

REAL ESTATE RECORD AND BUILDERS' GUIDE

SEPTEMBER 14, 1912

THE INCREASING IMPORTANCE OF JAMAICA

Its Railroad Facilities Are Being Greatly Aided By the Building of a New Clearing Station There For All Long Island--- Many New Buildings Erected in the Place.

THE building of a new and larger union railroad station at Jamaica by the Long Island Railroad Company is going forward steadily, and when it is completed Jamaica is expected to become a residential section of Queens of more importance than ever. The plans of the railroad embrace more than the mere building of a new station. Work is under way on the raising of the tracks to an embankment from 15 to 18 feet in height and extending from Jamaica to Richmond Hill, a distance of one mile. A good-sized office building and waiting room will be built near the tracks, the foundation of which is already in place; numerous grade crossings between Jamaica and Richmond Hill are being eliminated and concrete viaducts are being built; the covered passenger platforms, of steel and concrete, are already in place alongside some of the raised tracks, and much steel structural material is daily arriving to be used in making a great train yard commensurate with the greatly increasing traffic of the Long Island Railroad, for which Jamaica is the distributing point to and from its various divisions except the North Shore division to Port Washington. The traffic of the entire railroad system has more than doubled within the last six years.

The new station is to be 1,500 feet west of the old one, and it will have an approach to the entrance direct from Fulton street, the principal traffic artery of Jamaica. All of the establishments of the wholesale provision and produce firms adjoining the north side of the old train yard are to be removed to the south side of the same, where the railroad will have the best of facilities for handling shipments to and from them. The three-fourths of an acre owned by one Sherwood on the line of the enlarged railroad track space in the west part of Jamaica—about which there has been lengthy litigation—is now in the courts for determination. The parcel is on the west side of Van Wyck avenue, between two lines of the road. The case has been to the Court of Appeals, who ordered the questions of fact submitted to a jury. Sherwood at one time asked \$50,000 for the parcel; the railroad company offered him \$25,000; and appraisers have declared within a few days that \$12,000 is a fair and equitable price for it. It is likely now that less than \$25,000 will be paid. But the legal fight has delayed the progress of the work on the improvements at Jamaica more than a year. J. & T. Adikes, wholesale grocers, who have a warehouse adjoining the railroad company's frontage on Fulton street, are resisting the attempt of the company to acquire their property; but it seems likely that the company will get it before long in order to enlarge its

advantages to residents of Jamaica. The trolley road between Brooklyn and Jamaica passes along Fulton street.

The new station is far removed from the heart of the business section of Jamaica, and in order to prevent damage to property values there and frustrate impairment of its business conditions the railroad will build a station probably between Puntine and Smith streets, Jamaica.

Jamaica's Business Section.

A new station has been opened at Hillside, in the east end of Jamaica. Nearly all Long Island trains stop at Jamaica, and yet its business section has not undergone any notable structural changes or improvements in late years. The latest big improvement has been made by James Butler, a grocer, who has erected a two-story brick office building and store on the southwest corner of Fulton street and Twombly place. Previous to that E. C. M. Fitzgerald and H. C. McNulty erected a six-story office building on a plot a block deep, and at the corner of Fulton street, a block west of Butler's new store. Jamaica needs a reconstruction of its business district. It is antiquated.

A large theatre was planned for Jamaica, but it has not been built. There is not a dozen modern business buildings in Jamaica, and yet it is the financial center of Long Island outside of Brooklyn. Four trolley lines pour traffic into Jamaica from as many directions. The place has two modern office buildings and all of the title companies have their Queens headquarters in Jamaica. All of the old buildings in the busy part of Fulton street, however, are well rented.

Property in the strongest part of Fulton street, from Rockaway road to Bergen avenue, is held as high as \$1,000 a front foot. Vacant property in Fulton street opposite to and near the approach to the new station is held at \$400 to \$500 a front foot. It is believed by those who have studied the real estate situation in Jamaica that after the new station opening into Fulton street is in use that fee values in the vicinity will rise rapidly and that the business center will shift to that point; but so far there are no strong indications that it will. The trolley lines connecting with Far Rockaway, Flushing and to points east of Jamaica now all stop at Washington and Fulton streets, in the heart of the business section. It is probable, however, that when the new station opens that these lines of cars will run further west in Fulton street, where easy connections with the new station can be made. It is pointed out that the new station to be built between Smith and Puntine streets will be only a substation at the best and that trolley connections

with the main station will be imperative. The trolley between Jamaica and Brooklyn already passes the new station. It is asserted by some that property near this station has been purposely kept unimproved until the station is in use.

Structural improvements in Jamaica are the most dense in the section south of the Long Island Railroad, where hundreds of detached one-family houses have been built within the last three years. These houses range in price from \$2,900 to \$5,000. Most of their occupants and owners removed there from the tenement districts of Manhattan. These buildings contain all municipal improvements, but in some cases cesspools are in use where sewers have not yet been installed.

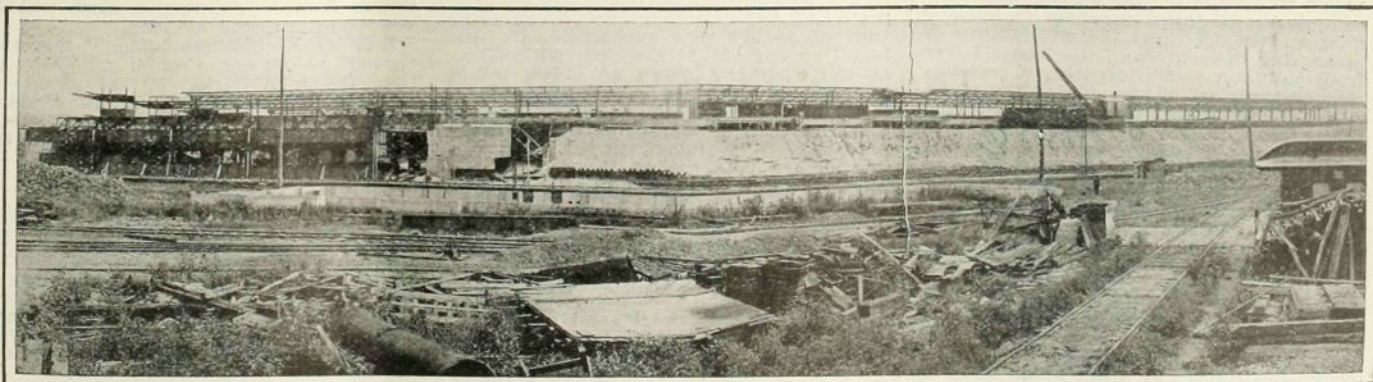
Numerous two-family brick houses in rows have been built in the last two years in Union Hall street, Globe avenue and Prospect street, all south of the railroad. They sold for \$4,500 each. Four years ago there were no prospects of improvement in this part of Jamaica.

The Residential Sections.

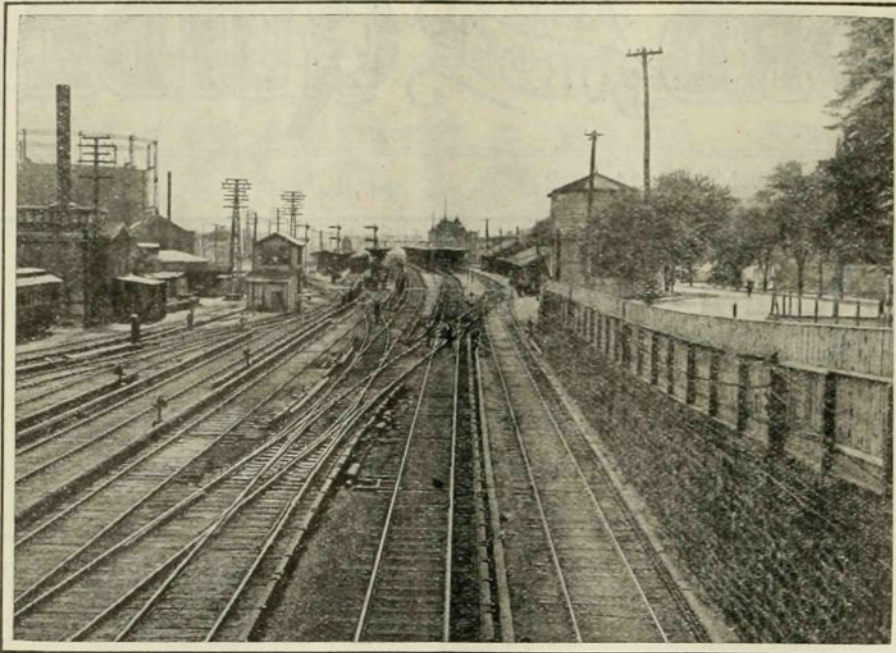
Fulton street is the line of demarcation between the cheap and high class sections of Jamaica. North of Fulton street to and including the high ridge skirting Hillside avenue is the best residential part. The new station at Hillside connects directly with Jamaica Estates by way of Homer Lee avenue. The property known as Jamaica Estates comprises 550 acres of rolling country and has an extensive frontage on Hillside avenue. This is a high-class development in every way, is richly wooded in places, and has a fine entrance lodge. The houses built there are numerous and cost from \$6,000 to \$40,000.

Nearby is a fine development of 230 acres known as Hillcrest of Jamaica. Prominent among its residents are Burt J. Humphrey, Judge of Queens County, and Judge Van Sicken, of the Supreme Court. This tract has undergone more extensive high-class improvement than any other part of Jamaica. All municipal improvements have been installed. The property was opened two years ago last April and since that time forty-three fine detached homes have been built, costing from \$6,800 to \$25,000 each. The plots range from 40x100 feet to 100x100 feet in size. Lots 20x100 on the Hillside avenue side of Hillcrest of Jamaica are held at \$1,800 each, but a plot 40x100 is the smallest size parcel that will be sold. The property has a frontage of 1,000 feet on Hillside avenue and it extends back to Union turnpike. Lots on the inner streets of Hillcrest sell from \$700 upward, according to location.

An extensive building movement has



NEW LONG ISLAND RAILROAD TERMINAL AT JAMAICA IN COURSE OF CONSTRUCTION.
Photograph by Arthur Woodward.



OLD TERMINAL OF LONG ISLAND RAILROAD AT JAMAICA.

Photograph by Arthur Woodward.

also been under way during the last two years on the high ridge north of Fulton street and overlooking the new station. Here many fine detached homes have been built that cost from \$8,000 to \$15,000 each. Near by is a large development known as Briarwood, but there has been no building movement there recently.

Jamaica is about the same distance from Manhattan as Coney Island; and the fare to Jamaica is ten cents on the Long Island Railroad from Brooklyn, while the fare between Manhattan and Jamaica jointly by trolley and elevated road is only five cents.

BRONX RIVER PARKWAY.

River to Be Cleaned, a Populous District Sewered and a Fine Drive Built.

The Board of Estimate and Apportionment adopted the report of the Bronx Parkway Commission and has finally approved thereby the project for a parkway along the Bronx River from Kensico to Bronx Park. The report recommends the acquisition of a strip of land varying in width from 300 to 1,000 feet, extending about fifteen miles along either side of the Bronx River. It is estimated that about \$4,000,000 will be required for the purchase of the necessary lands, the protection of existing parkway features, planting and replanting denuded districts, and straightening of the river for flood regulation and sanitary measures against pollution. The expense is to be borne jointly, one-fourth to be paid by Westchester County and three-fourths by New York City. Action is to be taken upon the report by the Board of Supervisors of Westchester County, and upon approval by this body there will be assured the preservation of the natural beauty of the Bronx River and the elimination of existing sources of pollution.

The unwholesome condition of the Bronx River has long been recognized as a menace to health, and means for the correction of this increasing nuisance were discussed for several years. Legislative action was proposed by the New York Zoological Society in 1905, and later a bill was passed, which became Chapter 669 of the Laws of 1906. In this measure provision was made for the appointment of a commission of three members to investigate and report upon the advisability of preserving the waters of the Bronx River from pollution and of creating a reservation of lands on either side of the river. A unanimous report was presented to the Governor by this commission at the end of the year. The importance of immediate action was strongly emphasized, and it was recommended that an act be passed constituting a commission of not more than three to acquire the lands necessary to carry out the park scheme, to prepare plans and have charge of the maintenance of the park reservation, at least for the immediate future.

The recommendations of the investigating commission were approved and a permanent commission was provided for by the Legislature by a bill which became Chapter 594 of the Laws of 1907. The following commissioners were appointed by Governor Charles E. Hughes, in ac-

cordance with the provisions of this act: Madison Grant, representing the Borough of Manhattan; William W. Niles, representing the Borough of The Bronx, and James G. Cannon, representing Westchester County.

On August 22, 1907, this commission, having organized, applied to the Board of Supervisors of Westchester County and to the Board of Estimate and Apportionment of New York City for an appropriation for the preparation of surveys and maps. On account of the financial panic at this time no funds were available for this project, and the commission proceeded with the work as best it could, without compensation and at its own expense.

The commission, on September 15, 1908, again applied for funds, and upon final consideration the request was laid over by the Board of Estimate and Apportionment pending more favorable condition of the city's finances. A report was made the following year to the Governor by the Parkway Commission, urging the need of immediate action for the protection of the Bronx River. Action was again taken on the matter in December, 1909, and on January 21, 1910, it was referred to a select committee consisting of the President of the Borough of The Bronx, Hon. Cyrus C. Miller, and the Comptroller, Hon. William A. Prendergast, for report.

During the summer of 1910 a special investigation was conducted, under the direction of President Miller, by Mr. Amos L. Schaeffer, consulting engineer, Borough of The Bronx, covering the polluted river conditions and the remedy proposed by the commission, together with the condition of property and nuisances along the river section to be eliminated, and the proposed parkway remedy. After careful consideration of possible remedies, including the building of a disposal plant for the treatment of polluted water and the construction of a sewer large enough to carry off the water during a freshet, the special committee reported to the Board of Estimate and Apportionment, recommending the parkway plan as the best and cheapest remedy for the improvement of the unsanitary conditions along the Bronx River, and that an appropriation be made for the preparation of detailed plans and an estimate of cost. This report was ratified by the Board of Estimate and Apportionment, and an expenditure of \$26,250 was authorized by the board on June 22, 1911, which, with Westchester County's share of \$8,750, would appropriate \$35,000 to be used in preparing maps, investigating the ownerships and the cost of acquiring the property proposed to be taken, together with a preliminary estimate of the cost of the physical improvements immediately necessary to put the lands in sanitary condition.

An appropriation of \$8,750 was then authorized by the Board of Supervisors of Westchester County as their share of the total of \$35,000. The commission then proceeded with its work, and on May 2, 1912 requested the approval by the Board of Estimate and Apportionment of the maps, estimates of cost of the property to be acquired and a preliminary estimate of the cost of the physical improvements of the Bronx parkway, which was re-

ferred to a select committee consisting of the Comptroller and the President of the Borough of the Bronx for report.

The select committee reported to the Board of Estimate and Apportionment on July 11, 1912, in favor of the commission's plans for the acquisition of the lands necessary for the parkway, and on July 15 this report was ratified by the Board of Estimate and Apportionment. The Bronx River will therefore be cleansed of the existing pollution, and its original natural beauty, as far as is possible, will be restored; and when later the parkway is constructed and advantage is taken of the features which lend themselves readily to development, there will be added to the city's park system a beautiful connecting link leading to all the towns in Westchester County and to the city's properties in the Croton watershed.

City Rentals Unaffected by Migration to Country.

While the subways, tunnels and bridges were still unfinished, eight to ten years ago, predictions were heard from eminent suburban real estate interests that Manhattan Island would be depopulated, in the better residential sections of the West Side, when all the new and convenient ways of getting out of the city would be in operation. With so large a number of big development companies laying out beautiful towns on Long Island, Westchester County and New Jersey, and builders and operators opening up fine residential sections in southern Brooklyn and the northern and western Bronx, there would be such a heavy exodus from Manhattan, they affirmed, that property interests here would be much disturbed. Vacancies would be more numerous than in any previous period.

In the intervening years the suburbs have really had the wonderful upgrowth that was predicted. Everything that was prophesied for the outer boroughs and adjacent counties has already come true or is being fulfilled. But Manhattan has not been depopulated in its residential sections. It has had in the last decade the greatest industrial expansion ever known and, at times, the most remarkable building activity. The contest between city and country real estate has been partially hidden by general financial clouds since the fall of 1907 and neither city nor country has had the growth it would have had but for the panic. But the result to date has not been adverse to the original city. Reports from the West Side are to the effect that the big fire-proof apartment houses, which have become the usual order there of late, are all renting well. Even those completed only this year are 80 per cent. rented and nearly a month remains of the regular season. These are apartments which are rated at \$20 to \$25 per room.

This simply means that the migration of tenants from city to country has little effect on renting conditions here, as it is as true now as at any time in the past that the sustenance which the suburbs get is merely the overflow of the great central commercial and industrial fountain which is always welling up and running over.

Subway Prospects Inspire Activity on Staten Island.

It is more than a coincidence that the recent action of the Public Service Commission in approving plans for the rapid transit tunnel under the Narrows should be followed by greater real estate activity in eastern Staten Island than has been observed in several years. D. T. Cornell sold this week to Joseph Johnson's Sons one hundred lots on Bement, avenue comprised in the late R. Penn Smith Estate. Johnson & Sons will develop the property at once.

Rudolph Kleinschmidt bought this week through Alderman Cornell nineteen lots from the John Larkin Estate, situate on Garfield, Lincoln and Grant avenues. Four other small plots were sold by the same broker in the first part of the present week.

Better Conditions on Heights.

Real estate conditions on Washington Heights are reported to be encouraging for landlords. Vacancies are comparatively few. Brokers now say that most of the houses on the Heights are paying investments and that there soon ought to be an active purchasing market. In houses of the elevator type \$12 a room is obtained, while \$7 to \$8 in buildings of the "walk up" type is the prevailing price.

THE INDUSTRIAL SITUATION AND REAL ESTATE

Some Special Economic Influences That May be Expected to Bring About a Notably Rapid Expansion of Population and Industry.

A LARGE-SCALE revival of real estate activity in and about New York City is indicated by the conjunction of three economic factors of the very first importance. These are: 1. A restoration and enlargement of the purchasing power of the country through general industrial prosperity. 2. The attraction to New York City of an increased proportion of the country's commerce and manufactures in consequence of the opening of the Panama Canal and the reconstructed Erie Canal. 3. The projection here of an unexampled series of great public works which will materially reduce the cost of living and of doing business in New York City.

General industrial prosperity is foreshadowed by the remarkable figures contained in the crop report published this week by the Department of Agriculture. These indicate a total harvest exceeding that of any earlier year in the history of the country. Not only is the yield likely to be exceptional in most of the leading crops, but new high records are assured also in a number of the minor products, implying a widespread distribution of profits throughout the agricultural sections.

The figures cover the crops actually gathered by September 1 and the yields promised by the condition of the crops still ungathered on that date. As the bulk of this year's agricultural products have already been harvested or have passed the critical growing stage when they are liable to substantial deterioration through unfavorable weather, the figures will hardly be scaled down materially during the short period which remains before the autumn crops are finally marketed. On the contrary, if the splendid ripening weather which has prevailed of late continues a few weeks longer, the final harvest will exceed by a considerable margin that indicated by this week's departmental report.

Record Breaking Crops.

Among the leading products are corn and spring wheat. The corn yield is estimated at 2,995,000,000 bushels. The crop of 2,927,416,000 in 1906 was the previous crop.

The crop of spring wheat is also the largest ever recorded. It is 300,000,000 bushels, as against 291,000,000 in 1909, the previous high record.

The total wheat crop is estimated at 690,000,000 bushels. This is not a record, because of the great destruction in winter wheat acreage early in the year. But it is subject to improvement under favorable weather from now on, and will rank well up with the big wheat crops of 737,189,000 in 1900 and 748,460,000 in 1901. Experts will not be surprised if a final crop of wheat ranging around 725,000,000 bushels, and even as high as 750,000,000 bushels, is harvested.

The new method of reckoning put into practice in this year's government reports allows, it is to be remembered, for a deterioration between now and the final harvest equivalent to the average deterioration for the last five years.

Aside from the record corn and spring wheat crops and the remarkably big oats crop of 1,290,000,000 bushels, the biggest the country has ever had, bumper harvests are shown for barley, flax, hay and potatoes.

The hay crop is 72,000,000 tons, compared with the usual run of 55,000,000 to 60,000,000. There are 29,000,000 bushels of flax, compared with from 12,000,000 to 19,000,000 in the two previous years. Barley, with a crop of 209,000,000 bushels, is far ahead of any previous year. Potatoes have a production of 398,000,000 bushels.

The cotton ginning report was also reassuring. It showed 729,926 bales ginned up to September 1. This is less than the record of last year, when 771,297 bales were ginned, but is much above the 388,242 bales ginned in 1910.

Apples, tobacco and other crops not specifically mentioned in the foregoing will produce average or better than average yields. Indeed, American agricultural conditions this year are phenomenal. Not only are our own harvests abundant, but a shortage of grain in Europe insures a profitable export demand for our surplus. In England, our largest customer for

wheat, the shortage in that grain is the heaviest in thirty odd years.

The general industrial revival foreshadowed by agricultural conditions is foreshadowed also in the so-called barometric industries, notably steel and copper. The railways are making extraordinary efforts to prevent the congestion of freight which seems imminent. Huge exports have turned the balance of foreign trade once more in our favor, credits are on a conservative basis after years of liquidation, capital is plentiful for all legitimate enterprises, and stocks of merchandise throughout the country need liberal replenishing. In all essential particulars, the business situation is similar to that which ushered in the industrial revival which began in the autumn of 1897.

New York, as we know, benefited in a special degree from the next ten years of prosperity throughout the country. The percentage of growth of population and industry during the decade was greater in New York than in the nation as a whole, a fact brought out by the census of 1910. New York, indeed, was the only city of the first rank whose percentage of growth was higher in the census decade from 1900 to 1910 than it had been during the preceding ten years, and in this respect its experience was contrary to that of nearly all big cities the world over. The question, therefore, arises: Will the growth of New York be as rapid, compared with the rest of the country, during the period of industrial activity which seems now about to set in as it was during the ten years which ended with the panic of 1907? The answer which the future gives to this question will determine whether or not we shall have presently a repetition of the marvelous real estate boom that culminated five years ago.

Two special reasons may be mentioned for the disproportionately rapid growth of this city during the last period of industrial prosperity. One was the tendency, then at its strongest, towards "big business." The consolidation of groups of industrial corporations into trusts required huge issues of stocks and bonds. New York was the only city in the United States with banking facilities adequate to the task of financing combinations of such size and a stock market big enough to absorb their securities. This city consequently assumed a relation to the nation's commerce and industry which it had never before held. The consolidated corporations and their numerous constituent companies were impelled to establish their executive headquarters here in order to be in touch with their stock market and banking interests. We all remember the tremendous effects which this influx of Western corporations and captains of industry had on the office building, residence and apartment hotel sections of Manhattan.

Manufactures Stimulated by Banking System.

The second special cause of the rapid growth of New York was the tendency on the part of the country's banking funds to concentrate here at those seasons when they were not employed in agricultural operations, a tendency which was greatly emphasized during the period in question by the development here of giant banking institutions. Banking houses, like industrial corporations, underwent a process of consolidation. This process, an integral part of the characteristic "trust movement," in nearly all branches of business during this period, worked to the detriment of industrial borrowers in the smaller cities.

The great New York banks, with their opportunities for the constant use of funds in connection with stock market operations, were in a position to offer profitable terms for deposits available from interior banks. The consequence was that manufacturers in interior towns virtually had to compete with the New York banks for loans from their own local institutions. They were obliged to pay high rates, and were not always able to get the prompt accommodations demanded by, for example, a big unexpected order for goods to be manufactured. Except during the seasons of agricultural activity, interior banks found it more profitable to

keep funds employed in New York than to hold them at home for use in short loans at irregular intervals to manufacturers. The banking machinery of the country worked to the disadvantage of industrial concerns, particularly in small towns in agricultural districts. New York, with its abundance of banks, big and little, all competing for business and offering financial accommodations on terms not obtainable elsewhere, held out strong attractions to out-of-town manufacturers, and a notable immigration of industrial establishments took place, while new concerns entering business naturally give this city the preference in choosing a location.

The resulting industrial expansion was greatly stimulated during the early years of the decade before the panic by the existence of a great supply of vacant lofts. Steel skeleton construction, introduced a dozen years before, had brought about a building movement far in advance of the immediate needs of the city. Loft rents were consequently low enough to be in themselves an attraction to manufacturers.

Loft Rents an Attraction.

With respect to loft rents, the situation this autumn is very similar to what it was in the autumn of 1897. But the two special causes of the rapid growth of New York mentioned above as peculiar to the decade of business prosperity begun in 1897 have now spent their force. In so far as they exist, they are the subject of political agitation, and they are likely to be greatly modified by legislation.

Fortunately, a new economic influence seems likely to supply the functions which they exercised in the way of stimulating industrial expansion in New York City. This is a radical change in transportation methods and routes promised by the opening of the Panama Canal and the reconstructed Erie Canal. The opening of these great waterways to modern shipping will have a strong tendency to bring about in America the same differentiation of rail and water transportation that is found in progressive countries abroad, notably Germany. With waterways adapted to modern shipping, bulky and slow freight will take advantage of the lower rates by water, while the railways, with their constantly rising charges, will specialize in fast freight.

It needs no extended argument to convince one's self that the country is entering a new transportation era, in which waterways will play a role comparable in importance to that which they filled before the hegemony of railways, dating from the Civil War period, when military requirements hastened the consolidation of small railway systems into great units that eventually were extended across the continent. The fact that precautions have to be taken at the very first sign of a business revival to prevent congestion of freight is good evidence that the traffic of the country has outgrown the capacity of the railways. That capacity is limited by the physical and financial difficulties in the way of enlarging terminals, particularly in big cities, where land is excessively costly.

It is to be noted that terminals owned by railways are obliged to earn their cost, while waterways and waterway terminals are in a measure public highways, upon which traffic is subject to tolls and rents, adjusted not with a view to dividends but with a view to encouraging commerce and industry. If the State-owned enterprises achieve this purpose, they will supply indirect returns through increase of taxable values, and these indirect returns will more than offset any deficiency of direct income. With waterways adapted to modern shipping, the railways will in future be quite unable to compete with ship lines for such traffic as may conveniently go by water, and this traffic constitutes a very large and rapidly growing part of the total traffic of the country.

Upon the revival of inland water traffic promised by the reconstruction of the Erie Canal and the expansion of coastwise traffic assured by the opening of the Panama Canal, New York will occupy a unique position as a transportation center.

NINETY-NINE YEAR LEASEHOLDS

Their Form, Purpose and Benefits—Some Striking Personal Observations in Cleveland—Profits That Have Been Made From Leaseholds.

By ALEXANDER S. TAYLOR.*

MY statements are the result of observation based on experience gathered during a twenty-five-year period of activity in the general real estate business, which tells me that the operation of 99-year leaseholds has done more than any other feature of the real estate business to develop, expand and solidify the business section of Cleveland.

We are operating in an age of business, and I feel that I am covering a practical business need that should be met in our work as real estate brokers. We should grasp the tremendous possibilities of our business, to keep pace with the times and develop every branch that will produce a return or revenue on the effort spent, and I contend that the negotiation of 99-year leaseholds is one of the most important parts of the general real estate business.

It has proven most advantageous and remunerative to the brokers handling the transactions as well as to the lessees who have operated under this plan. Its possibilities and benefits are so far-reaching and within the grasp of every active real estate broker who is alive to his opportunities that I urge upon you a careful study of the possibilities that are presented through this line of work. The history of ground leases dates back to former centuries. They were first operated in England, where extensive landowners receiving grants from the Crown, desiring to perpetuate their ownership and a sure income from their lands, entered into long-term ground leases, the greater portion of them being for a 99-year period, some renewable forever. In the city of London the larger percentage of land, both in the business and residential section, is under long-term ground leases. In the older sections of the city lands are sold by the old and wealthy families, who, with the income derived from this form of absolutely safe investment, are living in ease and luxury, one of the most notable examples being the Duke of Westminster, who at the present time, through the sagacity of his ancestors, has 99-year leaseholds expiring on some of the most valuable lands in London, many of them now being on their second period; and it is easy to imagine the fabulous increase in his ground rent based on the new valuation. There the fee of property is seldom sold, the operations being on the leasehold rights of the lessee.

In the settlement of America the early English settlers first populating the States of Maryland and Pennsylvania were of the wealthier class, and introduced the custom of long-term ground leases into this country, their earliest history being in the city of Baltimore and Philadelphia, as early as 1817. The settlers of New York, being Holland Dutch, were not familiar with the operation of ground leases, nor were the poorer classes of English people who first settled the New England States, their experience having been that merely of tenant in their own country.

Why Ninety-Nine Years?

The meaning of the term "99-year lease" is often asked, and why 99 years rather than any other fixed period should have been adopted. From what I can determine such an expression is merely intended to indicate a form of lease which early became most common in England. It is evident that at one time they had a statute in England which placed certain restrictions providing that a lease should not be taken for a 100-year term or more, so that this being the longest term allowable, the same was adopted and the restriction against a longer term practically nullified by provisions in the lease amounting to contracts for renewal, sometimes for fixed periods and sometimes forever, there being apparently no statute to interfere with such stipulations for renewal.

A 99-year leasehold is merely an extended form of lease containing clauses and provisions for the safeguarding of the interests of both the lessee and lessor,

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and providing additional clauses of agreement which will care for future conditions beyond the life of the present parties to the lease.

The wording of clauses in a 99-year lease are framed according to the requirements to be met. In almost every lease there is some special feature to be embodied, so that it is difficult to find a form which will adapt itself to all purposes. Often the parties to the lease use some form that is a matter of record and copy verbatim the provisions, with the result that some important features are left out of their lease which should have been embraced, leaving cause for misunderstanding and legal construction at a future date. I would strongly recommend the preparing of a form by a competent attorney experienced in such legal documents, and to leave no opportunity for future generations to doubt your wisdom and business ability. * * *

Some leases provide that at the expiration of the term all buildings and improvements erected upon the leased premises shall be surrendered to the lessor, but it is now becoming the common practice, at least in the city of Cleveland, to make this clause more equitable to the lessee.

Substantial Development Results.

As I shall show hereafter, I think that it is quite as much to the interest of the lessor as to that of the lessee that provisions be made in the lease for some equitable recognition and payment to the lessee of the amount that the buildings and improvements standing upon the leased premises at the expiration of the lease add to the value of the land. In most of the leases now drawn provision is made that at some time during the last year of the term an appraisal shall be made of the land and of the buildings and improvements separately. For the protection of the lessor, it is frequently stipulated that the value of the improvements so fixed shall in no case be more than the amount that such improvements enhance the value of the land, the usual clause being that the appraisers shall fix, first, the value of the land without improvements, and second, the value of the land with the improvements, and that the difference between the two valuations shall be taken as the value of the improvements.

It is usual to provide that after the appraisal has been made the lessor shall have the option for a certain time to purchase the improvements at the expiration of the lease by paying the value thereof as determined by the appraisal. In some leases it is provided that in case the lessor does not elect, within the time therein provided, to purchase the improvements, the lessee shall have the right to purchase the land at the appraised value. In other leases provision is made that in case of the lessor's refusal to purchase the improvements the lessee shall have the right to take an extension of the lease, either for the further period of ninety-nine years, or for some lesser period, the rent during the extended term to be at a certain rate based upon the appraised value of the land.

The effect of 99-year leaseholds has been a most substantial development in sections in the city of Cleveland through this method of operation. The erection of fine buildings of a better class has had much to do with our rapid business expansion and growth. As in most cities the finest retail development follows the best residential development, so where there is the highest rental from business property we find the best retail section patronized by women from the highest class residential section.

You are quite aware that in all of our cities we find in the business and mercantile sections old homesteads entirely surrounded by business development, the owners of which properties occupy them and keep them for sentimental reasons. They are unwilling to part with the fee and unable to improve the property in keeping with the surroundings. You will find, however, that these owners are quite approachable with a proposition to lease

their property for a long period, where their interests are properly safeguarded and where they receive an assured income. Sentiment alone has prevented them from disposing of their property. We do not take away from that sentimental interest; they still retain their fee, and generally yield to the proposition of a long leasehold if presented in a proper and logical manner, and with a lessee financially and morally responsible, capable of carrying out the provisions of a lease. The erection of a building immediately enhances the value of their land, and the owner is more secure in his investment than if he had erected a building on borrowed capital, which might be subject to long vacancy or mismanagement. We now find the lessor content with his fixed income, secured by valuable improvements, or by a bond guaranteeing them, and the lessee content with the property, upon which he erects a building according to a defined plan and purpose.

At the present time rents for a fixed period in sections where values are advancing are estimated at 5 and 6 per cent. on a valuation somewhat higher than the present staple value of the property. In other sections the rents are generally based on a like percentage of actual salable value. It is customary to give the lessee a rebate of one-third to one-half of the first year's ground rental where lessee constructs building during the first year's period of the lease. The commission receivable from the sale of the property based upon the standardized rates of commission of the city applies to ground leaseholds, the commissions being based on a valuation of 5 per cent. income and payable out of the first year's rents. In reality a 99-year leasehold is a transaction by which the lessee acquires the property of the lessor in the ownership and borrows from the owner the full value of the property for a fixed period at an agreed rate of interest, with no fear that his loan will be called, providing he pays the rental agreed as interest.

Helps Young Business Men.

It means that an investor with limited capital seeking high-class property as a location for a building requires through leasehold only one-third to one-half the capital necessary for the completion of his plan through outright purchase. Through a leasehold he secures land without cost excepting interest charges and taxes, and uses all his capital for the improvement, having the landowner virtually as a partner in his enterprise. In our city not many young, active men have money to purchase outright the land required, but by securing a lease they are able to secure a safe, though somewhat speculative, investment, which if wisely chosen advances in value rapidly. In modern times when anybody starts out to inaugurate some enterprise it becomes most important to finance it to the best advantage. By judicious selection of property in the pathway of business expansion the lessee is able to secure on a fixed rental leaseholds containing a purchase clause, a loan of 50 per cent. of the value of the improvements.

As an example of the benefits to the investor or lessee, assume that he has but \$50,000 for his total investment. Instead of being obliged to purchase land at the value of from thirty to fifty thousand dollars, and have but a proportion of or none of the remainder left for improvements, he is able to lease a property of the value of fifty thousand dollars, and place his total amount of cash in buildings which will yield him a larger proportion of revenue, and create an increment on his leasehold value, due to the erection of a higher class of building, which naturally stimulates activity in that section and enhances the value accordingly.

It is wise for the lessee to secure occupants for the building before entering into the lease. No one can forecast the future development of the section beyond a limited time, and caution should be used in selecting the locality of a particular property and agreeing to pay a fixed rental, unless the property carries

itself or can be immediately developed and treated as an investment proposition. Great caution is necessary in leasing in sections where development is drifting and values are not due to real business expansion. The tendency of the optimistic real estate operator to anticipate values in advising his client is one to be carefully guarded against.

The most successful leaseholds to the lessee are those in which he has first worked out a definite plan of action, has arrived at a comprehensive cost of the building to be erected, and secured tenants to occupy the premises at a rental which will cover the ground rental and taxes. The operation of a successful business in the building naturally enhances the value of the property, adding the increment to the lessee's interest.

Great care should be exercised in the erection of a building covering land where separate and adjoining parcels are under lease to one lessee from more than one lessor. Arrangement of the building, wall and columns should be made so that the units of space are properly divided proportionately over the line of the respective ownership. It is a regrettable fact that years ago a lessee in the city of Cleveland, in acquiring two adjoining properties through leasehold, erected his buildings as one unit in such a manner that the columns carrying the structure were not so spaced that the buildings, if divided, would be in sections of uniform width.

Through financial difficulties the lessee defaulted on one of the parcels of land, and one lessor was obliged to take over that portion of the building covering his property. The entire building was unfortunately so divided that this portion covered by the separate lease was not tenatable without the placing of a partition wall so close to one row of columns as to deprive the property of some of the value which its frontage on the street would have given it had it been constructed with reference to such frontage.

I recall a number of instances in Cleveland where the interest of the lessee is more valuable in a leasehold right than that of the lessor, or owner of the fee; notably a property on Euclid avenue and East Ninth street, where a 99-year leasehold was made in 1887 at \$6,000 per year for a fixed term of ninety-nine years. The land has advanced in value so far beyond the anticipations of the owner or lessee that today the lease is worth at least one million dollars. I understand that the fee cannot be purchased for less than five hundred thousand dollars, although in reality it yields but 5 per cent. interest on \$120,000.

Another example of profit is on 110 feet on Euclid avenue, east of Ninth street, which I leased in 1906 for \$16,000 for the first nine years, \$18,000 for the next two years and \$20,000 for the balance of the term. I recently offered the lessee a rental of \$32,000 per year net for the property, or 6 per cent. on \$200,000 profit, or 5 per cent. on \$240,000 profit, or could have secured \$200,000 in cash for the leasehold. This was refused. It was truly a handsome profit for a few years' possession of a property which has almost carried itself by rents received during that period.

There are instances upon instances where great profits have been made in acquiring 99-year leaseholds, and where some of the largest commissions ever paid to brokers have been received. A great number of the finest office buildings, mercantile buildings and a hotel in Cleveland are on ground leases. The new Statler Hotel, erected at a cost of over two millions of dollars, on land at the corner of Euclid avenue and East 12th street, at a fixed rental of \$32,500 per year, is one of the recent acquisitions under ground leasehold. A million dollars on bond issue was borrowed by the lessee towards the erection of this building, the remainder being supplied through the sale of preferred and common stock, the proceeds from which went into the erection of the building before the million dollars borrowed from the banks and trust companies on bonds followed.

One notable lease of unusual character is known as the Cleveland "sky lease." I believe this lease to be the only one of its kind in existence in the United States. A magnificent 14-story structure, the home of the Cleveland Athletic Club, and some of Cleveland's largest retail stores occupy the building. The frontage of 150 feet on Euclid avenue was leased for a straight term of ninety-nine years at \$28,000 per year net, with an option of purchase clause. The lessee immediately erected a six-story building, with foundations strong enough to carry several additional stories. After completing the building he leased the air space above the sixth floor and the support of the walls

and columns of the lower structure to the Cleveland Athletic Club for the balance of the term of the original lease at a rental of \$16,000 per year, and the club immediately completed a seven-story addition to the building at a cost of over half a million dollars. This rental included entrance for elevators to the top floor and some space in the basement. While the athletic club pays a fixed annual rental, it pays no tax on the land, but on a portion of the building erected by it. At the termination of the lease the owner of the fee agrees to pay the appraised value of the improvements, or extend the lease for another period of years. In case of failure of the original lessee to carry out the terms of the underlying lease the athletic club is secured through an option to assume the original lease.

