39TH st 125 E $\quad(3: 895) ;$ ext of $\$ 83,000$ mtg to Aug15'14 at $41 / 2$, Aug
$3^{\prime} 12 ;$ Emily Price Post with C \& C Reaty
nom m 43 D st, 334 E $(5: 1335), \mathrm{ss}, 333.4$ e 2 av,
$16.8 \times 100.5$ Apr $8^{\prime} 09 ;$ Sept ${ }^{\prime} 12$; due Mayi
 ${ }^{\text {m }} 44$ TH st, $19 \mathrm{E}(5: 1279), \mathrm{ns}, 111.8 \mathrm{w} \mathrm{Mad}$ Dutchess Co, ${ }^{\text {H Hidden, }}$ at North East, Princeton, NJ, et al, trste Henry G Mar-
quand. quand.
av, $44 \times 100.5 ;$ equal lien with mtg for
$\$ 121,000 ;$ Aug13; Sept5'12, 3y $1 / 2 \%$; Thos B Hidden, at North East, Dutchess Co,
 $\$ 120,000$ to Sept515, $41 / 2 \%$ al trstes Henry $G$ Marquand, with Thos B Hidaen, nutchess Co, NY.
 $16^{\prime} 17$ at $5 \%$ \% Aug29; Aug 30 12 ; Centra1
Trust Co with John P Butler, 575 W 161,
nom \& John E Do. my 16.3x100.5; pr mtg $\$ 1,500$, Aus. Au; Sept to Manhasset Mtg Co, 149 Bway. 1,000 m51ST st, 533 w ( $4: 1080$ ), ns, 350 e 11 av,
$25 \times 100.5 ;$ Sept $3 ;$ Sept4'12; $3 \mathrm{yy5} \%$ Mary E McGourty, 533 W 51 to Cath M Schumann, ${ }^{m} 51$ ST st, 533 W; sobrn agmt; Sept3; Sept 4'12; Margt E Douglas, 108 W 80 with ${ }_{\text {same. }}$ misw st, $533 \mathrm{w} ;$ pr mtg $\$ 11,000 ;$ Sept3; Sept '12; $1 \mathrm{y} \%$ : Mary
Gourty, 533 W
51 \& misT
Sept4'12: Mary
st
E Margt E Douglas, 108 W 80 with same.
${ }^{\mathbf{m} 51 \mathbf{S T}} \mathbf{s t}, \mathbf{3 3 9} \mathbf{E}(5: 1344), \mathrm{ns}, 387.6 \mathrm{e} 2 \mathrm{av}$, $3 y 5 \%$; Anna M Eagan, ${ }^{541}$, fex av, to
Julius Mautner, 1070 Mad av, et al, exrs \&c Julius Fleischhauer. $\quad 3,000$
 Mary B Hughes to Title Ins Co of NY.


m57TH st, 201-3 E, see 3 av, 953-5.
66TH st, 162 $1 / 2$-64 W, see Ams av, 137.
${ }^{m} \mathbf{6 7 T H}$ st, 300 W , see West End av, 157-9.
${ }_{\text {m } 6974}$ st, $\mathbf{4 2 8} \mathbf{E} \mathbf{E}(5: 1463)$ ss, 233.4 w Av A, $41.8 \times 10.5 ; \mathrm{pr} m$ mg $\$ 40,950$ : Aug 29 ; Aug m71ST st, 243 E ( $5: 1426$ ), ns, 205 w 2 av, Gill to German Savgs Bank, $157 \mathrm{H}^{4}$ av. 10,000
 Stepan Hrbek, 1383 Av A, to Arthar J
Albert, 1025 Park av, Hoboken, NJ. 3,000 ${ }^{m 73 D}$ st, 137 E , see Lex av, 1024-30.
m74TH st, 330 E (5:1448); ext of $\$ 8.000$ mtg to Aug6'15 at $41 / 2 \%$; Aug 22; Septs Bank.




m7STH st, 237 E (5:1433) ; ext of $\$ 5,000$ Mary to Serckx with Eliz Spannhake, ${ }_{23}$ E 78th.
m81ST st, 504 E ( $5: 1577$ ), ss, 98 e Av A. $25 \times 102.2 ;$ Sept5'12, $5 \mathrm{y} 41 / 2 \% ; \quad$ Alex Arnold
to German Savgs Bank, 157
4 av. 14,000 ms1ST st 224 E (5:1526), ss, $279.2 \mathrm{w} 2^{2}$ ${ }^{2} 12.5 y 5 \%$; Fredk \& Louis Benzer \& Wm Grieshammer
m83D st, 507 E ( $5: 1580$ ), ns, 148 e Av A, $25 \times 102.2 ; \mathrm{pr} \mathrm{mtg} \$ 15,000 ;$ Aug $29 ;$ Aug 30 12, Elmhurst,
 $12 ;$ 1y6\% ; Hinnessy Realy Co to Law-
225,000 ms3D st, 41-7 W; certf as to above mtg; Sept3; Sept4'12; same to same. 319 w Col
 av'12; due \&c as per bond; A Josephine


 Stier with
Hawes, 596
Gertrude
West End \& Dwight (Torrens system). nom m85TH st, 156 W ( $4: 1215$ ); ext of $\$ 16,500$
 Matilda Rich to Alfred J Talley, exr John
mssTH st, 182 W , see Ams av, 575
m907H st, 118 W ( $4: 1220$ ); ext of $\$ 22,510$ mtg to Aug30' 17 at $5 \%$; Aug29; Aug30'12, Wm Livingston with Gibraltar Mortgage m98TH st, 210 E ( $6: 1647$ ); ext of $\$ 8,000$
 Holding Co, 38 Park row. nom
 1; Sept412; installs; $6 \%$; Henry C Parm99TH st, 260 W $(7: 1870)$, ss, 100 e West End av, $25 \times 100.11$; ext of $\$ 29.000 \mathrm{mtg}$ to Pretzfeld to Hearn J Power \& Camille C D Power, 260 W 99. nom m100TH st, 13 W (7:1836); sal Ls; Aug29; Aug 31'12, demand, $6 \% ;{ }^{6}$ Hermann ${ }^{\text {Pohl }}$ $\operatorname{mann}_{\mathrm{m} 105 \mathrm{TH}}$ to st $\mathbf{2 1 2 - 4} \mathbf{E}$ (6:1654) ss, 164,00
 per bond; Kate Blank to Ida Sondheim, Stockton, Cal, trste Myer Sondheim, 4,000
${ }^{\mathrm{m} 105 \mathrm{TH}}$ st, 212-4 E; sobrn agmt; May 27 Aug30'12; Same \& Harris Mandelbaum \& ${ }^{m 105 T H}$ st 212-4 E; sobrn agmt; Aug29 Aug30'12; Kate Blank \& H Seymour Eis-
man with same.
${ }_{16} \mathbf{m 1 0 5 T H}$ st, $216 \mathbf{E}(6: 1654)$ ss, 197 e 3 av,
 WASHINGTON AV, $2337-9 \quad(11: 3039)$, ws
 117.10 s Pelham av, $49 \times 106 ;$;also PELifilil
 A M Dernnerlein to Jas J Denneriein, 31 Clinton pl.
${ }^{\text {m } 10974}$ st, $319 \mathbf{E}(6: 1681)$, ns, 225 e 2 av $25 \times 100.10 \%$
$30^{\prime} 12, ~ 2 y ~$
pr mtg City, to Saml A Burtt, 2024 Av L, Bklyn.
${ }^{m} 110$ th st E, see 1 av, see 1 av , sec 110 . ${ }^{\mathrm{m}} 113 \mathrm{TH}$ st, 2 w , see 5 av, 1358.
${ }^{m} 115 \mathrm{TH}$ st, 415- $\mathbf{7}$ E ( $6: 1709$ ) ; ext of $\$ 28$, Aug30'12; Montefiore Home with Sadie ${ }^{\mathrm{m}} 11 \mathrm{STH}$ st, $\mathbf{4 4 7}$ E $(6: 1806)$, Pleasant av, $19.9 \times 100.10$; PM;' Sept5'12 due Nov5'15, $51 / 2 \%$; Edmund $T$ Simes,
North White Plains, NY, to Rufus L Scot 430 Greene av, Bklyn.
${ }^{\text {m}} 120 \mathrm{TH}$ st, 108 E (6:1768), ss, 110.10 e Park av, $20.10 \times 100.10 ;$
$30^{\prime} 12, ~ 3 y 5 \% ;$ Malcolm
R Lawrence, Aug Montgomery' pl, to German Savgs Bank m121sT at 6 (6:1817), 6,000 ${ }^{\text {m } 1215 T}$ st, 518 E (6:1817), ss, 208 e
 tin, 287 Clinton, Bklyn, to Lillian Strass-
 per bond; Fredk P Hammond to Wm ${ }_{\text {m122 }} 12 \mathrm{D}$ st, $151 \mathrm{~W} ; \mathrm{pr} \mathrm{mtg} \$ 15,000$; Sept3