SEVENTH AVE. EXTENSION.

Local Taxpayers Assent to Assessment, But Expert Says City Must Pay All.

The matter of the extension of Seventh avenue and the widening of Varick street will come before the Board of Estimate next Thursday, September 19. It will then be in order for the board to determine the area of local benefit and who shall pay for the improvement and in what proportion, and institute condemnation proceedings.

At a meeting of the West Side Taxpayers' Association held at 237 West 34th street on Thursday evening, a resolution was passed praying that the local assessment be but twenty per cent., and assenting to the tentative bounds of the area of local benefit which have been proposed.

Robert Flaherty, of the Bureau of Advance Information of Contemplated Assessments, 27 Broadway, this week addressed a communication to Hon. Joseph Haag, Secretary of the Board of Estimate, suggesting that in deliberating over the improvement the board consider the activities and practices of assessment lawyers. Mr. Flaherty states that after a preliminary report shall have been made by the commissioners of estimate and appraisal, showing the assessment to be levied against each parcel of property in the area, the assessment lawyers will send agents to call upon those assessed, in order to procure contracts to reduce any assessment levied. For their services they charge 25 per cent. of the amount saved.

In the reduction of tax for Livingston street the fees of the assessment lawyers were about \$200,000. In the case of Delancey street their fees amounted to about \$290,000; Elm street, \$300,000. Mr. Flaherty predicts that if the city imposes a local assessment for the Seventh avenue improvement not a dollar of it will ever be collected, but that a large sum of money will be extracted from property owners by assessment lawyers.

Mr. Flaherty is opposing any local assessment and advising the board to charge the entire cost against the city. He estimates the cost of the improvement at \$12,000,000. He contends that as the improvement is for subway purposes and the city will get a revenue therefrom, a local assessment should not be laid, any more than for other income producing improvement, such as docks and ferries.

Inasmuch as the city paid the entire cost for the Livingston street widening, the Delancey street widening, the cost of opening of Kenmare street, and the cost of the widening of Roebling street in Brooklyn, Mr. Flaherty does not believe that the Legislature will sanction a local assessment in the case of Seventh avenue.

More Stepless Cars and More Power.

The New York Railways Company has applied to the Public Service Commission for permission to issue \$2,600,000 of bonds under its first real estate and re-funding mortgage for the purpose of acquiring new equipments and improving its property. The commission held a hearing on the application September 11th before Commissioner Milo R. Maltbie. The company proposes to purchase 320 stepless cars at a cost of \$1,600,000, or as many more of such cars as can be obtained for that amount of money. The company also proposes to add two stories to its power house at 54th street and Ninth avenue at an estimated cost of \$550,000. It is for these purposes that the company makes application for permission to issue the bonds.

—The Estates of Long Beach have set aside a tract of land for a bungalow colony. Senator Reynolds says his company will assist bungalow lot purchasers to construct their bungalows when ready to build. Several bungalows have already been erected.

BROADWAY INTERESTS

Ask Protection From the Public Service Commission—Oppose Open Cuts.

Owners and lessees along middle Broadway, where subway digging has not yet commenced, intend to have an understanding with the Public Service Commission concerning the manner in which the work is to be prosecuted. They have noted what has happened on lower Broadway, where the fronts of buildings have been pierced and underpinned by the contractors and the insurance rates jacked up in consequence, and they are asking protection from that kind of treatment on middle Broadway.

The association has accordingly appointed a committee to go before the Public Service Commission with definite requests. One request will be that the contractors for the next Broadway sections shall be required to comply with the requirements of the Fire Insurance Exchange for the protection of buildings. Under the present form of contracts the contractors are required to build only a galvanized iron partition between the subway workings and the abutting buildings, but the underwriters demand from the owners either a six-inch hollow-tile fireproof wall or a higher rate of insurance.

The members of the Broadway Improvement Association had a meeting at the Hotel Imperial last Monday, with Copeland Townsend in the chair. After a clear-cut and emphatic exchange of views, the executive committee was directed what to do. A petition which will be presented to the commission concisely states the situation.

All the speakers advised that the time to act was before the contracts for the new sections should be made. Among the speakers were Herbert R. Limburg, counsel for the association; Charles Burnham, of Wallack's theatre; Henry G. Opdyke and Maurice Deutsch, civil engineers.

The petition recites that examination of previous subway construction contracts and of the work of excavation and building carried on thereunder indicate the necessity for adopting different methods of construction for the subway under Broadway:

"We accordingly strenuously urge that you provide specifically in the contracts for construction of the Broadway subway, that the open-cut system or trench-excavation system be prohibited; that the street surface shall at all times be undisturbed; that neither Broadway nor the side streets leading thereto shall be encumbered by the installation of buildings, platforms, pipes or machinery, but that all excavation material be taken underground to and removed from private property. Even removal of the excavated material from Broadway or intersecting streets at night would cause incalculable damage. The territory to be traversed by this subway is the centre of the hotel, restaurant and theatre district of New York, and night work will be as injurious as day work.

"We further urge your honorable Commission to modify somewhat the plan, outlined in your 'tentative station locations' with respect to the express station to be located at 34th street. As tentatively located it is proposed to have entrances to this station at 34th and 35th streets. This is undoubtedly the area of greatest traffic and congestion in the city of New York. With the elevated station and Hudson Terminal stations at 33d street, and the Pennsylvania Railroad station extending from 31st to 33d streets it seems to us to be of vast practical importance to either extend the express station of the Broadway subway from 32d to 35th streets or to construct under the street surface a sidewalk from 32d to 34th street, connecting with the station, so that access to the station may readily be had from 32d and 33d streets as well as from 34th and 35th streets. We are advised by competent experts that this plan is entirely feasible and will add comparatively little to the expense and a great deal to the usefulness of the station, and we earnestly urge its adoption."

The Dyckman Section Growing.

During the past year in the Dyckman section five houses have been erected on Post avenue, four on Sherman avenue, nine on Vermilyea avenue, two in 207th street and a large house is now in course of construction at the northeast corner of Broadway and 212th street on a plot 200x100, which will have accommodations for eighty-five families. Out of 708 apartments reported by a local broker there are but twelve vacancies.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS.

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

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

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON SEPT. 20, AT 2 P. M.

12TH AV.—Regulating, grading, curbing and laying sidewalks, from Jackson av to Graham av, and paving on a concrete foundation, from Jackson av to Broadway.

DITMARS AV.—Re-regulating and paving with a permanent pavement of sheet asphalt on a 6-inch concrete foundation, from 2d av to Crescent st, 2d Ward.

CLERMONT AV.—Regulating, grading, curbing, laying sidewalks, crosswalks etc., from Grand st to Maurice av, 2d Ward.

CLINTON AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., from Clermont av to Maurice av, 2d Ward.

CREEK ST.—Regulating and grading, from Borden av to Hunters Point av.

RADDE ST.—To pave with asphalt block on a concrete foundation, from North Jane st to Paynter av, 1st Ward.

CRESCENT ST.—To rescind the resolutions of July 21, 1911, and June 14, 1912, respectively:

"For regulating, grading and paving with granite blocks on a concrete foundation, and all work incidental thereto, in CRESCENT ST, from North Jane st to Webster av, 1st Ward; and for regulating, grading and paving with permanent pavement consisting of granite blocks on a concrete foundation six inches in thickness, and all work incidental thereto, in CRESCENT ST, from North Jane st to Webster av, 1st Ward; and they hereby petition for regulating, grading, paving with granite blocks on a concrete foundation in CRESCENT ST, from Jane st to Wilbur av, and with either wood blocks on a concrete foundation or asphalt blocks on a concrete foundation in CRESCENT ST, from Wilbur av to Webster av, and all work incidental thereto, 1st Ward."

PUTNAM AV.—Regulate, grade, curb with bluestone and pave with vitrified brick on a sand foundation PUTNAM AV, from Woodward av to Forest av, 2d Ward.

5TH AV.—To pave with asphalt blocks, from Jackson av to Broadway, 1st Ward, also reset curb in the same blocks and street.

1ST AV.—To pave with asphalt block on a concrete foundation, from Washington av to Webster av, 1st Ward.

SOTHERN AV.—To mark off map No. 25, from South Railroad av to Lurting st.

9TH ST.—Laying sidewalks where not already laid to grade and in good condition, from Van Alst av to East av, 1st Ward.

LINDEN ST.—Grading, bet Park st and Lake st, 2d Ward.

WYCKOFF AND PUTNAM AVS, EVERGREEN.—Construction of a catch basin at the northeast corner, in the 2d Ward.

HANCOCK ST.—Construction of a sewer and appurtenances, from 13th st to 14th st, 1st Ward.

DITMARS AV.—Construction of a sewer and appurtenances, from the East River to Crescent st, 1st Ward.

RECEIVING BASINS, ETC.—Construction of RECEIVING BASINS and appurtenances on Myrtle av, on the northeast corner of Fosdick av, the northeast corner of Lafayette st and the northeast corner of Tompkins pl, 2d Ward.

DECATUR ST.—To legally open, from the Brooklyn borough line to Myrtle av, 2d Ward.

EPSILON PL.—To legally open, from Myrtle to Cooper avs, 2d Ward.

CARTER PL.—Regulating and laying sidewalks (where not already laid to grade and in good condition), and all work incidental thereto, on both sides of CARTER PL (Prospect av), from Grand st to Samuelson (Warren) st, on the west side, 225 ft. north of Warren st, 275 ft. bet Warren and Grand sts, and beginning on the east side of CARTER ST, 100 ft., and again 200 ft. north of Warren st, 150 ft. bet Warren and Grand sts, 2d Ward.

PERRY AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., in PERRY AV, from Mueller (Fiske) st to Rust st, 2d Ward.

WILSON AV.—Regulating, grading, curbing and laying sidewalks and crosswalks in WILSON AV, from 19th to 20th av, 1st and 2d Wards.

FAIRVIEW AV.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition), from Forest av to Gates av, 2d Ward.

EPSILON PL.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition) (and paving with a permanent sheet asphalt pavement on a concrete foundation EPSILON PL, from Myrtle av to Cooper av, 2d Ward.

GEORGE ST.—Regulating and paving with a permanent sheet asphalt pavement on a 6-inch concrete foundation GEORGE ST, from Wyckoff av to Seneca av, 2d Ward.

CLINTON AV.—Sewer and appurtenances, from Maurice av to Fiske av, 2d Ward.

PERRY AV.—Construction of a sewer, from Maurice av to Mueller st, 2d Ward.

POTTER AV.—Construction of a sewer and appurtenances, from Lawrence st to 2d av, 1st Ward.

RECEIVING BASINS.—Construction of RECEIVING BASINS and appurtenances on Washington av, at the northeast corner of 8th av and the northwest corner of 7th av, 1st Ward.

RECEIVING BASINS.—Construction of a RECEIVING BASIN and appurtenances on the northeast corner of Willow st and North William st, 1st Ward.

4TH ST.—To legally open 4TH ST, from Thomson av to Jackson av, WOODSIDE, 2d Ward.

NOTT AV.—To legally open, from Vernon av to the pier and bulkhead line of the East River, 1st Ward.

INDIANA PL.—To open, from Lafayette st to Myrtle av, 2d Ward.

FRESH POND RD.—To legally open and widen FRESH POND ROAD (Kossuth pl and Locust av), from the junction of old Fresh Pond rd and Kossuth pl to the Brooklyn borough line, 2d Ward.

LOCAL BOARD RESOLUTIONS.

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

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4.

BEACON AV.—To amend proceedings heretofore instituted for acquiring title to BEACON AV, from Beach av to Rosedale av so that the city may in the same proceeding acquire title to BEACON AV, for its entire length, from Beach av to Bronx river. Laid over.

MATTHEWS AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MATTHEWS AV, from Van Nest av to Bronxdale av (Bear Swamp rd). Adopted.

BRONX PARK AV.—Regulating, grading, setting curb stones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches, erecting fences where necessary in BRONX PARK (BERRIAN) AV, from Walker av to East 180th st. Denied.

MULINER AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building fences and approaches where necessary from Morris Park av to Bear Swamp rd (Bronxdale av, etc.). Adopted.

TAYLOR AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches where necessary, from Gleason av to Westchester av, together with all work incidental thereto. Adopted.

NEWPORT AV.—Acquiring title to the lands necessary for NEWPORT AV, from Sacket av to Morris Park av. Adopted.

FORT SCHUYLER RD.—Amending the proceeding for the opening, widening, and extending of FORT SCHUYLER RD, from Westchester creek to Shore drive by eliminating therefrom all that portion of FORT SCHUYLER RD lying to the south of Morris la and being bet Morris la and Shore dr. Laid over.

WATSON AV, ETC.—Constructing sewers and appurtenances in WATSON AV, bet Pugsley av and Theriot av; in THERIOT AV, bet Watson av and Westchester av, together with all work incidental thereto. Adopted.

CLASON POINT RD.—Paving with bituminous macadam one-half the roadway of CLASON POINT RD, from Westchester av to the bulkhead line of the East river, setting and resetting curb where necessary, together with all work incidental thereto. Laid over.

BEACH AV.—Laying out a widening of BEACH AV, on the west side, bet East 177th st and a point 180 ft. south therefrom, so that the present property line will be the west side line of BEACH AV. Laid over.

SACKET AV.—Acquiring title to the lands, etc., required for opening SACKET AV, from Bronxdale av (Bear Swamp rd) to Paulding av. Adopted.

Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4.

EAST 145TH ST.—Restoring flagstones and the removal of a boulder in front of the premises at No. 542. Adopted.

RECEIVING BASINS.—Constructing RECEIVING BASINS at the southeast corner of Alexander av and 135th st; also, at the southeast corner of Lincoln av and 135th st, together with all work incidental thereto. Adopted.

EXTERIOR ST.—Regulating and grading, flagging and paving with granite blocks on a concrete foundation EXTERIOR ST, from 144th st to 149th st, together with all work incidental thereto. Denied.

Local Boards of Crotona and Van

Courtlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4.

EAST 161ST ST, ETC.—Re-regulating and re-grading, setting and re-setting curbstones, flagging and re-flagging sidewalks, laying and re-laying crosswalks, building approaches and erecting fences where necessary in EAST 161ST ST, bet Morris av and Sheridan av; GRANT AV, bet East 161st st and East 162d st; SHERMAN AV, bet East 161st st and East 162d st; SHERIDAN AV, bet East 159th st and East 162d st; and paving with granite blocks on a concrete foundation (permanent), where not already paved, the roadway of EAST 161ST ST, bet Morris av and Sheridan av, together with all work incidental thereto. All adopted.

Local Board of Van Courtlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4.

RIVERDALE AV, ETC.—To amend the proceeding for acquiring title to RIVERDALE AV, from its junction with Spuyten Duyvil rd near West 231st st to the land acquired for the Spuyten Duyvil Parkway, so as to read: "RIVERDALE AV, from its junction with Spuyten Duyvil rd near West 231st st to the north boundary of the City of New York, excepting that part already acquired for Spuyten Duyvil Parkway." Adjourned to the November meeting of the board.

HARLEM RIVER TERRACE.—Regulating, grading, setting curb stones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in HARLEM RIVER TERRACE, bet Fordham rd and Bailey av, together with all work incidental thereto. Adjourned to Sept. 25.

GRANT AV.—Reconstructing cement sidewalks in front of the premises NOS. 1044 AND 1045 GRANT AV, bet 165th and 166th sts. Adjourned to Sept. 25.

ECHO PL AND ECHO PARK.—Constructing sewer basin at the northeast and southeast corners. Denied.

EAST 167TH ST.—Acquiring title to the lands necessary for the widening on the NORTH SIDE, from Webster av to Clay av. Adopted.

COLES LA.—Laying out on the map of the city COLES LA, from Kingsbridge rd and Briggs av to Bainbridge av, at a width of about 35 ft. Adjourned to Sept. 25.

AQUEDUCT AV.—Changing the name to UNIVERSITY AV. Adopted.

FRUITSTANDS.—Petitions for licenses to maintain FRUITSTANDS in front of the premises NO. 1590 BATHGATE AV and NO. 1595 BATHGATE AV. This matter has been settled by a resolution of the Board of Aldermen.

PUBLIC HEARINGS.

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

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

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

In the case of assessments for local improve-

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

By the Board of Estimate.

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on Sept. 19, at 11 a. m., the following matters, among others, will be considered:

MANHATTAN.

EAST 34TH ST. ETC.—Changing the grade of EAST 34TH ST. from Lexington av to a point 208.50 ft. east of the east line of Lexington av; and of LEXINGTON AV. from East 34th st to a point 79 ft. south of the south line of East 34th st, in accordance with the plan of Feb. 5, 1912.

WEST 138TH ST.—Enlarging the area of assessment in the proceeding for acquiring title to the lands required for the WIDENING OF WEST 138TH ST at its junction with 5th av.

7TH AV. ETC.—Acquiring title to the lands, etc., required for the extension of 7TH AV. from its present southerly end to Carmine st; to the widening of VARICK ST. from Carmine st to Franklin st; to the extension of VARICK ST. AS WIDENED, from Franklin st to West Broadway.

BRONX.

EDSON AV. ETC.—To change the grades of the STREET SYSTEM bounded by Edson av, Hammersley av, Baychester av, East 222d st, Boller av and Arnov av.

AQUEDUCT AV EAST. ETC.—Change the grades of the STREET SYSTEM bounded by Aqueduct Av. East, West 184th st, Jerome av and West 183d st; and EAST 183D ST, bet Jerome av and Walton av.

LURTING (HONE AND FOREST) AV.—Acquiring title to the lands, etc., required for opening and extending, from Walker av to the property of the New York, New Haven & Hartford Railroad.

APPLETON AV. ETC.—Acquiring title to the lands, etc., required for opening and extending APPLETON AV. from Fort Schuyler rd to Westchester av; and ERICSON PL. from Fort Schuyler rd to Appleton av.

SHORE DRIVE. ETC.—Proposed area of assessment in the matter of acquiring title to SHORE DRIVE, from Layton av to Pennyfield av, together with the PUBLIC PARK bounded by Shore drive, Layton av, Eastchester Bay and Gridley av.

BROOKLYN.

DOCK ST.—Lay out the lines and grades of Dock st, bet Water st and the U. S. bulkhead line of the East River.

DOCK ST.—Close and discontinue DOCK ST, bet Water st and the U. S. bulkhead line of the East River.

BATH AV.—Acquiring title to the lands, etc., required for opening and extending BATH AV. from the lines bet the former towns of New Utrecht and Gravesend to Stillwell av, excepting the right of way of the Brooklyn, Bath & West End R. R.

GRAVESEND NECK RD.—Acquiring title to the lands, etc., required for opening and extending GRAVESEND NECK RD. from Van Sicklen st to Ocean av; excluding the right of way of the Brooklyn & Brighton Beach Railroad and of the Long Island Railroad; SHEEPSHEAD BAY RD. from Gravesend Neck rd to Emmons av, excluding the right of way of the Brooklyn & Brighton Beach Railroad and of the Long Island Railroad; AV W. from Ocean Parkway to the junction with Gravesend Neck rd and Sheepshead Bay rd; EAST 12TH ST. from Gravesend Neck rd to Av W; JEROME AV. from East 17th st to Sheepshead Bay rd; AV Z. from East 13th st to Sheepshead Bay rd; and EAST 18TH ST. from Jerome av to Voorhies av.

SIST ST.—To change the grade, bet Narrows av and Colonial rd.

OLD OVINGTON AV.—To discontinue those portions of OLD OVINGTON AV bet 8th av and 7th av. and bet 7th av and a point about 170 ft. west therefrom, which do not fall within the lines of 70TH ST AND OVINGTON AV as now laid out.

PUBLIC PARK.—Lay out a PUBLIC PARK bounded by Amboy st, Lott av, Chester st and Hegeman av, excluding the land within the lines of HOPKINSON AV and the land belonging to THE CITY OF NEW YORK on the south side of LOTT AV, bet Amboy st and Hopkinson av.

PUBLIC PARK.—Lay out a PUBLIC PARK bounded by East 98th st, Lott av, Chester st and Hegeman av, excluding the land within the lines of HOPKINSON AV and the land belonging to THE CITY OF NEW YORK on the south side of LOTT AV, bet Amboy st and Hopkinson av.

QUEENS.

LAMBERTVILLE AV.—Lay out the lines and grades, from Sutphin rd to Merrick rd, 4th Ward.

PIERCE AV.—Reduce the width and change the grade, from the East River to Vernon av, 1st Ward.

IRVING AV. ETC.—Change the lines and grades of the STREET SYSTEM bounded by Irving av, Schaeffer st, Wyckoff av, Summerfield st, Cypress av and Cooper st, 2d Ward.

HEBERD AV.—Reduce the width, from Flushing av to Fresh Pond rd, 2d Ward.

SOTHERN AV.—Opening and extending, from South Railroad av to Queens Boulevard.

SOUTH VILLA (SHERMAN) ST.—Opening and extending, from Liberty av to Jerome av (Broadway).

WILLOW AV.—Acquiring title to the lands, etc., required for opening and extending from Grand st to Columbine av.

HIGHLAND PARK.—Acquiring title to the lands, etc., required for the extension of HIGHLAND PARK, bounded by Highland Boulevard,

Bulwer pl, Vermont av and the present westerly boundary of HIGHLAND PARK.

PUBLIC PARK.—Acquiring title to the lands, etc., required for the EAST RIVER PARK, bounded by Barclay st, Hoyt av, the bulkhead line of the East River and 10thmars av.

N. Y. CITY FREIGHT TERMINAL.—Public hearing relative to the application of the Dock Commissioner to have the Board of Estimate certify the plan for a FREIGHT TERMINAL AND EQUIPMENT THEREOF, which plan is dated April 22, 1912, etc. To be located on the following described lands: Beginning at a point in the intersection of the north line of Nott av with the west line of Vernon av; thence west and along the north line of Nott av a distance of 1,018.50 ft. to its intersection with the established pierhead and bulkhead line; thence northeast and along said bulkhead and pierhead line to a point in said line distant 145 ft. north of the west prolongation of the north line of 13th st, measured at right angles thereto, from a point in said north line distant 748 ft. west from the west line of Vernon av, measured along the west prolongation of the said north line of 13th st; thence east to a point 60 ft. north of the west prolongation of the north line of 13th st, measured at right angles thereto from a point in said north line distant 532 ft. west from the west line of Vernon av, measured along the west prolongation of said north line of 13th st; thence still east to a point in the west prolongation of the north line of 13th st, distant 175 ft. west from the west line of Vernon av, measured along said north line; thence east, and along the west prolongation of the north line of 13th st a distance of 175 ft. to its intersection with the west line of Vernon av; thence south along the west line of Vernon av a distance of 270.14 ft. to the point or place of beginning.

RICHMOND.

PEARL ST.—To lay out the lines and grades of PEARL ST. from Trossach rd to a point about 160 ft. south of Calvin pl; also, CALVIN PL. from Pearl st to Murray st; and MURRAY ST. from Calvin pl to Trossach rd; and lay out the grade of TROSSACH RD. from Pearl st to Murray av, 2d Ward.

Notices to Present Claims.

EAST 182D ST. BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 182D ST. from Park av to Washington av, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Max Bendit, Phillip Enrich and P. J. Schmidt, commissioners, 30 West Broadway, Manhattan, on or before Sept. 19; and they will hear all such parties, in person, on Sept. 25, at 2 p. m.

WEST 179TH ST. BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 179TH ST. from Osborne pl to Aqueduct av, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Frederick C. Hunter, Henry A. Gumbleton and Clarence C. Rogers, commissioners, 90 West Broadway, Manhattan, on or before Sept. 19; and they will hear all such parties, in person, on Sept. 23, at 11 a. m.

WEST ST. BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending WEST ST. from Fort Hamilton av to 43d st, excluding the right-of-way of the Prospect Park & Coney Island Railroad; and AV F. from Gravesend av to West st, 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jas. Gray, Fred'k B. Dalzell and Francis J. Sullivan, commissioners, 103 Montague st, Brooklyn, on or before Sept. 21; and they will hear all such parties, in person, on Sept. 24, at 11 a. m.

By Comm'rs of Estimate and Assessment

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, SEPT. 16.

EAST 233D ST. BRONX.—From Baychester av to Boston rd at Hutchinson River. At 10.30 a. m.

EAST 180TH ST. BRONX.—From Bronx River to West Farms rd. (Assessment.) At 2 p. m.

CASTLE HILL AV. ETC. BRONX.—CASTLE HILL AV. from West Farms rd to the public place at its southern terminus; and the PUBLIC PLACE at the south terminus of Castle Hill av fronting on Westchester Creek to the East River and Pugsley's Creek. (Assessment.) At 11 a. m.

WEST 172D ST. BRONX.—From Inwood av to Jerome av. At 2.30 p. m.

ZEREGA AV. BRONX.—ZEREGA AV. from Castle Hill av near Harts st to Castle av at or near West Farms rd, being the whole length of ZEREGA AV (including Av A and Green la). At 2 p. m.

EAST 236TH ST. ETC. BRONX.—EAST 236TH ST. from 1st st (Bullard av) to Barnes av; and EAST 237TH ST. from Bullard (1st) av to Barnes av. At 2 p. m.

LAFAYETTE AV. BRONX.—From a line distant 150 ft. northeast from and parallel with the northeast line of Edgewater rd to Clasons Point rd. (Assessment.) At 2.30 p. m.

BRAGAW ST. QUEENS.—From Skillman av to Borden av. At 10 a. m.

PROSPECT AV. QUEENS.—From Metropolitan av to Putnam av. At 10.30 a. m.

THERIOT AV. ETC. BRONX.—THERIOT AV. from Gleason av to West Farms rd; and LELAND AV. from Westchester av to West Farms rd. At 11 a. m.

ROSEDALE AV. ETC. BRONX.—ROSEDALE AV. COMMONWEALTH AV and ST. LAWRENCE AV. bet Westchester av and West Farms rd. At 11.45 a. m.

BEACH AV. ETC. BRONX.—BEACH AV. from Gleason av to West Farms rd; and TAYLOR AV. from Westchester av to West Farms rd. At 1 p. m.

WEST 138TH ST. MANHATTAN.—Widening, at its junction with 5th av. At 3.30 p. m.

EAST 190TH (ST. JAMES) ST. BRONX.—From Jerome av to Crescent av. At 2.15 p. m.

WADSWORTH TERRACE, EC., MANHATTAN.—WADSWORTH TERRACE, from West 188th st to Fairview av; BROADWAY TERRACE, from West 193d st to Fairview av; WEST 188TH ST and WEST 190TH ST, from Wadsworth av to Wadsworth Terrace; and WEST 193D ST, from Broadway to Broadway Terrace. At 9.30 a. m.

HAVEMEYER AV. BRONX.—Bet Lacombe and Westchester avs. At 2 p. m.

DAVIDSON AV. ETC. BRONX.—DAVIDSON AV. from Grand av to West 177th st; GRAND AV. from Macombs rd to Tremont av; WEST 176TH ST. from Macombs rd to Jerome av; and WEST 177TH ST. from Jerome av to Tremont av. (Assessment.) At 10 a. m.

EAST 207TH ST. BRONX.—From Woodlawn rd to Perry av. At 3 p. m.

WEST 238TH ST. ETC. BRONX.—WEST 238TH ST. from Kingsbridge av to Riverdale av; WEST 236TH ST. from Albany rd to Riverdale av; WALDO AV. from Greystone av to West 242d st; and GREYSTONE AV. from Riverdale av to West 242d st. At 2.45 p. m.

TUESDAY, SEPT. 17.

SEAMAN AV. ETC. MANHATTAN.—SEAMAN AV. from Academy st to Dyckman st; and the UNNAMED STREET northeast from Dyckman st from Seaman av to Broadway. At 11 a. m.

LYVERE ST. ETC. BRONX.—LYVERE ST. bet Zerega av and West Farms rd; FULLER ST and BUCK ST, bet Zerega av and Seddon st; MACLAY AV, bet Parker st and West Farms rd; STEARNS ST, bet Glover st and Parker st; DORSEY ST, bet Zerega av and Seddon st. At 1 p. m.

WEDNESDAY, SEPT. 18.

WEST 184TH ST. ETC. MANHATTAN.—WEST 184TH ST. from Broadway to an unnamed street (Overlook Terrace) and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av. (Assessment.) At 9.45 a. m.

HOUGHTON AV. ETC. BRONX.—HOUGHTON AV. from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV. STORV AV. HERMANY AV and TURNBULL AV. from White Plains rd to the bulkhead line of Westchester Creek. At 2.30 p. m.

THURSDAY, SEPT. 19.

WALTON AV. BRONX.—From East 167th st to Tremont av. (Closing.) At 10 a. m.

WEST 184TH ST. ETC. MANHATTAN.—WEST 184TH ST. from Broadway to an unnamed street (Overlook Terrace); and opening and extending said UNNAMED STREET, from West 184th st to Fort Washington av. At 9.45 a. m.

LIEBIG AV. ETC. BRONX.—LIEBIG AV. from Mosholu av to the city line; and TYN-DALL AV. from Mosholu av to West 260th st. At 9.30 a. m.

WEST 254TH ST. BRONX.—From Broadway to Fieldston rd. At 2.45 p. m.

NORTH ST. BRONX.—Bet Jerome av and Aqueduct Av East. At 2 p. m.

FRIDAY, SEPT. 20.

CASTLETON AV. RICHMOND.—From Richmond av to Jewett av. At 2 p. m.

GRANDVIEW AV. QUEENS.—GRANDVIEW AV. from Metropolitan av to Stanhope st and from Linden st to Forest av. At 10 a. m.

HARSELL ST SEWER. QUEENS.—Sewer easement in HARSELL (WILBUR) AV. from Vernon av to the bulkhead line of the East River. At 10.45 a. m.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

PUBLIC BATH SITE.—Acquiring title to the lands, etc., on the north side of 28TH ST, 125 ft. west of 9th av, 20th Ward of Manhattan, as a SITE FOR A PUBLIC BATH. Application will be made to Special Term, part 1, Supreme Court, Manhattan, on Sept. 17, at the opening of court, for the appointment of commissioners of estimate and appraisal in the above matter.

BILLS OF COST.

BOSTON RD. ETC. BRONX.—Acquiring title to the lands, etc., required for opening and extending BOSTON RD, bet Bronx Park and the White Plains rd; and BEAR SWAMP RD, bet Boston rd and White Plains rd, 24th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to Special Term, part 1, Supreme Court, Manhattan, on Sept. 24, at 10.30 a. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

EAST 16TH ST.—Restoring asphalt pavement at the southeast corner of Irving pl, 18th Ward. Area of assessment. Lot 60, Block 871. Nov. 3.

BRONX.

WESTCHESTER SQ.—Regulating, grading, setting curbstone, flagging sidewalks, laying crosswalks, building approaches and placing fences, said square BEING BOUNDED by West Farms rd, Westchester av and Lane av, 24th Ward, annexed territory. Area of assessment: Extends to half the block around Westchester sq to the intersecting streets and affects properties on the Wm. Adeo Estate Map, Hutschler Map, Clinton Map, Findlay Map, Sebrle Park Map, Cornell Ferris Map, Bowne Estate, Wm. Cooper Map, Plot 23, Plot 5, M. S. Arnov Map. Nov. 3.

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REAL ESTATE NEWS.

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

Lower East Side Lot Sold as Site for a New Building
—Other Important Transactions.

The total number of mortgages record-
ed in Manhattan this week was 73, and in
the Bronx 92. The total amount was
\$4,166,565.

The amount involved in auction sales
this week was \$353,693, and since Janu-
ary, \$36,144,919.

Manhattan—South of 59th Street.

HESTER ST.—E. H. Ludlow & Co. sold for
Mary T. Rennard to the Rudolph Wallach Co.,
53 Hester st, a vacant lot, 22x100, between
Allen and Norfolk sts. The buyer will erect
a 7-sty loft building with stores from plans
by G. & A. H. Boehm.

37TH ST.—N. Brigham Hall and Wm. D.
Bloodgood sold for Jessie H. Williams 160 East
37th st, a 4-sty brownstone dwelling, on lot 20x
98.9.

37TH ST.—William R. Mason sold for Eliza-
beth Lane 226 West 37th st, on plot 28x98.9.

Manhattan—North of 59th Street.

67TH ST.—Jacob Bloch sold to W. B. Mayer
29 West 65th st, a 5-sty flat, on plot 31.3x100.5,
between Central Park West and Broadway.
Other property was given in part payment.
Sidney S. Cohen was the broker.

74TH ST.—Leroy Coventry sold for Samuel T.
Shaw 41 West 74th st, a 4½-sty dwelling, on
lot 20x100.

74TH ST.—Philip Pollak sold 236 East 74th
st, a 3-sty and basement dwelling, on lot
16.8x102.2, between 1st and 2d avs.

80TH ST.—Pease & Elliman sold for Jacob
Klingenstein 305 to 309 East 80th st, a 3-sty
brick and frame stable, on plot 75x102.2, ad-
joining the northeast corner of 2d av.

145TH ST.—Joseph G. Wallach sold 346 and
348 West 145th st, two 4-sty flats with stores,
on plot 32.5x101.6x irregular, between Edge-
combe and St. Nicholas avs.

150TH ST.—Thos. A. Wilson sold for Richard
Hoe, as trustee, the 3-sty brick and stone
dwelling at 540 West 150th st.

AMSTERDAM AV.—J. C. Hough & Co. sold
to Jacob H. Westheimer for Gussie Herman
1995 and 1997 Amsterdam av, southeast corner
150th st, the 6-sty apartment house, on plot
69.11x106. Mr. Westheimer gave in part pay-
ment the 5-sty double flat at 483 Columbus av,
25.4x100x irregular. The transaction amount-
ed to \$140,000.

WEST END AV.—Feinberg & Robinson sold
for Victoria Kuzdo 560 West End av, northeast
corner of 87th st, a 3-sty dwelling, on lot
23x100. The adjoining site at 562 to 568 is be-
ing improved with an apartment house by the
Security Mortgage Co.

WEST END AV.—Chas. S. Kohler sold for
Edw. DeVoe Tompkins et al the 3-sty brown-
stone dwelling at 732 West End av, on lot 16.6½
x95, to Dr. Samuel Nelson Irwin. This is the
first time this property has been sold in over
22 years.

Bronx.

SIMPSON ST.—Philip Pollak sold for the
Podgur Realty Co. 381 Simpson st, a 5-sty
apartment house, on plot 42x108, between West-
chester av and 163d st.

180TH ST.—John A. Steinmetz sold for L.
W. Divine Co., 722 East 180th st, a 5-sty,
4 families on a floor with stores on lot 37x
100 to John Nugent.

INWOOD AV.—Edgar M. Weis sold for
George Schweppenhauser 1376 Inwood av, a 3-
family frame dwelling, on lot 25x100. The buyer
gave arrearage at Riverhead Park, L. I., in part
payment.

MACE AV.—David L. Woodall sold for S. P.
Nelson the plot, 50x100, on south side of Mace
av, 100 ft. from Bronx Park East, known as
lots 34 and 35 on Map of Joel Wolfe estate.

STERLING AV.—John A. Steinmetz sold, in
conjunction with Charles Fetzer, 90 Sterling
av, a 2-family house, on lot 25x100, for A.
Anletta.

TIEBOUT AV.—John A. Steinmetz sold for
Obarck Realty Co. 3 lots on Tiebout av, 75x
100, 25 ft south of Ford st, to A. Anletta.

TOPPING AV.—Kurz & Uren sold for Mary
E. Kelly 1750 Topping av, a 3-sty three-family
dwelling, on lot 25x95.

WESTCHESTER AV.—Helen S. Leube sold
for the Haight estate a plot, 116x32x95x25, on
Westchester av, running through to Edison st,
to Andrew Quinto.

SOUTHERN BOULEVARD.—The Mercury
Realty Co. sold to David Rosing the taxpayer
and moving picture theatre at 1050 Southern
boulevard, on plot 80x100.

DEVOE TERRACE.—McLernon Bros. sold the
southeast corner of 190th st and Devoe ter-
race, a 2-sty brick dwelling, on lot 25x85.

Brooklyn.

BAINBRIDGE ST.—William H. Friday sold
for Mrs. Caroline E. Baxter 603 Bainbridge
st, a 3-sty brownstone front dwelling on lot
18x100.

DEAN ST.—Robert Frith sold for Margaret
Walsh the 3-sty brick dwelling at 105 Dean
st to William McAdams of Newburgh, N. Y.,
for occupancy.

GUERNSEY ST.—W. L. Mallinson bought
from Caroline J. Frisby through G. W. Pal-
mer & Co. the two 4-sty double brick flats
at 183 and 185 Guernsey st, Greenpoint, and
the two 1-family brick dwellings at 1176 and
1178 East 35th st, Flatbush, from Peter Burden.

SCHERMERHORN ST.—Robert Frith sold for
Sarah Schlueter the 3-sty frame dwelling at
297 Schermerhorn st to a client, who will erect
a 4-sty flat.

UNION ST.—E. T. Newman sold the 3-sty
brownstone dwelling in the Park Slope section
of Brooklyn, at 840 Union st, near 8th av, for
James Keogh to a client for occupancy.

2D ST.—E. T. Newman sold the 3-sty brown-
stone dwelling 494 2d st, between 6th and 7th
avs, for E. M. Heard to a client for occupancy.

3D ST.—Burrill Brothers sold the 3-sty new
American basement house, 591 3d st, on lot
18.2x95, for the Prosar Realty Co. to a buyer
for occupancy.

52D ST.—Tutino & Cerny sold for Nels O.
Larson and another, to John J. McFadden and
wife for investment the 2-sty and cellar brick
2-family house, on plot 20x100, at 715 52d
st.

83D ST.—Frank A. Seaver sold 4 lots on the
north side of 83d st, 160 ft. west of 12th av,
Dyker Heights, for the Gibraltar Construction
Co. to a buyer, who will erect a frame house.

BUCKINGHAM RD.—The Albert Edward
Realty Co. sold 28 Buckingham rd, a 2-sty and
attic frame detached dwelling, on plot 45x100,
for Mrs. S. L. Felder to Mrs. O. L. DeFere for
occupancy.

LAFAYETTE AV.—The Cadillac Automobile
Co. bought the three 3-sty dwellings at 3 to 7
Lafayette av. The consideration is reported at
\$80,000. The buyer will erect a building, to
be used as a salesroom, repair shop and show-
rooms. The new building is estimated to cost
\$100,000.

UNDERHILL AV.—Charles E. Rickerson sold
161 Underhill av, a 3-sty and basement brown-
stone dwelling, for Charles E. Jones to Elmer
E. Wilkinson for occupancy.

WASHINGTON AV.—The Bulkley & Horton
Co. sold the 3-sty private brownstone dwell-
ing at 190 Washington av for Katherine M.
Kane to a client for occupancy.

Queens.

SOUTH OZONE PARK.—The David P. Leahy
Realty Co. sold to Arthur Allum 5 lots in the
east side of Boss av, between Helen av and
Rockaway boulevard, and 2 lots in the east
side of Martin av, north of Baldwin av, to
Thomas Dorin.

SOMERVILLE PARK, ARVERNE, L. I.—The
Somerville Realty Co. sold a plot 40x100 on the
west side of Gaston av, south of Morris av, to
S. Straus; a plot 60x100 at the southwest cor-
ner of Almeda and Clarence avs to Henry Engle;
a plot 40x100 at the northwest corner
of Almeda and Clarence avs to Henry P. Hoff-
estetter, and a plot of 20 lots in the block
bounded by Meredith av, Amstel boulevard,
Ammerman and Morris avs, to David Cohen.

ARVERNE.—The Somerville Realty Co. sold
at Somerville Park: Plot 40x100, in the west
side of Gaston av, south of Morris av, to S.
Straus; plot 60x100, on the southwest corner
of Almeda and Clarence avs, to Henry Engle;
plot 40x100, on the northwest corner of Al-
meda and Clarence avs, to Henry P. Hoff-
estetter; plot of twenty lots in the block
bounded by Meredith av, Amstel Boulevard,
Ammerman and Morris avs, to David Cohen.

Richmond.

WEST BRIGHTON.—D. T. Cornell sold for
Lucy P. Smith, widow of the late R. Penn
Smith, the property on Bement av, comprising
100 lots, to Joseph Johnson's Sons, who will
develop it at once.

STAPLETON.—D. T. Cornell sold house at
34 Quinn st, belonging to the Josephine E.
Rudman estate to Ellen A. Finnerty; also sold
32 Quinn st for the same estate; house and
plot to Michael Pressman, of Stapleton, who
also bought a plot in Curtis pl which belonged
to the Rudman estate. Mrs. Catherine Col-
lins, of New Brighton, also bought 2 lots on
Curtis pl, same estate.

FORT WADSWORTH.—D. T. Cornell sold 19
lots belonging to the John Larkin estate to
Rudolph Kleinschmidt, on Garfield, Lincoln
and Grant avs; also 6 lots, same estate, to
John J. Sullivan; 3 lots to L. Heymann and 3
lots to Lambert O'Neil.

TOTTENVILLE.—D. T. Cornell sold for Geo.
E. Rolle to Richard Van Horn a lot of land
and residence on Broadway.

Suburban.

GREAT NECK, L. I.—The McKnight Realty
Co. sold to A. R. Ludlow a large house of
Colonial design, located on the west side of
Gateway dr, near the entrance to the Estates
of Great Neck.

EAST ORANGE, N. J.—Charles F. Noyes Co.
sold for Jerry D. Drew and the estate of
Floyd H. Crane to John J. Burton 150 Harri-
son st, consisting of a plot 102x450 in size
with a modern 16-room dwelling and garage.
Mr. Burton will make extensive improvements
to the property and will occupy the premises.
The property was valued at \$20,000.

HUNTINGTON, L. I.—M. J. Ryan sold for the
Debuture Corporation to Miss Marie Leschor
the 8-room house now in course of construc-
tion, on plot 175x100, on the south side of
Main dr, 100 ft. east of North dr, Huntington
Terrace.

KENSINGTON, GREAT NECK.—The Rickert-
Finlay Realty Co. sold to O. R. Taylor, of the
Nedwill Taylor Co., wholesale clothing manu-
facturers, for a consideration of \$7,200, a plot

with 120 ft. frontage on the north side of Beverly rd, 250 ft. east of West dr.

JERSEY CITY, N. J.—Andrew Branton, of Newark, bought in the Greenville section three 1-family houses at 171 to 175 Bartholdi av, two 2-family houses at 174 to 176 Pearsall av, a 6-family flat at 134 Stegman st, a 6-family flat at 159 Bostwick av, and a 3-family house at 161 Bostwick av.

BAYONNE, N. J.—Joseph Lazarus and Harry Levy sold to Samuel and Bernard Berkowitz 437 and 439 Broadway, two brick store buildings, on plot 50x108.

JERSEY CITY, N. J.—St. Peter's College bought from the Society for the Prevention of Cruelty to Animals 770 Grand st, a 2-sty brick building, on plot 46.6x75.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Lincoln R. Hypes a plot with 100 ft. frontage on the north side of Beverly rd, 203 ft. east of Park lane. The plot purchased adjoins the plot on the corner of Beverly rd and Park lane recently purchased by Mr. Hypes, on which he has completed a residence for his own occupancy, from plans by Barnard & Wilder, architects.

NEWARK, N. J.—Feist & Feist sold 47 North 10th st, a house in the Rose Villa tract, for the Roseville Realty Co. to John D. Westcott, also for Bernard Katz to Abraham Gennett and Louis Greene 7 lots in the east side of Hunterton st, 25 ft. north of Rose st.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to H. and M. Meyer a plot 40x100 on Ebert av; to E. Luria a plot 20x100.35; to R. Ploen a plot 40x136.94 on Anchor av.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to F. Larson and R. Loe with a plot 45x100, and to D. Rothblum a plot 60x100, each on Verbena av; to M. McInerney a plot 40x100 on Geranium av; to T. Baxter a plot 40x100 on Crocus av.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to P. P. Cullen a plot 40x100 on Verona pl; to M. McGee a plot 40x96.69 on Elmwood av.

GREAT NECK.—The McKnight Realty Co. sold to A. R. Ludlow a large house of Colonial design, located on the west side of Gateway Drive, near the entrance to the Estates of Great Neck. The house is one of several constructed by the John Dayton Co. from plans by George Hardway.

JERSEY CITY, N. J.—Mrs. Eleanor Shaw bought the residence owned by Dr. Purdette P. Craig on the southwest corner of the boulevard and Highland av. The consideration is said to have been about \$30,000.

JERSEY CITY, N. J.—Gorry & Older sold for Almon J. Cornwell to Jacob Diehl a plot, 170x25, at the northwest corner of Garfield and Myrtle avs.

NEW ROCHELLE, N. Y.—McLernon Bros. sold for M. A. Wood the plot 100x281 on the east side of Webster av, 200 ft north of Flaudreau av. The buyer will erect a dwelling on the site.

WESTFIELD, N. J.—N. Brigham Hall and Wm. D. Bloodgood have sold for a client a large tract of land to E. S. F. Randolph, who will improve the same with a number of handsome houses. The plot fronts 150 ft on Dudley av and 315 ft on Elm st.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Raymond Clark, of the firm of Wm. Skinner & Sons, silk merchants of 4th av and 17th st, Manhattan, a plot with 210 ft frontage on Arleigh road and East drive, on which the buyer will build a house for his own occupancy next spring.

RECENT BUYERS.

EDWARD H. HARRIS, the present tenant, is the buyer of 55 West 54th st.

LEASES—MANHATTAN.

THE LOUIS BECKER CO. leased for a term of five years the 3-sty and basement brownstone front dwelling, 546 West 160th st, for Homer R. Gillies to Sophia Rindlaub who will occupy same as her residence.

THE DUROSS CO. leased the 4-sty house at 457 West 22d st to James Laverty; also the 3-sty house at 439 West 19th st to Catherine Miller for a term of years, and the 3-sty house at 219 West 17th st to Michael Healy.

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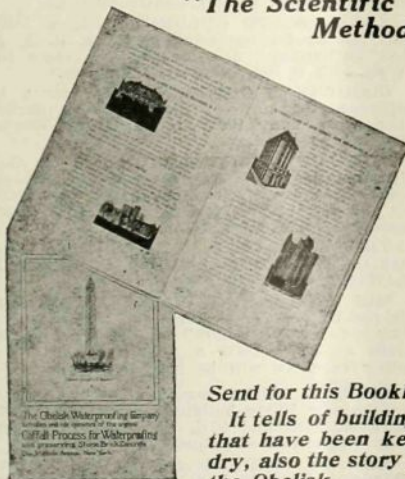
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JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the F. & L. Building Co. the 7th loft, containing 12,000 sq. ft. in the building now in course of construction at 115-25 West 39th st, to Levy & Julius, manufacturers of dresses.

J. ARTHUR FISCHER leased for Chauncey E. Horton the corner store at 681 6th av, northwest corner 39th st, to Louis Bernstein for a term of years for the clothing business; also for William R. Hunt the 4-sty dwelling 428 West 34th st to Catharine McLaughlin for a term of years.

PEASE & ELLIMAN leased 818 Madison av, a 25-ft. modern house near 69th st, for John E. Roosevelt to Winthrop Ames, director of the Little Theatre, and formerly managing director of the New Theatre; also 135 East 65th st, at the northwest corner of Lexington av, a very handsome modern residence, on lot 40x70, for J. W. A. Davis to Samuel F. Barger, of Newport, R. I.; also apartments at 875 Park av to J. F. Stone; 875 Park av to Howard K. C. Roome; 56 West 11th st to W. H. Stuart; 116 West 59th st to Johan W. Von Rehling-Istgaard, the celebrated miniature painter; 148 East 36th st to Mrs. John Bloodgood; also a floor at 30 West 46th st for the T. F. Baldwin Co. to M. M. Hall and Evel Broeker.

MOORE, SCHUTTE & CO. leased for Cora A. Springer a private dwelling, on plot 100x100, on the west side of Haven av at 170th st, for a term of years to a New York judge.

VAN NORDEN & WILSON leased to the Rickert Finlay Realty Co. for a long term of years almost the entire 10th floor of the Century Building, at 1 West 34th st; also for Pease & Elliman, as agents, a duplex apartment in 969 Park av to Mrs. F. T. Rubel.

STEPHEN H. TYNG, JR., CO., leased for the Carlisle Construction Corporation, of which Edward Friedman is president, to J. A. Blum and the Paragon Silk Co. the store and basement in the 17-sty Carlisle Building, now being erected at 19 to 25 East 24th st, opposite the Metropolitan Life Insurance Building.

JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the F. & L. Building Co. the 5th loft to Bropp & Gerrick and the 10th loft to Levine & Keller in the building 115 to 125 West 30th st, now in course of construction.

H. M. HAYWARD & CO. leased for Ed. Prescott the 3-sty private house, 275 West 132d st, to Katherine B. Stevenson; also for Samuel Davis for a long term of years the store at 205 West 100th st to J. Schittler, dealer in antique furniture; also for Margaret MacDonell the store at 231 West 90th st to Sharp & Co., real estate, and for Harry Burdick his country house at 12 Amakassin terrace to John J. Murphy, of Yonkers.

POLSOM BROS., INC., leased for Dr. John A. Wyeth the parlor floor store of building 129 East 34th st for a term of years to H. Joseph & Co.; the parlor floor store, 113 East 34th st, for David Keane and Mrs. Courtlandt E. Taylor to Francis De Jorio for a term of years; for estate of M. R. Williams the 3-sty building at 602 East 15th st to Michael Munna; for Admiral French E. Chadwick the 4-sty private house at 29 West 9th st to Cambridge Livingston; for Mrs. Jane E. Oothout the 4-sty and basement private house at 27 5th av for a term of years to George Ethridge; also for estate of Helen A. Mowbray the 3-sty and basement private house at 66 West 11th st to Mrs. Jennie Pierce.

CHARLES F. NOYES CO. leased the 7th loft at 543 Broadway, through to Mercer st, to Louis Wolf & Co.; the 6th loft at 410 to 412 Pearl st to Peter Neff and John Walz; the 2d loft in the same building to the Warner Manufacturing Co.; the 2d loft at 57 Ann st to W. H. Stevenson; the 2d loft at 221 Pearl st and 1 Platt st to Charles P. Adams; the loft at 61 to 63 Varick st to the Myers Manufacturing Co.; and the 2d loft at 155 Chambers st to the German-American Importing Co.

W. E. D. STOKES leased to the Quincy Amusement Co., Philip Goldstone, president, 2631 to 2635 Broadway for 21 years at an aggregate rental of about \$300,000. A moving picture and vaudeville theatre will be erected on the property. Maurice Runkel was the broker.

G. W. BARNEY leased to Lockwood & Almqvist the 5th loft in 28 Elm st; to the Cliffe Raincoat Co. the 4th loft in 24 West 20th st; to Oscar Eckstein the 2d loft in 234 4th av; to the Higrade Suction Sweeper Co. the 4th loft in 369 Broadway; to D. Quinto the stable at 50 Washington pl. and to Alexander Tasson space in 3 East 17th st.

THE LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co. the corner store, 24x68 ft., in the new but still unfinished building at the northwest corner of Amsterdam av and 157th st to the Standard Pure Food Stores, Inc., who will occupy same as a first-class delicatessen store. The lease, which is for 10 years, involves an aggregate rental of \$40,000; also leased for William Lawson the store at 1952 Amsterdam av to Charles Musulli; also the 2d loft in the same building for the New York Life Insurance & Trust Co. to William G. Holbein.

FREDERICK FOX & CO. leased for Ernest E. Johnson the store, basement and first loft, containing 22,000 sq. ft. of space at 10-12-14 East 12th st, for a long term of years. The lessees are Benjamin S. Moss & Co., one of the largest sponging concerns in the city, located for a great many years on Wooster st.

EDWIN H. WENDELL leased for Charles E. Haviland, of Limoges, France, 14 East 37th st, a 4-sty dwelling, on lot 25x98.9. The house was recently purchased from the Brick Presbyterian Church, whose pastor occupied it for many years as a parsonage.

SLAWSON & HOBBS rented for William Mitchell the store in 2786 Broadway.

E. A. TURNER leased the buildings at 41 East 29th st for Mrs. C. F. Pinkham; at 140 East 27th st for F. E. Gunnison; at 219 East 30th st for H. R. Hutcherson; at 31 East 24th st for the estate of H. R. Alexander to Mrs. Karwick, and 203 West 25th st for the Graphic Arts Realty Co. to J. Simoneillo.

MOORE, SCHUTTE & CO. leased the 3-sty dwelling at 467 West 147th st for R. E. Weldon to Abraham Greenberg.

THE WILLIAM S. ANDERSON CO. leased for Ehler Osterholt the building at 23 3d av, northeast corner of 8th st.

ALBERT B. ASHFORTH leased for a term of years the 10th loft in 10 East 33d st as a showroom to the Rogers Silver Plate Co. The building is now fully rented.

THE LOUIS BECKER CO. leased for Anton Fuerst the two lower floors of the building at 448 West 152d st, on plot 50x100, to the Mount Neboh Congregation.

FROMAN & TAUBERT leased for the estate of Louis Feigenblatt the 3-sty dwelling at 356 East 79th st to Dr. Louis Schwartz; also for Edwin Henes the 3-sty dwelling at 128 East 93d st to Lena Wiechers; also for the Monogram Realty Co. two stores in 1211 and 1213 Lexington av; also for The Combined Real Estate Interests the store at the southeast corner of Lexington av and 83d st to Prince & Tilford for a term of years.

PEASE & ELLIMAN leased in 56 West 11th st an apartment to Mrs. Paul H. Fabricius, also to M. C. Horton and George L. McMillan; in 981 Park av a large apartment to Charles M. Wood; also with John J. Cavanaugh an apartment in 875 Park av to Joseph M. Jones, and another large apartment in 875 Park av to John F. Stevens; in 7 East 39th st an apartment to M. A. Chapman; 36 East 53d st for Mrs. Mary A. Sedgwick to Mrs. Elizabeth Cusning; also corner store, northwest corner Madison av and 47th st for the Carlton Chambers Co. to Ralph Armstrong, of Newport, both these leases being for long term of years; in conjunction with Douglas Robinson, Charles S. Brown Co. leased duplex apartment at 969 Park av to William Potter.

THE CHARLES F. NOYES CO. leased offices in 45 John st to Paul Herz; offices in the Smith-Gray Building at 261 Broadway to Mittag & Volger; offices in the Market & Fulton Bank Building at 81 and 83 Fulton st to the Mentanin Co. and to M. S. Abrahams.

SAMUEL H. MARTIN leased for Nathan Ottinger the large store and basement in 33 Columbus av to Daniel P. Scanlon.

MOORE, SCHUTTE & CO. leased for C. A. Barnett the 3-sty private dwelling at 546 West 142d st; also 387 Convent av, the 3-sty private dwelling, for Dr. F. W. Chamberlin.

THE CARLTON, CHAMBERS CO. leased the corner store at Madison av and 47th st, through Pease & Elliman and S. Osgood Pell & Co.

CHARLES & CO., fruiterers, subleased from the United Cigar Stores Co. the small store, 21x38, in Vanderbilt av, adjoining the northwest corner of 42d st. The cigar company recently leased from the plans a 6-sty building to be erected by the New York Central Railroad Co. in the block front between 42d and 43d sts, from designs by Warren & Wetmore. The lease just closed is for 21 years at an aggregate rental of \$800,000, the annual rental being \$14,286, or about \$16 a square foot. The east line of the new 6-sty building will be carried 25 ft. further east than is the present structure as the result of an arrangement concluded between the company and the city whereby part of Vanderbilt av was exchanged for the section of the terminal site over which the new viaduct street continuing Park av is now being built.

MRS. J. P. DRULLARD, sister of Paul Sorg, leased from J. F. A. Clark, through Douglas L. Elliman & Co. and Horner & Co., the 6-sty American basement dwelling, furnished, on lot 25x110, at 1014 5th av, between 82d and 83d sts. The residence was held at \$20,000 a year. Adjoining is a similar structure purchased about a year ago by George J. Gould as a gift to his daughter Marjorie prior to her marriage to A. J. Drexel, of Philadelphia. William Hall's Sons built both buildings on speculation, and each was sold for a reported price of about \$300,000.

H. C. SENIOR & CO. rented for the Cor-dette Realty Co. the dwelling at 102 West 64th st to Hyman Goldberg and 104 West 64th st to Paul Kayser.

FREDERICK SOUTHACK & ALWYN BALL, JR., rented for Horace S. Ely & Co. lofts at the northeast corner of Broadway and Broome st to Wilmerding, Morris & Mitchell.

EDWIN H. WENDELL leased floors and apartments in 14 East 37th st to William Schall, Jr., banker; and Justus M. Forman, author, also the basement store in the same building to Dultz & Costello, importers of human hair goods.

A. J. ROBERTSON, agent, leased to M. C. Kennedy an apartment in 140 and 142 West 55th st for the Geo. Backer Construction Co.

ROYAL SCOTT GULDEN leased a loft in 634 5th av for the estate of Thos. R. A. Hall to "Anchorstar," dressmaker; also space in 27 West 46th st for Amos R. E. Pinchot.

GOODWIN & GOODWIN rented for a term of years the store at the southwest corner of Lenox av and 119th st for Henry Weiss to Samuel Axelrod.

THE LOUIS BECKER CO. leased for Gussie Herman to Morris Gouze for a term of years the entire 6-sty apartment house, with stores, at 1995 and 1997 Amsterdam av, at the southeast corner of 159th st.

THE WILLIAM S. ANDERSON CO. leased for the German Hospital and Dispensary 1082 Lexington av, a dwelling.

MRS. MADELEINE FORCE ASTOR leased to the United Cigar Stores Co. the 5-sty building on a plot 45x98.9, at 28 and 30 West 34th st, at \$23,500 a year net. Taxes and other expenses will be paid by the lessees.

GIBBS & KIRBY leased all the apartments in the new 12-sty building at 749 West End av between 96th and 97th sts, opened to inspection and rental only since July 15 last.

HEIL & STERN leased for the estate of Randolph Guggenheimer in 715 and 719 Broadway 25,000 sq ft of space to Solomon Schiller and for the same estate in 721 and 723 Broad-

way 10,000 sq ft of space to Charles D. Jaffe & Co.

LOWENFELD & PFEIFFER leased the stores in 1267 5th av, 37 West 98th st, 2449 7th av and 1405 Madison av.

E. H. LUDLOW & CO. leased through E. P. Gaillard to F. C. Linde, Hamilton & Co., 63 and 64 South st, a 6-sty warehouse, adjoining the south corner of Wall st.

PAYSON McL. MERRILL leased for a term of years the ground floor store in 18 East 57th st to Gill & Reigate, of 73 to 85 Oxford st, London, dealers in antique furniture.

HARRY PARKER, as agent, rented the store in 2322 3d av, the northwest corner of 126th st, for ten years to a client for occupancy, after extensive alterations are completed.

THE CHARLES F. NOYES CO. leased a floor in the new Heptagon Building, at 143 to 147 Waverley place, to the T. H. Plampin Advertising Co.; also space in the Masonic Building at 71 West 23d st to Heilbron & Berger, David, Deutsch and to the J. Lewis Co.

PEASE & ELLIMAN leased a large duplex apartment at 998 5th av, northeast corner of 81st st, to Watson B. Dickerman. This is the building in which Levi P. Morton, Elihu Root and many other prominent men have leased apartments.

S. OSGOOD PELL & CO. and Pease & Elliman renewed to Mrs. George J. Whalen for three years the lease of the furnished house at 3 East 81st st, owned by Miss Maxine Elliott.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased, in conjunction with Pease & Elliman, an apartment at 969 Park av to Elliot Tuckerman.

SHAW & CO. leased the following dwellings: 139 West 123d st to Tokutaro Sano; 29 West 127th st to Victoria Deiterlein; 164 West 121st st to Dr. N. E. Lancaster, and 2068 5th av to Louise Wellington.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Julius B. Fox the store and basement in 481 Broadway, running through to 54 Mercer st, to Marcus Breier & Son; also in the same building, the 1st loft to Solomon Maisman.

EDWIN H. WENDELL leased floors in 128 Madison av to The Marsala Co., dealers in framed and unframed pictures and prints, and Helen Stone Tuzo, specialist in children's dresses; also apartments in the same building to John W. Dawson, Adolf Bommersheim and Roy W. Porter.

LOUIS SCHRAG leased for John J. Cavanaugh the 5th loft in 256 West 23d st to Herman Simon, for a term of years; for G. V. N. Baldwin the top loft in 110 and 112 West 26th st to Sol Dresser, for a term of years; for The Unedea Steam Laundry Co., the 1st loft in building at the northwest corner of 38th st and 1st av, to the Modern Brass Works, for a term of years.

LEASES—BRONX.

RICHARD H. SCOBIE rented 681 Tremont av, cor. Belmont av, for five years, to a dry goods and department store; No. 683 for five years to Newmann Bros. for a shoe store; 691 to Samuel Forbes for a baker, and Nos. 693 and 695 to James Butler; also the garage on Crotona av, 100 ft north of Tremont av, to George E. Ryan.

LEASES—BROOKLYN.

C. F. MEYER leased 408, 410 and 412 Fulton st for the Abrast Realty Co. to the W. T. Grant Co., a department store concern, for a term of years at an aggregate rental of nearly half a million dollars.

REAL ESTATE NOTES.

THE HESS BUILDING CO., which is erecting a 20-sty loft building at the southwest corner of 4th av and 26th st, has obtained a mortgage of \$770,000 on the property from Ogden Mills. The loan is at 5½ per cent, and runs until May 1, 1933. The company leased the corner from Mr. Mills last year for a long term at an aggregate rental of \$6,000,000. It is 100 ft. on 4th av and 200 ft. on 26th st. Opposite is Madison Square Garden. The new structure was estimated by Neville & Bagge last year when they filed the plans at \$900,000.

THE CHARLES F. NOYES CO. has been appointed managing agent for 543 Broadway, extending through to Mercer st, 253 and 255 Church st and 117 and 119 Leonard st.

PEASE & ELLIMAN have been appointed agents for 814 Broadway for George Simpson, and 115 West 71st st for the Bond Investment Co.

PEASE & ELLIMAN have been appointed agents for 145 West 95th st by James F. Heinde and for 213 West 85th st by James W. Wellington.

THE JOHN P. PEEL CO., John H. Berry and P. H. J. Daly were the brokers in the recently reported sale of the 8-sty loft building at 418 to 426 West 25th st for the McKeon Realty Co. to 54 Barclay Street Co., which gave in part payment the dwelling at 302 West 106th st and a plot of lots at the southeast corner of Washington av and 188th st.

THOMAS A. WILSON negotiated the sale of 540 West 150th st for the estate of Richard M. Hoe.

THE LOUIS BECKER CO. has been appointed agents for the following properties: 2009 and 2011 Amsterdam av; northwest corner of 157th st and Amsterdam av; 546 West 160th st; 417 West 156th st; 1929 Amsterdam av, and "Arlington Court," at 549 West 15th st.

SCHINDLER LIEBLER have been appointed agents of the Dayton Court, at the northwest corner of 161st st and Fort Washington av.

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P. H. J. DALY represented George W. Loft in the purchase of 418 to 426 West 25th st.

H. W. KRUMWIEDE, JR., has moved to 1122 Madison av, near 84th st.

THE McVICKAR, GAILLARD REALTY CO. negotiated the lease of the store on Vanderbilt av for the United Cigar Stores Co. to Charles & Co.

S. OSGOOD PELL & CO. represented the Carlton Chambers Co. in the lease of the store at the southwest corner of Madison av and 47th st to Ralph Armstrong, of Newport.

FRANK F. SULLIVAN, for several years with the Douglas Robinson, Charles S. Brown Co., is now connected with Mooyer & Marston.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 13, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

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

JOSEPH P. DAY.

Carlisle pl, 10 (), es, 125 s Randall, 25 x125, Wakefield; due, \$3,368.55; T&C, \$209.87; Jas F Waldron, \$3,000

*Loring pl, es, 95.6 s Fordham rd, 75x 124.3x75x129, vacant; due, \$7,663.70; T&C, \$223.65; withdrawn.

*43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft bldg & 2-sty bk rear stable; due, \$47,611.38; T&C, \$7,439.60; sub to first mtg \$40,000; adj sine die.

46TH st, 326-38 on map 328-38 E (), ss, 180 w 1 av, 145x100.5, 1, 2, 3 & 4-sty bk bldgs of brewery; due, \$86,450.05; T&C, \$9,511.69; Bank for Savgs in City NY, 90,000

*57TH st, 563 W, ns, 50 e 11 av, 16.8x 75.5, 3-sty bk tnt & str; also 11TH AV, 844, es, 75 n 57th, 25x66.8, 5-sty bk tnt & str; due, \$16,161.16; T&C, \$523.03; adj to Sept 25.

62D st, 314 E (), ss, 475.6 w 1 av, 25x 100.5, 5-sty bk tnt; due, \$22,208.45; T&C, \$336.10; Sigmund Tynberg, 15,000

109TH st, 108-10 E (), ss, 76 e Park av, 38x100.11, 2-4-sty bk tnts; due, \$4,496.68; T&C, \$ —; sub to two pr mtgs aggregating \$16,000; Theresa Lewy, 18,166

130TH st, 19 E (), ns, 174 w Mad av, 16x99.11, 3-sty & b stn dwg; due, \$7,602.15; T&C, \$87.68; Broadway Savings Instn of City of N Y, 6,000

Vyse av, 2007 (), ws, 45.9 n 178th, 75x 143.3, 2-sty fr dwg; due, \$1,846.21; T&C, \$755.15; sub to pr mtg of \$8,000; Annie T Reynolds, 10,600

3D av, 1791 (), es, 100.11 s 100th, 25.2 x105, 5-sty bk tnt & str; due, \$20,911.27; T&C, \$884.49; Rector, Churchwardens & Vestrymen of Grace Church in City of N Y, 17,865

*11TH av, 844, see 57th, 563 W.

*11TH av, 842, es, 50.5 n 57th, 25x50, 5-sty bk tnt & str; due, \$16,142.66; T&C, \$378.59; adj to Sept 25.

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BRYAN L. KENNELLY.
Chy av. 1325 (), ws. 339.10 n 169th, 25x 81.10x25x82.1, 2 & 3-sty & b fr dwg; due, \$5,482.61; T&c, \$273.25; Benj W E Brown. 4,500

SAMUEL GOLDSTICKER.
99TH st, 54 W (), ss, 200 e Col av, 25x100.11, 5-sty bk tnt; due, \$19,083.30; T&c, \$2,446.76; Morris S Thompson et al trstes. 18,000

HERBERT A. SHERMAN.
104TH st, 128 W (), ss, 275 w Col av, 20x100.11, 3-sty & b bk dwg; due, \$2,226.11; T&c, \$402.29; sub to first mtg \$10,500; Mary A Kaufman. 11,912

*Park av, 4290-2, es, 125 s 179th, 41x100, 5-sty bk tnt; due, \$6,547.93; T&c, \$1,200; sub to first mtg \$30,000; Allen Murison. 37,855

3D av, 3748-50 on map 3750 (), es, 87.4 n St Paul's pl, 40x100, 5-sty bk tnt & str; due, \$36,299.16; T&c, \$456.33; Sarah L Taylor. 30,000

SAMUEL MARX.
*81ST st, 115 E, ns, 165 w Lex av, 20x 102.2, 3-sty & b bk dwg; due, \$3,236; T&c, \$565.37; sub to a first mtg of \$18,000; Fredk W Longfellow, party in int. 22,447

223D st (), ss, 224.4 e junction of Corsa la, 25x161.2 to Corsa la x30.2x174.5, Wakefield; due, \$1,172.53; T&c, \$9.15; Ferdinando Martignetti. 1,300

J. H. MAYERS.
*Lafayette st, 184, ws, 114.2 s Broome, 25x100, 5-sty bk tnt & str; due, \$5,116.18; T&c, \$325.50; sub to two pr mtgs aggregating \$25,000; Michl Brigante Co, et al, defendants. 30,948

4TH st, 165 E (), ns, 200 w Av A, 25x 96.2, 5-sty bk tnt & str, leasehold; due, \$2,258.97; T&c, \$1,702.22; Jos Horner. 3,250

Beaumont av, 2304, es, 112.6 n 183d, 37.6 x100, 4-sty bk tnt; due, \$2,655.14; T&c, \$257.50; sub to first mtg \$21,000; Saml Swartz. 26,350

HENRY BRADY.
Decatur av, 2766 (), es, 155.3 s 198th, 37x100.7, 2-sty fr dwg; due, \$3,055.75; T &c, \$220; Ada M Saurman. 6,500

Total 353,693
Corresponding week, 1911.... 324,032
Jan. 1, 1912, to date..... 36,144,919
Corresponding period 1911.... 33,935,952

VOLUNTARY AUCTION SALES
MANHATTAN AND BRONX.

JOSEPH P. DAY.
SEPT. 17.

Hamilton ter, 62, ws, 80 s 144th, 20x100, 3-sty & b stn dwg.

Morton st, 50, ss, 273.2 e Hudson, 18.2x 100, 4-sty bk & stn dwg.

72D st, 18 E, ss, 295 e 5 av, 25x102.2, 5-sty stn dwg.

73D st, 302-4 W, ss, 95 w West End av, runs w40x102.2xe20xn77.10xe20xn24.4 to beg, 4-sty & b bk & stn dwg.

144TH st, 425-7 W, ns, 100 e Convent av, 36x99.11, two 4-sty & b bk stn dwgs.

Madison av, 801, es, 82.5 n 67th, 18x 84, 4-sty & b stn dwg with 2-sty ext.

WM. H. SMITH.
Essex st, nec New Lots rd, 109.10x74.6; also Essex st, es, 109.10 n New Lots rd, 112x100; withdrawn.

Essex st, es, 109.10 n New Lots rd, see Essex, nec New Lots rd.

Fulton st, swc Rockaway av, 20x80; Wm Ulmer Brewery. 23,200

George st, ses, 275 sw Knickerbocker av, 25x100; Benj Meyer & Fayette Sa-coder. 5,500

Hooper st (*), swc Harrison av, 33.6x 100x irreg; Tessie Koropcheck. 35,000

Marion st, ns, 275 w Rockaway av, 25x 100; Wm McFadden. 7,600

Noll st (*), nws, 155 ne Hamburg av, 49.9x21.6 to Flushing av; Fannie E Chris-tian. 1,000

Pacific st, ns, 226.6 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.5 w Hopkinson av, 24.6x100; adj sine die.

Pacific st, ns, 351 w Hopkinson av, see Pacific, ns, 226.6 w Hopkinson av.

Pacific st, ns, 375.5 w Hopkinson av, see Pacific, ns, 226.6 w Hopkinson av.

Pulaski st ns, 518.9 e Stuyvesant av, 18.9x100; Eugene Muller. 5,300

Van Brunt st (*), ec Dikeman, —x65; Wm Ditzenberg et al. 3,000

E 5TH st (*), see Johnson's lane, —x 250x295.5; Mary A Farley. 2,400

9TH st, ns, 200 w 2 av, 20x100; adj sine die.

13TH st, ns, 236 w 3 av, 280x100; Her-man Galitzka. 12,950

E 14TH st, es, 280 s Dorchester av, 40x 100; withdrawn.

19TH st, nes, 175 nw 5 av, 25x100; Gott-fried J Kohlhept. 1,300

20TH st (*), ss, 125 w 5 av, 12.6x100; Jos Hay. 500

E 29TH st, ws, 140 n Tilden av, 23.3x 163.3x irreg; Louisa Knapp. 2,750

E 31ST st (*), ws, 200 n Vernon av, 20x 100; Lucy E Ongley. 700

60TH st, ns, 260 w 13 av, 20x100.2; Wm L McGuire. 1,000

85TH st (*), ns, 110 w 10 av, 30x100; also 85TH st, ns, 80 w 10 av, 30x100; Gustav Rvittner. 10,000

85TH st, ns, 80 w 10 av, see 85th, ns, 110 w 10 av.

E 86TH st (*), es, 164.3 s Av K, 123.7x 100.1, & being lots 35 to 38 & sw 1/2 of lot 34 adj lot 37, map of Est of Stephen Ab-rams; also PARCEL OF LAND beg at boundary line bet lands of Wm Hopkins & Joel Skidmore, runs n & nw—xswxse—to beg salt meadows, &c; Melvin Brown. 4,000

Av S (*), ss, 52 e W 9th, 16x100; An-tonio Nitti. 2,650

Bedford av, ws, 132.9 n Myrtle av, 25x 100; Albt C Ames. 3,050

Parcel of land beg at boundary line bet lands of Wm Hopkins & Joel Skidmore, see E 86th, es, 164.3 s Av K.

WM. P. RAE CO.

E 15TH st, nec White, 136.11x—; also E 15TH ST, nwc White, 136.11x19.6; also E 16TH ST, nwc White, 80x—; Wm T Rock. 29,000

E 15TH st, nwc White, see E 15th, nec White.

E 16TH st, nwc White, see E 15th, nec White.

New York av, ws, 267.6 s Av G, 40x 102.6; Arthur C Hume. 4,700

Rochester av, ws, 20 n Lincoln pl, 20x 94; Saml Miller. 4,200

Rockaway av (*), ws, 225.6 n Hegeman av, 20x100; Jno Auer. 3,500

JAMES L. BRUMLEY.
Waldorf ct, ss, 200 w 17th, 54x115; withdrawn.

THE CHAUNCEY REAL ESTATE CO., LTD.
Fort Hamilton av (*), s, 81.4 s 75th, 20.4x104.11; May M Bertgood. 6,500

CHARLES SHONGOOD.
W 15TH st, ws, 880 n Neptune av, 87x 104.3; adj to Sept25.

E 22D st, es, 240 s Ditmas av, 50x100; also E 22D ST, es, 290 s Ditmas av, 56.10x 109.6; Peter Guthy. 12,121

E 22D st, es, 290 s Ditmas av, see E 22d, es, 240 s Ditmas av.

39TH st, nes, 290 nw 8 av, 60x100.2; Meyer Du Kernick. 8,000

44TH st (*), ss, 360 e 15 av, 20x100.2; Helen C Gannon. 3,500

44TH st (*), ns, 120 e 15 av, 20x100.2; Helen C Gannon. 3,500

Jefferson av, ns, 375 e Knickerbocker av, 25x100; adj sine die.

Saratoga av, ws, 70 s Atlantic av, 26.8x 190; J Kobre. 9,000

Stone av (*), es, 100 s Dumont av, 25x 100; Saml Weil. 9,000

Total \$214,921
Corresponding week 1911..... 235,674

ADVERTISED LEGAL SALES.
MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesrooms, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

SEPT. 14.
No Legal Sales Advertised for this day.

SEPT. 16.

Faille st, 617, ws, 125 n Randall av, 25 x100, 2-sty bk dwg; Hunts Point Estates agt West Mt Vernon Realty Co et al (action No 1); Simon T Stern (A), 41 Park row; Percival H Gregory (R); due, \$2,541.29; T&c, \$204; sub to a prior mtg \$5,000; Jos P Day.

Faille st, 619, ws, 150 n Randall av, 25x 100, 2-sty bk dwg; same agt same (action No 2); same (A); same (R); due, \$1,405.33; T&c, \$204; sub to a prior mtg \$6,500; Joseph P Day.

Faille st, 621, ws, 175 n Randall av, 25x 100, 2-sty bk dwg; same agt same (action No 3); same (A); same (R); due, \$2,488.10; T&c, \$204; sub to prior mtg \$5,000; Joseph P Day.

48TH st E, nec Mad av, see Mad av, 413.

137TH st, 251 W, ns, 542 w 7 av, 18x 99.11, 5-sty & b bk dwg; Sarah M Mygatt trste agt Otille Heumann; Chas P & Wm W Buckley (A), 141 Bway; Bernhard Ra-bino (R); due, \$15,890.82; T&c, \$160; mtg recorded Apr17'03; Saml Marx.

144TH st, 469 W, ns, 83 e Ams av, 17.6x 99.11, 3-sty & b stn dwg; Henrietta L Ungrich extrx et al agt Mario Carrillo y Aldama et al; Johnston & Johnston (A), 256 Bway; Percy J King (R); due, \$3,141.71; T&c, \$37.80; sub to a first mtg of \$12,000; Henry Brady.

166TH st, 530 E, see 3 av, 3404-6.

168TH st, 414 E, see Brook av, 1221.

Brook av, 1221, swc 168th (No 414), 71.1 x30, 4-sty bk tnt & str; Jaque Cohen agt Fredk G Lax et al; Otterbourg, Steindler & Houston (A), 200 5 av; Julius H Rosansky (R); due, \$1,950.35; T&c, \$—; sub to two mtgs aggregating \$20,000; Jos P Day.

Bronx Park av., es, whole front bet 178th & Walker av, 62.5x100x102.6x107.9; Maurice W Levy agt Chas Brogan et al; partition; Michl J Sullivan (A), junction 3 av; Willis av & 148th; Franklin Leonard Jr (R); Joseph P Day.

Madison av, 413, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; Sheriff's sale of all R T & I which Lesk Realty Co had on May 31'11 or since in a lease; Henry Woog (A), 149 Bway; Julius Harburger, Sheriff; Henry Brady.