${ }^{m} 123 \mathrm{D}$ st W , swe St Nicholas av, see Manhattan av, sec 123 d .
${ }^{m} 123 \mathrm{D}$ st $\mathbf{w}$, sec Manhattan av, see Mian-

 cade Realty Aug2, Constrn Bank for Savgs in City NY, 76 Wall. 40,000
${ }^{\mathrm{m}} \mathbf{1 2 5} \mathbf{T H}$ st, 31 W ; consent to above mts Aug30; Aug31r12; same to same. m125TH st $31 \mathbf{w}$; certf as to above mtg
Aug30; Aug31'12; same to same. ${ }^{m} 125 \mathrm{TH}$ st, 200-6 W, see 7 av , 2JS2-94.
${ }^{\mathrm{m}} \mathbf{1 2 5 T H}$ st, $\mathbf{4 4 8} \mathbf{~ w}$ (7:1965), ss, 175 e Ams V, $25 \times 100.11$, July 7 , Sept3i, $12,3 y 5 \%$, Johs 31, to Bertha Hahnenfeld, 955 Trinity av,
 mina M \& Louse M 12, wealth Savgs Bank, 2007 Ams av. 10,000 ${ }^{\mathrm{m}}$ 140TH st, 603-7 W, see 141st, 602-16 W. ${ }^{m} \mathbf{1 4 1 S T}$ st, $\mathbf{2 2 7 - 9} \mathbf{W}(7: 2027), \mathrm{ns}, 400 \mathrm{w}$
 tates Mortgage Securities Co, 160 Bway.
 pr mtg $\$ 90000 ;$ Sept3; Sept4'12; due \&c as per bond; Dayton Realty Co to Robt
L Hoguet, 47 E 92 et al.
2000 m141ST st, $602-16$ w \& 140TH st, 603-7 W
consent
\& certf as to above mtg; Sept 3 ; Sept412; same to same.
m159TH st, $401 \mathbf{w}(8: 2109), ~ n s, ~$
15 Nicholas av, ${ }^{84.6}$ to Colonial Pkway ${ }^{\text {x }}$ A S Schwarzler Co to Lawyers Mtg Co,
59
Liberty.
125,000 ${ }^{59} 159 \mathrm{TH}$ st, $\mathbf{4 0 1} \mathbf{w}$; certf as to above mtg;
 Aug3112; same \& Edw J Krug Jr, 214 ${ }^{\mathrm{m}} 1 \mathbf{7 7 T H}$ st W ( $8: 2133$ ), ns , 100 e St Nich av, ${ }^{37.6 x 94.11 \text {. Aug30.12 }}$ Bldg Co to Mollie S Lafin, $5 \% 5 \%$. MeAfee m177TH st W (8:2133); same prop; certf to to above mtg; Aug 27 ; Aug30'12; same m181ST st W, swe Bway, see Bway, swe m186TH st, 552-4 W (8:2157), ss, 100 w Sept4; Sept5' 12 due Oct15. $12,6 \%$ Daniel Sept4; Septs12, due
E Hanlon to Mary $F$ Martin, 58 Kings-
bridge rd E . m213TH st $\mathbf{W}(8: 2210)$, ns, 300 e Ams av 100x100; Aug28; Aug30'12, $3 y 5 \%$; Ensign Realty eo to Arthw Mcclure. 10.000
 pr mtg $\$ 12,500 ;$ Aus3112, $3 y 6 \%$, Milton
Greenfield, 63 Av A, to Max Schwarz, 3129 ${ }^{\text {Bway }}$ mav A, 1235 ( $5: 1461$ ), ws, $40.5 \mathrm{n} 66 \mathrm{th}^{5}, 40$ Adelson to Lawyers Mtg Co, 59 Liberty. ${ }^{\text {min }}$ Av A, 1237 ( $5: 1461$ ), ws, 80.5 n 66 th , 40 x 100: PM; Sept3; Sept4'12; ${ }^{5 y 5 \%}$; Sophie $\mathrm{mav}^{\mathbf{m}} \mathbf{\text { C }}$ 55-9 ( $2: 387$ ), ws, $24 \mathrm{n} 4 \mathrm{th}, 48 \times 90$ also Av C, $61(2: 387)$, ws, 72 n 4th, $24 \times 90$ pr mtg
Isaac Stark, 221
Aug
128 ,
, to Nathan Neu61, see Av
${ }^{m}$ Amsterdam av, 137 (4:1137), sec 66th Nos 162 $1 / 2-64$ ), $20.5 \times 80$; Aug 19 ; Aug 3112 , Defiance, Ohio, to Gastor Worth, 7 Rue de la Paix, Paris, France. 22,000
 19; Aug3112, 4y6\%; same to Mary J Gay${ }^{m}$ Amsterdam av, 575 (4:1218), sec 88 th
 mBradhurst ay 196 (7:2046); ext of $\$ 10$, 00 to Aug 13 ' 15 at $6 \%$; Aug29; Au S1'12; Geo Mandel with Alfred Bloch, 216
Bergenline av, Union Hill, NJ. ${ }^{m}$ Broadway ( $8: 2176$ ), swe 181st; sal Ls Ryan to Jacob Ruppert, a corpn, 1639
mBroadway, 3151 ( $7: 1993$ ); ext of $\$ 50,000$ mtg to June18'17 at $5 \%$; June18; Aug31 '12; Felix M Warburg et al exrs \&c Geo
$W$ nom mBroadway, 2532 (4:1242), es, 50.3 s 95 th $25.4 \times 100 ;$ pr mtg
y $5 \%$ Henry J Lange, 243 W 98 , to John
June 10,000
mBroadway, 1126, see 5 av, 206.