Manhattan av, 521, ws, 68.11 s 122d, 16 x90, 3-sty & b stn dwg; German Savgs Bank in City NY agt Ludwig G Gloeckner et al; Alfd Roelker, Jr (A), 62 William; Jno H Rogan (R); due, \$10,761.41; T&c, \$352.50; mtg recorded Apr 21'05; Jos P Day.

Washington av, 1071, ws, 192.8 s 166th, 25x200, 5-sty bk tnt & str; Clara Dellac et al trstes agt Clarice M Cassot et al; H A Vieu (A), 320 Bway; Arthur M Levy (R); due, \$7,929.19; T&c, \$1,061.59; sub to pr mtg \$26,000; mtg recorded Mar 18'07; J H Mayers.

3D av, 3400-2, es, 35 s 166th, 40x70, 2-3-sty fr tnts & str; Harlem Savgs Bank agt Henry I Smith et al; Edw S Clinch (A), 41 Park row; Chas L Hoffman (R); due, \$5,462.60; T&c, \$855.40; Jos P Day.

3D av, 3404-6, sec 166th (No 530), 35x70, 3-sty fr tnt & str; Harlem Savgs 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 Day.

SEPT. 17.

9TH st, 434 E, ss, 138 w Av A, 25x94, 5-sty bk tnt & str; Chas Bardes et al exrs agt Pincus Schacher et al; Otto F Struse (A), 260 Bway; Jno H Rogan (R); due, \$23,209.28; T&c, \$224.40; mtg recorded Apr 26'06; Jos P Day.

30TH st, 549-57 W, see 11 av, 318.

135TH st, 530 E, ss, 161 w St Ann's av, 39x100, 6-sty bk tnt; David Zipkin agt Gabriel Silver et al; Arnsstein, Levy & Pfeiffer (A), 128 Bway; Alfd J Talley (R); due, \$12,173.92; T&c, \$338.55; Henry Brady.

149TH st, 245 E ns, 225 w Morris av, 25x80, 2-sty fr dwg; Alfd Barth et al trstes agt Henry Vanderminden et al; Henry M Carpenter (A), 165 Bway; Geo E Weller (R); due, \$6,299.39; T&c, \$1,269.78; Jos P Day.

Wickham av, es, 125 s Nereid av, 25x97.6, Wakefield; Egbert Winkler Sr agt Vincenzo Manzione et al; Matthies & Eisner (A), 41 Park row; Roger Wood (R); due, \$3,608.23; T&c, \$170; Joseph P Day.

11TH av, 318, nec 30th (Nos 549-57), 31.6 x128.4; leasehold, 3 & 4-sty bk loft bldg; Wm P Clyde agt N Y White Cross Milk Co et al; Dykman, Oeland & Kuhn (A), 177 Montague, Bklyn; Augustine R McMahon (R); due, \$22,129.17; T&c, \$150; Herbert A Sherman.

SEPT. 18.

Grand st, 35, sec Thompson (Nos 18-20), 26x72.8, 3 & 4-sty bk tnts & str; Chas Warnecke agt Nicholas Meyer et al; Wood, Cooke & Seitz (A), 63 Wall; Ely Neumann (R); due, \$15,119.51; T&c, \$957.82; Herbert A Sherman.

Maple st, es, 50 n 214th, 25x100, Wakefield; Eltz K Dooling agt Benj H Irving et al; Knox & Dooling (A), 27 Cedar; Saml H Wandell (R); due, \$1,275.08; T&c, \$295.55; Jos P Day.

Willett st, 52, es, 100 n Delancey, 16.8 x100, 6-sty bk tnt; Henry E Jones agt Adolf Moskovitz et al; Strong & Cadwalader (A), 40 Wall; Roy N Robinson (R); due, \$19,110.78; T&c, \$673; mtg recorded May 1'93; Herbert A Sherman.

Thompson st, 18-20, see Grand, 35.

138TH st, 536 E, ss, 133.4 w St Ann's av, 25x100, 5-sty bk tnt & str; Hirlanda Mann agt Chas J W Boehm et al; Geo A Steinnmuller (A), 1511 3 av; Isidore Siegeltuch (R); due, \$2,925.63; T&c, \$1,596.80; sub to mtg \$16,000 & tax lien of \$2,480; Jos P Day.

217TH st E, nwc Bronxwood av, see 2d av, ws, intersec n bank of Bronx River.

Bronxwood av, nwc 217th, see 2d av, w s, intersec n bank of Bronx River.

Webster av, 1734, es, 23.5 n 174th, 25x97.4x25.8x104.2, 4-sty bk tnt; Emily L W Johns agt Edw W Otto et al; Winslow, Broomell Keenan & Budd (A), 111 Bway; Saml J Wagstaff (R); due, \$12,353.58; T&c, \$651.79; Jos P Day.

2D av, ws, intersec n bank of Bronx River, 150x100x—x115; also 217TH ST, E, nwc Bronxwood av, 55.3x114.4; Jas McDermott agt Susan McGeehan et al; Gillespie & O'Connor (A), 20 Vesey; Jno F Brennan (R) (partition); Jos P Day.

SEPT. 19.

18TH st, 221 E, ns, 326 w 2 av, 23x92, 3-sty & b bk dwg; Annie B Kruger agt Julius W Kruger; Jno J Sullivan (A), 203 Bway; Thos N Cuthbert (R); (partition); Joseph P Day.

75TH st, 327 E, ns, 256.8 w 1 av, 28.4x102.2, 4-sty stn tnt; Lizzie Van Boskerck agt Wm L Hayward et al; Jas J Thornley (A), 51 Chambers; Jas S McDonough (R); due, \$14,914.20; T&c, \$1,300; Joseph P Day.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; N Y Life Ins Co agt Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfd Steckler Jr (R); due, \$104,084.75; T&c, \$9,930.62; Bryan L Kennelly.

Newbold av, ns, 255 e Havemeyer av, 25x100, 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; H C Mapes & Co.

Union av, 608, es, 35 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; Bridget Kearney agt Milton J Doernberg et al; J Homer Hildreth (A), 3 av & 148th; Henry A Gumbelton (R); due, \$7,676.94; T&c, \$360; Jos P Day.

SEPT. 20.

Fillmore st, 1747, see Robbins av, 463-7.

Hester st, 57, ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & str; Pennington Whitehead trste agt Celia Siegel et al; Duer, Strong & Whitehead (A), 43 Wall; Edw R Finch (R); due, \$30,347.76; T&c, \$959.14; Jos P Day.

16TH st, 427 W, ns, 325 w 9 av, 25x92, 5-sty bk tnt & str; Patk G Tighe agt Margt Lovett et al; Patk L Ryan (A), 220 Bway; Maurice N Eder (R); due, \$10,827.60; T&c, \$1,095; Jos P Day.

Bronx Blvd, ws, 172 s Kossuth av, 137.8 x145.3, Wakefield; Kate A Brennan agt Frank B Doughty; Grant Squires (A), 40 Wall; Jas S McDonough (R); due, \$4,316; T&c, \$44; mtg recorded Nov 16'11; Henry Brady.

Road from Throggs Point to Westchester Village, es, lots 22 & 23, 50x100, Throggs Neck; Frances A Leddy agt Wm P McGrory et al; Roe & Hayes (A), 44 Pine; Henry J Goldsmith (R); due, \$1,588.28; T&c, \$762; Saml Marx.

Robbins av, 463-7, ws, 200 s 147th, 75x158x75x161, 2 3-sty fr tnt & str & 2-sty bk tnt & str & 2-sty fr stable; also FILLMORE ST, 1747, es, 175 s Morris Park av, 25x100; Van Nest; Marie Niestermann agt Sophia Niestermann et al; Elfers & Abberley (A), 277 Bway; Percival H Gregory (R); (partition); Jos P Day.

3D av, 1763, es, 25.9 s 98th, 25x83.9, 5-sty bk tnt & str; Henry H Jackson agt Moses Pearlman et al; Stephen H Jackson (A), 106 Lex av; Wm Klein (R); due, \$6,430.87; T&c, \$250; sub to a first mtg of \$18,000; mtg recorded Aug 18'11; Jos P Day.

SEPT. 21.

No Legal Sales advertised for this day.

SEPT. 23.

111TH st, 162 E, ss, 100.6 e Lex av, 18.9 x100.11, 3-sty & b stn dwg; Katy Kohn et al exrs & trstes agt Max Kessler et al; Armin Kohn (A), 115 Bway; Geo E Morgan (R); due, \$6,968.97; T&c, \$50.60; D Phoenix Ingrham.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 139 Montague st, unless otherwise stated:

SEPT. 14.

No Legal Sales advertised for this day.

SEPT. 16.

White st, ns, 45.6 e E 16th, —x125x24.1 x—; Albertine S Beyer agt Jno Luck et al; August G Beyer (A); Henry E Wilke (R); Chas Shongood.

E 16TH st, nec White, —x46.6; Albertine S Beyer agt John Luck et al; Action No 1; August G Beyer (A), 1323 Greene av; Reuben Wilson (R); Chas Shongood.

Flatbush av, es, 370.1 s Clarendon rd, 47.3x100.1x40x125.3; East River Savgs Inst agt Jeanette Gutman et al; Omri F Hibbard (A), 56 Pine, Manhattan; John C Stemmermann (R); Wm H Smith.

Myrtle av, nec Walworth, 20x101; Jessie E Van Ausdall agt Henty Knebel et al; Furst & Furst (A), 215 Mantague; Louis R Bick (R); Wm H Smith.

Lot 34, sec 10, blk 3116; Lipman Lipsitz agt Hector Beere et al; David Zirinsky (A), 67 Morrell; Howard E Green (R); Chas Shongood.

SEPT. 17.

Van Sicklen st, ws, 44.3 s Av T, 20x54.7; Home Title Ins Co of N Y agt Harry Shaw et al; Action 2; Henry J Davenport (A), 375 Pearl; Michl Furst (R); Wm H Smith.

Bedford av, ws, 132.9 n Myrtle av, 25x100; Emma P Ames et al agt Jennie M McCreery et al; Rose & Putzel (A), 128 Broadway, Manhattan; Abr H Spiegelgass (R); Wm H Smith.

St Marks av, ss, 267 w Hopkinson av, 19x127.9; Rose Handler agt Minnie Gordon et al; Jos J Schwartz (A), 361 Stone av; Benj T Hock (R); Chas Shongood.

Av T, ss, 125.5 w Van Sicklen, 20x91.3; Charlotte O'Doherty agt Harry Shaw et al; Henry J Davenport (A), 375 Pearl; Michl Furst (R); Wm H Smith.

(Continued on page 511.)

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189 MONTAGUE STREET BROOKLYN, N. Y. Tel. Main 1682

Wants and Offers

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or rental clerk wanted, now or formerly engaged in either capacity. Those acquainted with tenants paying from \$40 to \$75 monthly preferred. The right man can better himself financially by giving all or part of his time (correspondence confidential). Box 22, Record and Guide.

MANAGING AGENT.

A specialist in economical management of property, who is now managing agent for a large estate, has time for other properties; is a college graduate, eleven years' experience all branches real estate; interview solicited. "FIFTH AVENUE." Box 18, Record and Guide.

WANTED—A rent clerk now or formerly employed as such, uptown preferred; to the right man an opportunity will be given to better himself financially. Address "NEW BUILDINGS," Box 20, Record and Guide.

WANTED—By an established midtown real estate firm, a thoroughly reliable young man (Christian) for collecting rents and supervising management of business and tenement properties; state experience, salary and references. BOX 28, Record and Guide.

MECHANICAL and civil engineer, 10 years' experience, wants position where his knowledge will be of value. BOX 16, Record and Guide.

REAL ESTATE renting man wanted; one now successful in negotiating leases on all property; only hustlers and thoroughly experienced need apply; territory in 34th St. LEVY, 165 East 34th St.

WANTED—Experienced real estate salesman; must understand buying and selling Bronx property; also the mortgage business; write, stating previous experience to BOX 24, Record and Guide.

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Wonder if the Government's agricultural report covers the bumper crops that Staten Island commuters hear about from the Little Farmers.

"Small apartments in big demand," says an esteemed contemporary, with a surprised air, in fat type headlines. Well, why shouldn't they be? There are jobs enough once more to go around, and young people are getting married on the strength of it. Before so very long our contemporary will be announcing a demand for large apartments.

For the first eight months of the year, up to September 1, permits were issued in Brooklyn for 248 apartment houses, estimated to cost \$7,204,000, or nearly two millions more than the entire cost of the construction of such buildings in 1911. The estimated cost of all buildings planned this year so far is almost \$5,000,000 more than last year's record at this date.

Private parks for the use of occupants of town residences are not uncommon. But similar reservations, with tennis and basket ball courts, athletic slides, seesaws, shelter tents and sand boxes, for apartment house tenants are enough of a novelty to claim attention for the announcement by the American Real Estate Company that it is setting aside a plot of 50,000 square feet on its Watson tract as a private playground.

Borough President Connolly this week took a party of guests over his new roads in Queens. The tour embraced seventy-five of the 110 miles of new roadway completed. It lay through pretty much all the leading business and residence places in the borough—Long Island City, Astoria, Woodside, Winfield, Corona, Flushing, College Point, Whitestone, Bayside, Queens, Jamaica, Richmond Hills, Forest Park—except the Rockaways, where extensive road improvements are just now in progress.

The renting of apartments in the residence section east of the Park has almost entirely replaced the renting of private houses there, according to Douglas L. Elliman. Two or three years ago, he says, the experiment of building unusually large apartments was tried, although it was hard to tell just what demand there might be for this type. They were immediately successful, and the limit of size and price does not yet seem to have been reached, as among the best renting apartments this year are the large ones. The apartments are being taken by present occupants of dwellings.

The Chamber of Commerce of the Borough of Queens will give a complimentary luncheon to Mr. G. Howland Leavitt at the New York Athletic Club on Saturday, September 28, in recognition of Mr. Leavitt's services as Superintendent of Highways. Mr. Leavitt is chairman of the committee on highways of the chamber. Last summer he made a thorough study of all the roads of the borough and wrote a suggestive and valuable report to the chamber. It was this report which brought him the appointment by President Connolly as Superintendent of Highways.

Broadway Alarmed.

It is easy to understand the alarm of the retail merchants on Broadway over the approaching construction of a subway along that thoroughfare. The memory has not yet faded away of the losses which merchants on Fourth avenue and on 42d street suffered during the construction of the existing subway. Many of them were ruined, and property owners found themselves deprived of any income from their property. Some years ago this memory was so vivid that when the idea of a Broadway subway was suggested at that time by the Interborough Company the Broadway retailers were found not among its advocates but among its opponents. They preferred to get along without the benefits of a subway rather than suffer the losses that would result to them from its construction.

This attitude was intelligible as long as there was any possibility of the old method of subway construction being adopted, but the opposition of these business men and property owners to the use on Broadway of the methods of excavation now being employed on Lexington avenue scarcely seems reasonable. They demand not merely that the street shall not be torn up, and that the excavated material shall be removed at night, but that it shall be removed through private property. They make this claim on the ground that on Broadway the difference between night and day disappears and that the removal of the material at night will be injurious to their trade. The Record and Guide can understand that there may be some validity in this claim so far as that part of Broadway between 42d and 34th streets is concerned; but surely it does not apply south of 34th street, except for a few blocks. South of 34th street Broadway has become almost as dark at night as an ordinary side street and with so little business to be injured it would not be fair to impose upon the city the added expense of removing the excavated material through private property. The Broadway subway south of the post office was excavated according to methods now proposed and, so far as we can recollect, without injuring the very considerable retail trade of that part of the thoroughfare.

It looks as if the business men of Broadway were unnecessarily disturbed over the prospect, and as if they were asking for more consideration than they were fairly entitled to. The city has already adopted an unusually expensive plan of excavation in order to minimize the injury to property owners. If it adopted the further precautions proposed, the increased cost would probably exceed by a good deal any possible damage to business. The Broadway property owners and retailers should remember that they have much to gain from the subway, and can afford to put up with the slight inconvenience and the slight losses necessitated by the proposed method of excavation. They would be justified in objecting to severe losses no matter what the ultimate benefit to the city and to themselves, but there should be some relation between the additional expense which they wish to impose on the city and the losses from which they themselves are likely to suffer.

Warehouse Construction on the West Side.

A noticeable feature of the building news during the past few months has been the considerable number of new warehouses and factories which are being built north of 23d street and west of Eighth avenue. This movement is doubtless part of the larger movement which is covering the Pennsylvania district with mercantile buildings of all kinds, but it is facilitated in this particular neighborhood because on many blocks the existing buildings are three-story private houses, and the property can be acquired cheaper than it could, in case it were improved with remunerative tenements. In view, however, of the probable needs of the future, the erection of so many modern buildings in this neighborhood has its unfortunate aspect. This is the district which under Commissioner Tompkins' plan is to be covered with a group of municipal warehouses, to be operated in connection with the marginal elevated freight railroad. It

was selected for the purpose partly because it was both convenient and cheap, and its improvement with more expensive business buildings will very much diminish its availability. It is to be hoped that the Board of Estimate will reach some decision in respect to this essential matter before the process of private improvement has been carried very much farther. Every one interested in the business future of Manhattan is anxiously awaiting the action of the Board.

Co-operative Suburban Development.

A recent number of Scribners' Magazine called attention to a method of suburban development that has recently been obtaining some popularity in England. It consists practically in the application of the co-operative idea to the building up of local suburban communities. Land available for the purpose is bought in large quantities with a fund the interest on which is never to exceed a certain low percentage. This plot is then laid out with the utmost care so as to combine a thoroughly utilitarian plan with attractiveness of appearance. The purchasers of the lots buy, not merely the title to a particular parcel, but an interest in the whole property. If the enterprise is a success and the land becomes more valuable, the early purchasers get their share of the increment. It is anticipated that by these means some of the communities will eventually become tax free. Of course such enterprises are semi-charitable. They bear the same relation to ordinary suburban development that model tenements do to the ordinary commercial tenement. They will increase, not automatically in response to a business demand but under pressure as the result of disinterested public motives. Nevertheless the advantages which they offer to the builder of a suburban house are such that they may eventually receive some form of state or municipal aid, and in any event an example of that kind always has an important effect in raising the standards of the private companies, which compete with them.

No corresponding movement has as yet obtained much headway in this country. The only example of the application of a similar idea near New York is the enterprise of the Sage Foundation at Forest Hills. It is noticeable, however, that the suburban development companies are already preparing for some such competition by adding certain co-operative conveniences to the attractions they offer to purchasers. In certain instances an attempt has been made to bring down the high cost of living by the establishment of a co-operative store. In other instances, where the houses appeal to well-to-do customers, a central garage with reasonable charges is established for the benefit of the whole community. An enterprising company is attempting to meet one of the great needs of the suburban resident by establishing a club for the male and female servants. A well-appointed club house is to be provided, containing bowling-alleys, rooms for various games, a reading-room, and a hall for dancing. If the idea is a success, it is also proposed to add some instruction in domestic science and an employment agency; but these additions, while they might recommend the plan to the house-owners would scarcely make it more popular with the servants. Experiments of this kind are, however, extremely interesting as the result of a more intelligent attempt on the part of suburban development companies to attract customers. They are likely to be successful, and so far as they are successful, will develop the community life of these local settlements. Suburban neighbors are much more dependent upon one another, both for amusement and for mutual assistance than are the residents of cities. There is every reason why they should enter into associations for the purpose of diminishing some of the expenses and inconvenience of suburban life, and there is every reason why development companies should help them to do so.

Eventually some plan may be developed on a commercial basis that will enable the purchaser of a suburban house to obtain an interest in the profits of such enterprises. Is there any reason why suburban development companies should not be

formed like life insurance companies, on a mutual plan? Building and loan associations have, of course, introduced the advantages of co-operation into house building; but such associations have rarely been united with the development of particular pieces of land. It looks as if the time were ripe for some such association—for the formation of co-operative development companies which would share their profits with its purchasers, and by means of community action strengthen suburban life on its weakest side by providing many conveniences and economics which are beyond the reach of the isolated individual family.

The Week in Real Estate.

The business of the private sales market this week was very limited, and contained no items of special interest. The inactivity was accounted for in large measure by the Jewish holidays. The week, however, was productive of news of first rate importance bearing on real estate properties. This was the crop report of the Department of Agriculture, which is discussed in some detail on another page.

The report, coupled with evidence from various industries regarded as barometric, confirm the general belief that the country is about to enter a new period of large activity in commerce and manufactures. The condition in agriculture disclosed by the report adds a basic element to the analogy which had already begun to develop between the current business situation and that of 1897. In the autumn of that year were noted the first strong currents of business revival which introduced the subsequent decade of general prosperity.

Time will, of course, be required for the community to recover its normal purchasing power before any general movement will take place in real estate. How soon is such a movement to be expected? If we fall back on experience, next year should be a dull year. In 1898 real estate was decidedly quiet, both as regards transfers and building operations. Capital was scarce, being drafted away from real estate partly by the Spanish-American war but more especially by the strong demand for funds in other branches of business.

The first marked symptom of recovery in the real estate market was observed in January, 1899, when two notable auction sales were held on the same day in the old Real Estate Salesroom, at 111 Broadway. These were the sales of the King and Bathgate estates, the former embracing fifty-five building sites, mostly just north of Central Park, and the latter 144 vacant lots, mainly in the Tremont section of the Bronx.

The report of the sales, printed in the Record and Guide of January 14, 1899, reads in part: "That a turning point has been reached. . . . is the conclusion universally drawn from the results of the King and Bathgate estates' sales on Tuesday last. What that result would be was largely a matter of conjecture. Good judges of the market doubted the possibility of disposing of upward of a million dollars' worth of property in one day without serious sacrifice of values."

"The unexpectedly high prices obtained at Tuesday's great sale illustrates the tendency frequently observed in the real estate market after a period of depression for the disinterested public to be the first to recognize the true value of property. For years past owners and appraisers have been marking down values so as to overcome the unreadiness of the public to buy. And now that capital again seeks the realty market by virtue of the reaction of economic conditions, the professional appraiser is surprised to learn that, during the years when he has been marking down real estate, real estate has quietly been absorbing value from public and private improvements, a fall in the interest rate, and a thousand and one other indirect and more or less obscure agencies."

The sales, it should be noted, were of building sites, and the buyers were exclusively loan operators and builders. The sales foreshadowed the building boom of 1899. They were a reflection of the new speculative temper of the market, and had no bearing on investment buying, which did not develop until considerably later. They are referred to here to show just when the first large current of activity was observed. It is not likely, however, that we shall have to wait a whole year now for a similar current to develop. At that time the only special factor tending to induce building was the recent introduction in uptown streets of electric power for elevators in apartment houses. Today the rapid transit situation is a far more effective stimulant. There is every reason to believe that we shall have a

prosperous and generally active building year in 1913, and with numbers of new buildings contemplated, there is certain to be a lively demand for sites. As to just when investment buying will reach large proportions, indications are not clear; but there can be little doubt with respect to professional and speculative enterprise.

The cost of building materials this week continued to move upward. Even common brick stiffened under slightly improved buying, although that market is still nervous.

So long as steel continues to go up, other building materials will follow. This will make costs of construction somewhat higher next winter and next spring, but industrial conditions are shaping themselves so favorably that, despite the rise in prices, construction work will go ahead on a large scale because the demand for new building space will be there.

Suburban construction work has been below the average this year. This is particularly true of New Jersey. In New York proper, exclusive of Richmond, Building Department statistics show a total of 8,557 new buildings projected, as against 9,123 in the same period last year. In New Jersey the falling off in new building operations has been 47 per cent. and in Westchester 12 per cent.

With such a showing it is not possible to charge the metropolitan district with over-construction in 1912. The result should be the absorption of all available renting space this October, and before the first of the year a very considerable demand for new living quarters should be apparent, not only in the city, but in the suburbs as well.

At least, that is the way the building material interests have figured it out, and they are such strong believers in this basis of computation that they are actually loading in anticipation of heavy demand and higher building material prices. News from manufacturing centers in practically every basic line of building material is to the effect that production is running near to capacity, but that light stocks are being carried, because such is the demand for immediate delivery that premiums are being made on guaranteed deliveries in such lines as roofing tile, architectural terra cotta, some types of terra cotta fireproofing and flooring, up to March 1.

Architects' boards are well filled, according to Dodge reports, and the prospects for improving real estate bought this year on speculation, both in and out of the city, are very favorable to winter business.

Building managers are worried over the coal outlook. The managers of numerous large office buildings in New York and Newark are reserving all the coal they can get, even at premiums, in anticipation of a possible rise in the price of this commodity should early winter weather set in before the mines succeed in making up a part, at least, of the 5,000,000 ton shortage reported from Pennsylvania. Prices remain steady, however, on Clearfield and Cambria County soft, largely used by factories and by some transportation lines, and this is where the heaviest drain is now centered in anticipation of a possible advance. Building contractors who use coal for air compression and hoisting purposes will do well to protect themselves in this commodity at the earliest possible date.

How the City Is Meeting the Need For Schools in the Bronx.

Editor of the RECORD AND GUIDE:

The late Mark Twain used to say that, "It was better not to know so many things, than to know so many things which ain't so." I notice of late in several of the local papers various resolutions such as are usually offered by Mr. Wiseman, calling attention to the lack of school accommodations in the borough, and intimating that the Board of Education and the Board of Estimate have been remiss in furnishing such facilities. In order that these gentlemen may speak with knowledge hereafter I beg leave to submit a few facts.

The agitation for more schools is justified but belated. The Bronx is reaping the results of the neglect of a former municipal administration. Some of the accommodations for which we are now waiting should have been provided five years ago. The machinery employed in securing public improvements is ponderous and complicated and turns out a product slowly. Practically nothing was done for school accommodations for four years prior to January 1, 1910. The present Board of Estimate was installed on January 1, 1910. On the 6th of May following it made its first appropriation for new Bronx schools, authorizing the expenditure of \$300,000 for new P. S. 46, Bainbridge avenue and 196th street (opened

last April), and of \$240,000 for new P. S. 44, Prospect avenue and 176th street (opened September, 1911). The June following it authorized \$4,500 for portable buildings for P. S. 8, Bedford Park.

Since then there has been a constant succession of similar appropriations, among which are the following:

1. June 3, 1910. Addition to P. S. 40, Prospect avenue and Jennings street, 12 classrooms (occupied November, 1911)..... \$96,600
 2. June 10, 1910. Addition to P. S. 3, 157th street, east of Courtlandt avenue \$55,200
 3. June 10, 1910. Equipment for new P. S. 16, Wakefield..... \$50,320
 4. June 29, 1910. New P. S. 47, Randolph street and Hammond avenue. (Ready October 7, 1912)\$300,000
 5. Nov. 11, 1910. P. S. 30, 141st street and Brook avenue. Construction work \$22,858
 6. Addition, P. S. 39, Longwood avenue and Kelly street.....\$182,744
 7. December 22, 1910. Four portable buildings between Foster and Faile streets..... \$5,400
 8. Addition, P. S. 43, Brown place and 135th street..... \$83,500
 9. March 9, 1911. Addition to P. S. 20, Fox street..... \$48,710
 10. July 17, 1911. Building and site to be acquired in the vicinity of Union avenue and East 155th street\$366,030
 11. July 17, 1911. Building and site to be acquired in the vicinity of Tinton avenue and 163d street\$366,030
 12. July 17, 1911. Building and site to be acquired in the vicinity of Teller avenue and 168th street. (New P. S. 53 now building)\$366,030
 13. July 17, 1911. New P. S. 50, now building, 172d street, Bryant and Vyse avenues.....\$385,630
 14. July 17, 1911. Addition to P. S. 30, 141st street and Brook avenue\$111,000
 15. December 14, 1911. Site for new High School, 184th street and Morris avenue \$65,000
 16. December 21, 1911. Site for new school at Kelly street between Avenue St. John and Leggett avenue \$75,000
 17. January 15, 1912. Site for new school, 158th street between Trinity and Jackson avenues. \$60,250
 18. 1911. New P. S. 45 (nearly completed), 189th and Hoffman streets\$280,260
 19. 1912. New building and site to be acquired in the vicinity of 207th street, Perry and Hull avenues\$147,800
 20. 1912. New building and site to be acquired in the vicinity of 170th street and Washington avenue\$434,025
 21. Summer, 1912. Renting of St. Paul's Parish House, St. Paul's place and Washington avenue, 6 classes, per annum.. \$2,100
 22. Summer, 1912. Renting of Prospect Avenue M. E. Church, Prospect avenue and Macy place, 130 pupils.
 23. Summer, 1912. Renting of Centenary M. E. Church, Washington avenue and 166th street. 116 pupils.
- Further proceedings pending for the increase of school accommodations are as follows:
24. An addition of eight classrooms to P. S. 42, Washington and Wendover avenues. Application from Board of Education for corporate stock now pending before Board of Estimate \$75,400
 25. The erection of 16 or 24 classroom building on the westerly side of P. S. 4, 173d street and Fulton avenue. Referred to Board of Education by Local School Board, and now pending before Board of Superintendents.
 26. The erection of new building on site to be acquired in the vicinity of 165th street and Woodycrest avenue. Application from Board of Education for corporate stock now pending before Board of Estimate.
 27. The erection of four portable buildings at P. S. 14 and P. S. 26. Corporate stock issue pending.
 28. Erection of new building on site to be acquired in the vicinity of 172d street and Seabury place. Requested by Local School Board. Pending before Board of Superintendents.

- 29. Addition to P. S. 21, 235th street, Williamsbridge, 12 classrooms. Stock issue pending before Board of Estimate. \$118,300
- 30. Addition to P. S. 34, Van Nest, 18 classrooms. Application for stock pending Board of Estimate. \$181,200
- 31. Addition to P. S. 12, Westchester, 12 classrooms. Application for stock pending, Board of Estimate. \$119,300
- 32. Erection of new building on site to be acquired in the vicinity of 181st street and Third avenue. Request by Local School Board. Pending before Board of Education.
- 33. New building, 140th street and Alexander avenue. 36 classrooms. Application for stock pending, Board of Estimate. \$316,300
- 34. New P. S. 48, Spofford avenue and Coster street. 51 classrooms. Application for stock pending, Board of Estimate. \$444,025
- 35. New school for Woodlawn, 8 classrooms. Application for stock pending, Board of Estimate. \$79,150
- 36. New school on site to be acquired in the vicinity of Prospect avenue and Home street. 51 classrooms. Application for stock pending, Board of Estimate. \$444,025
- 37. New building for Manual Training and Commercial High School in southern portion of Bronx, 1,800 pupils. Application for corporate stock now pending, Board of Estimate. \$786,000

Citizens who are disposed to assist the local authorities in the endeavor to improve school conditions, may do so intelligently by trying to advance the proceedings not yet consummated and pending before various bodies as specified above. Such action would be much more sensible and effective than indiscriminate criticism and unformed suggestion by resolution and newspaper interviews.

The appropriations annually authorized by the Board of Estimate since January 1, 1910, have provided accommodations for something like 28,000 children. Not one-quarter of these new sittings are available today owing to the fact that the new schools are not completed. Some of them will be completed in a short time and we hope that all will be before a great while. The register of the Bronx schools has increased 28,000 during the last six years. It will be seen therefore, that the present administration has provided seats for six years' increase in population, although it has been in office only two and one-half years. A continuation of the same rate of appropriations for the next few years will catch up to the demand, and after that it will be easy enough to meet the demand by a regular program of annual building.

CYRUS C. MILLER,
(President of the Borough of The Bronx).

A Moving Picture Invasion.

Editor of the RECORD AND GUIDE:

Is there a law or city ordinance requiring an applicant for a license for a moving picture show to file with the chief of the Bureau of Licenses the written consent with the signatures attached of the majority of the property owners in the block and locality where the show is to be established before he can obtain a license?

Answer: While there is no law or ordinance of that nature, a remonstrance signed by a majority of the owners in the block might be a sufficient reason why the Chief of the Bureau of Licenses might refuse an application for such a show, provided it was made apparent to him that the exhibition would be out of place in the neighborhood and destructive of real estate values.

We are sure Mayor Gaynor would listen patiently to such a case, and acting through his Bureau of Licenses would do what he could to preserve a fine neighborhood from desecration. It is unfortunate that the property was not restricted by a covenant in the deed. We understand that there is a home for aged people directly opposite the place where the "nickleodeum" is to be and that there is also a church on the same block, the presence of which might be a further reason why the authorities would consider special action warranted.—Editor.

Foundations are being laid for the new church to be erected at Shaw avenue and 5th street, Union Course, by the Shaw Avenue Methodist Episcopal Church, to cost \$18,000. A part of the present building will be utilized. The exterior will be stucco. Rev. H. H. Mower heads the building committee.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
Total No.	96	88
Assessed value	\$4,836,200	\$3,875,500
No. with consideration	10	7
Consideration	\$362,895	\$248,200
Assessed value	\$376,500	\$162,000

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
Total No.	6,437	6,777
Assessed value	\$512,904,145	\$378,499,325
No. with consideration	678	579
Consideration	\$43,841,215	\$35,027,729
Assessed value	\$42,782,700	\$31,531,575

MORTGAGES

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
Total No.	73	90
Amount	\$3,347,564	\$1,979,394
To Banks & Ins. Cos.	12	12
Amount	\$1,024,000	\$957,500
No. at 6%	27	43
Amount	\$187,686	\$467,194
No. at 5½%	3	3
Amount	\$787,500	\$662,500
No. at 5%	21	25
Amount	\$618,878	\$577,500
No. at 4½%	12	11
Amount	\$1,507,500	\$205,000
No. at 4%	2	.....
Amount	\$139,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	8	8
Amount	\$107,000	\$67,200

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
Total No.	4,421	5,366
Amount	\$238,855,965	\$237,782,327
To Banks & Ins. Cos.	956	1,183
Amount	\$149,885,403	\$137,102,019

MORTGAGE EXTENSIONS

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
Total No.	17	24
Amount	\$621,500	\$507,100
To Banks & Ins. Co.	3	7
Amount	\$99,000	\$250,000

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
Total No.	1,580	1,658
Amount	\$53,781,454	\$64,376,542
To Banks & Ins. Cos.	473	575
Amount	\$33,057,100	\$35,865,705

BUILDING PERMITS

	1912 Sept. 7 to 13	1911 Sept. 9 to 15
New buildings	5	20
Cost	\$670,125	\$2,342,670
Alterations	\$302,090	\$103,369

	1912 Jan. 1 to Sept. 13	1911 Jan. 1 to Sept. 15
New buildings	400	629
Cost	\$84,582,360	\$70,816,100
Alterations	\$8,522,625	\$9,342,513

BRONX CONVEYANCES

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
Total No.	86	94
No. with consideration	11	6
Consideration	\$77,650	\$71,210

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
Total No.	5,302	5,050
No. with consideration	1,378	345
Consideration	\$7,272,081	\$3,435,235

MORTGAGES

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
Total No.	92	102
Amount	\$819,001	\$1,149,452
To Banks & Ins. Cos.	3	12
Amount	\$18,500	\$378,000
No. at 6%	44	37
Amount	\$435,801	\$483,678
No. at 5½%	8	12
Amount	\$31,375	\$79,725
No. at 5%	16	21
Amount	\$227,100	\$308,450
Unusual rates	1	2
Amount	\$10,000	\$1,774
Interest not given	23	30
Amount	\$114,725	\$275,825

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
Total No.	4,228	4,430
Amount	\$39,334,259	\$40,284,123
To Banks & Ins. Co's	389	528
Amount	\$7,839,066	\$9,433,850

MORTGAGE EXTENSIONS

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
Total No.	5	18
Amount	\$44,000	\$176,000
To Banks & Ins. Cos.	1	4
Amount	\$6,000	\$54,500

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
Total No.	479	456
Amount	\$7,342,646	\$7,576,144
To Banks & Ins. Cos.	86	91
Amount	\$2,356,390	\$3,219,350

BUILDING PERMITS

	1912 Sept. 7 to 13	1911 Sept. 9 to 15
New buildings	24	17
Cost	\$958,700	\$260,600
Alterations	\$44,100	\$14,650

	1912 Jan. 1 to Sept. 13	1911 Jan. 1 to Sept. 15
New buildings	984	973
Cost	\$26,922,485	\$17,201,835
Alterations	\$884,940	\$941,682

BROOKLYN CONVEYANCES

	1912 Sept. 5 to 11	1911 Sept. 7 to 13
Total No.	411	497
No. with consideration	22	20
Consideration	\$227,102	\$118,545

	1912 Jan. 1 to Sept. 11	1911 Jan. 1 to Sept. 13
Total No.	17,365	18,033
No. with consideration	1,106	1,121
Consideration	\$9,751,477	\$9,301,812

MORTGAGES

	1912 Sept. 5 to 11	1911 Sept. 7 to 13
Total No.	378	369
Amount	\$1,861,340	\$1,660,353
To Banks & Ins. Cos.	137	99
Amount	\$943,750	\$860,854
No. at 6%	215	207
Amount	\$799,004	\$550,097
No. at 5½%	38	62
Amount	\$228,300	\$642,603
No. at 5%	106	78
Amount	\$602,461	\$388,255
Unusual rates	2	2
Amount	\$3,500	\$5,500
Interest not given	17	20
Amount	\$228,035	\$73,898

	1912 Jan. 1 to Sept. 11	1911 Jan. 1 to Sept. 13
Total No.	13,883	15,895
Amount	\$57,401,696	\$71,017,442
To Banks & Ins. Cos.	3,474	.....
Amount	\$34,117,364	.....

BUILDING PERMITS

	1912 Sept. 6 to 12	1911 Sept. 7 to 13
New buildings	58	82
Cost	\$494,184	\$375,050
Alterations	\$53,304	\$59,363

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 13
New buildings	4,014	3,594
Cost	\$28,759,037	\$23,819,293
Alterations	\$3,299,655	\$3,742,808

QUEENS BUILDING PERMITS

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
New buildings	76	112
Cost	\$362,455	\$461,865
Alterations	\$89,200	\$14,765

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
New buildings	3,321	4,158
Cost	\$13,531,579	\$17,287,478
Alterations	\$660,365	\$594,692

RICHMOND BUILDING PERMITS

	1912 Sept. 6 to 12	1911 Sept. 8 to 14
New buildings	15	5
Cost	\$35,850	\$20,000
Alterations	\$6,120	.....

	1912 Jan. 1 to Sept. 12	1911 Jan. 1 to Sept. 14
New buildings	662	.....
Cost	\$2,143,258	.....
Alterations	\$217,941	.....

Will Protest Against Oppressive Measures.

The Realty League has appointed a committee to appear before the public hearing of the New York State Factory Investigating Commission on Sept. 23d, at 10:30 A. M., in the Common Council Chamber, City Hall. A protest will be made against the conditions at present surrounding the work of the Fire Prevention Bureau and suggestions will be made for legislative changes which will afford some relief to the owners from the present oppressive measures in common use and at the same time protect the interests of the public at large. The matter is of vital importance to all owners of mercantile properties and their support is cordially invited. Those desiring to cooperate with the League may communicate with the Assistant Secretary, Thos. L. Walsh, 68 William street.

New Trolley Line to Jamaica.

The general manager of the Manhattan and Jamaica Railway Co., Mr. Weaver, which is to build a trolley line on Queens Boulevard from the Queensboro Bridge to Jamaica, said this week that: "We intend to get to work and push the construction just as fast as possible. We have several matters to straighten up with the borough officials in Queens and then we will be ready to go ahead."

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XXIV.

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

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DISPLAY, CONTINUED.

HE attraction of a good shop front can be enhanced by well-designed artificial lighting, the advertising value of which is recognized by many shopkeepers located on active streets, who keep their premises illuminated in the evenings, though the shops themselves may be closed.

The following extract from London "Truth" issued May 1, 1907, is interesting in its reference to the design of shop fronts:

"The protest of the Regent street shopkeepers against the rebuilding of the Quadrant has a good deal of reason in it. A shop front of the most approved modern type may not be a beautiful architectural feature, but it has a well-defined value as a commercial asset, especially in a thoroughfare which is essentially a promenade of people more or less bent on shopping. For a firm which has built up a large trade in such a thoroughfare, largely on the strength of its windows, it is a very serious matter to be suddenly reduced to the window space provided by Mr. Norman Shaw's design—not only a very limited space, but recessed between heavy piers of masonry, so that the contents of the window are only displayed to a person standing immediately in front, and if loss of trade is threatened by this alteration of the frontage, the Crown, as the ground landlord, as well as its tenants and sub-tenants, will suffer in the long run, though it may not do so immediately."

LIGHT AND AIR.

The question of adequate light has been dealt with under the head of show windows, which serve not only to display the goods for sale, but also to supply needed natural light; when this is insufficient, artificial light (usually electric) must be supplied; unfortunately for the purchaser, many goods look very different when seen under artificial light than they do by natural daylight.

In the larger stores especially, owing to the great number of people visiting them, there is need of an adequate system of ventilation, and in this connection it may be

mentioned that on account of the condensation which occurs at the show windows in winter time, they need ventilation in order to prevent the goods displayed from being hidden from view by the glass becoming blurred.

FLOOR PLAN.

The arrangement of the floor space depends on the class of goods for sale and resolves itself mainly into the disposition of the counters and the provision of aisles for free circulation, except that in the larger stores offices have to be provided for the management and for clerks.

In department stores, apart from the main selling space, there are numerous offices needed for clerks, special show rooms for certain classes of goods, conveniences for customers, in some cases dining rooms for visitors and for employees; and the planning of a large department store, on account of the many and various requirements, calls for a great deal of ingenuity and numerous compromises.

CONSTRUCTION AND DECORATION.

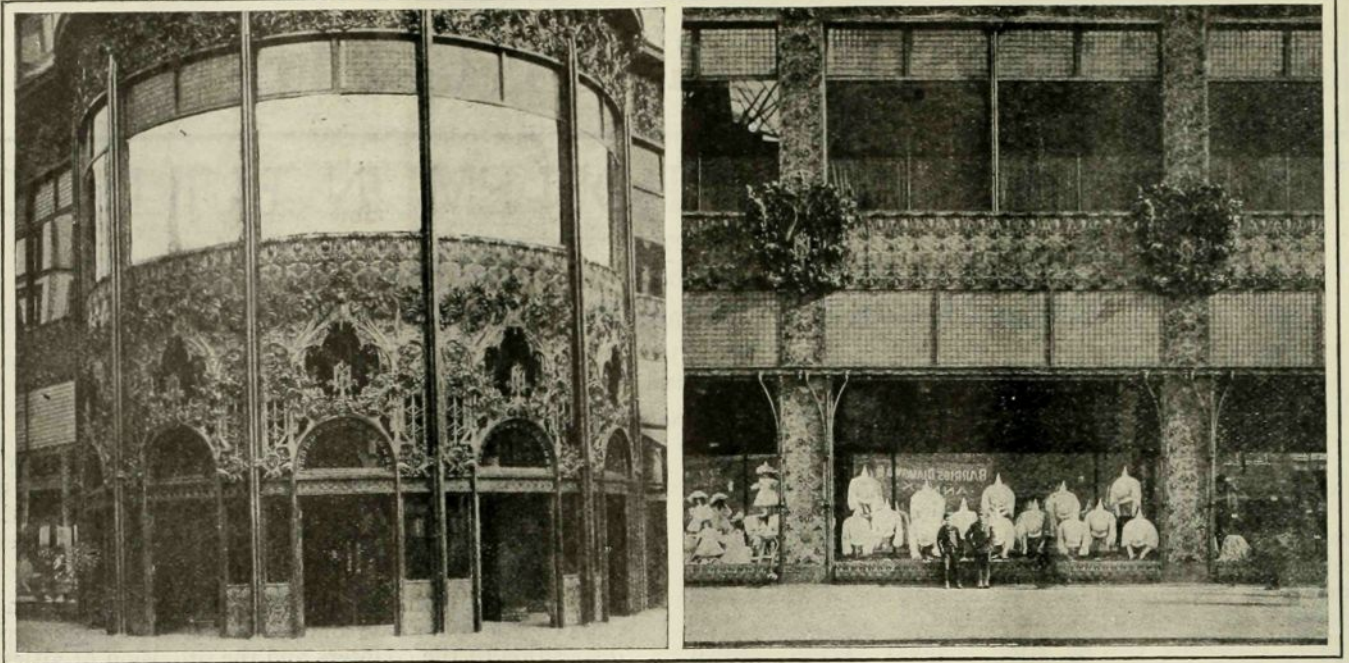
The material used in the construction of the larger shops should be selected with a view to their lasting qualities, especially where they are subjected to heavy use. The larger stores certainly, should be of fireproof construction, both on account of the great number of people to be found in them during business hours, the difficulty of isolating a fire once started, and the large and valuable stock of goods exposed on the counters. The large open spaces provided and the generally open character of construction is such that the additional expense is slight and is largely offset by the saving in cost of insurance.

The necessity of a more artistic treatment of shop fronts has already been commented on. Department stores especially, on account of their large areas, cost and general prominence, are particularly subjects for individual design. The first two stories of the Schlesinger & Mayer department store building in Chicago, designed by Mr. Louis H. Sullivan, give a good example of a well carried out and commercially satisfactory show window frontage, which is of itself a good advertisement of the business carried on.



EVOLUTION OF A CORNER DISPLAY WINDOW.

- (1) By rounding off the corner of this building valuable space on the ground floor as well as on the upper floors has been wasted.
 (2) Shows how this defect has been remedied by remodeling the store front. Fifth Ave. and 38th St., New York, N.Y.



EXAMPLES OF DEPARTMENT STORE FRONTS.

- (1) A good department store entrance. The five doorways permit separation of incoming and outgoing crowds, no steps.
 (2) A good show front to a department store. Plenty of display space, good light carried to interior of store by prismatic glass over display space. Decoration of structural parts a good frame for display.
 Schlesinger & Mayer Building, Chicago. Louis H. Sullivan, Architect.
 From "Architectural Record."

WHOLESALE AND COMMISSION BUILDINGS.

Shops and stores exhibit in their show windows and on their counters the articles which they have for sale and which are purchased by customers and carried away or forwarded to them. The object of the display is not only to cater to a demand which exists, but to endeavor to create the demand by arousing a desire for the articles shown.

In wholesale and commission buildings samples are exhibited from which the purchaser, generally the retailer, selects the class of goods he desires, the goods themselves being stored either in the building itself, in warehouses or at the factory. In some cases the samples are merely specimens of goods which are only manufactured to order.

There is, therefore, not the same necessity in this class of buildings to make a display for the purpose of attracting purchasers, and many of them have no show windows, but display the goods on counters to the customer after he has entered the premises. Frontage on a traffic street is therefore not of first importance; accessibility of location, proximity of similar businesses and a sufficiency of floor space for counters, and in some cases for storage, are the essentials.

On account of its greater accessibility, ground floor space is somewhat more valuable than upper floors, though the disproportion is not as great as with shops and stores. Corner lots are more valuable than inside lots, but here again the difference is not as great as with shops. The portions of the building needed for the display of goods or for office purposes require light; but those used for storage can do with very little of it, hence in sections closely built up the whole of the land will generally be built over unless the building laws prevent.

An important requirement of this class is that of convenience for the handling of goods, both receiving and shipping, hence property fronting on a good street and running through to an inferior street or an alleyway is especially desirable; as instances can be cited, in New York City, Broadway lots above Canal street, running through to Crosby street on the east and to Mercer street on the west.

The planning of these buildings is frequently a simple matter, as they are mostly divided into lofts, which are large open spaces, clear of partitions, containing merely the necessary columns to support the upper floors. When the buildings are narrow, columns are unnecessary, the floor beams being carried on the side walls. All wholesale and commission buildings are, of course, not so simple in plan, as provision sometimes has to be made for the office force and in some cases for special show rooms.

It has already been stated that in order to facilitate the delivery and shipping of goods, a double frontage is beneficial; where this is not to be had, this work has to

be done at the main frontage; in this case either a platform or an entrance at the level of the main floor is provided and is frequently placed at the height of a delivery wagon to facilitate loading and unloading. In the larger buildings wagons can be driven into interior courts or passages at the street level and discharged under cover. In wholesale sections tenants of buildings sometimes have the right to use the sidewalk for deliveries, wagons being backed up to the building itself.

The construction of this class of building should be plain and serviceable, the floors sometimes requiring sufficient strength to carry heavy weights, as with some classes of hardware, crockery, etc. Where the stocks carried are costly, fireproof construction should be employed.

Freight elevators of sufficient size and power for carrying goods from one floor to another, and sidewalk lifts to reach the basement and cellars, are generally provided.

WAREHOUSES.

Warehouses are buildings for the storage of goods; their principal requirements are accessibility to transportation, easy grades and well-paved streets for hauling goods, sufficiency of floor space of the requisite strength, and in some cases proximity to their customers.

Storage sections are generally to be found on low-lying land, not far from docks or freight terminals. Corners have but slightly more value than inside lots, especially when used for purposes needing no light, economy of delivery and shipping and greater accessibility being the reason for some added value. Ground floor rents are somewhat greater than those of upper floors on account of greater accessibility. Light is very seldom important in warehouses and in some cases is detrimental. The building frequently covers the entire land, no light courts being necessary.

Cold storage warehouses located near commission sections and used for the storage and preservation of provisions at low temperatures require elaborate refrigerating plants in addition to insulated floors, ceilings and partitions, dividing the building into the requisite number of apartments.

Warehouses for the storage of household goods may be located conveniently to well built up residence sections; as in all buildings for the storage of goods, economy of service in the receiving and shipping of goods are essentials and proper service entrances and driveways, freight elevators, and other aids to efficient service should be provided. Freight elevators in the newer storage warehouses frequently deliver a wagon load of goods on any floor of the building.

The added cost of building of fire-resisting materials is not great in this class, especially where the floors have to carry heavy weights; and fireproof buildings will generally be found commercially beneficial on account of the greatly increased fire hazard and consequent high insurance rates in buildings of ordinary construction.

A NEW AUTHORITY IN ARCHITECTURE

What the Metropolitan Life Is Doing For Better Construction and Fire-Prevention---Smokeproof Towers and Fireproof Corridors Required.

A POWERFUL agency is at work in New York City for the better planning and construction of houses and buildings. This agency is not a part of the municipal government, has no official standing and is unknown to the general public. Yet it is a very active force in determining the suitability of architectural design, in requiring the installation of fire-prevention expedients and fire-resisting materials, and also in seconding the efforts of those societies and individuals that are working for a finer looking city.

Most of the building work done in New York is with the aid of borrowed money. The Metropolitan Life Insurance Company is the largest lender on New York City real estate. Before this great corporation will make a building loan it institutes an investigation of the security offered. In the course of that investigation the plans and specifications for the building must pass the scrutiny of the consulting architect, Mr. D. Everett Waid, and must conform to certain well recognized standards of construction and finish.

For example, a building must not be seriously out of tune with its neighbors. It must preserve the architectural conventions. Certain provisions in the loan contract will require fireproof corridors in office buildings and smokeproof towers in loft buildings—two of the most important improvements ever made in building construction.

The applicant for a building loan at the office of the Metropolitan Life will find that the corporation has very definite ideas with regard to building construction. Hardly has the excavating been started when he will receive notice that Mr. Waid will want an opportunity to inspect each trench and pier hole, including the trenches for the area walls, before the concrete is placed. His attention will be directed, it may be, to paragraph "E" on page 6 of the loan contract, and particularly the reference to the erection of stairs, the inspection of floor-filling before it is covered with the underflooring, and the submission of details of fireproofing before letting the contract.

Fireproof Corridors.

Taking an office building to be erected in the lower section of the city as an illustration of what is being expected from builders in that class of work, it is learned that the builders have been asked that all doors, transoms and trim for corridors leading from elevators to offices, including the doorways to the offices themselves, be made of kalamein material or underwriters' hollow metal. This latter provision also applies to doors, transoms and trim leading to stair halls. The object clearly is to provide a safe exit for the people working in the offices.

All the window-frames and sashes in this building, excepting those on the street fronts, are required to be either of kalamein or hollow metal glazed with wire glass.

All the structural steel in the exterior walls must be covered with a trowel coat of Portland cement mortar carried up a half story or so in advance of the masonry walls. The steel must be separated from the cinder fill by rich concrete. All surfaces of interior structural steel and iron, except the top flanges of beams, will be protected by concrete or a trowel coat of Portland cement mortar. The shop details of all the steel framing will be submitted to the consulting architect of the Metropolitan Life.

It is required that the plumbing in this building shall be high class throughout. When finished it must be submitted to an independent test—that is, a test to be made by a third party. All leadwork in contact with steel must first be coated with asphaltum or other approved paint. Genuine guaranteed wrought-iron pipe will be required instead of ordinary steel pipe for water, waste and vent pipes.

Taking a building in course of erection in the middle mercantile district west of Fifth avenue as typical of loft buildings, it was learned that in connection

with the loan which the Metropolitan Life has made upon these premises, a smokeproof tower will be required. This is an invention which originated in Philadelphia and has been approved by the New York Fire Insurance Exchange. In the building code prepared by the Joint Committee on City Departments, of which D. Everett Waid was a member, a requirement for fire towers was incorporated.

Fireproof Towers.

Although the code has not yet been passed by the Board of Aldermen, the Metropolitan Life has adopted this provision, which is intended for the safety of those who must spend their working hours in such buildings. The tower in this case is on the outside of the building. There must be no opening in this tower, except as may be necessary to provide daylight and a self-closing fireproof door at each floor connecting with a fireproof open-air balcony or vestibule giving access to the stairs in the tower.

The Metropolitan specifications also require a sprinkler system. Stairs must not be less than 40 inches in width between the handrail and the wall, and 44 inches between two walls. There must be handrails in both sides of all stair-cases and there must be no windows. Doors to exit stairs and fire-escapes shall swing outward and in such a manner as not to obstruct the minimum required width of stairs and landing.

All window frames and sashes in this building, including sashes on the street front above the hundred foot level, must

be either kalamein or hollow metal, glazed with wire glass. Sashes on the street front below the hundred feet level may be of wood.

NEW EAST SIDE HOUSES.

Progress on John D. Rockefeller, Jr.'s Residence—Mr. Ryan's Art Gallery.

The most imposing residence under construction in town at the present time is the one for John D. Rockefeller, Jr., on the south side of 54th street, next to his father's house, but separated by a large garden space. The plans were completed last September by William Welles Bosworth, of 527 Fifth avenue, and the construction is in the stage that will be noted in the accompanying photograph.

The limestone and granite walls cover a structural frame of steel in an architectural style suggestive of Italian renaissance. On the ground floor will be a large vestibule entrance, a staircase hall, an office and reception and breakfast rooms. The dining room will be on the second floor, together with the drawing room and a music room. The library is to be on the third floor with the owner's suite, while the floors above are planned for members of the family, guests and servants. On the roof will be a playground with a pergola. Mr. Rockefeller's construction bill will exceed \$200,000.

The building in the rear, on 53d street, has been removed and the space has been taken for a formal garden. In the rear of the elder Mr. Rockefeller's house rise



54th Street, near Fifth Avenue.

William Welles Bosworth, Architect.
RESIDENCE IN COURSE OF CONSTRUCTION FOR JOHN D. ROCKEFELLER, JR.

the walls and roof of the new St. Thomas' Church, now in course of construction.

A number of other houses, the plans for which were mostly filed last year, are now being completed or are in well advanced stages in the Fifth avenue section, indicating that dwelling house construction has by no means ceased, but nearly all are north of 59th street.

At No. 5 East 61st street a house is in course of construction for Pembroke Jones, which will cost \$110,000. Stephen C. Clark is having completed at 42 East 70th street a town house with a frontage of 45 feet, from plans of F. J. Sterner. This house was estimated to cost \$100,000. A new residence for Hiram W. Sibley, of Rochester, at 105 East 71st street, will cost \$90,000.

Henry C. Frick will erect a fine residence on the former Carnegie Library site, and this week plans were filed for an extension to the house of Thomas F. Ryan at 850, Fifth avenue, to cost \$100,000. The extension will face on 67th street and will have a marble facade with Ionic columns and a mansard roof. The extension is intended principally as an art gallery, but will also contain a private office and a conservatory. Carrere & Hastings are the architects.

SUBWAY BIDDING.

Tenders For Five Sections Opened This Week—Astor House Problem.

The Public Service Commission this week opened bids for two sections of the Lexington avenue subway, two sections of the Fourth avenue Brooklyn extension, and one section of the Southern Boulevard branch of the Lexington avenue subway in the Bronx.

The section for which bids were opened on Tuesday begins at a point in Trinity place about 50 feet north of the north building line of Morris street, and extends from thence under Trinity place and Church street to a point about 80 feet north of the center line of Dey street. There will be a station in Trinity place, at Exchange Alley and Rector street, and another station in Church street at Cortlandt and Dey streets. The plans call for the construction of a sub-surface railroad having two tracks. Following are the bidders: F. L. Cranford, 177 Montague street, Brooklyn, low bidder, \$1,427,000; St. George Contracting Co., 251 West 95th street, \$1,578,000; E. E. Smith Contracting Co., 71 Broadway, \$1,591,178; Patrick McGovern & Co., 1 Madison avenue, \$1,596,000; the O'Rourke Engineering and Construction Co., 345 Fifth avenue, \$1,600,000; the Degnon Contracting Co., 60 Wall street, \$1,680,000; J. F. Cogan Co., 280 Broadway, \$1,700,000; Underpinning and Foundation Co., 290 Broadway, \$2,260,000.

On Wednesday the Public Service commission opened bids for the construction of Section 1-A of the Lexington avenue subway.

This section begins at a point in Church street, Manhattan, about 80 feet north of the center line of Dey street, and extends thence under Church street, private property, Vesey street, private property, to Broadway, between Vesey and Barclay streets, and thence under Broadway to a point about 75 feet south of the center line of Park place.

All the bids were on the unit price basis except in certain particulars where lump sum bids were desirable. One of these instances was the price of supporting the Astor House where the proposed tunnels will run underneath that property. The bids on this varied considerably as follows: F. L. Cranford, \$75,000; J. F. Cogan Co., \$30,000; Degnon Contracting Co., \$70,000; O'Rourke Engineering Construction Co., \$35,000; St. George Contracting Co., \$60,000; The Foundation Co., \$172,800; The Underpinning and Foundation Co., \$145,000; Fraser, Brace & Co., \$135,000; E. E. Smith Contracting Co., \$172,800.

The bids for the entire contract were: F. L. Cranford, 177 Montague street, Brooklyn, \$982,000; J. F. Cogan Co., 280 Broadway, \$1,013,000; Degnon Contracting Co., 60 Wall street, \$1,052,000; O'Rourke Engineering Construction Co., 345 Fifth avenue, \$1,085,000; St. George Contracting Co., 251 West 95th street, \$1,131,729; Foundation Co., 115 Broadway, \$1,200,000; Underpinning and Foundation Co., 290 Broadway, \$1,259,000; Fraser, Brace & Co., 1328 Broadway, \$1,277,283; E. E. Smith Contracting Co., 71 Broadway, \$1,561,000.

The plans call for the construction of a sub-surface railroad having two tracks, and for the greater part of the distance, the road will consist of two single-track tunnels.

On Thursday, the commission opened bids for two sections of the extension to the Fourth avenue subway in Brooklyn. Section One begins in Fourth avenue, 25

feet south of the center line of Fortieth street, at the terminus of the work now going on north of that point, and extends thence under Fourth avenue to a point about 110 feet south of the center line of 61st street. There will be stations at 45th street, 53d street, and 59th street.

The plans call for the construction of a sub-surface railroad having one and two tracks on the easterly side of Fourth avenue to a point about 86 feet north of the center line of 43d street, and four tracks for the remainder of the section.

Section Two of the Fourth Avenue Extension begins at the end of Section One and extends under Fourth avenue to a point about 310 feet south of the center line of 89th street. There will be stations at Bayridge avenue, 76th street, and 86th street.

The plans call for the construction of a sub-surface railroad having four tracks from the northern end of the section to about Sixty-fourth street, and two tracks along the westerly side of Fourth avenue for the remainder of the section.

The lowest bidder for the first section, from Forty-third street to Sixty-first street, according to the unofficial figures, the bids not having been tabulated, was the Dock Contractor Company, which bid \$1,560,000. The next lowest bidder was the Degnon Contracting Company, \$1,925,000.

For the second section low bidders were the same firms. The Dock Contractor Company bid \$1,700,000 and the Degnon Company, \$1,905,000.

On Friday, the Commission opened bids for the construction of Section One of the Southern Boulevard and Westchester avenue subway. This section begins at a point in East 138th street in the Bronx, about 100 feet east of the east line of Alexander avenue, the terminus of the present work on the Lexington avenue line, and extends thence under East 138th street, private property, and Southern Boulevard, to a point under Southern Boulevard about 270 feet north of the northeast corner of East 147th street. The plans call for the construction of a sub-surface railroad having three tracks.

The Commission has already awarded contracts on the Lexington avenue line to the extent of \$37,940,418.39. The Fourth avenue subway in Brooklyn now nearing completion to Forty-third street will cost about \$16,000,000, and the Center street loop in Manhattan, also nearing completion, about \$11,000,000. As the new work to be let within the next few days it is estimated will amount to more than \$10,000,000, it will not be long until there will be \$75,000,000 worth of work on the new subways under way. This will be about one-half of the City's portion of funds for construction under the Dual System.

Architects on the Golf Course.

Architects from three cities, Philadelphia, Boston and New York, had a field day at the Englewood Country Club on Tuesday. Interesting golf and tennis matches were played. A New York four beat a Boston team at golf 9 up and 8 to play, and another New York four won over a Philadelphia team 5 up and 4 to play. The local team that played Boston was composed of J. B. Baker, C. H. Gillespie, H. Hering and W. S. Post, the Boston players being Lovell Little, Jr., Gordon Allen, W. S. Parker and C. M. Bill. The Philadelphia team had H. H. Burrill, J. C. Parry, C. A. Ziegler and W. Smedley, while the opposing team was made up of P. J. Johnson, A. Willianer, C. D. Loomis and Aymar Embury, 2d.

A. M. Brown, of this city, was declared the individual golf champion when he returned a gross score of 81, the best of the day. One of the competitors was Findlay S. Douglas, a former national champion, whose efforts resulted in 86.

There was a tie for the net prize between Aymar Embury, 2d, of New York, and J. C. Parry, of Philadelphia, each with a card of 90-15-75, while A. Blake took the guests' cup, offered for the best net score, with-86-7-79.

Joseph Hunt won the lawn tennis tournament. Harry Knox Smith was second. W. D. Smith was third. Other players were J. F. Taylor, S. Wetherell, F. P. P. Duryea, A. Blake, F. A. Moore, J. W. Escher, F. A. Wright, G. W. Breck, Otis Post, R. M. Ingham, G. Beal, S. M. Dix, C. F. Patterson, A. Trowbridge, R. A. Marshall, all of New York, and E. S. Betts, of Cleveland.

Plans for Port of Call.

The State Canal Board at Albany this week approved of plans for a port of call to be situated at or near the foot of Dyckman street, on the Hudson River. The plans were submitted by State Engineer Benschel.

CHELSEA'S NEW ACTIVITY.

A Notable List of Substantial Improvements Within the Past Year.

The sale of the new nine-story and basement building just completed at Nos. 418 to 426 West 25th street by the McKeon Realty Company to George W. Loft, title to which passed this week, tends to show the confidence of investors in the stability of the Chelsea section for permanent conservative investments. The plot on which this building is erected was purchased early last year by the McKeon Realty Company, and the entire building was leased from the plans by the Rome Metallic Bedstead Company for the term of twenty-one years, and who sublet, before the building was fully completed, the four upper floors to the Blanchard Press for a similar period. That the confidence of Mr. Loft in the section has not been misplaced is shown by the improvements which have been made there during the last year, viz.:

The erection of a six-story loft building at 423 and 425 West 19th street by Mr. Halligan, which was leased to the Auto Car Company for a term of years.

The erection of a seven-story fireproof building by Charles W. Hofferberth in West 21st street, between 10th and 11th avenues, on plot 100x100 feet, which building is now nearing completion.

The erection of a ten-story bonded warehouse by Baker & Williams in West 20th street, between 10th and 11th avenues, on plot 100x100 feet, the work on which is just commencing.

The erection and completion of a four-story garage in West 22d street by the Moore Estate for the Hopkins Manufacturing Company. This building was leased from the plans for a term of twenty-one years.

The erection of a ten-story fireproof building at Nos. 521 and 523 West 23d street by the Moore Estate for the Building Associates. The building, which is still under construction, has been leased on a basis of twenty-one years.

The erection of a commercial garage on the entire block front on the westerly side of 11th avenue, between 24th and 25th streets, covering a plot of thirteen lots, also under a long-term lease.

The erection of a block front on the easterly side of 11th avenue, running from 26th to 27th street, a seven-story fireproof building by the Otis Elevator Company for its own occupancy.

The erection of a ten-story building at the southeast corner of 25th street and 11th avenue by Simon Zinn, on plot 100x100 feet, who will occupy nearly the entire premises, for the manufacture of metal novelties, chief of which is the Gem safety razor.

The Baltimore & Ohio Railroad is at present excavating for their large terminal warehouse to cover the block from 26th to 27th street, 11th avenue to 13th avenue, work on which is now progressing.

The St. John's Realty Company has recently purchased a plot of 127 feet frontage on 27th street, between 8th and 9th avenues, on which is being erected an eight-story building, work on which is now under way.

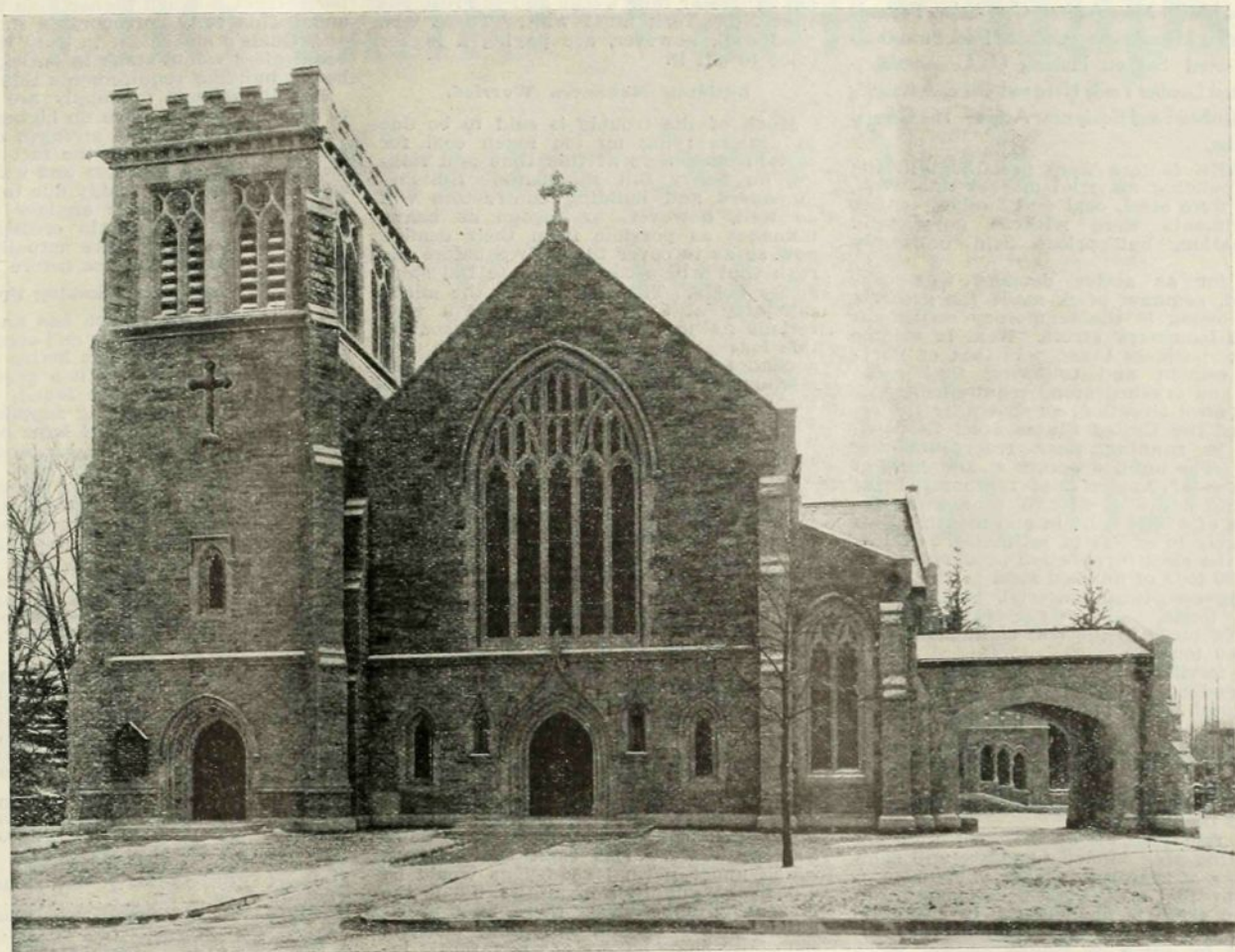
The Coca Cola Company has also erected on the south side of 27th street, between 8th and 9th avenues, a new building for its own occupancy.

In 33d street, between 9th and 10th avenues, the McKeon Realty Company has just completed the purchase of a plot of 131 feet frontage, on which will be erected a ten-story and basement building, from plans drawn by Paul C. Hunter, who has been the architect of several of the before-mentioned buildings. The owners have several prospective tenants negotiating for long-term lease on the same. This building adjoins on the westerly side the new loft building recently erected and purchased by County Registrar Max Grifenhagen.

In addition to all these improvements, the contemplated construction by the New York Central of a large terminal warehouse, besides the renewals and enlargements to present warehouses, make this section more active than in years and proves that it is now being highly preferred as a commercial center.

New York State Revenues.

New York State's revenue for the fiscal year ending October 1, next, is expected to reach at least \$47,000,000 or more than \$3,000,000 more than was estimated on January 1 last. The increase is due to the inheritance taxes paid on large estates, this year and increased taxes from the corporation tax bureau.



Christ Church, Greenwich, Connecticut.

W. F. Dominick, Architect.

Entrances, windows, tracery, copings, and all modeled ornament of Atlantic Architectural Terra Cotta.

An excellent example of the use of Atlantic Terra Cotta in connection with stone. In color and texture the Terra Cotta matches tooled buff limestone, and contrasts effectively with the darker local stone used for the plain wall surfaces.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, N. Y.

New York

BUILDING MATERIALS.

Building Money Tightens as Western Call Increases.

General Market More Active—Coal Serious Factor in Building Management—Common Brick Strengthening—Steel Stiffness Holding Up Construction—General Lumber Trade Keen and Prices Advancing—Hardware and Equipment Active—The General Market.

THREE factors were prominent in the building material market this week. They were steel, coal and lumber. Other departments were without noteworthy fluctuation, but prices held uniformly stiff.

So far as active demand was concerned, common brick made the greatest gain, owing to the temporary settlement of the teamsters' strike. Next in volume of new business taken was that of Portland cement and following that came sand and crushed stone requirements.

The steel situation, as shown by the report of the United States Steel Corporation, is running near record-breaking level. The unfilled orders at the close of business of August 31st represented the splendid figure of 6,163,375 tons or an increase of 306,296 tons in one month. This is largely in excess of estimates. Of this total the steel corporation produces about 1,150,000 tons of finished steel products, including structural material, bringing the total tonnage of structural material manufactured in the last eight months to 8,100,000 tons.

The terrific volume of business taken by independent concerns must be added to this total. The independent steel producers have to be figured in addition, and it is probable that when all the reports are in it will be shown that the volume of structural steel used this year is in excess of any previous year, if not actually record breaking.

The fact that all of the steel mills are operating near capacity and are still complaining of scarcity of labor is significant. Despite the fact that prices have advanced there is no decrease in specifications. In some cases premiums are obtained in order to insure prompt shipments and it is reported that in some cases it is even impossible to obtain the quantities on delivery before the first of the year. The demand for semi-finished steel is extremely urgent and the finishing mills are also pushing the furnaces for crude steel. The old adage that "as goes steel so goes building material several months later" is holding particularly true at this time.

When the Record and Guide in June announced that steel not only would advance sharply in August, but that other building materials would follow suit, and at that time advised buyers to be prepared for an upward movement, many consumers took advantage of this inside information, with the result that they contracted for materials before the advance took place and their operations are now going forward without any interruption. Others who prepared to take a chance and wait are paying premiums now to get steel even by the first of the year, while some tile interests, many of the terra cotta firms, both architectural and fireproofing, some front brick companies, and many equipment concerns are sold up to the first of January, and in many cases are not able to guarantee deliveries until the first of March.

Steel May Go Higher.

It is extremely likely that steel prices will continue to move up, since crude material interests are selling with more caution in anticipation of greater requirements on the part of steel people later in the year. If this stiffness materializes there is sure to be a sharp advance in the price of common brick, front brick, Portland cement, many kinds of equipment, such as furnaces, radiators, and other appliances; not to mention building management supplies.

Coal is a very important element not only in the maintenance of the finished building but in construction of a building for power generating purposes, whether that power be given from coal used practically on the building or by energized coal supplied the contractor in the form of electricity. Contractors were heard to complain this week regarding the prospect of higher prices for coal, and building managers were also inclined to feel the extra burden that higher prices will place upon them.

Chestnut and pea coal have made a notable advance. Egg coal continues strong, but other sizes are reported to be stationary. Burns Bros. are authority, for the statement that prices are bound

to go up as the month draws to a close. One reason for the higher prices is the tremendous tonnage that is being shipped to the Northwest, which is customary at this time of the year.

Owing to the coal strike, however, most of this supply must go out within the next three or four weeks and the result is that New York must wait. Those who need coal, however, are paying a higher price to get it.

Building Managers Worried.

Much of the trouble is said to be due to dealers tying up too much coal for certain customers at this time and relying on heavy fall shipments. Building managers and building contractors will do well, however, to engage as heavy tonnages as possible from their dealers now so as to cover themselves before the rush that will occur when late fall shipments begin. The shortage at the mines estimated at 5,000,000 tons is of a very serious nature and consumers of coal in this market cannot long continue to take a chance and be unprotected, should the stimulated mine outputs not come up to the required standards. During the last week furnaces have become conservative with the speculative movement about starting in which is only another reason why buying should proceed at once.

Premiums in coal buying continue to be a feature and some retailers are asking \$7 for stove and nut. Commercial sizes are higher. The demand for soft coal is undoubtedly improving and the betterment of the Clearfield and Cambria countries situation is particularly noticeable. This is interesting to the New York market because of the depreciation heretofore existing in that territory. This coal, however, is standing still as far as price level is concerned just now, but it is entirely probable that an upward movement will follow in the near future.

Brick Buying Light.

The common brick situation is still in a nervous state. Buying is fitful, though somewhat stronger than last week. Sales last week were less than the arrivals, which under normal conditions would be a desirable condition of affairs, but in the present circumstances, there is a possibility of the market becoming clogged, especially since buyers are apparently indifferent regarding the fact that the open season is rapidly drawing to a close and that producers will not be inclined to flood the market in anticipation of winter demands unless purchasers give them some basis upon which to gauge the requirements of the closed season.

Of course, unrest among the teamsters and excavators has something to do with the nervousness displayed by the buyers, but it is entirely improbable that arbitration will continue all winter and that when they finally do come into the market they will find covering charges on current prices.

The Raritan River situation is still strong. There is no nervousness reported in this department.

Hudson River transactions last week were:

	Left over Aug. 31, 1912.	Arrived.	Sold.
Monday	21	0	24
Tuesday	0	7	7
Wednesday	8	7	7
Thursday	9	9	9
Friday	9	9	10
Saturday	6	8	8
		53	45

Condition of market, nervous. Hudsons, \$6.75 to \$7 (wholesale, dock, New York; add dealer's profit and cartage for retail prices). Left over Sept. 7, 39.

Left over Sept. 2, 35.

	Left over Sept. 2, 1911.	Arrived.	Sold.
Monday	8	8	3
Tuesday	7	1	1
Wednesday	4	5	5
Thursday	5	8	8
Friday	9	10	10
Saturday	5	6	6
		38	33

Condition of market, dull. Prices: Hudsons, \$5.87½ to \$6.25; Raritans, \$5.50 to \$5.75. Left over, 40.

Lumber Market Is Active.

There is a very active market for lumber. This is shown by continued heavy buying and corresponding stiffness in prices. Logging will soon be possible in the lumber camps when the snow begins to fall heavily, but in the mean time there is a tremendous demand for spruce and yellow pine used in subway underpinning as well as in underpinning for building remodeling due to the enforcement of the encroachment ordinance, which is giving the yellow-pine situation a tremendous boom, in consequence of which prices are stiffening.

During the week there was a slight falling off in the demand for building orders, but flooring was in good demand and the prospects are that hard wood prices will move up within the very near future.

The wholesale department of the lumber market is much higher than the retail end. This fully corroborates the Record and Guide's statement in July that lumber dealers would stack in anticipation of heavy building requirements this fall.

The limitations in supply are such as to cause prices to move up higher. However, evidences of the strength of building lumber is shown in the fact that collections between retailers and wholesalers are much better, probably due to the fact that dealers are more anxious to stack than they are to obtain credits. Most of the suburban retailers actually expect to have to pay premiums before long.

Spruce Prices Climbing Up.

The market for spruce has an upward tendency; demand is fair and supply moderate. Eastern spruce is active on Long Island Sound points, with a good call in New York. It has been found, however, that the yards are taking supplies in anticipation of heavier call later on in the season when subway construction work becomes more extensive. West Virginia spruce is hard to get, and consequently prices are high. The car shortage will probably seriously affect this district.