${ }^{m}$ Colonial Pkway, nwe 159th, see 159 th,
mexington av, 415 (5:1298), sal Ls; Aug 29; Aug $30^{\prime 12}$ demand, $6 \%$; Wm D Kort-
${ }^{m}$ Lexington av, 415; leasehold, chattels. \&c; Aug23; Aug30'12, installs, $6 \% ;$ Wm D
Kortlang to Antlers Co, 415 Lex av.
mLexington av, 2071-3 (6:1774), nec 125th (Nos $145-7$ ), runs se $59.8 \times n e 33.1 \times s e 0.3 \times n e$ ex: PM; Aug29; Aug30 av 12 , $35 \%$; How(150,000 ${ }^{\mathrm{m}}$ Lexington av, 2071-3; certf as to above
ntg; Aug29; Aug30'12; same to same. mexington av, 1024-30 (5:1408), nwc 73d
 Louis, Emil \& Edw Reiss, $\begin{gathered}\text { Henrietta } \\ \text { Bower \& Ida Meincke, } 137 \mathrm{E} 73 \text {, } \text { to Fredk }\end{gathered}$ manhattan av (7:1949) , sec 123d, 100.11 x 162.2
to St Nich av x118. $5 \times 100.3$ bldg ble
loan: Sept ${ }^{\prime} 12$ demand, $6 \%$ Hancock manhattan av ( $7: 1949$ ) ; same prop; certf to above mtg; Sept3'i2; same to same.
 $127, \mathrm{E} 108$, to Annie Hoffman, 1681 Mad,
av.
1,000 mSt Nicholas av, swe 123d, see Manhat-
tan av, sec 123d, m St Nicholas av ( $7: 2050$ ), swe 145 th (Nos 394-8), 101.4x16.9999.11x100; ext of mtg for
42
'
Lawyers
Mtg Co Realty Corpn.
mSherman av ( $8: 2227$ ) nwc Tsham 100 x
 Dyckman Constn Co to Stephen W Colmsherman av $(8: 2227) ;$ same prop cer if
as to above mtg; July2; Aug $3012 ;$ same to as to
same.
${ }^{\text {minermilyea }}$ av ( $8: 2227$ ) ss, 100 e 207th,
 Constn' Co to in Louise Church, 33 8 av, mVermilyea av ( $8: 2227$ ); same prop; certf as to above mtg; Aug 27 ; Aug31'12; same ${ }^{m}$ Vermilyea av ( $8: 2227$ ); same prop; sobrn agmt; Aug 27 ; Aug31'12; same ${ }^{\text {\& }}$ A
Prospect
Investing
Co with same. nom ${ }^{\mathrm{m}}$ Vermilyea av $(8: 2227$ ), ss, 150 w Isham, bond: Allen Constn Co to Susan W per terson, 58 E 177, \& ano. 42,000 mvermilyea av $(8: 2227)$; , same prop; certf
as to above mtg; Aug27; Aug31'12; same to same
mVermilyea av (8:2227); same prop; sobrn agmt; Aug27; Aug31'12; same to same.
${ }^{\text {m WVest End av, }}$ 157-9 (4:1178), swe 67 th No 300 ), $80.5 \times 100$; asn rents; July30; sky to Albt Jarmulowsky, 16 E 93 , et al,
exrs Sender Jarmulowsky.
nom m1sT av ( $6: 1703$ ), sec 110th; sal LLs; Aug
$22 ;$ Sept 122 ; demand; $6 \%$; Andrea Laus to Lion Bwy, 104 W 108 . $6 \%$; Andrea Laus to ${ }^{m} 1 \mathbf{S T}$ av, $1275-9 \quad(5: 1443)$, swe 69th (No $\left.{ }^{370}\right)^{14}$, $77.4 \times 75 ;$ ext of $5 \%$ A $824,000 \mathrm{mtg}$ to Aug ine $L$ Parisette ${ }^{\&}$ Edw $\underset{\text { E }}{F}$ Beinhauer, trstes Louis Parisette, with Bow-
ery Savgs Bank, 128 Bowery.
nom
 B Altmayer to Yette Kaufman, 138 W 85 , t al, exrs \&e Israel Kaufm ${ }^{\mathrm{m}} \mathbf{1 S T}$ av, $\mathbf{4 1 3 - 5}$ ( $3: 930$ ), ws, $24.9{ }^{\mathrm{n}}{ }^{24 \mathrm{th},}$ 8: Aug $300^{\prime} 12$, $5 \mathrm{y} 5 \%$, Daniel Brubacher, 6 Uhore, Conn. to Emma E Stein, Byrum m3D av, 953-5 (5:1331), nee 57th (Nos
$201-3)$. 50 x 90 ; PM; Aug 30 : Aug $31^{\prime} 12$, 5 y $201-3$ ) $50 x 90 ;$ PM; Aug30; Aug $311^{\prime 12}$, 5 y
$5 \%$; man, 39 W 71 \& ano, trstes. Jos 110,000
${ }^{\text {m 3 }}$ 3D and 130-2 (3:870) ; leasehold; Aug30; Aug31'12, demand, $6 \%$ Harry Gilmore
Co to Geo Ehret, 1197 Park av.
8,225
m3D av, 130-2; certf as to above mtg; m5TH av, 534 (5:1260), ext of $\$ 60,000$ mtg to Febl18 at $4 \%$; Sept3; Sept4'12; Law yers. Title ins \& Trust Co with Moses m5TH ave, 135s (6:1596), swe 113th (No 2),
 City NY, 76 Wall.
 PMi; pr mtg $\$ 250,000 ;$ Aug 28 ; Sept 3 12; due Burke, Vermont, to Camolin Realty Co,
2445 av. m7TH av, 2082-94 (7:1930), nwe 124th
 to beg; bldg loan; Aug28; Sept 3 '12; due


## MISCELLANEOUS MORTGAGES.

Borough of Manhattan.
${ }^{m}$ Land at Bayside, Boro of Queens (file) certf as to mtg dated Aug29'12; Aug29;
Sept3'12; North Shore Realty Co to I.ro
Island Bond
${ }^{\text {mLand }}$ in Queens Co, Ny (file); certf as to mtg dated Aug28; Aug 28 ; Sept3'12; Ack-
royd Constn Co to Nassau-Suffolk Bond \& ${ }^{\text {m Land in }}$ Brooklyn, NY; certf as to mtg for $\$ 9,000 ;$ Aug30; Sept ${ }^{12 ;}$ Regal Homes
Co to Homer R Gilles, exrs Abram Post.
mland in Kings Co, NY; certf as to mtg
for $\$ 2,750 ;$ Aug21; Aug31
Co to Carrie W Freeth. Ocean Breeze

## MORTGAGES

Borough of the Bronx

 same to Henry Morgentinau Co, 165 Bway,
${ }^{m}$ Beek st, sec Tiffany, see Fox st, ws, 100
${ }^{\text {m}}$ Carroll st, 210 (*), City Island: sal Ls; Aug26; Aug30'12; demand, $6 \%$; Ida Ruetz to A. Hupfel's Sons, a corp. 842 St Ann's ${ }^{m}$ Cedar st (*), ws, 100 s Chester ay, 125 x 100. Seneca Park; Aug28; Aug30'12; due. corp, 761 E E 224. Kempf Renx Sealty Co, A mClifford pl, nee Jerome av, see 30th, 29 W. Manhattan. W, Manhattan
mElizabeth st, swe Barker av, see Barker
av, swe Elizabeth
Featherbed la, nwe Jerome av, see 30th, 29 W . Manhattan.
${ }_{2}{ }^{\text {mFeatherbed la, swe Jerome av, see } 30 \text { th, }}$
29 W, Manhattan
${ }_{29}^{\text {m Featherbed }} \mathrm{W}$, Manhat sec Inwood av, see 30th,
${ }^{29}$ Fen, Manhattan
${ }_{29}$ mFeatherbed Wa , swe Inwood av, see 30th,
mFox st, swe Tiffany, see Fox, ws, 100 n Intervale
mFox st,
${ }^{\text {mFox st, }}$ ( $10: 2711$ ), nws, 100 ne Intervale xsw $256.10 \times \mathrm{se} 100$ to beg; PM: pr mtg $\S$-; Sept ${ }^{\prime \prime} 12$ due \&c as per bond, Aaron Goodman Realty Co to Manhattan Mtg Co. 200 mFox st $(10: 2711)$ same prop; certf as to mFox st (10:2711), same prop; PM; pr mFox st $(10: 2711)$ same prop: PM: pr
mtg $\$ 20,000:$ Aug15; Sept ${ }^{\prime} 12 ; 2 \mathrm{y} 6 \%:$ same to Henry Morgenthau Co, 165 Bway.
mreeman st, nwe Bryant av, see Bryant meffan 2
 29; Aug3012; due \&ec as per bond; Aug
${ }^{m}$ Home st (11:2974), ns, 25 e Fox, 75 x Constn Co. 1228 Hoe av, to County Mte
${ }^{m}$ Home st (11:2974). same prop: certf as to above mtg; Sept5' 12 ; same to same.
morillard pl, es, 117.10 s Pelham av, see monkland pl, 672 (11:3080), ss, 100 w Crotona av, $25 \times 100$; ext of $\$ 4.000$ mts to uly 18 at as per bond; Sept5: Sept5 is Freudenvoll Jr with Frido C Heintze.
mParkside p1 (12:3354). ns, 118 sw 207th, as per bond; Jas J, Mary A. Wm J, Anna C. Thos F, \& Eugene T Doherty heirs

Ritter pl, late Washiagzon st (11:2969)