Yellow pine prices are so stiff that there is some hesitancy on the part of prospective purchasers to buy. Prices are inclined to move up because of car service restriction. Quotations for merchantable yellow pine (1905 f. o. b. New York) follow:

8 inch and under	\$24.50 to \$25.00
10 inch	26.50 to 27.00
12 inch	29.50 to 30.00
14 inch	31.50 to 32.00
16 inch	34.50 to 35.00
Ship stock—easy schedules	37.00 to 38.00
Ship stock—40 ft. average	39.00 to 41.00
Heart face siding, 4-4 in. and 5-4 in.	33.00 to 34.00
Kiln dried sap siding, 4-4 in.	27.50 to 28.00
Kiln dried sap siding, 5-4 in.	28.00 to 29.50

For dressing add \$1.50 per M. Flooring runs as follows:

A Heart Rift, 13-16x2½ face, counted 1x3, D. & M.	\$54.00
B Heart Rift, 13-16x2½ face, counted D. & M.	43.00
A Sap Rift, 13-16x2½ face, counted 1x3, D. & M.	41.00
B Sap Rift, 13-16x2½ face, counted 1x3, D. & M.	36.50
A Flat Rift, 13-16x2½ face, counted 1x3, D. & M.	31.00
B Flat Rift, 13-16x2½ face, counted 1x3, D. & M.	29.50
No. 1 Com. Flat, 13-16x2½ face, counted 1x3, D. & M.	26.50

The hemlock market is firm. Current prices for Pennsylvania stock ranges at \$22.50 and West Virginia at \$21.50, representing an advance of about 50 cents, with mill capacity well employed. Concessions in this line are procurable only in substantial orders.

In the hardwood market firm prices continue to prevail, but chestnut and sound wormy show a slight advance. The fall market is expected to be extremely firm.

Building Metals.

The principal price change of the week in finished products was the establishment of \$3.60 mill as the base on tin plate for any delivery. This is an advance of \$2 a ton over the old price of \$3.50, and was put in effect on Thursday by the principal independents. The steel corporation did not participate in this movement, the American Sheet and Tin Plate Company, the corporation's subsidiary, continuing its old quotation, though it is but normal, as the corporation will not contract into November and December on this basis, and will only accept reservations for tonnage for those months contingent on prices at that time.

Building Supplies Active.

Building managers are actively in the market for supplies at this time. Their chief interest is centered in the coal situation, which promises to represent an outlay of their appropriation of from 8 to 12 per cent. more than last year.

Considerable concern is expressed in regard to the attitude of the oil market, in view of the fact that the disposition of the oil companies is to increase prices.

There is a well defined movement among the leading building managers to lay in stocks of varnishes and paints in anticipation of an increase in the price of kauri gum and linseed oil, affecting principally varnishes. The stiffening of the white lead market, affecting paints, also causes managers some concern. Managers are also making heavy inquiries just at this time for rubber goods, such as hose, mats and engine room supplies, which, owing to the heavy demand upon the rubber market now being made by automobile manufacturers, is expected to restrict supply for other lines.

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CURRENT BUILDING OPERATIONS

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

Jackson & Rosencranz to Plan Y. M. C. A.

Jackson & Rosencranz, 1328 Broadway, Manhattan, have been selected as architects for the new Y. M. C. A. building to be erected at the southeast corner of Public Square and Washington street, Watertown, N. Y. There will be ten stores on the first floor, with offices on the second floor. The size of the building will be 100x125 feet, four stories in height, strictly fireproof, and cost about \$200,000. Charles H. Anthony, 104 Washington street, Watertown, is chairman of the building committee.

John C. Wiarda & Co. to Rebuild.

John C. Wiarda & Co., 259 Green street, Brooklyn, are to rebuild their factory buildings at Front, Pollack and Webster streets and the Newtown Canal, Brooklyn, for which plans have been prepared by A. Ullrich, 373 Fulton street. The operation consists of ten buildings, including an office building, 50x50 feet; three storage buildings, 50x100 feet; shop, 50x100 feet; boiler house, 38x50 feet; foundry, 50x100 feet; stable, 30x80 feet; acid works, 50x100 feet, and combustible shop, 50x39 feet.

New Rochelle Plans Civic Center.

The city of New Rochelle, F. H. Waldorf, Mayor, contemplates the erection of a civic center, the location of which is undecided. The members on the Board of City Development include Edward J. Cordial, president; Stuart F. Douglas, Frank Koch, Thomas Checked, John Moran and Harry Scott, all of that city. The board has been requested to make a report concerning suitable sites, advantages and costs. No architect has yet been retained.

Plans for Gramercy Park Hotel.

L. C. Holden, 103 Park avenue, is preparing plans for an eight-story hotel, 50x110 feet, for the Christian Workers' Home, care of the New York City Mission and Tract Society, at 6-7 Gramercy Park West. Mrs. M. K. Jesup is directress, Miss Gertrude Dodd treasurer and Miss Edith H. White superintendent. Estimated cost, \$150,000.

Big Car Barn Addition.

The New York Railway Company, 621 Broadway, will call for estimates on the general contract in about six weeks for the erection of a two-story addition to the car barns at Ninth avenue and 54th street. George H. Pegram, 165 Broadway, is chief engineer. The cost is estimated at \$150,000.

Bids for Subway Work.

The Public Service Commission this week opened bids for the construction of five more sections of subways. The details will be found in another column.

CONTEMPLATED CONSTRUCTION. Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

83D ST.—The Hennessy Realty Co., 220 Broadway, owner, Jas. Polstein, president, Meyer Gendel, secretary, will soon take bids for the 9-story apartment house, 53x90 ft., to be erected at 37-41 West 83d st from plans by Schwartz & Gross, 347 5th av, architects.

72D ST.—George & Edward Blum, 505 5th av, are preparing plans for a 12-story apartment house, 59x102 ft., to be erected at 105-109 West 72d st for Brown Bros., Inc., 33 East 20th st, owners. Cost, \$350,000.

124TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-story apartment, 100x100 ft., to be erected in the south side of 124th st, 309 ft. west of Amsterdam av, for Samuel Lipman, 1900 Prospect av.

137TH ST.—Jacob Blonner, 71 East 121st, owner, is taking bids on subs for an addition to the tenement at 110-112 West 137th st from plans by Harry Zlot, 230 Grand st, architect. Cost, \$4,000.

115TH ST.—The R. & A. Realty & Construction Co., Albert Scholski, president, 354 Grand st, owner, is taking bids on subs for a 6-story apartment house, 100x100 ft., at the northwest corner of 115th st and 7th av from plans by Geo. Fred Pelham, 507 5th av, architect.

ST. NICHOLAS AV.—The 191st St. Construction Co., 559-61 West 171st st, John Katzman, president, John Jacobowitz, secretary, 132 Nassau st, owner, is taking bids on all subs for a 6-story apartment on the east side of St. Nicholas av, 608 ft. south of 145th st, from plans by Sommerfeld & Steckler, 31 Union sq, architects. The Mason Construction Co., 661 Tinton av, has the mason work. Cost, \$45,000.

HOLLAND AV.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for a brick apartment, 25x84 ft., on the west side of Holland av, 75 ft. south of 215th st, for the Berles Construction Co., 23 East 125th st. Cost, \$25,000.

142D ST.—The Kramer Improvement Co., 35 Nassau st, is taking bids for the 6-story apartment, 151x93 ft., in the south side of 142d st, 250 ft. east of 7th av, from plans by William P. Seaver, 320 5th av, architect. Cost, \$250,000.

POST AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for the five 5-story apartment houses, 50x113 ft., to be erected on the north side of Post av, 100 ft. west of Academy st, for the Bendheim Construction Co., 128 Broadway, owner. Cost, \$250,000.

BANKS.

BROADWAY.—Additional figures are being received for alterations to the 9-story bank building, 89x154 ft., at 18 Broadway for the Hunnewell Estate, owner, care Alfred C. Bossmo, 366 5th av, architect. Seaboard National Bank, on premises, lessee, Samuel G. Boyne, president, Charles C. Thompson, cashier.

FACTORIES AND WAREHOUSES.

CANAL ST.—Additional figures are being received for the 6-story brick cigar factory to be erected at 505-511 Canal st for the Central Cigar Manufacturing Co., 1 Desbrosses st, owner, Thomas McGoldrick, president, Stephen McFarland, secretary, Peter Quinn, treasurer, F. Baylies, 33 Bible House, architect. Andrew Brose, 1 Madison av, contractor, for foundations.

23D ST.—J. B. Snooks Sons, 261 Broadway, architects, are taking bids for alterations to the 5-story brick factory at 525 West 23d st. Cost, \$30,000.

HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND.—Bids were received by the Department of Public Charities, East 26th st, Michael Drummond, commissioner, for the boiler house and heating plant in the Metropolitan District from plans by Frank J. Helmle, 190 Montague st, Brooklyn, architect. Frank Sutton, 80 Broadway, steam and electrical engineer. Child & Scott Co., 112 Wooster st, were low bidders at \$19,200.

HOTELS.

BROADWAY.—Excavating is under way for the 12-story apartment hotel at the northeast corner of Broadway and 94th st for Harry Schiff, 355 West End av, owner. Schwartz & Gross and B. N. Marcus, 347 5th av, architects. Thomas J. Bird, 505 5th av, is steel engineer. Owner builds. Cost, \$300,000.

MUNICIPAL WORK.

MANHATTAN AND BRONX.—The Department of Water Supply, Gas and Electricity, Henry S. Thompson, commissioner, 13-21 Park Row, N. Y. C., is taking bids to close Sept. 17 at 2 p. m. for transferring taps and rearranging connection of existing water mains in various streets and for furnishing and delivering valve box castings.

MANHATTAN.—The Fire Department, 157-159 East 67th st, is taking bids to close Sept. 17 at 10.30 a. m. for furnishing and delivering 2,500 ft. of 1 and 1½-inch rubber hose.

FULTON ST.—The City of New York, George McAneny, president, City Hall, owner, is taking bids to close September 18 at 2 p. m. for regulating and repaving Fulton st with wood block pavement on a concrete foundation.

SCHOOLS AND COLLEGES.

35TH ST.—Excavating is under way for the 4-story brick college of dental surgery, 78x88 ft., at 302-6 East 35th st for the New York Dental College, C. C. Cowles, president, 20 West 14th st, owner. John B. Snooks Sons, 261 Broadway, architects. Cauldwell Wingate Co., 381 4th av, general contractor. M. F. Westergren, 213 East 144th st, has the roofing work; Hosford & McDermott, 93 Lexington av, plumbing; C. M. Gray Marble & Slate Co., 117 Cedar st, interior marble. Cost, \$90,000.

LEXINGTON AV.—Bids were received by the Board of Education for electric work at the Normal College on the west side of Lexington av, between 68th and 69th sts, from plans by C. B. J. Snyder, 500 Park av, architect. A. L. Guidone & Co., 162 East 23d st, are general contractors. Low bidders for first portion of the new Normal College buildings (Thomas Hunter Hall) were the Commercial Construction Co., 24 State st, \$19,777; J. T. Williams, 524 West 160th st, \$20,473; Anderson Martin Electrical Co., 1 Madison av, \$20,721. Cost, \$50,000.

116TH ST.—The Columbia College, on premises, Nicholas Murray Butler, president, Frank D. Packenthal, secretary, John McLean Nash, treasurer, contemplates the erection of a laboratory, 4-stys, 36x90 ft., at 116th to 117th sts, east of Amsterdam av. McKim, Mead & White, 160 5th av, architects.

STORES, OFFICES AND LOFTS.

41ST ST.—George & Edward Blum, 505 5th av, are preparing plans for a 20-story office building, 50x100 ft., to be erected at 18-20 East 41st st for the Holland Construction Co., Judson S. Todd, president, 11 Pine st, owner. Architects will take bids.

38TH ST.—Paul C. Hunter, 191 9th av, has completed plans for an 11-story loft building, 131x90 ft., to be erected at 424-438 West 38th st for the McKeon Realty Co., 418 West 25th st, N. Y. C., owner. Bids will be taken on separate contracts.

VANDERBILT AV.—Additional figures are being received for the 6-story store and office building to be erected on the south side of Vanderbilt av, between 42d and 43d sts, for the N. Y. Central R. R. Co. Warren & Wetmore, 16 East 47th st, architects. The United Cigar Stores Co., 44 West 18th st, lessee, Balcom & Darrows, 70 East 45th st, steam engineer. Cost, \$150,000.

MADISON AV.—Foundations are under way for the 2-story addition to the store and office building, 24x100 ft., at 331 Madison av, southeast corner of 43d st, for Charles & Co., 44 East 43d st, owner, H. Clark, president, J. Charles, secretary, Charles I. Berg, 329 Madison av, architect. Ruggles Robinsqn Co., 331 Madison av, general contractors.

27TH ST.—Foundations are under way for the 8-story loft building, 91x128 ft., at 337-347 West 27th st for the St. John's Park Realty Co., William D. Kilpatrick, president, James H. Czuikshank, secretary, 50 Pine st, Robert E. Moss, 126 Liberty st, engineer. W. L. Crow Construction Co., 103 Park av, is general contractor. The Century Iron Works, 51 West 140th st, has the ornamental iron work, and Knoburn Co., 240 11th av, kalamein work. Cost, \$75,000.

127TH ST.—F. S. Keeler, 140 Cedar st, has completed plans for a 5-story brick loft building, 68x90 ft., to be erected at 423-427 West 127th st for the Bernheimer & Schwartz Brewing Co., 128th st and Amsterdam av, Max Bernheimer, president, Chas. Meyer, vice-president, Arthur G. Freeland, secretary, owner. Cost, \$60,000.

THEATRES.

116TH ST.—Henry B. Herts, 35 West 31st st, is preparing plans for a 2-story brick theatre to be erected at 11-13 West 116th st for D. Goldberg, Louis C. Neuberger and Harry Herzog, 110 West 34th st, owners. Cost, \$30,000.

116TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre building to be erected at 11-13 West 116th st from plans by Henry B. Herts 35 West 31st st, architect, and desire all bids prior to Monday, Sept. 16.

116TH ST.—Henry B. Herts, 35 West 31st st, is preparing plans for a 2-story brick theatre to be erected at 11-13 West 116th st for D. Goldberg, Louis C. Neuberger and Harry Herzog, all of 100 West 34th st, owners. Cost, \$30,000.

MISCELLANEOUS.

54TH ST.—Chas. G. Armstrong, 149 Broadway, consulting engineer, has completed plans for a swimming pool at the 54th St. Baths for the City, George McAneny, president, City Hall. Bids will be called for on general contract October 1.

RIVINGTON ST.—Chas. G. Armstrong, 149 Broadway, consulting engineer, has completed plans for a brick swimming pool at the Rivington St. Baths for the City, George McAneny, president, City Hall. Cost, \$40,000.

Bronx.

DWELLINGS.

226TH ST.—Foundations are under way for four 2-story frame residences, 21x55 ft., in the south side of 226th st, 505 ft. east of White Plains av, for Mickle Agugliaro, 848 East 213th st, owner. Robert Glenn, 363 East 149th st, architect. Owner builds. Total cost, \$20,000.

FACTORIES AND WAREHOUSES.

WALTON AV.—G. T. Drosto, 37 Liberty st, will soon take revised bids for a 2-story brick and concrete warehouse and factory, 20x100 ft., to be erected at 564 Walton av for M. T. Norton's Sons, 562 Mott av, owner. Cost, \$6,000.

BROOK AV.—Wallis & Goodwill, 246 4th av, architects, are taking revised bids for the 3-story warehouse, 85x85 ft., at the northwest corner of Brook av and 163d st for the H. J. Heinz Co., 256 West st, owner. Robert E. Moss, 126 Liberty st, steel engineer. Michael J. Gilleran, 322 East 107th st, contractor for foundations only.

PUBLIC BUILDINGS.

BRONX ZOO PARK.—The Department of Parks, Chas. B. Stover, president, T. J. Higgins and M. J. Kennedy, commissioners, Zbrowski Mansion, Claremont Park, N. Y. C., is taking bids to close Sept. 19 at 3 p. m. for the Public Service Building at Bronx Zoo Park, from plans by LaFarge & Morris, 23 East 26th st, architects. Cost, \$18,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for three 4-story brick and limestone apartments, 50x100. E. Lieberman, 189 Martense st, Brooklyn, owner, is now taking bids. Cost, \$35,000 each.

STERLING PL.—L. Danancher, 7 Glenmore av, is preparing plans for a 4-story brick tenement, 41x90 ft., on the north side of Sterling pl, 307 ft. east of Howard av, for Barnett Miller, 462 Hopkinson av, owner. Cost, \$23,000.

PARK PL.—L. Danancher, 7 Glenmore av, is preparing plans for a 4-story brick tenement, 22x80 ft., on the south side of Park pl, 267 ft. east of Howard av, for Barnett Miller, 462 Hopkinson av, owner. Cost, \$15,000.

HEWES ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-story brick apartment, 56x85 ft., at the northwest corner of Hewes st and South 1st st. Cost, \$40,000.

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PARK PL.—L. Danacher, 7 Glenmore av, is preparing plans for a 4-sty brick tenement, 40x90 ft., on the south side of Park pl, 289 ft. east of Howard av, for Barnett Miller, president, 462 Hopkinson av, owner. Cost, \$23,000.

58TH ST.—Thomas Bennett, 52d st and 3d av, Brooklyn, is preparing plans for a 2-sty frame tenement, 20x70 ft., to be erected in the north side of 58th st, 54 ft. west of 13th av for William and Robert Smith, 3822 9th av. Cost, \$8,000.

BROOKLYN.—The J. Henry Small Realty Co., 1104 Broadway, Brooklyn, is taking estimates at their office for a 6-sty apartment house to be erected at 389 South 5th st; a 4-sty apartment house on DeKalb av, between Tompkins and Throop avs; a 4-sty apartment on Kosciusko st, between Tompkins and Throop avs, and two 6-family houses on the south side of McDougal st, 200 ft. west of Saratoga av. Plans for all four operations can be seen at 1104 Broadway, Brooklyn.

SCHERMERHORN ST.—An investor has purchased from Sarah Schlueter a 3-sty residence at 297 Schermerhorn st and contemplates erecting a 4-sty apartment house on the site.

BLEEKER ST.—L. Allmendinger, 926 Broadway, is preparing plans for a 3-sty brick tenement, 20x60 ft., to be erected in the north side of Bleeker st, 100 ft. west of Onderdonk av, for John Kull, 637 Palmetto st, owner. Cost, \$5,500. Owner builds.

DWELLINGS.

8TH AV.—Foundations are under way for the 3-sty brick and limestone residence, 50x65 ft., on the east side of 8th av, 50 ft. south of President st, for M. & J. Tracy, 1 Broadway, N. Y. C., owners. Frank J. Helmle, 190 Montague st, architect. Charles W. Dahl, 242 Chauncey st, has the mason work. Owners do carpenter work. Cost, \$45,000.

SURF AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty brick residences, 20x65 ft., to be erected at the northwest corner of Surf av and West 28th st for Antoni Russo, owner. William J. Avitabile, 463 63d st, is general contractor. Cost, \$6,500 each.

BATH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for five 2-sty frame residences, 17x44 ft., to be erected at the northeast corner of Bath av and 15th av for Robert Brauer, 1719 West 45th st, owner, who builds. Cost, \$4,500 each.

88TH ST.—L. Danacher, 7 Glenmore av, is preparing plans for a 1-sty brick residence, 20x45 ft., to be erected in the east side of 88th st, 120 ft. south of Av A, for Anton Peterson, 323 East 52d st, owner. Cost, \$2,500.

43D ST.—Klein & Koen, 9 Debevoise st, have completed plans for seven 2-sty frame and brick residences, 20x70 ft., to be erected in the south side of 43d st, 100 ft. east of 15th av, for the B. & W. Construction Co., B. Block, president, 305 Christopher av. Owner builds and is taking bids on subs. Cost, \$7,000 each.

43D ST.—Klein & Koen, 9 Debevoise st, have completed plans for seven 2-sty frame and brick residences, 30x70 ft., to be erected in the south side of 43d st, 240 ft. east of 14th av, for O. & J., Inc., Isaac Ross, president, 116 Grafton st. Cost, \$7,000 each.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—Bids will close Sept. 17 at 10.30 a. m. for alterations to the sewer lines and outside tanks at the Kingston Av. Hospital, Kingston av and Fenimore st, for the Department of Health, Ernst J. Lederle, Ph.D., president.

SCHOOLS AND COLLEGES.

DUMONT AV.—Bids will close at 3 p. m. Sept. 16 for installing electric equipment in P. S. 174 on the south side of Dumont av, between Alabama and Williams avs, for the Board of Education of New York, C. B. J. Snyder, 500 Park av, architect. H. C. Stowe Construction Co., 221 Greenpoint av, is general contractor. Cost, \$320,000.

9TH ST.—The Board of Education is taking bids to close at 3 p. m. Sept. 16 for public school 99, to be erected in East 9th st, between Avs K and L, from plans by C. B. J. Snyder, Park av and 59th st, architect. Cost, \$260,000.

STABLES AND GARAGES.

MACON ST.—William Harms, 1580 Broadway, owner, is taking bids on the general contract for a 1-sty brick garage, 100x102 ft., to be erected in the north side of Macon st, 52 ft. west of Hopkinson av, from plans by L. Allmendinger, 926 Broadway, architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

SOUTH 1ST ST.—Adelsöhn & Feinberg, 1771 Pitkin av, are preparing plans for a 4-sty brick loft building, 20x50 ft., to be erected in the north side of 1st st, west of Logan st, for S. Kaplan, 56 Suffolk st, N. Y. C., owner, who builds. Cost, \$8,000.

BLAKE AV.—Cohn Bros., 361 Stone av, have completed plans for a 6-sty brick and stucco loft building, 100x100 ft., to be erected at the northwest corner of Blake av and Junius st for A. Koopel, 608 Stone av, who builds. Cost, \$45,000.

BUSHWICK AV.—Farber & Nurick, 1028 Gates av, are preparing plans for changing the residence 1063 Bushwick av for store purposes. Jacob Sichel, 1083 Bushwick av, owner. Cost, \$3,000.

THEATRES.

GRAHAM AV.—E. J. Meisinger, 394 Graham av, is revising plans for a 1-sty brick moving picture theatre, 25x100 ft., to be erected on the west side of Graham av, 150 ft. north of Engert av, for Mr. Sachs, on premises, owner. Cost, \$10,000.

BEDFORD AV.—Foundations are under way for the brick theatre, 150x75 ft., at the northwest corner of Bedford av and Bergen st for Levy Bros., 5 Beekman st, N. Y. C., owners.

Thomas W. Lamb, 501 5th av, N. Y. C., architect. Owner builds. Ericson Bros. Co., 253 Flatbush av, has mason work. Cost, \$125,000.

MISCELLANEOUS.

ROCKAWAY AV.—L. Schillinger, 167 Van Sicklen av, has completed plans for alterations at the northwest corner of Rockaway av and Av G for Valentine Steuerwald, on premises, owner. Cost, \$3,500.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Albro & Lindeberg, 2 West 47th st, N. Y. C., architects, are taking bids for two 2½-sty residences for the Sage Foundation Homes Co., 47 West 34th st, owner. Robert W. De Forest, president, John M. Glenn, secretary.

ST. JAMES, L. I.—Peabody, Wilson & Brown, 389 5th av, N. Y. C., architects, are taking bids for 1 and 2-sty farm buildings for William Thompson, care of architect, owner.

KENSINGTON, GREAT NECK, L. I.—O. R. Taylor, 270 Riverside dr, N. Y. C., contemplates the erection of a residence here on plot 120x250 ft., from plans by Wallick & Terwilliger, 11½ West 37th st, architects.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., Robert W. De Forest, president, John M. Glenn, secretary, owner, is taking bids for two 2½-sty residences, 50x23 ft. and 48x30 ft., from plans by Albro & Lindeberg, 2 West 47th st, N. Y. C., architects.

SCHOOLS AND COLLEGES.

GLEN COVE, L. I.—Frank Helmle, 190 Montague st, Brooklyn, is preparing preliminary plans for a 3-sty brick and stone parochial school for St. Patrick's R. C. Church, Rev. Bernard O'Reilly, pastor, this place. Figures will be taken about Oct. 20.

Nassau.

DWELLINGS.

ELMONT, L. I.—F. J. Berlenbach, 260 Graham av, Brooklyn, architect, is taking bids for fire repairs to the convent of the Sisters of St. Dominic, Father Zeller, in charge.

LOCUST VALLEY, L. I.—Foundations are under way for the 2½-sty frame residence, stable and garage for John Anderson, 187 Hancock st, Brooklyn, owner. H. Craig Severance and Walter Schumm, 21 West 45th st, N. Y. C., architects. Harvey Murdock, 116 Nassau st, N. Y. C., is general contractor. B. P. McCauley, Oyster Bay, L. I., has mason work, and A. E. Hausen, Glen Cove, L. I., carpentry.

Richmond.

DWELLINGS.

GRIMES HILLS.—H. A. Smith and W. P. Miller, 1181 Broadway, N. Y. C., architects, are taking bids for a 2½-sty residence, 52x48 ft., for Otto P. Heyn, 80 Maiden lane, N. Y. C., owner.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.
PASSAIC, N. J.—William Kaplan and D. Krugman, 162 Grove st, Paterson, N. J., contemplate the erection of a 3-sty brick tenement here, at a cost of \$10,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 3-sty frame and stucco flat, 30x82 ft., to be erected at the corner of 10th st and 19th av for Benj. Yesholovsky, 286 South 6th st, owner. Cost, \$8,000.

NEWARK, N. J.—Work will soon start on the four 3-sty frame flats, 22x50 ft. each, at 619-625 South 19th st for S. Sodowitch & Harris Kantorowitz, 286 South 6th st, owners. Nathan Welitoff, 222 Washington st, architect. Owner builds by day's work. Cost, \$5,000 each.

JERSEY CITY, N. J.—Excavating is under way for the 3-sty brick flat at the corner of Lincoln st and Boulevard for Edward Krafft, 7 Taylor st, Brooklyn, N. Y., owner. Emil Guhl, 19 Charles st, architect. Joseph Paganessi, 952 Hill st, West Hoboken, has the mason work, and James N. Veiren, 138 Central av, carpentry. Cost, \$14,000.

NEWARK, N. J.—Foundations are under way for the 3-sty frame flat, 42x65 ft., at the southwest corner of Peshine and Watson avs for Emil Fuhrmeister, 74 Mulberry st, owner. Edward E. Grant, 397 Washington av, architect.

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 P. M. Friday.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., September 11, 1912.—**SEALED PROPOSALS** will be received in this office until 3 o'clock p. m. on the 22d day of October, 1912, and then opened, for the construction (complete) of the buildings for the United States quarantine station, San Juan, P. R., consisting of five one-story buildings, having a total ground area of approximately 11,500 square feet, with brick walls and stucco facing, concrete floors, and corrugated-iron roof covering. Drawings and specifications may be obtained from the custodian of site at San Juan, P. R., or at this office, at the discretion of the Supervising Architect.
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Fred J. Zusi, 9 Lawton st, general contractor.
William H. Frey, 57 Rose st, has the mason work. Cost, \$10,000.

BANKS.

JERSEY CITY, N. J.—Work is up to the 1st story for the 1-sty bank, 28x80 ft., near Jackson av station, for the Claremont Bank, Ocean and Cateret av, owner, F. G. Parr, cashier; Mowbray & Uffinger, 56 Liberty st, N. Y. C., architects. John Lowry, Jr., 235 5th av, is general contractor. Dougall & Potter, 606 West 55th st, N. Y. C., have the structural steel and ornamental iron work. Cost, \$30,000.

DWELLINGS.

JERSEY CITY, N. J.—Nathan Finkel, 17 Gates av, owner, is taking bids on the general contract for five 3-sty brick stores and residences, 100x55 ft., from plans by J. A. Resch, 170 Lexington av, Jersey City, architect. Cost, \$40,000.

ORDELL, N. J.—H. Fritz, 237 Maple av, Passaic, N. J., is preparing preliminary plans for a 2½-sty frame and stucco residence, 42x48 ft., to cost \$12,000. Owner's name is for the present withheld.

JERSEY CITY, N. J.—J. A. Resch, 170 Lexington av, architect, will soon take bids for a 2½-sty frame residence, 33x36 ft., to be erected on the Boulevard, near Warner av. Cost, \$6,000.

NEWARK, N. J.—Francis Averkamp, 238 Washington st, architect, is taking bids for a residence to be erected at 574 Summer av for J. H. Scharling, 755 Summer av, owner. Cost, \$6,000.

HOBOKEN, N. J.—Frank Perrone, Garfield, N. J., is preparing plans for a 2½-sty brick residence, 30x50 ft., to cost \$6,000. Owner's name is for the present withheld.

NEWARK, N. J.—E. V. Warren, 22 Clinton st, has completed plans for a 2½-sty residence, 28x32 ft., to be erected on Johnson av for Mrs. Lillian Allison, 11th st and 16th av, owner. Cost, \$5,000.

NEWARK, N. J.—E. V. Warren, 22 Clinton st, has completed plans for several 2½-sty frame residences, 24x57 ft., to be erected on Mt. Prospect av near Heller Parkway, George Crawford, 24 Camp st, owner. Cost, \$5,500.

TEANECK, N. J.—Excavating is under way for the 2½-sty brick residence at the southeast corner of Larch av and North av for Francis Hoffman, Marsh & Gotto, 46 Cedar st, N. Y. C., architects. Charles W. Winters, Bogota, N. J., is general contractor. Cost, \$9,000.

ALBANY, N. Y.—D. Stuart Douglas, 100 State st, has completed plans for a 2½-sty frame residence, 24x52 ft., to be erected on Myrtle av for William Briggs, Myrtle av. Cost, \$5,000.

ALBANY, N. Y.—Plans have been completed for a 2½-sty residence, 22x45 ft., to be erected at Ontario and Benson sts for M. F. Shank, 703 State st. Cost, \$5,000.

SCHENECTADY, N. Y.—L. Rodman Nichols, 208 South Centre st, has completed plans for a 2½-sty frame residence, 24x55 ft., to be erected on Van Gyuysling av for George A. Pepper, 866 Union st. Cost, \$5,000.

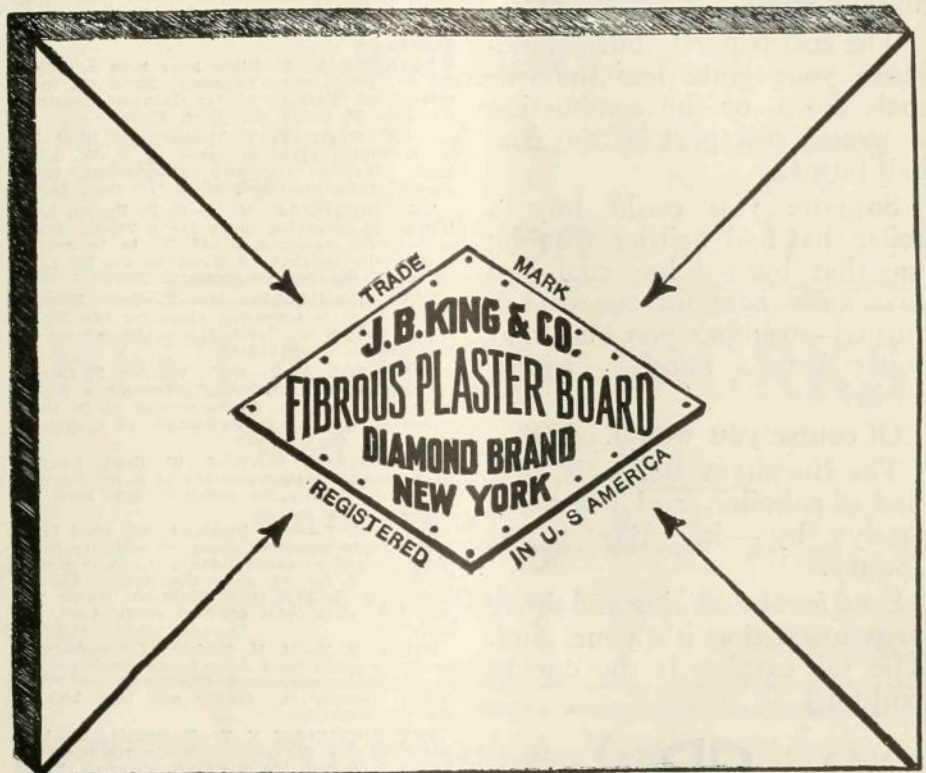
RUTHERFORD, N. J.—Excavating is under way for the 2½-sty frame residence, 30x28 ft., in Myrtle st and St. Clair av for Alfred Hack, this place, owner. Bratt & Strafford, Town of Union, general contractors. Cost, \$5,000.

TEANECK, N. J.—Excavating is under way for two 2½-sty frame residences, 30x20 ft., on Linden av for Frank Prusakowski, owner. Chas. Emanuel, Hackensack, N. J., is general contractor. Total cost, \$7,000.

BUFFALO, N. Y.—Esenwein & Johnson, Elliott sq, architects, are ready for bids for a 2½-sty brick and stone residence and garage, 57x68 ft., to be erected on La Fayette av for Mrs. Henry Vom Berge, 48 Oakland pl, owner. Cost, \$25,000.

EAST RUTHERFORD, N. J.—Foundations are under way for a 2½-sty frame residence and store, 30x20 ft., in James st for William Johnson. John Wulling, at site, architect, Jerry Marconi, Woodridge, N. J., general contractor. Cost, \$4,000.

JORDAN, N. Y.—C. M. Curtis, O. C. S. Bank Building, Syracuse, is preparing plans for remodeling the 2-sty frame country residence for E. E. Nelson, this place, owner. Cost, \$10,000.



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JERSEY CITY, N. J.—J. A. Resch, 170 Lexington av. architect, is ready to take bids on a 2½-sty frame residence, 20x50 ft., on Bartholdi av for J. Bailey, of Bartholdi av, near the Boulevard, owner. Cost, \$5,000.

RIDGEWOOD, N. J.—F. D. Pagan, Lawton st, New Rochelle, N. Y., architect, is preparing sketches for a residence to be erected here. Details will be available later. Cost, \$20,000.

NEWARK, N. J.—John Apgar, 246 North 7th st, is preparing preliminary plans for a 2½-sty frame and stucco residence, 32x32 ft., to be erected in Ridge st, near 2d av, for A. Brice Crane, 800 Broad st, owner. Cost, \$8,000.

NEW ROCHELLE, N. Y.—Gus Kilthau, Huguenot st, is preparing sketches for two 2½-sty frame residences, 25x28 ft., to be erected on Dewey av. Cost, \$5,000 each.

PELLHAM HEIGHTS, N. Y.—Milligan & Co., East 1st st, Mt. Vernon, N. Y., have completed plans for a 2½-sty frame residence, 37x27 ft., for K. W. McEnany, this place, owner. Architect builds. Cost, \$7,500.

PATERSON, N. J.—H. Fritz, 237 Maple av, Passaic, has completed plans for a 2½-sty residence, 32x28 ft., for John S. Roscoe, care of architect, owner. Cost, \$5,000.

NEW ROCHELLE, N. Y.—Chas. F. Peck, 7 East 42d st, N. Y. C., owner, is taking bids for a 2½-sty frame and stucco residence to be erected at Premier Point Park. Cost, \$8,000.

OLEAN, N. Y.—H. J. Kauffman, North Union st, is preparing plans for a 2½-sty frame residence, 26x38 ft., to be erected in North 2d st for F. R. Brothers, North Union st, owners. Cost, \$5,000.

YONKERS, N. Y.—Plans have been completed for a 2½-sty frame residence, 22x56 ft., to be erected on Warring rd for Garnjost Construction Co., 51 Cedar rd. Cost, \$5,000.

ROME, N. Y.—W. T. Trunier, 608 West Jay st, is having plans prepared by F. W. Kirkland, 103 West Dominick st, architect, for a 2½-sty frame residence, 33x36 ft. Cost, \$8,000.

NEW ROCHELLE, N. Y.—F. D. Pagan, Lawton st, is preparing plans for a 2½-sty frame and stucco residence, 37x41 ft., to be erected at Rochelle Heights, on Hamilton av, for L. V. Ensinger, Rochelle Heights.

NEW ROCHELLE, N. Y.—Gus Kilthau, Huguenot st, is preparing plans for two 2½-sty frame residences, 26x28 ft., to be erected on Ellerton av. Cost, \$10,000.

IRVINGTON, N. J.—E. V. Warren, 22 Clinton st, Newark, has completed plans for a 2½-sty residence, 20x32 ft., to be erected at 26 Cummings st for George Polhemus, 16 Cummings st, owner. Cost, \$3,500.

BRONXVILLE, N. Y.—J. W. Good, Penfield rd, contemplates the erection of a residence at Sagamore Park. No architect has been selected.

ROME, N. Y.—Fred Kirkland, 103 West Dominick st, has completed plans for a 2½-sty frame residence and parsonage, 46x32 ft., to be erected in River st for St. John the Baptist Church, Rev. V. G. G. A. Rienzo, River st. Owner will take bids on general contract soon. Cost, \$8,000.

UTICA, N. Y.—H. M. Decker, 57 Broadway, is preparing plans for a 2-sty frame residence, 30x52 ft., to be erected in Bleeker st for Frank Koller, Bleeker st. Owner will take bids on subs immediately.

NEW ROCHELLE, N. Y.—Excavating has been completed for the 2½-sty frame residence for Dr. O. H. Schell, 134 Meadow la, owner. Ewing & Chappell, 345 5th av, N. Y. C., architects. F. O. Simpson, 67 Woodbury st, general contractor. John Benz, New Rochelle, has mason work. Cost, \$13,000.

EAST ORANGE, N. J.—Excavating is under way for a 2½-sty frame residence, 24x58 ft., at 32 Parkway, south of Main st, for Isabelle Hardie Pionnie, 136 South 11th st, Newark, owner. E. V. Warren, 22 Clinton st, Newark, architect. John F. McLaughlin, 144 Ocean av, Newark, has mason work, and William Obner, 31 North 15th st, East Orange, carpentry. Cost, \$6,500.

BRONXVILLE, N. Y.—Excavating is under way for the 2½-sty frame and stucco residence at Sagamore Park for Mrs. Hanlenbeck, care of Bates & How, 542 5th av, N. Y. C., architects. John Utz, Sagamore st, is general contractor. Cost, \$15,000.

TARRYTOWN, N. Y.—Jos. Blouin, Washington st, architect, is taking bids on separate contracts for a 2½-sty hollow tile residence, 30x40 ft., to be erected in Meadow st, for Herman Gotsch, Meadow st, owner. Cost, \$5,000.