 ${ }^{\text {mitter }} \mathbf{~ m l}, \mathbf{8 2 2}$ ( $11: 2968$ ), $\mathrm{ss}, 160 \mathrm{w}$ Prospect av, $25 \times 99.10$ : Sept4: Sept5 12 ; due \&c
as per bond; Hilev Realty Co to Alex mitter pl. S22: certf as to above mtg: ${ }^{m}$ St Pauls pl, 4So, see Wash av, 1432.
msimpson st 985 (10:2724), ws, 438.8 n 163d: ext of mtg for 85.000 to Sept1'15 ${ }_{931} 527$ av. With Podgur Realty Co, a corpn, mTiffany st, sec Beek, see Fox, ws, 100 n mTiffany st, swe Fox, see Fox, ws, 100 n mTiffany st ( $10: 2711$ ), ws, at ses Beek beg: PM: pr mits $\$$ to Beck xnel48.5 to as per bond: Aaron Goodman Reaity Co to
Manhattan Mitg Co, 200 Bway, 10,000 mTirrany ${ }^{\text {nt }}(10: 2711)$ same prop; certf
as to above mtg; Sept $4 \cdot 12$; same to same
${ }^{m}$ Tiffany st $(10: 2711)$, same prop: PM pr mtg $\$ 10,000$ Aug15: Sept4'12; $2 \mathrm{v} 6 \%$
same to Henry Morgenthau Co, 165 Bway m149TH st ${ }^{\mathbf{E}}(9: 2328), \mathrm{ns}, 200$ e Court andt av, ${ }^{50 x} 80$ : Sept ${ }^{\prime} 12$ due Dec1'15 m149TH st E (9:2328). same prop; cert is to above mtg: Sept $\dot{+12}$; same to same
m152D st E (9:2412), ns, 350 w Court landt av, $50 \times 100$ : asn rents; Aug30; Aug Mortgage Securities Co, 160 Bway. nom ${ }^{\mathrm{m} 152 \mathrm{D}} \mathrm{st} \mathbf{E}(9: 2412)$, same prop: pr mtg Sicholas V Cantasano, 319 E 152 , to Es tates Mort Securities Co, 160 Bway, 1,500
 July $10 ;$ July $11^{\prime} 12 ; 5 y 6 \%$ : Adolph Granet
to 152 d Street Constn Co , 661 Tinton av; (corrects error in issue of July13, when m161ST st E, nec Melrose av see Melrose m161ST st 7
m161ST st, $766 \mathrm{E}(10: 2657)$ : sal Ls: Aug
31; Sept312, demand. $6 \%$; Wm Heydorn to
Geo Fhret,
${ }^{\mathrm{m}} \mathbf{1 6 4 T H}$ st, 581 E, see Boston rd, 984. ${ }^{m} 165 \mathrm{TH}$ st E, sec Grant av, see Grant m165TH st E, swe Teller av, see Findlay ${ }^{m} 165 \mathrm{TH}$ st E. swe Findlay av, see Find${ }_{m} 16 \boldsymbol{T H}$ st $\mathbf{E}$, see Findlay av, see Find,
${ }^{n} 168 T H$ st $\mathbf{w}$ ( $9: 2517$ ), ns, 105.1 e Nelson av, $26.3 \times 79.7 \times 25 \times 87.8$, Aug27; Sept4'12 Anna G, Thos F \& Eumene Cath A Doherty to Mary E Goldin, 1147 Tinton av.
${ }^{m} 17$ GTH st E $(11: 2951)$, ns, 40.7 e Clinton av, being lot 11 blk 2951 tax map; trans sessed to an unknown; Feb19; Sept 3 '12 $3 y 8 \%$; City of N Y to Lien Securities Corp,
51.643 .16 ${ }_{29}{ }^{10} 176 \mathrm{TH}$ st $\mathbf{W}$ see Macombs rd, see 30th, ${ }^{m} 176 \mathrm{TH}$ st $\mathbf{W}$, swe Jerome av, see 30 th, Manhattan
${ }^{m 179 T H}$ st E (11:3094), ns, 100 e Clinton av, 21.11x100x22. $2 \times 100 ;$ pr mitg 82.200 ; Aug liani to Luigi Vernaglia, 17 Gladstone. , Mass. Usurt st E, sec 3 av, see 3 av, sec 180th pect av, st $6.1 \times 135$ ( $11: 3096$ ), ns, 132.2 w ProsPM, Sept4: Sept5'12, $3 y 5 \%$ p Richd R Masten, ${ }^{2312}$ Aqueduct av, to Susan V N Rou-
get, 629 Briggs av, Richmond Hill, NY.
extrx Mary
${ }^{m} 181 S T$ st $\mathbf{E}(11: 3128)$, ss, 100 w Vyse av, runs Co, 15 Wilinam, to Curtis B Pierce, 56 E 133, trste Mary G Pinkney for Julia ${ }_{5,700}^{\text {C }}$ C
LLawrence. m 181 ST st
m181ST st E $(11: 3128) ;$ same prop; certf
as to above mtg; Sept3; Sept5 $12 ;$ same to
same.
${ }^{m} 1818 T$ st E (11:3133), ss, 225.8 e Vyse av, runs e $32.2 \times s 86.8 \times w 28.6 \times n 86.7$ to beg;
Sept3; Sept5'12, $3 y 6 \%$ Arc Realty Co, 15
Whll 2,000
${ }^{m} \mathbf{1 S 1 S T}$ st $\mathbf{E}(11: 3133)$; same prop; certf as to above mtg. Sept ${ }^{\mathrm{m}} 183 \mathrm{D}$
${ }^{18} \mathbf{1 8 3 D}$ st E (11:3088), ns, 75 e Belmont per bond; Alice $F$ Walsh, Geo We. Cahill ${ }_{200}$ Bernard F Cahill to Manhattan Mtg Co, ${ }^{m 185 T H}$ st E, swe Washington av, see ${ }^{m}$ 1S5TH $^{2}$ st Ewe Washington av, see Washington av, swe $\begin{aligned} & \text { Washington av, see }\end{aligned}$ ${ }^{m} 187$ th st, 371 E ,see 105 th, 216 E, Manhatt
${ }^{m} 193 \mathrm{D}$ st E $(12: 3275)$, $\mathrm{ss}, 85 \mathrm{w}$ Decatur Florence E Schuyler to Eliza N Hall, $10 \%$ m204TH st E (P
 verse rd or 204th, being a strip 17.6 ft
in width: Aug 29: Auc30'12; due, \&c as in width; Aug 29; Aug30'12; due, \&c. as
per bond; Rachel Defina to Manhattan Mtt Co, a corp, 200 Bway. 8,000 m237TH st E ( $12: 3386$ ), ns, 62.4 e Katonah av, $50 \times 100 ;$ Sept4'12; due \&e as per
bond; Huram B Varian, Hyde Park, NY to Fanny Lomas, 1941 Grand blvd \& con-
m239тH st $W$, nwe Putnam av $\mathbf{W}$, see m240TH st E (12:3393), ss, 150 e Martha
 er, 243 E ; Chas Braun to Emil F Schleym261sT st w (13:3423), ns, 47.1 e Fieldston rd, $45 \times 92.1 \times 44 \times 101,11$, Mar11: Aug30
 mAqueduct av ( $11: 3210$ ), es, 76 s Ford-
 Mosholu Realty Co to Mary L Whiting.
606 W 116. mAqueduet av (11:3210), same prop; certf s to above mtg; Aug28; Aug30'12; same
${ }^{m}$ Aqueduct av (11:3210), same prop; Aug 28; Aug30'12; same \& Jas T Murray with
${ }^{\text {m A Aqueduct avy }} \mathbf{2 2 1 4}$ (11:3211), es, 262.6 s 102.3: PM; Aug30; Aug31'12; 3y5\%; Mary Montague to Margt W Sheridan, 234 Cen-
tral Park W. mArthur av, 2144 ( $11: 3070$ ), es, abt 75 s PM; Sept 3 ; Sept ${ }^{\prime} 12$ : due \&c as per bond; Aiden Murphy, 320 W 36 to Mary Roberts, ${ }^{m}$ Bainbridge av, 2973 ( $12: 3298$ ), ws, 200 s 201st $25 \times 112 \times 25 \times 112.1 i_{\text {Aug }}$ A8 Sept4'12; due \&c as per bond; Isabella Fletcher \&
Emily \& Jessie Orr to Title Guar \& Trust
marker av (*), swe Eliz, 100x125, Olinille, also lan
 12 ; due \&c as per said mtg dated June1 11; General Baking co to Standard Trust

[^12]
${ }^{m}$ Beaumont av, 2250 (11:3101), es, 116.5 s 83d, $23.5 \times 64 \times 23.7 \times 66.6 ;$ PM: Sept3; Sept zie Van Riper, 207 W 111. . 1,700
${ }_{m}$ Belmont av, 2314 . (11:3088), es, $200{ }^{\mathrm{n}}$ 183d, $25 \times 100 ;$ Aug30; Sept3'12, 5 y $4 \% ;$ Ma-
thilda Tischiler to Jos Namias, 1839 Lex $\underset{m \text { moston }}{\mathrm{av}}$ Post rd (*), ns, 72 e Cedar, 24 x ns, 54.6 w Cedar, ${ }^{54.6 \times 119 \times 50 \times 97.7 \text {; Aug }}$ 29, Aug3112; 3 y6\% ; Brady Realty Co to
Jacob Janss, 795 Crotona Park North.
${ }^{\mathrm{m}}$ Boston Post rd (*), same prop: certf as to above mtg; Aug30; Aug3112; same
to same. mboston Post rd, ns,
Boston Post rd, ns, 722 ${ }^{54.6}$ e Cedar. Cedar, see
 $\$ 30,000 ;$ Aug29; Aug31'12; due, cc, as per
 mbrook av (9:2271), es, 25 n 144 th, 25 x Herman Solomon to Henry Goldberg, ${ }_{2}, 000$
Holland av. mBryant av, 1349 (11:2994); ext of $\$ 8,500$ mtg to Aug5' 15 at $5 \%$ : July24; Aug31'12; Christine G Openhym \& ano trstes Ad-
olphe Openhym with Michl \& Marie C Herrmann
mbryant av ( $11: 2994$ ), nwe Freeman, 45 x

mBurdett av $(*)$, ss, 125 w Ft Schuyler
rd, $50 \times 100$; also LiAMPORT AV (*). Ss, 550
 VELT AV (*), ss, 215 w Ft Schuyler rd, cial Finance Co to Eudora A Cornellus, at Milan, NY, \& ano, exrs \&c Geo A Boice.
mConcord av
$50 \mathrm{x} 94 ;$ Sept 3 ; Sept4'12:
Ses,
Sy
 mConcord av $(10: 2643)$ same prop; certf
as to above mtg; Sept3; Sept $412 ;$ same as to above mtg; Sept3; Septt'12; same ${ }^{m}$ Decatur av ( $12: 3275$ ) es, $145 \mathrm{~s} 193 \mathrm{~d}, 75$ x 807 to Webster av x $5 \times 89.9$ Aug30; Aug
31112 1y6\%。' Henry F Keil to Margt A
Staftord, 2396 Creston av. ${ }_{\mathrm{m}}^{\mathrm{m}}$ Findlay av ( $9: 2433$ \& 2428 ), sec 166 th , runs e200 to ws Teller av xs3.2.2w100xs
t.10xw100 to av xn38.11 to beg: Aug29; Aug31'12; due, \&c, as per bond; Manhattan Island Realty Co, 155 Rivington to
Aetna Accident \& Liability
Co, 100 Wm

100,000
${ }^{\text {minding av }}$ (9:2432), swc 165th, 90.5x
 ${ }_{320} \mathrm{E}$ E Gans, 70 E 93 , to Rosa Newman, 320 E T9.
mindlay av $(9: 2433$ \& 2428$)$, same prop;
certf as to above mtg; Aug28; Aug $3112 ;$ same to same
${ }^{m}$ Fordham rd ( $11: 3148$ ), Ss, 65.1 w Tie$412 ; 3 y 6 \% ;$ Ella $R$ Flynn to Ranachque
Realty Co, 365 E 194. ${ }^{m}$ Forest av ( $10: 2659$ ), es, 110.3 n 163 d , runs e $135.8 \times s 23.2 \times w 79.4 \times s 10 \times w 56.4$ to av
xn33.1 to beg. Aug6; Sept 312 , $55 \%$ Cath F Farrell to Hoffman Miller, Tuxedo Park,
NY, trste Abr Mills. mForest av $(10: 2660)$, es, 100 \& $166 \mathrm{th}, 50$ x102.7 $\mathrm{pr} \mathrm{mtg} ~ \$-$ Aug30'12: $3 \mathrm{y} 6 \%$; ${ }^{\text {Amolsky }}$ Constn Co to Philip Lederer, 274 W 127 . morest av $(10: 2660$ ), same prop; certf mForest av $(10: 2660)$ same prop; certf
as to above mtg; Aug $28 ;$ Aug $30^{\prime} 12 ;$ same to same.
${ }^{m}$ Gleason av, swe Pugsley av, see PugsmGiebe av, es, 102 av
mGlebe av, es, 102.6 s Glebe av, see Grace mGrace av ( ${ }^{*}$ ), ws, 81.1 s Glebe av, $26 \times 100$ Aug29; Aug31'12; 1y5\%; Louis Dilberger to Jno Eichler Brewing Co, 35823 av. 500 mGrand av $(11: 3205)$, es, 200 n 192d, 50 x
$100 ;$ Aug15; Aug30'12; 3y5 $1 / 2 \% ;$ Grace I wife Harry, S Van Demark to Eliz Clyde, mGrand av ( $11: 3213$ ), ws, 270 n Fordham rd, $41.2 \times 106 ; \mathrm{mtg}$ reads 6 av, cl, 293.2 n , x41.2x132.3, except pt for Grand av; Aug28; Aug30'12; due, \&c, as per bond; Annie J
Regan to Jeremiah Hodnett, 2 W 121.00
mGrand av (11:3213), el 95 n Fordham rd, $50 x e 133$ to beg; ext of $\$ 5,300 \mathrm{mtg}$ to Aug
$15 \cdot 15$ at $5 \%$ Aug $15 ;$ Sept $3^{\prime} 12$; Mary, Margt 1515 at $5 \%$ : Aug 15 ; Sept 12 ; Mary, Margt
\& Ellz Murray with Mildred, Paul \&
Frances Guidone nom Frances Guidone. , see 165th, $80.10 \times 104.7$ $6 \%$; Mitchell-McDermott Constn Co to City Mtg Co, 15 Wall. Consth 68,000 mGrant av (9:2447); same prop; certf as
to above mtg; Aug29; Aug 30 '12; same to same.
${ }^{\text {mGrant }}$ av $(9: 2447)$; same prop; Sobrn agmt; Au
with same
mGunther ay (*), ws, 214.2 s Barnes ay
 mHoe av (11:2981), ws, 275 s 172 d , 50 x
100 ; bldg loan; Aug30'12, 1y6\%: Martin $100 ;$ bldg loan; Aug30'12, $1 y 6 \%$ : Martin
Tully Realty Co to Van Dyck Estate, a corpn, 331 Mad av. ; same prop; certf as mHoe av $(11: 2981)$; same prop
to above mtg; same to same.
mHoughton av (*), SS, 405 e Castle Hill av, $50 x 108.2$, Unionport, except part for Houghton av; Aug30; Aug31'12; due \& as per bond, Barbara Meyer to Fredk A ${ }_{29}$ Inwood av, sec Featherbed 1a, see 30 th, 29 W, Manhattan
minood av, swe Featherbed Ia, see 30 th ${ }^{m}$ Jerome av, swe 176th see 30 th, 20 W Manhattan
mJerome av, nwe Featherbed 1a, see 30 th
29 W, Manhattan. 29 W , Manhattan.
${ }_{2}$ merome av, nee Clifford pl, see 30th mJerome av, see Clifford pl, see 30 th, 29 W, Manhattan
${ }_{29}{ }^{29}$ Jerome av, swe Featherbed 1a, see 30 th, mKingsbridge ay (*), ss, 50.6 e Boyd av, $3012,1 \mathrm{y} 6 \%$; Eliz Roemer to Lina; Butt 200 W 128. 500 mLafontaine av $(11: 3061)$, ws, 112.6 n
178 th, $37.6 \times 100 ;$ agmt as to share owner178th, $37.6 \times 100 ;$ agmt as to share owner-
Ship: Avg16: Aug30'12: Jos Rice with Ship: Aug16: Aug30 12 ; Jos Rice with
Unionport Lumber \& Mfg Co, 1230 Olm-
 mind av (9:2523), es, 385.7 n from es
Sedgwick av, as opened in 1870 , \& line in prolongation of ns 161st, runs e81.8xn $45.8 \times w 76.8$ to av xs43.1 to beg; Aug 22 $\underset{\text { Aug30'12, } 3 y 5 \% ; \mathrm{Wm}_{\text {City }} \mathrm{C} \text { Reeber to Empire }}{3,000}$
${ }^{\mathrm{m}}$ Lind av (9:2523); same prop; sobrn tion Co with same
${ }^{m}$ Longfellow av, ws at ses West Farms rd, see Vest Farms rd, ses, at ws Long fellow av.
macombs Dam rd, ws, abt 262.6 s 183d, mMacomb's rd, see 176th, see 30th, 29 W Manhattan.
mMonticello ay (*), es, 100 s Randall (now
Strang) av, $100 \times 100$, Edenwald: Aug 28 . Aug3012; due \&e as per bond; Robt Keys Aug3012; due \&e as per bond; Robt Keys
of Norwalk, Conn, to Chas J Bitz, at Mt Kisco, NY.
mMeirose av ( $9: 2383$ ), nec 161 st, $67.2 \times 67.7$ x65.9x66.4; bldg loan; Sept3'12, $5 y 5 \%$
Mary Dennerlein to Lawyers Title Ins \& Trust Co. 16,000
 Sept312, $1 y 6 \% ;$ Wm Buhl (Incs, a corpn
to Wm Kelleher, 1927 Benedict av, mold rd (*) ; same prop; certf as to above mPelham av ( $11: 3033$ ), sec Webster av, to Aug1;15 at $5 \%$; Aug1; Aug31'12; Arthur to Aug115 at $5 \%$; Aug1; Aug31'12; Arthur