FAIRVIEW, N. J.—Jos. Burek, 770 Bline av, West New York, architect, is taking bids for a 2-sty brick residence, 22x48 ft., to be erected in McKinley st for Patrick Banett, Riverview pl, Hillside Park, N. J., owner.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—F. Brunner & Son, 671 Communipaw av, owner, is taking bids for a 1-sty brick factory, 40x96 ft., to be erected on Communipaw av, from plans by John Resch, 170 Lexington av, architect. Cost, \$5,000.

NUNDA, N. Y.—The Foot Manufacturing Co. (concrete mixer), this place, contemplates the erection of a 2-sty hollow tile factory, 100x300 ft., at a cost of \$30,000.

FAYETTEVILLE, N. Y.—Steel work is under way for the 3-sty hollow tile factory, 200x40 ft., for L. & G. Stickley, owner. Russell & King, Snow Building, Syracuse, architects. Owner builds by day's work. Cost, \$20,000.

JERSEY CITY, N. J.—Francisco & Jacobus, 200 5th av, N. Y. C., engineers, will soon call for bids for the 4-sty brick box factory, 100x125 ft., to be erected at 251 Varick st for the James Leo Box Co., 251 Varick st, owner.

HOSPITALS AND ASYLUMS.

PLEASANTVILLE, N. Y.—The Hebrew Sheltering Guardian Society, 150th st and Broadway, N. Y. C., owner, is about to take bids on

shades, furniture, rugs and carpets, beds and bedding, refrigerators and all furnishings for the hospital buildings here. Jacobs & Heidelberg, 320 5th av, N. Y. C., architects. DeLafield & Co., 334 5th av, N. Y. C., general contractors. A. M. Feldman, 120 Liberty st, N. Y. C., steam and electrical engineer.

HOTELS.

MINAVILLE, N. Y.—Work is under way for rebuilding the 2½-sty frame hotel, 40x50 ft., in Main st for William Machold, owner. Cost, \$8,000-\$9,000. The owner builds.

LIBRARIES.

PERRY, N. Y.—The Carnegie Library Corporation has donated \$12,000 for the construction of a library in Main st for the town of Perry, W. D. Page, supervisor. Cost, \$12,000.

MUNICIPAL WORKS.

CHATHAM, N. J.—The Board of Water Commissioners, Chatham, is taking bids for additional equipment of the municipal power plant. Cost, \$35,000.

GLENS FALLS, N. Y.—New York State, Duncan W. Peck, superintendent of Public Works, owner, is taking bids to close September 24 at 12 m. for improving the Glens Falls Feeder, length 7.25 miles, contract No. 56, section 2 of the Champlain Canal.

RUTHERFORD, N. J.—The mayor and council of Rutherford, N. J., contemplate the erection of a 2-sty brick fire house from plans by D. D. Read, 272 Park st, Hackensack, N. J., architect. Cost, \$15,000.

POWER HOUSES.

ENDICOTT AND UNION, N. Y.—The United Gas Construction Co., 45 Union Trust Building, Harrisburg, Pa., general contractor, is preparing plans for a gas plant to be erected here for the Union Gas Co., of this place, owner. Figures will be called for early in 1913.

SOUTH ORANGE, N. J.—Excavating is under way for the pumping station here for the Village Board of Trustees, M. A. Fitzsimmons, clerk. John J. Boyd, 11 Broadway, N. Y. C., engineer. P. C. Stuart Co., 1123 Broadway, N. Y. C., general contractor. Ed. E. Buhler, 103 Park av, N. Y. C., has tile work, Vermont Marble Co., 12th av and 133d st, N. Y. C., exterior marble work, and Murray, Leslie & Matheson, 10th st, Hoboken, N. J., granite.

CARTARET, N. J.—The American Agricultural Chemical Co., 2 Rector st, N. Y. C., also of this place, is taking bids on the general contract for the 1-sty brick, steel and concrete power house, 60x160 ft., from plans by A. H. Nicholson, 92 State st, Boston, Mass., chief engineer. Cost, \$60,000.

PUBLIC BUILDINGS.

AUBURN, N. Y.—Congress has appropriated \$10,000 for the construction of an extension to the post office here for the U. S. Government, Treasury Department, Washington, D. C., owner. Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect.

LACKAWANNA CITY, N. Y.—Foundations are under way for the 2-sty City Hall, 90x84 ft., for Lackawanna City, Robert H. Reed, mayor, 1028 Ridge rd. Dunning & Dunning, Henkle Building, Buffalo, N. Y., architects. Morris & Allen, Builders' Exchange, Buffalo, are general contractors. Parkside Heating Co., Buffalo, has heating work, Alvin W. Day, 877 Main st, Buffalo, marble and tile work, and W. G. Palmer, North Tonawanda, N. Y., trim.

TROY, N. Y.—Demers Mosley & Campaigne, Ilium Building, have completed plans for remodeling the church on Court sq into a court house for the Board of Supervisors of Rensselaer County, Lansdale B. Greene, chairman, 265 River st, owner.

WHITE PLAINS, N. Y.—The village of White Plains, L. C. Platt, president, has appointed Floyd Hopkins, 131 Railroad av; J. J. Maxwell and H. R. Barrett, 2 Grand st, a Board of Trustees for the purpose of obtaining plans for the construction of a city hall at a cost of \$20,000. Site has not been selected.

LETCHWORTH PARK, N. Y.—Additional figures are being received for a 1-sty and basement museum and library building to be erected near Portage or Portageville, N. Y., for the American Scenic & Historical Preservation Society, care of E. A. Phillips, Warren Trust Co. Building, Warren, Pa., architect.

SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—Excavating is under way for the 2-sty and basement McKinley School, 60x117 ft., in Willette st for the Board of Education, C. P. Steinmetz, president, City Hall. Richard Halstead Warrin, care City Engineer's office, this place, architect. Ashley & Kaufman, 417 5th av, heating engineers. Shear & Wilson, 3 Elder st, general contractors.

EDGEWATER, N. J.—Adolph Martin, 34 West 28th st, N. Y. C., is revising plans for a 2-sty brick and stone school for the Board of Education of Edgewater, Thomas A. Skelly, district clerk. Cost, \$150,000. All bids were recently rejected as too high.

LYNDHURST, N. J.—The Board of Education of Lyndhurst, E. B. Wood, president, is taking bids to close September 16 at 9 p. m. for the 3-sty brick school to be erected on Ridge rd, 100 ft. south of Summer av, from plans by M. J. Reilly, Kingsland, N. J., J. H. Schroeder, this place, architect. Cost, \$45,000.

HAMPTON, N. J.—The Board of Education of Hampton, N. J., F. C. Bogart, Clarence Hawk and John D. Staples, owner, is taking bids for the 2½-sty brick school to be erected in Hunterdon County from plans by P. C. Van Nuys, Somerville, N. J., architect.

ASBURY PARK, N. J.—The Board of Education of Asbury Park, George Pittinger, Dr. W. I. Thompson, S. Baumgartner, building committee, is taking bids for the erection, also for heating and ventilating of two schools on Bangs av, DeWitt av and Mattison av, from

plans by E. A. Arend, Kinmouth Building, and 105 West 40th st, N. Y. C., architect. Cost, \$150,000.

ILION, N. Y.—Fuller & Robinson Co., 95 State st, Albany, N. Y., are preparing plans for a high school to be erected here in Herkimer County for the Board of Education of Ilion, A. D. Richardson, president, George Rasbach, clerk. Owner will take bids on general contract.

PLAINFIELD, N. J.—Additional figures are being received for a 3-sty addition, 135x145 ft., and 1-sty power house, 61x52 ft., to the high school here for the Board of Education of Plainfield, Floyd W. Woodhall, chairman of building committee, Wilder & White, 156 5th av, N. Y. C., architects. George W. Knight, 112 Heller Parkway, Newark, N. J., heating and ventilating engineer.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—C. Merritt Curtis, O. C. S. Building, this city, architect, is taking bids for a 4-sty brick store and office building, 76x145 ft., to be erected at 118-124 West Onondaga st for Joseph A. Griffin, 130 South Salina st, owner. Cost, \$35,000.

FRANKFORD, N. Y.—John R. Lewis, of the Union Fork & Hoe Co., this place, contemplates the erection of a 3-sty brick store and office building at the corner of Main and Litchfield sts from plans by Linne Kinne, U. C. N. B. Building, Utica, architect.

THEATRES.

NEW ROCHELLE, N. Y.—A. Sundberg, Huguenot st, is preparing plans for a 1-sty brick moving picture theatre, 26x90 ft., to be erected on Union av. Cost, \$5,000.

MISCELLANEOUS.

UTICA, N. Y.—The N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., William C. Brown, president, is taking bids on exterior and interior piping and pipe covering for the 1-sty brick and steel engine house being erected here from plans by D. R. Collin, care of owner, James Stewart & Co., 30 Church st, N. Y. C., are general contractors. Cost, \$150,000.

LITTLE FALLS, N. Y.—D. R. Collin, architect, care of the N. Y. Central & H. R. R. Co., 70 East 45th st, N. Y. C., owner, is preparing plans for a 1 and 2-sty brick and frame freight house, 40x400 ft. G. W. Kittredge, chief engineer. Cost, \$35,000.

UTICA, N. Y.—Stem & Fellheimer, 7 East 42d st, N. Y. C., have nearly completed plans for the 4-sty passenger station, 100x200 ft., for the N. Y. Central & H. R. R. Co., Grand Central Station, N. Y. C. D. W. Kittredge, care of owners, chief engineer. Cost, \$500,000. Bids will be taken Oct. 1.

SKILLMAN, N. J.—George S. Drew, State House, Trenton, N. J., will soon have plans completed for the 1-sty frame milk house, dairy barn and piggery for the State Village of Epileptics, care of Dr. S. F. Weeks, this place. Cost, \$7,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—George Violante, Camelia st, has received the general contract to erect two 4-sty brick tenements, 35x89 ft., on the west side of 9th av, 100 ft. south of Washington av for the Queens Bohemian Realty Co., 65 6th av, owner. Frank Braun, 585 9th av, architect. Cost, \$18,000.

AMSTERDAM AV.—T. J. Brady, Jr., 1170 Broadway, has received the general contract for alterations to the tenement at the southwest corner of Amsterdam av and 145th st for Thos. Shields, 416 West 149th st, owner. C. M. Straub, 147 4th av, architect. Cost, \$3,000.

GRAND CONCOURSE.—A. Hamilton & Son, 114 East 28th st, have received the general contract to erect the 5-sty apartment, 46x96 ft., at the southeast corner of Grand Concourse, 80 ft. southwest of junction of Weeks av and 176th st, for Chas. V. Gabriel, 441 Main st, Plymouth, Pa., owner. Frederick Jaeger, 431 Tremont av, architect. Cost, \$30,000.

79TH ST.—Schwoerer & Sons, 530 East 80th st, have received the sheet metal work for the 17-sty apartment house, 85x102 ft., at the northeast corner of 79th st and Park av for Bing & Bing, 505 5th av, owners. R. T. Lyons, 505 5th av, and Warren & Wetmore, 3 East 33d st, associate architects. P. R. Moses, 366 5th av, steam and electrical engineer. Owner builds.

CHURCHES.

NEWARK, N. J.—William Lockhart, 193 South 11th st, Newark, has received the mason work, and Russell-Robinson Co., 109 Frelinghuysen av, the carpentry for alterations to the church at Clinton av and South 16th st for the Clinton Av. Presbyterian Church, Rev. Joseph F. Folsom, pastor, 912 South 16th st, Newark. John F. Capen, 45 Clinton st, architect. Cost, \$16,500.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, South Country rd, Massapequa, L. I., have received the general contract to erect a 2½-sty frame residence, 48x28 ft., for T. Bache Bleeker, 236 Greenwich st, N. Y. C., owner. C. MacKenzie, 82 Beaver st, N. Y. C., architect.

MOUNT VERNON, N. Y.—W. E. Sullivan, 147 W. Lincoln av, has received the carpenter work for a 2½-sty residence, 30x40 ft., to be erected at Chester Hill for John J. O'Conner, 44 North st, owner. C. Ritterbush and H. T. Otto, 156 5th av, N. Y. C., architects. Cost, \$7,000.

ALBANY, N. Y.—M. J. Ducharme, 55 Wylie st, Schenectady, N. Y., has received the general contract to erect the 2½-sty frame residence, 22x66 ft., at 946 Madison av for H. Leitch & V. R. Conley, 946 Madison av, owner. Cost, \$7,000.

ALBANY, N. Y.—E. W. Richardson, 30 South Pearl st, has received the general contract to erect a 2½-sty frame residence, 20x58 ft., at 504 Central av for E. A. O'Conner, 504 Central av, owner. Cost, \$6,500.

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MANASQUAN, N. J.—Arthur Yates, this place, has received the mason work, and Osburn & Lyons, the carpentry for the 2½-sty frame cottage for Archibald Johnson, owner. Cost, \$3,000.

GLENRIDGE, N. J.—Albert Kistler, Hasbrouck, Heights, N. J., has received the general contract to erect a 2½-sty frame residence on the east side of Forest av for Edward P. Mitchell, 325 Ridgewood av, owner. Marsh & Getto, 46 Cedar st, N. Y. C., architects. Cost, \$7,000.

NORTHVALE, N. J.—Aicella & Biaso, this place, have received the general contract to erect a 2½-sty frame residence for Toni Danireo, owner. Cost, \$4,000.

MAHWAH, N. J.—W. T. Findlay, Suffern, N. Y., has received the general contract to erect the 2½-sty frame residence at Cragmere for Ethel S. Watts, 1470 57th st, Brooklyn, owner. Cost, \$5,000.

CLIFFSIDE, N. J.—Alfred Iasillo, Fairview, N. J., has received the general contract to erect a 2½-sty frame residence at 28-29 Riverview pl for Natalie Heyer, owner, care E. F. Croissant, Hudson Heights, N. J., architect. Cost, \$7,000.

RAHWAY, N. J.—S. S. Bareford & Son, this place, have received the general contract to erect a 2-sty frame bungalow in the west side of Church st for Howard C. Brunt, owner. Paul Mertens, this place, architect. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

JAMESTOWN, N. Y.—Albert Lindquist & Co., 137 Water st, have the mason work and A. J. Lawson, New Wellmann st, the carpentry for the 4-sty and basement brick warehouse, 70x100 ft., for S. M. Flickinger & Co., 308 North Main st, owner. Robert J. Reidpath, Buffalo, N. Y., architect. Cost, \$30,000.

VERONA ST.—The Raymond Concrete Pile Co., 90 West st, N. Y. C., and Chicago, has received the contract for the concrete piles necessary for the foundations of an addition to the plant of the American Stopper Co., on premises, N. M. Loney, engineer, 865 Eastern Parkway.

HALLS AND CLUBS.

RAVENA, N. Y.—Jas. Stewart & Co., 30 Church st, N. Y. C., have received the general contract to erect the 3-sty brick railroad Y. M. C. A. building for the N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., owner. W. C. Brown, president, D. R. Collin, care of owner, architect. Cost, \$12,000.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—H. Becker & Sons, 356 Prospect st, South Orange, have received the mason work, and Adolph Vogel, 35 Park av, West Orange, the carpentry for the frame and stucco addition to the Shepard Pavilion of the Orange Memorial Hospital, on premises, owner. Taylor & Mosley, 40 Wall st, N. Y. C., architects.

JERSEY CITY, N. J.—William Whyte, 382 Railroad av, has received the general contract to erect a 2-sty frame and stucco addition, 18x45 ft., to the Fairmount Surgical Sanitarium, Fairmount av, from plans by H. & W. Neumann, 202 Ogden av, architects. Cost, \$6,000.

YONKERS, N. Y.—W. A. Brockhurst, 225 South Broadway, has received the contract to erect the interior tile work for the hospital for scarlet fever on Saw Mill River rd for the City of Yonkers. G. Starin Cowles, 8 Getty sq, Yonkers, architect. Lynch & Larkin, 195 Riverdale av, are general contractors. Bardou Bros., 2 Locust Hill av, have the carpenter work. Cost, \$75,000.

HOTELS.

43D ST.—The Central Sheet Metal Works, 260 East 78th st, has received the roofing, and J. H. Shipway & Bro., Locust av and 136th st, the interior marble and tile work necessary for the 20-sty Hotel (Biltmore), 200x190 ft., at 43d to 44th sts, Madison to Vanderbilt avs, for the N. Y. Central R. R., 70 East 45th st, owner. Gustav Bauman, 19 West 30th st, lessee. Warren & Wetmore, 70 East 45th st, architects. George A. Fuller, 111 Broadway, general contractor. Sloane & Moeller, Inc., 316 East 65th st, carpenters. Cost, \$5,000,000.

MUNICIPAL WORK.

HACKENSACK, N. J.—E. C. Humphrey, 253 Passaic st, has received the general contract for paving Fort Lee turnpike, at \$47,530.65, for the Board of Chosen Freeholders of Bergen County, Court House, owner. R. D. Earle, Court House, county engineer.

IRVINGTON, N. J.—William Lockhart, 193 South 11th st, Newark, has received the mason work for the 2-sty brick police headquarters building to be erected in the east side of Washington av, between Clinton and Springfield avs, for the Town Council of Irvington, William L. Glorieux, 944 Clinton av, president. Mr. Hartkoff, chairman of building committee, Gilbert C. Higby, 45 Clinton st, Newark, architect. Entice Bros., 45 Clinton st, Newark, general contractors. Cost, \$16,000.

POWER HOUSES.

20TH ST.—R. Deeves & Son, 300 Broadway, have received the contract to erect a brick wall 1,000 feet long at 20th st and Av A for the Consolidated Gas Co., 124 East 15th st, owner.

SCHOOLS AND COLLEGES.

HEMPSTEAD, L. I.—Carl Mirscher, this place, has received the general contract to erect the school building in School District No. 27 for the Board of Education of Hempstead, Nassau County, N. Y., Edgar L. Moulten, clerk, Paul G. Ohrtman, president. I. B. Baylis, 55 Main st, architect.

STABLES AND GARAGES.

WALWORTH ST.—W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have received the general contract to erect a 1-sty brick garage, 25x60 ft., in the west side of Walworth st, 161 ft. south of Myrtle av for Jacob Dangler, 722 Myrtle av, owner. Harold G. Danger, 215 Montague st, architect. Cost, \$4,000.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, have received the mason work, plumbing and painting, Louis Abel, 327 Irving av, the carpentry, and Eugene Brandt, 2012 Bleecker st, the roofing, for a 1-sty brick garage, 27x50 ft., for the North American Brewery Co., Hamburg av, owner. T. Englehardt, 905 Broadway, architect. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

6TH AV.—The Strand Construction Co., 556 West 52d st, has received the general contract for store front alterations to the department stores at 6th av, from 20th to 21st sts, for O'Neill-Adams Co., 21st to 22d sts, owner, Alexander MacLachlan, president. Goldwin Starrett & Van Vleck, 45 East 17th st, architects. Cost, \$4,000.

EAST RUTHERFORD, N. J.—Frank Pirrone, Jr., Bank Building, Garfield, N. J., has received the general contract to erect three 1-sty frame stores, 30x60 ft., on Park av for Peter Semler, owner. Cost, \$4,000.

24TH ST.—The Metropolitan Flooring Co., Flatiron Building, Broadway and 23d st, has received the contract for furnishing the maple flooring necessary for the buildings at 119-125 West 24th st for Jos. L. Graf, owner, and the loft at 20th to 21st sts and 4th av. H. H. Oddie, Inc., 20th st and 4th av, builders.

5TH AV.—Peet & Powers, 45 West 34th st, have received the wiring contract, and H. W. Miller, 501 East 22d st, the plastering for the 10-sty office building at 597-599 5th av for Charles Scribner Sons, 153 5th av, owner, Charles Scribner, president, Arthur H. Scribner, treasurer, George R. D. Schieffelin, secretary. Ernest Flagg, 109 Broad st, is architect. John T. Brady & Co., 103 Park av, have the mason work. The steel is up to the 8th tier.

6TH AV.—W. J. Ledden, 425 7th av, has received the heating contract for the 4-sty restaurant at 527-9 6th av for the estate of Charles F. Hoffman, 258 Broadway, owner. The Childs Co., 200 5th av, lessee, J. C. Westervelt, 36 West 34th st, architect. Chas. A. Cowen & Co., 1123 Broadway, general contractors.

THEATRES.

149TH ST.—Cramp & Co., 23 East 26th st, have received the general contract to erect the theatre and restaurant at 432-442 East 149th st, through to 148th st, for the Bronx 149th Street Realty Co., George M. Cohan, 43d st and Broadway, president. George N. Cohan and Samuel Harris, 1482 Broadway, lessees of theatre. George Keister, 12 West 31st st, architect. The general contractor desires bids on all subs.

BROADWAY.—Fleischmann Bros. Co., 507 5th av, have received the contract to erect the theatre at 2631-2635 Broadway, between 99th and 100th sts, for W. E. D. Stokes, owner. The Quincy Amusement Co., Philip Goldstone, 25 West 26th st, president, and J. T. Harris, secretary. William E. Jacobs, treasurer, is the lessee. Work will begin October 1.

MISCELLANEOUS.

GREYSTONE, HASTINGS, DOBBS FERRY, ARDSLEY, N. Y.—Grannis & Warley, Ossining, N. Y., have received the general contract for station and bridge enclosures for the New York Central and Hudson River R. R. Co., William C. Brown, president. G. W. Kittredge, care of owner, chief engineer.

HEMPSTEAD, L. I.—William C. Ansell, 185 Washington st, has received the general contract to erect a 1½-sty brick and local stone railroad station in Centre st for the Long Island R. R. Co., Pennsylvania Station, N. Y. C.; Ralph Peters, president; Frank E. Haff, secretary. J. R. Savage, care of owner, Jamaica, chief engineer. Cost, \$25,000.

STAATSBURG, N. Y.—A. E. Badgley, 153 Washington st, Binghamton, N. Y., has received the general contract to erect the 1-sty passenger station, 25x80 ft., for the N. Y. Central R. R. Co. Cost, \$10,000.

WHITE PLAINS, N. Y.—The Raymond Concrete Pile Co., 90 West st, N. Y. C., and Chicago, has received the contract for placing the concrete piles in the foundations of the abutments, walls and piers at Hamilton and Railroad avs for the New York Central Railroad. J. L. Holst, engineer.

PLANS FILED FOR NEW CONSTRUCTION WORK.
Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
66TH ST, 42 East, 8-sty apartment house, 30.1 x83.11, plastic slate roof; cost, \$100,000; owner, Jackson Realty Co., 54 East 9th st; architect, Emery Roth, 507 5th av. Plan No. 541.

STORES, OFFICES AND LOFTS.

BROAD ST, 41, 6-sty office, 30.5x128.1; cost, \$80,000; owner, The Broad-Exchange Co., 115 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 540.

41ST ST, 18-20 East, 20-sty store and office, 50x85; cost, \$450,000; owner, Holland Holding Co., 11 Pine st; architects, Geo. & E. Blum, 505 5th av. Plan No. 539.

11TH AV, 455, 4-sty cafe and loft, 49x100; cost, \$40,000; owner, Peter McGirr, 774 9th av; architect, J. C. Cocker, 2017 5th av. Plan No. 538.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
FOX ST, s e cor Barretto st, three 5-sty brick tenements, tin roof, 52x95, 49x93, total cost, \$150,000; owners, B. V. Const. Co., S. Behrman, 979 East 163d st, pres.; architect, C. B. Meyers, 1 Union Sq West. Plan No. 690.

GRAND BOULEVARD & CONCOURSE, s e cor Fordham rd, 5-sty brick tenement, tar and gravel roof, 72.9x96.6; cost, \$80,000; owner, John August Keil, 4282 Park av; architect, Abraham Berres, 35 Nassau st. Plan No. 697.

167TH ST, s e cor Tiffany st, two 5-sty brick tenements, plastic slate roof, 39.3x81.7, 40x88; cost, \$80,000; owners, Weiber Bldg Co., Wm. H.

Weiber, 968 East 167th st. pres.; architects, Moore & Landseidel, 148th st & 3d av. Plan No. 707.

GRAND CONCOURSE, e s, 72.9 s Fordham rd. two 5-sty brick tenements, tar and gravel roof, 75x97; cost, \$150,000; owner, John August Keil, 4882 Park av. architect, Abraham Berres, 35 Nassau st. Plan No. 701.

187TH ST, n w cor Hoffman st, two 5-sty brick tenements, tin roof, 50x88, 46.10x90; cost, \$85,000; owners, Garibaldi Realty & Con. Co., Saverio Guidera, 188th st & Cambrelling av. pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 708.

206TH ST, s s, 206 e Grand Concourse, 4-sty brick tenement, tin roof, 25x70; cost, \$15,000; owner, Angela Monaco, 205th st and Villa av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 705

HOE AV, s w cor Aldus st, two 5-sty brick tenements, slag roof, 40x100, 40x93; cost, \$80,000; owners, Eberhardt Realty Co., Chas. A. Eberhardt, 931 So. Boulevard, pres.; architects, Kreymsborg Archtl. Co., 1330 Wilkins av. Plan No. 706.

167TH ST, s e cor Hoe av, 5-sty brick tenement plastic slate roof, 63.11x81; cost, \$60,000; owners, V. B. Const. Co., Vincent Bouagur, 789 Home st, pres. and architect. Plan No. 712.

FRANKLIN AV, w s, 206 n 169th st, two 5-sty brick tenements, slag roof, 50x112; total cost, \$100,000; owner, Louis E. Kleban, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 710.

CHURCHES.

241ST ST, n e cor Katonah av, 1-sty brick church, tile and slag roof, 49x90; cost, \$20,000; owner, N. Y. City Society of the Methodist Episcopal Church, J. Edgar Leayeraft, 17 West 42d st, pres.; architects, Milton See & Son, 6 West 22d st. Plan No. 703.

DWELLINGS.

EASTERN BOULEVARD, s s, 230 e Have-meyer av, 1-sty brick dwelling, tin roof, 22x47; cost, \$2,500; owner, Bartholomew Roco, 1017 Stebbins av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 700.

FACTORIES AND WAREHOUSES.

FISHERS LANE, n s, 350 w Boston rd, 1½-sty frame storage, 27x65; cost, \$200; owners, Mt. Vernon Builders Supply Co., 24th st and 2d av, Mt. Vernon; architect, C. T. Allison, Stony Point, N. Y. Plan No. 704.

STABLES AND GARAGES.

RICHARDSON AV, No. 4541, 1-sty frame stable, 17x16; cost, \$500; owner, Jos. Wadick, on premises; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 698.

STORES AND TENEMENTS.

214TH ST, s s, 404 e Holland av, 3-sty brick store and tenement, tin roof, 25x38; cost, \$15,000; owner, Annibale Di Luccia, 1328 Carpenter av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 709.

MISCELLANEOUS.

BROADWAY, e s, 50.5 s 187th st, 1-sty sign, 50x13; cost, \$125; owner, Adolph Lewisohn, 42 Broadway. Plan No. 54.

160TH ST, n s, 100 e Forest av, 3-sty brick library, tile roof, 50x100.6; cost, \$90,000; owner, City of New York; architects, McKim, Mead & White, 160 5th av. Plan No. 702.

150TH ST, s s, 47.2 e Park av, 3-sty brick fire patrol house, tile roof, 50x90; cost, \$30,000; owner, New York Board of Fire Under-writers, 123 William st; architect, Jas. B. Baker, 156 5th av. Plan No. 713.

BLONDELL AV, e s, 75 s St. Raymond's av, 2-sty frame shed, 24.6x20; cost, \$500; owner, Wm. M. Fleischman, Williamsbridge rd; architect, M. A. Buckley, 1573 Home av. Plan No. 711.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DOUGLAS ST, e s, 417.11 s Pitkin av, 4-sty brick tenement, 50x88, tar and gravel roof, 23 families; cost, \$25,000; owner, Aaron Newfeld, 316 Hopkinson av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5405.

VAN BUREN ST, n s, 175 e Throop av, 4-sty brick tenement, 25x89, tar and gravel roof, 8 families; cost, \$15,000; owner, Le Vine Bldg. & Const. Co., 861 Broadway; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5425.

CHRISTOPHER AV, w s, 235 s Pitkin av, 4-sty brick tenement, 25x89, tar and gravel roof, 12 families; cost, \$15,000; owner, Crispet Const. Co., 396 Alabama av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5404.

CHRISTOPHER AV, w s, 260 s Pitkin av, 4-sty brick tenement, 40x89, tar and gravel roof, 16 families; cost, \$25,000; owner, Crispet Const. Co., 396 Alabama av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5403.

NEWKIRK AV, s e cor East 21st st, 4-sty brick tenement, 40x79.3, tar and gravel roof, 16 families; cost, \$40,000; owner, Geo. B. Shane, 26 Court st; architect, F. L. Hine, 370 Jefferson av. Plan No. 5407.

3D AV, e s, 40 s 32d st, three 4-sty brick tenements, 20x72, gravel roof, 7 families each; total cost, \$30,000; owners, Farina & Golka Bldg. Co., 293 21st st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 5522

MARCY AV, w s, 80 s Putnam av, 4-sty brick tenement, 20x70, tar and gravel roof, 4 families; cost, \$13,000; owner, Bessie Chant 854 Marcy av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5486.

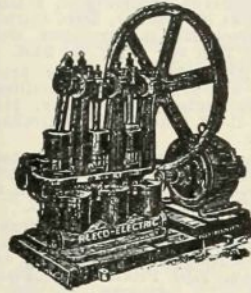
DWELLINGS.

BARBEY ST, e s, 100 s Sutter av, three 2-sty brick dwellings, 20x52.6, tar and gravel roof, 2 families each; total cost, \$17,500; owner, Agress Const. Co., 353 Schenck av, architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5447.

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EAST 39TH ST. e s, 257.6 n Av J, 2-sty and attic frame dwelling, 22x37.6, shingle roof, 1 family; cost, \$4,000; owner, Ernest G. Hilbet, 1181 East 39th st; architect, H. V. B. Ditmas, 2601 Av G. Plan No. 5423.

AV N, n e cor East 9th st, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$2,500; owner, Bennett Clover Co., 1048 East 10th st; architect, C. Wessel, 1456 35th st. Plan No. 5434.

AV N, n s, 20 e East 9th st, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$2,500; owner, Bennett Clover Co., 1048 East 10th st; architect, C. Wessel, 1456 35th st. Plan No. 5433.

AV N, n s, 40 e East 9th st, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, \$2,500; owner, Bennett Clover Co., 1048 East 10th st; architect, C. Wessel, 1456 35th st. Plan No. 5432.

BATH AV, n e cor Bay 14th st, 2-sty brick dwelling, 18.4x45, tin roof, 1 family; cost, \$5,500; owner, Keloke Realty Co., 215 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5410.

BATH AV, n s, 18.4 e Bay 14th st, five 2-sty brick dwellings, 40x79.3, tin roof, 1 family each; total cost, \$27,500; owner, Keloke Realty Co., 215 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5409.

EAST 19TH ST, e s, 217 n Emmons av, two 1-sty frame dwellings, 24x40, shingle roof, 1 family each; total cost, \$4,700; owner, Edw. Curley, Mermaid av, cor West 22d st; architect, Geo. H. Suess, 2961 West 29th st. Plan No. 5456.

74TH ST, s s, 80 w 13th av, 2-sty brick dwelling, 20x55, tar and gravel roof, 2 families; cost, \$4,500; owner, Louise E. Shumway, 1415 67th st; architect, C. P. Cannella, 60 Graham av. Plan No. 5459.

74TH ST, s s, 40 w 13th av, 3-sty brick store and dwelling, 40x22.6; cost, \$7,000; owner, Louise E. Shumway, 1415 67th st; architect, C. P. Cannella, 60 Graham av. Plan No. 5460.

PITKIN AV, n e cor Hopkinson av, 1-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$500; owner, Adolph Ritt, 1627 Pitkin av; architect, Jos. Millman, 1780 Pitkin av. Plans No. 5474.

66TH ST, n w cor 20th av, twenty 2-sty frame dwellings, 17x45, gravel roof, 1 family each; total cost, \$60,000; owner, Alpo Construction Co., 16 Court st; architect, Charles Schubert, 13th av, cor 86th st. Plan No. 5515.

UNION ST, s s, 20 e Buffalo av, 1-sty frame dwelling, 22x22, shingle roof, 1 family; cost, \$1,000; owner, Jos. Villano, 193 Buffalo av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5489.

BAP 50TH ST, near Gravesend Bay, 1-sty frame dwelling, 12x12, — roof, 1 family; cost, \$50; owner and architect, John A. R. Skardon, 284 Myrtle av. Plan No. 5482.

FACTORIES AND WAREHOUSES.

LINWOOD ST, w s, 160 s Stanley av, 1-sty frame storage, 25x14, — roof; cost, \$84; owner, Joseph Archofsky, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 5520.

JOHNSON AV, s s, 168.9 w Bogart st, 2-sty frame cold storage, 25x50, — roof; cost, \$2,000; owner, Robert Plant, on premises; architect Tobias Goldstone, 27 Fayette st. Plan No. 5499.

SCHOOLS AND COLLEGES.

WASHINGTON AV, n s, 300 w 1st st, 3-sty brick school, 63x108, tar and gravel roof; cost, \$88,000; owner, St. Rose of Lima, 269 Washington av; architect, Francis A. Norris, 252 Rugby rd. Plan No. 5439.

STABLES AND GARAGES.

KOSCIUSKO ST, n s, 50 e Marcy av, 1-sty brick stable, 9x9, tin roof, cost, \$300; owner, Lena M. Stecht, 175 Kosciusko st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 5417.

ST. JOHN'S PL, s s, 100 e Brooklyn av, 1-sty brick garage, 16x19, tin roof; cost, \$3,000; owner, Kings & Westchester Land Co., 350 Fulton st; architects, Mann & McNeil, 70 East 45th st, N. Y. Plan No. 5429.

75TH ST, s s, 200 — Ridge Blvd., 1-sty brick garage, 23x23.4, tin roof; cost, \$1,000; owner, Patk. J. Carley, 275 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 5452.

SIST ST, s s, 136 e 2d av, 1-sty frame garage, 11x18, tin roof, cost, \$400; owner and architect, J. P. Maelle, 220 81st st. Plan No. 5437.

OCEAN PARKWAY, n w cor Av I, 1-sty and attic frame garage, 19.4x20, — roof; cost, \$1,800; owner, Harry Childs, on premises; architect, J. F. Brewster, 2936 West 8th st. Plan No. 5470.

SURF AV, s w cor Beach 47th st, 1-sty brick garage, 32.6x22.8, tile roof; cost, \$1,500; owner, Mrs. A. K. Dale, on premises; architect, James Brite, 1170 Broadway, N. Y. Plan No. 5513.

STORES AND DWELLINGS.

CONY ISLAND AV, w s, 100.3 n Ditmas av, three 2-sty brick stores and dwellings, 19.10 x50, tar and gravel roof; cost, \$10,500; owner, W. R. Lusher, 300 East 17th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 5443.

13TH AV, s w cor 74th st, 3-sty brick store and dwelling, 25x40, tar and gravel roof, 2 families; cost, \$8,000; owner, Louise E. Shumway, 1415 67th st; architect, C. P. Cannella, 60 Graham av. Plan No. 5461.

13TH AV, w s, 25 s 74th st, 3-sty brick store and dwelling, 19.4x50, tar and gravel roof, 2 families; cost, \$6,000; owner, Louise E. Shumway, 1415 67th st; architect, C. P. Cannella, 60 Graham av. Plan No. 5462.

NEW YORK AV, n e cor East New York av, 2-sty brick store and dwelling, 26x55, tar and gravel roof, 2 families; cost, \$5,500; owner, Gaetano Quaranta, 404 Leferts av; architect, Rocco Mega, 2857 West 5th st. Plan No. 5509.

STORES AND TENEMENTS.

SOUTH 2D ST, n s, 50 w Rodney st, 6-sty brick store and tenement, 50x87, tar and gravel roof, 35 families; cost, \$40,000; owner, Jac Pamerentz, 185 Heyward st; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 5427.

STORES, OFFICES AND LOFTS.

DUMONT AV, n s, 79 e Stone av, 1-sty brick store, 21x25, tin roof; cost, \$800; owner, Moses Malach, 577 Stone av; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5418.

NOSTRAND AV, s w cor Willoughby av, 1-sty brick store and show room, 18x60, — roof; cost, \$4,500; owner, F. G. Hoerlein, —; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 5448.

FLATBUSH AV, No. 338, 1-sty brick store, 45.7x55, tar and gravel roof; cost, \$5,000; owner, Andrew R. Baird, 677 Wythe av; architect, P. Gagliardi, 239 Navy st. Plan No. 5487.

THEATRES.

SUTTER AV, s s, 75 e Barbey st, 1-sty brick moving picture, 20x100, — roof; cost, \$2,000; owner, Saml. Glassman, 493 Warwick st; architect, Max Cohn, 433 Lenox av. Plan No. 5442.

POWELL ST, w s, 100 s Suter av, 1-sty brick moving picture theatre, 42x—, tin roof; cost, \$5,000; owner, Fred Neugass, 35 East 10th st, N. Y.; architect, Wm. Huenerburg, 782 East 165th st, Bronx. Plan No. 5496.

MISCELLANEOUS.

HERKIMER ST, n s, 150 w Vesta av, 1-sty frame storage shed (cement), —, tin roof, cost, \$50; owner, L. I. R. R., on premises; builder, W. H. Galagan, 189 Montague st. Plan No. 5438.

8TH ST, s s, 100 w 3d av, 1-sty frame tool-house, 14x14, tin roof; cost, \$150; owner and architect, Theodore Otto, 272 85th st. Plan No. 5441.

SNYDER AV, s s, 144 w Locust st, 2-sty brick bakery, 59x97.9, tar and gravel roof; cost, \$8,300; owner, Estate Frankel Tyler, 128 Ft. Greene pl; architect, Chas. Cooley, 513 Bellaire av, Pittsburgh, Pa. Plan No. 5426.

RALPH AV, e s, 19.10 s Madison st, 1-sty frame open shed, 20.2x30, shingle roof; cost, \$250; owner, Peter Josten, on premises; architects, L. Berger & Co., Myrtle & Cypress avs. Plan No. 5463.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Seneca av, n w cor Madison av, 3-sty brick store and tenement, 25x78, tin roof, five families; cost, \$8,000; owner, Frederick Raumenstein, 764 Seneca av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2775.

DWELLINGS.

COLLEGE POINT.—16th st, e s, 120 s Av F, 2-sty frame dwelling, 22x27, shingle roof; cost, \$2,000; owner, Bertha Kjar, 15th st, near Av C, College Point; architect, A. P. Fries, 557 1st av, College Point. Plan No. 2770.