H Murphy with Bowery Savgs Bank, 128 Bowery. Manhattan av, 554-6, see 105th, 216 E, ${ }^{m}$ Plimpton av, 1329 (9:2322), ws, 75 s Sept5'12, 1y6\%; Bertha $\quad$ B $\quad$ Strunsky to Mary F Martin, 58 Kingsbridge rd E. 1,000
${ }^{m}$ Prospect av, 985 ( $10: 2678$ ), WS, 170 s $165 \mathrm{th}, 55 \times 187.6$; except pt for av; PM;
$\mathrm{pr} \mathrm{mtg} \$ 13.300 ;$ Sept $3 ;$ Sept4'12; due Mar $3^{\prime} 13 ; 6 \%$; Wolf Burland to Fredk Braun 985 Prospect av. 6,000 mPugsley av (*), Swc Gleason av, 108x
205 , Unionport: Aug28; Aug30'12, installs, $6 \%$ Julia Callahan to N Y \& Suburban mPugsley av, swe Westchester av, see Westchester av, swe Pugsley av ave mPutnam av
$\times 74 \times 26 \times 65.1 ;$
PM
P $51,2 \%$ Theo $S$ Avery to Robt R Moore,
Chamberlain of City NY, 280 Bway. 1,200 mQuimby av, 2163 (*), ns 174.11 w Castle $2 y 6 \%$ : Stanley Fryer, 2163 Quimby av, to Adolph Mink, 2251 Gleason av. 1,750
mRoosevelt av, ss, 215 w Ft
see Burdett av, Ss, 125 w Ft
Schuyler rider rd, mSouthern blvd ( $11: 2978$ ), ws, 155.5 n $173 d, 84 x 50 ;$ sobrn agmt; Aug16; Sept5'12
Ekin Holding Co with City Mtg Co, 15
Wall.
msouthern blvd, sec Aldus, see Aldus, sec so blvd.
meller av, swe 166th, see Findlay av, Valentine av, 2180 , abt 112.8 n 181st, see ${ }^{m}$ Union av ( $10: 2676$ ), es, 66.2 s Westcheser av, $50 \times 117.2 \times 50 \times 123.7$; Aug29; Aug30'12 City Savgs Bank, 231 W 125 . $\quad 40,000$ ${ }^{m}$ Union av ( $10: 2676$ ) ; same prop; certf as to above mtg; Aug29; Aug30,12; same to ${ }^{m}$ Union av ( $10: 2676$ ), es, 116.2 s West chester av, $50 \times 110.9 \times 50 \times 117.2$; Aug23; Aug $30^{\prime} 12,3 y 5 \%$; Benenson Realty Co to Em-
pire City Savgs Bank, 231 W 125. ${ }_{40} 0000$ ${ }^{m}$ Union av ( $10: 2676$ ) ; same prop; certf as to above mtgi
menionport rd, late road leading from prop; sobrn agmt; Aug24; Aug31'12; Erlen Fay with same. nom ${ }^{m}$ Unionport rd, late road leading from Westchester to West Farms (*), at cor of a lane, being lot 8 map entitled Wynne John Mulvey; bldg loan; Aug26; Aug31'12 $3 y 51 / 2 \%$; Louis Koterba to Henry H Grote
2552000 ${ }^{m}$ Valentine av $2180 \quad(11: 3144)$, es, 112.8 pr mtg $\$ 7,000$; Aug27; Sept3'12, $2 \mathrm{y6} \% ; \mathrm{Wm}$
H Weiner, New Rochelle, NY, to Raymond
J Knoeppel, 1043 So blvd. ${ }^{m}$ Van Nest av (*), ss, 50 e Van Buren $1 y 5 \%$; Maria Curti to Giovanni Boffa, 184 ${ }^{m}$ Washington av, 2337-9, see 105 th, 216 E Manhattan
maulshington av, 1432 (11:2911), sec St Sept4'12; 5 y $41 / 2 \%$; Virginia; SM Atwater 2583 Sedgwick av to N Y Life Ins \& Trust mWashington av (11:3039), swe 185th, ton av: Aug30'12, 1y6\%; Rosanna Hava nagh, devisee Bernard Havanagh, to Edw
Early. mWashington av, 1780 (11:2916), es 217 s 175 th , as on map Upper Morrisania, 53 x Celia Shapiro to German Savgs Bank, 157 ${ }^{m}$ Washington av $(11: 3039)$, swe 185 th $50.2 \times 92 \times 50 \times 96.6$, except part for av; Aug
$30 \cdot 12$ Rosanna Havanagh devisee Ber 3012; Rosanna Havanagh, devisee BermWatson av (*), ns, 180 w Olmstead av $25 \times 108 ;$ PM; pr mtg $\$ 5,000 ;$ Aug30; Aus leng av, to Chas E Devermann, 2059 Wat-
mWebster av (11:3030), es, 268 S 183 d ,
$120.3 \times 90 \times 123.11 \times 90 ; \mathrm{PM} ; \mathrm{pr}$ mtg $\$ 24,000$ Aug26; Septt $12 ; 1 y 6 \% ;$ Schwartz Con-
tracting. Co to Harry B Davis, Mt Ver-
non, Ni. mWebster av ( $11: 3030$ ), same prop; cert is to above mtg; Aug26; Sept4'12; same ${ }^{m W e b b}$ av, 2468 ( $11: 3219$ ), es, 322.7 s $1 \cdot 12,3 y 6 \%$ Edw M Tessier. Bklyn to Ella 'L Tessier, 136 Madison, Bklyn. 1,500 mWebster av, ws, 145 s 193d, see Decatur v, es, 145 s 193.
mebster av, sec Pelham av, see Pelham mWest Farms rd $(10: 2754)$, ses, at ws $49.7 \times n 146.5$ to beg; PM: Aug30; Aur ${ }^{\text {L }}$. 11 x due \&c as per bond; Wm
Friedman Constn Co, 171 Bway. Stutt to
5,000 ${ }^{m}$ Wendover av (11:2913), nes, 75.9 nw Bathgate av, $50.6 \times 71.2 \times 50 \times 78.4 ;$ pr mt Herman \& Dora Lakner to Bernhard mWestchester av (*), swc Pugsley av 100x101.11x103.5x98.8; Aug1; Sept5'12; due \&e as per bond; Wm Hartfield \& F Theo mWhitlock ${ }^{2} \mathbf{v}$, 060 Barretto, $37.6 \times 100$; ext of $\$ 21,000$ mtg to July14'15 at $5 \%$; June28; Sept4'12; Wm
Ebling to Wolf Burland, 801 Cauldwell.

WWhitlock av, 969; ext of $\$ 3,000 \mathrm{mtg}$ to Wissemann with Wolf Burland 801 Andw well av. nom m3D av $(11: 3061)$, see 180 th, $98.8 \times 113.6 \mathrm{x}$ $78.7 \times 126.6$; July30; Sept3'12; 3y5\%; Kell Riverside dr \& ano, exrs Louis Siegbert Riverside dr \& ano, exrs Louis Siegbert,
re-recorded from July 30 .

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.




## IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of great value to first make a careful personal study of the illustrations of houses, etc., that have been designed and built by a number of leading architects, and to also
 learn their ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about your own building plans, when you take them up with your own architect and builder, can easily be obtained from the several hundred exterior and interior designs that are beautifully illustrated in the last six numbers of the

## Architectural Record

## The National Magazine for Architects, Owners and Builders <br> A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing GUARANTEED CIRC JLATION EXCEEDS 11,000 MONTHLY.

In these six numbers are also illustrated and described the numerous buildingspecialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and this information may mean the saving of many dollars to you.

## Our Special Offer

We have a limited supply of these sets of six (including the October Country House Number), which are invaluable to those who expect to build or make alterations. Although the regular price is $\$ 1.50$, we make you a special offer of $\$ 1.00$ for the six, while the sets last, if you will mention Record and Guide. They will soon he sold. Send us your order today, tomorrow may be too late.


FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

## THIS $\$ 1.00$ SHOULD SAVE YOU HUNDREDS

[^13]Name
Address


[^0]:    * Member of the Board of Street Commission ers of Boston.- From an address before the Bos-
    ton National Conference on City Planning.

[^1]:    New Jersey's Roads.
    Notwithstanding the fact that New Jersey was the pioneer in the construction of improved highways under county and
    State aid, she has permitted them to deteriorate since the automobile became so common, and now she is far behind the procession of progressive States in the condition of her roads. Experts are urging the necessity of immediate action to save her highways from destruction.
    The State contributes the automobile tax, The State contributes the automobile tax,
    which is several hundred thousand dollars, and a good deal besides, but the stream of machines is so continuous
    throughout the length and breadth of the throughout the length and breadth of the State that the roads are going to pieces despite this action. Some more modern
    course will have to be provided, such as permanent brick paved highways. Some experts are urging experimenting with brick, pointing out that other States
    have found it satisfactory, but so far it have found it satisfactory, but so far it cence in this proposition. Perhaps this will come later. In the meantime she is watching her highways being ground to by the winds. Macadam will not stand the wear, and amasite is too smooth for
    horses, particularly when wet. There are still a good many horses used. Indeed, the residents of the State are quite apt to point out the fact that they are forced
    to build expensive roads for the benefit of automobile tourists who at best make but a short stop in the State. And there

[^2]:    FACTORIES AND WAREHOUSES
    CANAL ST.-Additional figures are being re
    ceived for the 6 -sty cigar factory to be erecte at $50 \overline{0}-511$ Canal st for the Central Cigar Mfg dent; Stephen McFarland, secretary, Peter Quinn, treasurer. F. Baylies, 33 Bible House architect: Andrew
    GREENWICH ST.-Additional figures are be ng received for an addition to the 6 -sty brick
    storage warehouse, $25 \times 81$ ft., in the west side of Greenwich st, 65 ft . south of Charles st, for
    the Canebrake Realty Co., 35 Nassau st, owner M. W. Dest, $\$ 15,000$.

[^3]:    WM. H. OLIVER ${ }_{\text {Esta }}^{\text {Estabobbs }}$ \& Oliver
     Paper Hangings and Interior Decorations
    and 106 UNIVERSITY PL., NEW

[^4]:    A. KLABER \& SON MARBLE WORKS 211 VERNON AVENUE, Foot of 1uth Street Long istand git

[^5]:    SYRACUSE
    N. Y-The Heffernan Constructhe general contract to erect the new theatr and business bullding, $86 \times 173 \mathrm{ft}$., in South

[^6]:    BAYARD ST, n e cor Manhattan av, 1 -sty frame stable, $15 x 50$ tar and gravel raof; cost ${ }_{5}{ }^{2} 200$ chitect, Max Cohn, 280 Bedford av. Plan No.
    BAY
    BRTH
    brick
    stable
    20x
    w brick stable, $20 x 30$, tin
    owner,
     AV C, No. 510, 1 -sty frame garage, $11 \times 15$, shingle roor, 200 Ocean parkway; architect. Chas. B. White 6323 New Utrecht av. Plan No. 5305. SARATOGA
    AV
    AVe stable,
    $15 \times 28$
    n er, Rose Mechalmcies, 65. Saratoga av; archi-
    tects, Cohn Bros, 361 Stone av. Plan No. 5311 . HARMAN ST, n s, 380 w Central av, 1 -sty brick garage, 20x20, tin roof; cost, $8700 ;$ own er, Geo. Arnheim, 87 Harman st, architects,
    S. Millman \& Son, 1780 Pitkin av. Plan No PALMETTO ST, No. 369, 1-sty frame stable 2 xan , tin roof, cost, $\$ 300$; owner, Jos. MerGlucroft \& Glucroft, 34 Graham av. Plan No 6326.

[^7]:    Plan No. 5333 .

[^8]:    Aug. \& Sept.
    29 Arnio, David-Flood \& Conklin Co
    29 Astroff, Henry-John J Michell Co, 30 Applebaum, Becky-H Feinbera..114.60 31 Attix, Albt A - Thos F-Taylor Bros

    Aminoff, Paula-Amelia Heilbrunn
    ano as exrs 29 Batson, Margt-Interborough R T Co 29 Bernstein, Saml-L Cowan .......71.95

[^9]:    Fisher \& Yglesia-Hamilton Trust
    Co

[^10]:    ORDHAM STONE RENOVATING CO STONE AND BRICK BUILDINGS
    CLEANED REPAIRED
    PAINTED
    Office: 1123 BROADWAY, Townsend Building
    Telephone, 371 Madison Square

[^11]:    Webster av, 1734
    $(11: 2899)$, es, 23.5 n
    n sty bk tnt; Jno Hs Brook Xyn to Lillian B
    Koepke, 1522 Paeific, Bklyn; AL; May24; Koepke, 1522 Paeific, Bklyn; AL; May24;
    Aug31'12.

    Webster av, ws, abt $14 ; \mathbf{s} \mathbf{1 9 3 d}$, see De-

[^12]:    mBarnes av (*), ws, 100 n 223d, $28 \times 205$,

[^13]:    THE ARCHITECTURAL RECORD
    224 Metropolitan Annex, New York City
    Enclosed is $\$ 1.00$, for which please mail your last six numbers (including the October Country House Number), according to special offer in Record and Guide.