COLLEGE POINT.—College av, e s, 51 n Av E, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$4,200; owner, A. Humm, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2773.

JAMAICA.—Grand av, e s, 40 n Dugan av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$4,300; owner, Thomas Keenan, 32 Hanson pl, Jamaica; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2772.

JAMAICA.—Amherst av, n s, 285 w Victoria st, four 2½-sty frame dwellings, 18x34, shingle roof, 1 family; cost, \$12,000; owner, Ignatz Wohl, Jamaica; architect, William A. Finn, 358 Fulton st, Jamaica. Plan Nos. 2816-17-18-19.

JAMAICA.—Bandman av, n s, 50 w Wyckoff st, 2-sty brick dwelling, 20x45, metal roof, 2 families; cost, \$3,000; owner, Michael Ferrero, 109 Bandman av, Jamaica; architect, A. Lida, 9 Prospect st, Jamaica. Plan No. 2814.

QUEENS.—Hughes av, n s, 100 w Sherwood av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner, Albert Putaski, Hughes st, Queens; architect, William Rapp, Jr., Woodhaven. Plan No. 2824.

ST. ALBANS.—Lanarch rd, n e cor Wyndham Walk, 2-sty frame dwelling, 38x24, shingle roof, 1 family; cost, \$6,000; owner, C. L. Simmickson, Hollis av, Hollis; architect, W. S. Phillips, no address given. Plan No. 2783.

BELLE HARBOR.—Suffolk av, e s, 115 s Washington av, 2½-sty frame dwelling, 30x43, shingle roof, 1 family; cost, \$6,500; owner, Conrad Wack, 524 East 135th st, N. Y. C. Plan No. 2788.

CORONA.—Grant st, e s, 245 n Shell rd, 1½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$1,500; owner, L. Hauchin, Grant st, Corona; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2792.

ELMHURST.—Grove st, s s, 275 e Chicago av, 2½-sty frame dwelling, shingle roof, 2 families; cost, \$4,500; owner, Frederick Schaefer, 216 Wyckoff av, Brooklyn; architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 2795.

ELMHURST.—Grant Boulevard, n w cor Bay 5th st, 2-sty concrete dwelling, 32x40, tile roof, 1 family; cost, \$5,000; owner, John W. Muldoon, 112 East 81st st, N. Y. C.; architect, August N. Allen, 2 West 45th st, N. Y. C. Plan No. 2782.

JAMAICA.—Max Weber av, w s, 100 n Fulton st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, Thomas Thompson, 54 North 1st st, Jamaica; architect, Robert Armstrong, Park and Lincoln avs, Jamaica. Plan No. 2774.

JAMAICA.—West st, e s, 250 n South st, four 2½-sty frame dwellings, 16x33, shingle roof, 1 family; cost, \$10,000; owner, Max Gross, South and West sts, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 2776-7-8-9.

JAMAICA.—Bandamn av, s s, 75 w Dean st, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$5,000 (2 buildings); owners, Miller & Rubin, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 2780-81.

KEW.—Park la, s w cor Greenfeet, 2½-sty frame dwelling, 43x24, shingle roof, 1 family; cost, \$7,500; owner and architect, John R. Corbin, 1500 Av J, Brooklyn. Plan No. 2794.

ROCKAWAY PARK.—Washington av, n s, 40 w 2d av, 2-sty frame dwelling, 16x30, gravel roof, 1 family; cost, \$1,500; owner, George Colton, 114 Boulevard, Rockaway Beach; architects, Colton Bros., 138 Washington av, Rockaway Beach. Plan No. 2784.

BAYSIDE.—Hurd av, e s, 115 n Woodhull av, 1½-sty frame dwelling, 24x14, shingle roof, 1 family; cost, \$1,600; owner, Thos. Swatkoski, Woodhull av, Bayside. Plan No. 2808.

CORONA.—Newins st, n s, 350 w Corona av, 2-sty frame dwelling, 22x29, tin roof, 1 family; cost, \$2,500; owner, J. Virticcia, 25 Newins st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2812.

DOUGLSTON PARK.—Douglaston av, n e cor Virginia rd, 2½-sty frame dwelling, 31x25, shingle roof, 1 family; cost, \$4,000; owner, Dr. C. F. Scofield, Douglaston Park; architect, Robert C. Edwards, 347 5th av, N. Y. C. Plan No. 2809.

DOUGLSTON PARK.—Douglaston av, n s, 100 e Virginia rd, 2-sty frame dwelling, 19x20, shingle roof, 1 family; cost, \$1,500; owner, Dr. C. F. Scofield, Douglaston Park, L. I.; architect, Robert C. Edwards, 347 5th av, N. Y. C. Plan No. 2810.

ELMHURST.—Victor pl, n s, 150 w 3d st, two 2-sty frame dwellings, 26x31, shingle roof, 1 family; cost, \$7,000; owner, J. L. Gundry, Jr., 18 Medina pl, Elmhurst; architect, E. H. Lochart, Bridgeport, Conn. Plan Nos. 2797-98.

ELMHURST.—9th st, e s, 300 n Lamont av, 2-sty frame dwelling, 20x31, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundry, Jr., 18 Medina pl, Elmhurst; architect, E. H. Lochart, Bridgeport, Conn. Plan No. 2899.

MORRIS PARK.—Frost av, e s, 194 s Liberty av, 2½-sty frame dwelling, 15x41, shingle roof, 1 family; cost, \$3,000; owner, Harriet E. Walsh, 1223 Lincoln pl, Brooklyn; architect, M. F. Walsh, same address. Plan No. 2796.

RIDGEWOOD.—Gates av, w s, 250 n Onderdonk av, five 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$20,000; owner, Leumas Construction Co., 441 Jefferson av, Brooklyn; architects, Brook & Rosenberg, 44 Court st, Brooklyn. Plan No. 2811.

ROCKAWAY BEACH.—Vernam av, e s, 280 n Morris av, five 2½-sty frame dwellings, 20x38, shingle roof, 1 family; cost, \$22,500; owner, Almeda Realty Co., 299 Broadway, N. Y. C.; architects, S. Millman & Son, 189 Montague st, Brooklyn. Plan Nos. 2803-4-5-6-7.

ARVERNE.—Clarence av, n w cor Almeda av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family; cost, \$4,000; owner, H. P. Hofstatter, 495 West 130th st, N. Y. C.; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 2834.

CORONA.—Smith st, n s, 40 e DeWitt st, three 2-sty frame dwellings, 17x28, shingle roof, 1 family; cost, \$6,000; owner, Alphonse Napoli, 124 43d st, Corona; architect, Alfred DeBlasi, 29 W. Jackson av, Corona. Plan Nos. 2830-1-2.

ELMHURST.—Prospect st, e s, 75 n Grove st, 1-sty frame dwelling, 18x25, shingle roof, 1 family; cost, \$700; owner, Angelo Gatelino, 238 Front st, Brooklyn; architect, Jos. Kenyon, 174 Cauldwell av, Elmhurst. Plan No. 2838.

JAMAICA.—Maure av, w s, 200 s Broadway, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$4,000; owner, Harry S. Jobs, 336 Fulton st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2825-26.

JAMAICA.—Hillcrest av n w cor Ackroyd av, 2½-sty frame dwelling, 52x50, shingle roof, 1 family; cost, \$9,000; owners, Gustave & Mary Weiderhold, 420 Benedict av, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Woodhaven. Plan No. 2802.

ROCKAWAY BEACH.—10th av, w s, 100 s Washington av, 2½-sty frame dwelling, 30x40, shingle roof, 1 family; cost, \$7,000; and 1-sty frame garage, 14x21, shingle roof; cost, \$300; owner, Paul Kaskel, 9 Columbus av, N. Y. C.; architect, Wm. S. Rothschild, 25 Washington av, Rockaway Beach. Plan Nos. 2828-29.

FACTORIES AND DWAREHOUSES.

LONG ISLAND CITY.—Newtown Creek, e s, 70 s Spring st, 3-sty brick factory, 60x255, tar and gravel roof; cost, \$90,000; owner, American Agricultural Chemical Co., Blissville, L. I.; architect, A. H. Nickerson, Blissville, L. I. Plan No. 2827.

STABLES AND GARAGES.

NEWTOWN.—Union turnpike, n s, 600 e Hoffman boulevard, 1-sty frame stable, 20x30, felt roof; cost, \$1,500; owner, Mrs. L. S. V. Bolmer, Rocky Hill, N. J.; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 2820.


WOODHAVEN.—Woodhaven av, e s, 121 n Russell st, two 1-sty brick garages, 12x18, tin roof; cost, \$600; owner, Louis Aschenbrenner, 444 Benedict av, Woodhaven; architect, Adolph Rose, 1772 Highland boulevard, Brooklyn. Plan No. 2769.

EVERGREEN.—Summerfield st, s s, 118 e Cypress av, 2-sty frame dwelling, 30x21, tar and gravel roof; cost, \$500; owner, Geo. Deublein, on premises; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2833.

STORES AND DWELLINGS.


JAMAICA.—Dumas pl, n e cor Jamaica av, two 2-sty brick stores and dwellings, 20x55, tar and slag roof, 1 family; cost, \$6,200; owner, Parkway Construction Co., 1197 Jamaica av, Jamaica; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2785.

ELMHURST.—Main av, n s, 101 e Union av, 2-sty frame store and dwelling, 21x52, shingle roof, 2 families; cost, \$3,000; owners, Combes & Robertson, Elmhurst; architect, W. S. Worrall, 13 W. Jackson av, Corona. Plan No. 2793.



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WINFIELD.—Woodside av, n s, 21 w Fisk av, 3-sty brick store and dwelling, 43x76, tar and slag roof, 2 families; cost, \$9,000 (2 buildings); owner, Louis F. Huneberger, 46 Railroad av, Corona; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 2822.

STORES AND TENEMENTS.

LONG ISLAND CITY.—4th av, w s, 100 s Pleasure pl, 2-sty brick tenement, 22x30, felt and gravel roof, 2 families; cost, \$3,300; owner, Mrs. Anna Kubin, 1023 4th av, L. I. City; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 2791.

THEATRES.

RIDGEWOOD.—Greene st, s e cor Covert av, 1-sty brick theatre, 87x125, felt and slag roof; cost, \$40,000; owner, Ridgewood Amusement Co., 184 Dresden st, Brooklyn; architect, S. S. Sugar, 104 West 42d st, N. Y. C. Plan No. 2835.

MISCELLANEOUS.

CORONA.—Grand av, s e cor Railroad av, 1-sty frame railroad gate tower, 6x7, felt roof; cost, \$100; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 2780.

CORONA.—L. I. R. R. right-of-way, n s, 135 e Grand av, frame shanty, 12x16; cost, \$75; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 2787.

ELMHURST.—Broadway, s e cor Whitney av, 1-sty frame railroad gate tower, 6x7, felt roof; cost, \$100; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 2789.

ELMHURST.—Broadway, s w cor Whitney st, erect two frame platforms, 10x350, tin roof; cost, \$1,300; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 2786.

BAYSIDE.—Crocheron av, n w cor Bayside rd, 1-sty frame shed, 17x49, paper roof; cost, \$150; owner, Rev. Kuber, Bayside. Plan No. 2823.

CORONA.—Railroad av, No. 118, erect frame reviewing stand; cost, \$50; owner, Joe Doli, on premises. Plan No. 2771.

FLUSHING.—Barelay st, n s, 96 e 14th st, 2-sty brick electric sub-station, 65x36, tar and gravel roof; cost, \$14,000; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 2815.

RIDGEWOOD.—Woodward av, n s, opposite DeKalb av, 1-sty brick waiting room and office, 19x31, slate roof; cost, \$4,500; owner, Linden Hill Cemetery Co., 211 2d st, N. Y. C.; architect, Henry Holder, Jr., 242 Franklin av, Brooklyn. Plan No. 2813.

WHITESTONE.—9th av, e s, 250 n 14th st, 1-sty frame tool house, 10x15, paper roof; cost, \$30; owner, E. C. McDermott, on premises. Plan No. 2821.

WOODSIDE.—Deyer av, n s, bet Heiser and Gosmer avs, 1-sty frame shed, 30x16, paper roof; cost, \$150; and frame shed for privy, 10x8; cost, \$25; owner, Arthur McMullen, Woodside. Plan No. 2800-1.

LONG ISLAND CITY.—Poter av, s w cor 8th av, erect concrete mixer and elevating tower; cost, \$3,500; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 2837.

LONG ISLAND CITY.—Poter av, s w s, bet 7th and 8th avs, 1-sty frame shed for storage, 80x16, gravel roof; cost, \$800; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 2836.

Richmond.

DWELLINGS.

PENN. AV, s s, 125 w Vermont av, Rosebank, 2-sty frame dwelling, 20x128; cost, \$1,100; owner, Thos. H. Willschaw, Rosebank; architect, P. P.; owner builds. Plan No. 591.

JAMES ST, w s, 520 s Broadway, Tottenville, 2-sty frame dwelling, 22x28; cost, \$1,800; owner, Hans Ellison, Tottenville; architect, Chris Peterson, Tottenville; architect builds. Plan No. 589.

CASTLETON AV, s s, 100 w Haven Esplanck, Tompkinsville, 2-sty frame dwelling, 20x47; cost, \$4,000; owner, Michael Corbett, New Brighton; architect, T. Benson, New Brighton; architect builds. Plan No. 588.

WOODLAND AV, n s, 200 w Gifford lane, Great Kills, 2-sty frame dwelling, 20x30; cost, \$1,800; owner, Julius De Rock, Great Kills; architect, P. P.; owner builds. Plan No. 594.

MAIN ST, w s, 140 n Jacob st, Tottenville, 2-sty frame dwelling, 18x28; cost, \$1,600; owner, Mons Monson, Tottenville; architect, Chris Peterson, Tottenville; architect builds. Plan No. 590.

TURNPIKE, s s, 749 e Todt Hill rd, Castleton Corners, 2-sty frame dwelling, 30x28; cost, \$2,600; owner, John D. Kohlman, Jr., Tompkinsville; architect, P. P.; builder, E. K. Whitford, Port Richmond. Plan No. 595.

CEDAR ST, s s, 40 w Arthur av, Arrochar, 2-sty frame dwelling, 30x28; cost, \$4,000; owner, Vincent Coyonato, Arrochar; architect, M. Nastasi, Arrochar; builder, Jos. N. Nastani, Arrochar. Plan No. 597.

RENFREW PL, w s, 350 n Richmond av, Granitville, 2-sty frame dwelling, 18x40; cost, \$1,200; owner, Mary L. Drake, Mariners Harbor; architect, F. D. Drake, Mariners Harbor; builders, Drake & Bush, Mariners Harbor. Plan No. 598.

DU BOIS AV, w s, 302 s Post av, West New Brighton, two 2-sty frame dwellings, 20.6x28; cost, \$5,000; owner, Peter Larsen, Port Richmond; architect, P. P.; owner builds. Plan No. 599.

HIGHLAND AV, e s, 2,000 s Amboy rd, Great Kills, 1-sty frame bungalow, 16x20; cost, \$250; owner, Emmet N. Whitney, Great Kills; owner builds. Plan No. 592.

3D ST, n s, 160 w Lawn av, New Dorp, 2-sty frame dwelling, 16x25; cost, \$1,500; owner, Tony Vendetta, New Dorp; architect, H. Putnam, New Dorp; architect builds. Plan No. 593.

AMBOP RD, e s, 500 n Seguire av, Princess Bay, 1 1/2-sty frame dwelling, 20x26; cost, \$2,800; owner, Emma F. S. Hunter, Princess Bay; architect, G. Nulton & Co., Princess Bay; builder, Geo. V. Carr, Princess Bay. Plan No. 600.

STORES AND DWELLINGS.

BROAD ST, n s, 275 e Gordon st, Stapleton, 2-sty brick store and dwelling, 25x32; cost, \$8,000; owner, Joseph Frank, Stapleton; architect, James Whitford, St. George; builder, Chas. Lunge, Stapleton. Plan No. 596.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CATHARINE SLIP, 17-19, windows, partitions to 4-sty store and loft; cost, \$3,000; owner, Estate James E. Cooley, 105 Powers st, Brooklyn; architect, F. A. Rooke, 489 5th av, Plan No. 2367.

EMERSON ST, 524, partitions to 6-sty tenement and store; cost, \$50; owner, Chas. Hensle, 546 West 207th st; architects, Gronenberg & Leuchtig, 7 West 22d st. Plan No. 2395.

GRAMERCY PL, 3, partitions, change beams to 4-sty club house; cost, \$3,500; owner, The Netherland Club, 47 East 25th st; architect, Chas. H. Fox, 214 West 103d st. Plan No. 2406.

GREENE ST, 53, partitions, scuttle to 6-sty store and loft; cost, \$500; owner, Elizabeth Brown, 249 Bowery; architect, R. Rohl, 128 Bible house. Plan No. 2411.

PEARL ST, 218, 1-sty rear extension, 20.5x25, to 5-sty loft; cost, \$1,000; owner, A. G. Gallatin, Hotel Plaza; architects, J. B. Snooks Sons, 261 Broadway. Plan No. 2394.

WALL ST, 6, Broadway, 96, windows, change fronts to 7-sty store and office; cost, \$2,900; owner, J. J. Astor Estate, 23 West 26th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2398.

WAVERLY PL, 15-17, partitions, stairways to 6-sty store and loft; cost, \$4,000; owner, Clarence S. Wadsworth, 22 East 17th st; architects, Sawyers & Murphy, 112 West 42d st. Plan No. 2399.

WHITE ST, 123, partitions, toilets to 5-sty loft; cost, \$1,000; owner, Kulekampff & Co., on premises; architect, H. Horenburger, 422 East 159th st. Plan No. 2394.

3D ST, 80 West, partitions, windows, toilets to 3-sty loft; cost, \$5,500; owner, Wm. H. Hiltz, 82 West 18th st; architects, Bartocchini & Vendrasco, 200 East 23d st. Plan No. 2375.

16TH ST, n e cor Av B, partitions, toilets, windows to 5-sty tenement and store; cost, \$1,000; owner, Selma Alexander, 111 East 96th st; architect, M. J. Harrison, 230 Grand st. Plan No. 2386.

19TH ST, 337 East, partitions to 4-sty tenement; cost, \$50; owner, St. John the Baptist Foundation, 13 Astor pl; architect, F. B. Warren, 4 East 42d st. Plan No. 2369.

28TH ST, 4 West, partitions to 4-sty store and dwelling; cost, \$500; owner, Estate Robt. Hoe, 149 Halsey st; architect, Chas. J. Graf, 229 West 36th st. Plan No. 2410.

34TH ST, 28-30 West, change partitions, windows, stairs to 5-sty store and loft; cost, \$10,000; owner, J. J. Astor Estate, 23 West 26th st; architect, L. E. Denslow, 44 West 18th st. Plan No. 2381.

35TH ST, 338-340 East, columns to 4-sty shops; cost, \$100; owner, N. Y. Assoc. of the Blind, 118 East 59th st; architects, Vaughan & Griebel, 4 East 42d st. Plan No. 2385.

46TH ST, 13 West, partitions to 4-sty store; cost, \$200; owner, Arthur Brisbane, 238 William st; architect, H. N. Paradies, 231 West 18th st. Plan No. 2377.

50TH ST, 358 East, partitions to 3-sty dwelling; cost, \$500; owner, German Kahn, 364 East 59th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2400.

52D ST, n e cor 8th av, change windows, partitions to 4-sty store and hotel; cost, \$2,000; owner, Felix A. Donnelly, 55 Liberty Tower; architect, L. Kern, 424 East 92d st. Plan No. 2383.

55TH ST, 240 West, partitions, windows, store fronts to 3-sty store and office; cost, \$15,000; owner, David Bandler, 42 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2365.

66TH ST, 71 West, sign to 4-sty store and studio; cost, \$1,200; owner, Thomas Healy, 141 Columbus av; architect, V. H. Koehler, 489 5th av. Plan No. 2405.

73D ST, 126 East, windows, partitions to 4-sty dwelling; cost, \$4,000; owner, Jeannette Le Brun Parsons, on premises; architects, Robinson & Webber, 1368 Broadway. Plan No. 2382.

78TH ST, 238 West, Broadway, 2192-2194, sign to two 2-sty stores; cost, \$1,000; owner, Henry E. Coe, Southampton, L. I.; architect, V. H. Koehler, 489 5th av. Plan No. 2404.

105TH ST, 236-240 East, 1-sty rear extension, 50x39, to 3-sty settlement house; cost, \$5,000; owner, The Harlem Federation, 236 East 105th st; architect, A. S. Gottlieb, 156 5th av. Plan No. 2401.

125TH ST, 151-153 West, change store fronts to 3-sty store and office; cost, \$500; owner, Sigmond Wechsler, 101 West 115th st; architect, L. F. J. Weiber, 271 West 125th st. Plan No. 2391.

125TH ST, 124-128 East, change steps, entrance to 1-sty bank; cost, \$20,000; owner, Harlem Savings Bank, 124 East 125th st; architect, A. H. Taylor, 138 West 65th st. Plan No. 2408.

132D ST, s e cor Lenox av, alter moving picture show to two 3-sty offices and theatre; cost, \$12,000; owner, Revenue Realty Co., 320 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 2378.

AMSTERDAM AV, 366, partitions, windows, toilets to 5-sty store and loft; cost, \$300; owner, F. H. Hettling, 170 West 78th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2368.

AMSTERDAM AV, s w cor 171st st, partitions to 6-sty tenement; cost, \$25; owner, David Zipkin, 160 5th av; architect, G. F. Pelham, 507 5th av. Plan No. 2387.

BROADWAY, 345-347, change platform, windows, steps to 7-sty store and loft; cost, \$600; owner, Mrs. Mary B. Brandagee, Brooklins, Mass.; architect, J. H. Duncan, 208 5th av. Plan No. 2409.

BROADWAY, s e cor 41st st, partitions, plumbing, stairways, windows to 10-sty hotel; cost, \$150,000; owner, 41st St. Realty Co., 5 Beekman st; architect, H. I. Cobb, 55 Liberty st. Plan No. 2407.

BROADWAY, 3440-3446, cut walls to 6-sty tenement; cost, \$90; owner, Leopold Wolfson, 206 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 2392.

BROADWAY, 1758-1760, change fronts, partitions to 9-sty garage and loft; cost, \$10,000; owner, Doan Realty Co.; architect, F. H. Kimball, 71 Broadway. Plan No. 2366.

LEXINGTON AV, 423-425, partitions, windows to two 4-sty dwellings and stores; cost, \$6,500; owner, The Neeler Realty Co., 133 West 21st st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2397.

MADISON AV, n e cor 34th st, partitions, windows to 16-sty store and office; cost, \$2,500; owner, Glengarry Corp., on premises; architects, Clinton & Russell, 32 Nassau st. Plan No. 2373.

MADISON AV, 578, partitions to 4-sty store and studio; cost, \$100; owner, Harry H. Reeves, Tuxedo Park, N. Y.; architect, Chas. Volz, 2 West 45th st. Plan No. 2379.

MADISON AV, s e cor 53d st, windows, partitions to 8-sty office and apartments; cost, \$3,500; owner and architect, Theodore C. Visscher, 425 5th av. Plan No. 2390.

PARK AV, n w cor 90th st, partitions, windows to 7-sty tenement; cost, \$400; owner, Strauss Bldg. & Realty Co., 73 East 90th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 2389.

PARK AV, 1336, partitions, toilets, windows to 5-sty tenement; cost, \$1,600; owners, E. & G. Seide, 24 East 99th st; architect, H. M. Weitzner, 1687 Bathgate av, Bronx. Plan No. 2370.

PARK AV, 1820, partitions, windows to 6-sty bank and office; cost, \$5,000; owner, Mt. Morris Bank, on premises; architect, F. A. Rooke, 489 5th av. Plan No. 2364.

ST. NICHOLAS AV, s e cor 181st st, change partitions, windows to 2-sty store and cafe; cost, \$5,000; owner, Edward Rafter, 424 East 123d st; architect, J. C. Cocker, 2017 5th av. Plan No. 2371.

1ST AV, n w cor 101st st, windows, partitions to 6-sty store and tenement; cost, \$350; owner, G. Gausina, 22 Baxter st; architects, J. B. Snooks Sons, 261 Broadway. Plan No. 2388.

3D AV, 583, partitions, windows to 5-sty tenement; cost, \$300; owner, Fred Hof, 80 Argyle rd, Brooklyn; architect, M. J. Harrison, 230 Grand st. Plan No. 2380.

4TH AV, 450-460, partitions to 12-sty store and loft; cost, \$6,000; owner, Robert Goelet, 9 West 17th st; architect, Richard Rohl, 128 Bible House. Plan No. 2393.

5TH AV, 858, remodel interior, extension to 5-sty dwelling; cost, \$100,000; owner, Thos. F. Ryan, on premises; architects, Carrere & Hastings, 225 5th av. Plan No. 2391.

5TH AV, 175-180, change show windows to 4-sty store and loft; cost, \$1,500; owner, Estate Margaret Skiddy Fisher, 178 5th av; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 2403.

6TH AV, s e cor 22d st, partitions, windows to 3-sty store and loft; cost, \$350; owner, Gustav L. Morgenthau, 30 West 18th st; architect, M. J. Harrison, 230 Grand st. Plan No. 2376.

6TH AV, n e cor 22d st, partitions, windows to 5-sty store; cost, \$2,500; owner, Elizabeth Shanley, Newark, N. J.; architect, J. Kulp, 514 West 57th st. Plan No. 2374.

7TH AV, 425, sign to 3-sty restaurant; cost, \$175; owner, E. E. Cohen, 9 West 29th st; architect, W. O. Faxon, 2376 3d av. Plan No. 2402.

8TH AV, 2352-2356, partitions, windows to 2-sty store and loft; cost, \$800; owner, F. & G. Schafer, 55 Wall st; architect, J. W. Cole, 403 West 51st st. Plan No. 2372.

Bronx.

MATILDA ST, e s, 150 s Becker av, 2-sty frame extension, 18x12, to 2-sty frame dwelling; cost, \$1,200; owner, Mary Scherrer, 636 East 230th st; architect, John B. Davidson, 638 East 227th st. Plan No. 420.

144TH ST, s w cor Brook av, 2-sty brick extension, 87.5x74.96, to 2-sty brick factory; cost, \$40,000; owners, Silk Finishing Co. of America, on premises; architect, L. H. Gager, Palmer, Mass. Plan No. 416.

171ST ST, n e cor 3d av, 1-sty brick extension, 5.1x25, to 6-sty brick stores and tenement; cost, \$200; owner, Chas. Pfunder, 3800 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 413.

204TH ST, No. 227 East, move 2-sty frame dwelling; cost, \$200; owner, Rachel Defeno, on premises; architect, U. S. Bandesson, 2136 Clinton av. Plan No. 417.

EASTERN BOULEVARD, s s, 800.5 e Westchester Creek, new stairs, new partitions to 2-sty brick factory; cost, \$1,000; owners, Gustav Robitzek & Co., 1330 Franklin av. Lessees, Hayim Bros., 510 West 136th st; architect, John E. Cahill, Jr., 2216 Ellis av. Plan No. 418.

TRINITY AV, n w cor 161st st, new store front to 4-sty brick tenement; cost, \$200; owner, A. Hoffmann, 3131 Hull av; architects, Koppe & Daube, 830 Westchester av. Plan No. 419.

WEBSTER AV, No. 1416, new toilets, etc., to 4-sty brick tenement; cost, \$300; owner, Sigmond Mendelson, 314 West 117th st; architect, Alfred Aunslander, 1369 Clay av. Plan No. 415.

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WHITLOCK AV, Nos. 705 to 717, new girders, new iron beams, etc., to 5-sty brick factory; cost, \$1,000; owner, Emil E. Gabler, 112 Park av; architect, Frank Hausle, 81 East 125th st. Plan No. 414.

Brooklyn.

BERRY ST, s e cor No. 10th st, remove rear wall, etc.; cost, \$3,800; owner, Jos. Gartland, 128 No. 10th st; architects, Koch & Wagner, 26 Court st. Plan No. 5430.

BOERUM ST, 243, new plumbing, etc.; cost, \$500; owner, Hyman Sprintz & ano., 45-50 Cook st; architect, Glucoft & Glucoft, 134 Graham av. Plan No. 5502.

CLINTON ST, s w cor President st, new store front; cost, \$400; owner, Gaetano Morseo, 420 Clinton st; architect, John Burke, 603 East 2d st. Plan No. 5517.

DELEVAN ST, s w cor Dwight st, new elevator, etc.; cost, \$2,000; owner, American Stopper Co., on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5505.

CARROLL ST, No. 846, new extension, 6.3x8; cost, \$1,000; owner, Cornelia Babrisky, on premises; architect, Fredk. P. Kelley, 3 West 29th st. Plan No. 5457.

CLAY ST, No. 44, new windows, etc.; cost, \$250; owner, Emma Keohn, 1080 Manhattan av; architect, Jos. McKillop, Jr., 154 India st. Plan No. 5465.

CLEVELAND ST, w s, 100 s Glenmore av, new plumbing, etc.; cost, \$75; owner, Nathan Sostin, 418 Cleveland st; architect, Max Levine, 344 Rockaway av. Plan No. 5498.

GALLATIN PL, s e cor Fulton st, interior alterations; cost, \$2,800; owner, W. T. Grant Co., 279 6th av, N. Y.; architect, J. S. Kennedy, 44 Court st. Plan No. 5469.

HART ST, No. 307, interior alterations; cost, \$400; owner, Harry Kravitz, 100A Sumner av; architects, Brook & Rosenberg, 44 Court st. Plan No. 5415.

JAY ST, e s, 70.7 n Fulton st, new marquise; cost, \$450; owner, Richard Hyde, 22 8th av; architect, W. H. McElfatrick, 701 7th av, N. Y. Plan No. 5497.

MALBONE ST, s s, 40 w New York av, raise building, etc.; cost, \$500; owner, Louis Marchasno, on premises; architect, A. White Pierce, 59 Court st. Plan No. 5517.

McKIBBEN ST, 162, new plumbing, etc.; cost, \$1,500; owner, Sam Schlesinger, 100 Graham av; architect, Glucoft & Glucoft, 34 Graham av. Plan No. 5504.

MILFORD ST, No. 119, raise building, etc.; cost, \$1,200; owner, Simone Carcaterra, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5491.

PARK PL, No. 1709, new store front, etc.; cost, \$300; owner, — Kroll, on premises; architects, Farber & Ullrich, 1028 Gates av. Plan No. 5490.

SANDS ST, No. 123, new plumbing; cost, \$100; owner, Henry McKeon, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5446.

SMITH ST, s w cor Sackett st, new toilet compartment, etc.; cost, \$75; owner, Jos. S. Stockham, 282 Smith st; architect, John Burke, 603 East 2d st. Plan No. 5488.

SPENCER ST, No. 93, new foundation; cost, \$60; owner, Frank Ledonnicco, 464 Flushing av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5492.

TAAFFE PL, 232, new elevator, etc.; cost, \$2,200; owner, Julius Kayser & Co., on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5506.

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UNION ST, s s, 183.8 w 6th av, new plumbing, etc.; cost, \$250; owner and architect, Day, MacDonald Co., 840 Quincy st. Plan No. 5493.

UNION ST, s s, 167 w 6th av, new plumbing, etc.; cost, \$250; owner and architect, Day, MacDonald Co., 840 Quincy st. Plan No. 5494.

VAN BRUNT ST, 296, new moving picture booth; cost, \$200; owner, Vincenzo Diatone, 296 Van Brunt st; architect, James A. Boyle, 367 Fulton st. Plan No. 5523.

VARET ST, No. 248, new extension; cost, \$1,000; owner, Adolf Goldman, 84 Graham av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 5466.

WOODBINE T, No. 118, new plumbing; cost, \$200; owner, Ida Jarwell, on premises; architect, David A. Lucas, 98 3d st. Plan No. 5414.

WEST 3D ST, e s, 150 s Sheephead Bay rd, remove building, etc.; cost, \$900; owner, Andrew Charamont, 2921 West 3d st; architect, Rocco Mega, 2852 West 5th st. Plan No. 5510.

SOUTH 4TH ST, No. 300, new extension, 19.10x35; cost, \$10,000; owner, Fred Herskowitz, on premises; architect, Harold L. Young, 1204 Broadway, N. Y. Plan No. 5451.

SOUTH 4TH ST, No. 406, interior alterations; cost, \$1,800; owner, Wm. Simon, 578 Bedford av; architect, Benj. Finkensieper, 134 Broadway. Plan No. 5413.

BAY 4TH ST, —, 290 s Bath av, interior alterations; cost, \$1,500; owner, G. Piano, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 5481.

64TH ST, n s, 180 e 13th av, new plumbing, etc.; cost, \$80; owner, Isidore Toplin, 1325 54th st; architect, P. Lieb, 6002 New Utrecht av. Plan No. 5483.

95TH ST, n s, 418.2 w Marine av, new foundation, walls, etc.; cost, \$700; owner and architect, Peter Murray Co., Graham av. Plan No. 5512.

ARLINGTON AV, s s, 47.6 w Jerome st, new stairways, etc.; cost, \$150; owner, Charles Chapin, 160 Arlington nav; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5525.

BEDFORD AV, No. 869, new machine booth, etc.; cost, \$100; owner, Jos. Kronheim, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 5473.

BROADWAY, Nos. 1376-S, interior alterations; cost, \$100; owner, Jas. H. Hart, 1028 Gates av; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 5455.

BUSHWICK AV, s e cor Moore st, new store front; cost, \$300; owner, J. Weitzer, 26 Rodney st; architects, Klein & Koen, 9 Debevoise st. Plan No. 5411.

CROPSEY AV, s w cor 21st st, new extension; cost, \$700; owner, Thos. Lewers, Bay 26th st, near Cropsey av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 5445.

DE KALB AV, No. 355, new extension, 14x10; cost, \$250; owner, Dora McDonald, 20 Herkimer st; architects, Nonemaker Bros, Dunnellen, N. Y. Plan No. 5450.

DIVISION AV, No. 15, interior alterations; cost, \$300; owner, Jane D. Camillo, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 5416.

FLUSHING AV, s s, 25 w Marcy av, general alterations; cost, \$1,000; owner, Anna Buckholtz, 58 Hopkins st; architect, Chas. Cannella, 60 Graham av. Plan No. 5431.

FLUSHING AV, s s, 55.10 e Garden st, new plumbing, etc.; cost, \$150; owners, David Abramson & ano, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5464.

GATES AV, n s, 321 w Throop av, new partitions; cost, \$1,800; owner, Israel Shaffer, —; architects, Shampan & Shampan, 772 Broadway. Plan No. 5458.

GREENE AV, 429, new plumbing, etc.; cost, \$300; owner, D. C. Pining, 196 Leerts pl; architect, George S. James, 1088 Fulton st. Plan No. 5514.

HUDSON AV, Nos. 206-8, new windows; cost, \$1,000; owner, Christ H. Menger, 206 Hudson av; architects, Brook & Rosenberg, 44 Court st. Plan No. 5408.

IRVING AV, s e cor Jefferson st, interior alterations; cost, \$500; owner, Chas. Heutschel, 42 Palmetto st; architect, John C. Hesterman, 172 Hamburg av. Plan No. 5478.

JAMAICA AV, n w cor Gillen pl, interior alterations; cost, \$2,500; owner and architect, B. C. R. R. Co., 85 Clinton st. Plan No. 5453.

JOHNSON AV, 213, new toilet compartment, etc.; cost, \$100; owner, Luca Draga, 211 Johnson av; architect, Charles P. Cannella Co., Graham av. Plan No. 5507.

LAFAYETTE AV, 972, new partitions, etc.; cost, \$500; owner, Paul Dabow, on premises; architect, Sam Greenberg, 34 Graham av. Plan No. 5503.

LIBERTY AV, 1137, new toilet compartment; cost, \$200; owner, Christiana Gans, on premises; Charles Infanger & Son, 2634 Atlantic av.

MARCY AV, No. 372, new store front, etc.; cost, \$500; owner, Nicola Marinelli, on premises; architect, G. E. Pellwith, Sr., 213 Grant av. Plan No. 5447.

MYRTLE AV, n e cor Portland av, interior alterations, etc.; cost, \$200; owner, Minnie White, 1562 St. Mark's av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 5524.

MYRTLE AV, s e cor Gates av, new plumbing, etc.; cost, \$3,000; owner, M. F. Hoffner, Spring Valley, N. Y.; architect, Otto Thomas, 2350 Myrtle av, Ridgewood, L. I. Plan No. 5508.

RUTLAND RD, n s, 249 w Troy av, new building front; cost, \$114; owner, Hannah Sullivan, 249 Rutland rd; architect, Ernest Dennis, 241 Schenck av. Plan No. 5521.

SNYDER AV, s s, 144 w Locust st, new internal alterations; cost, \$300; owner, Ebinger Bakery Co., 1316 Cortelyou rd; architect, C. D. Woley, 513 Bellaire av, Pittsburgh, Pa. Plan No. 5428.

SUTTER AV, s s, 43.10 w Powell st, interior alterations; cost, \$1,000; owner, Fred Neugass, 35 East 10th st, N. Y.; architect, Wm. Huenenberg, 782 East 165th st, Bronx. Plan No. 5495.

WAVERLY AV, No. 69, interior alterations; cost, \$250; owner, H. Kirchlner, 248 Park av; architect, W. J. Conway, 401 Union st. Plan No. 5468.

4TH AV, No. 230, new store front, etc.; cost, \$800; owner, Guiseppi Rodosta, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5485.

4TH AV, No. 232, new store front, etc.; cost, \$800; owner, Guiseppi Rodosta, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5484.

5TH AV, No. 437, new store front; cost, \$200; owner, Thos. Corrigan, 456 7th st, architect, Perceleo Xenakis, 40 New Bowery, N. Y. Plan No. 5422.

Queens.

ARVERNE.—Ocean av, n s, 1,676 e Storm av, 1-sty frame extension, rear, 7x12, shingle roof; cost, \$10; owner, John Lockitt, 803 Herkimer st, Brooklyn. Plan No. 897.

BAYSIDE.—Warburton av, n s, 50 e 2d st, erect new porch and other interior repairs; cost, \$100; owner, George Vaughn, Warburton av, Bayside. Plan No. 933.

CORONA.—Grand av, s w cor Railroad av, raise building and erect new foundation; cost, \$50; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 918.

CORONA.—Mulberry av, n e cor Kingsland av, install new plumbing; cost, \$250; owner, K. Schmidt, on premises. Plan No. 929.

CORONA.—1-sty frame extension, rear, 30x43, tin roof; cost, \$1,200; owner, J. Suanier, 213 Corona av; architect, C. L. Varrone, Corona av, Corona. Plan No. 930.

CORONA.—49th st, No. 30, 1-sty frame extension, rear, 17x24, tin roof; cost, \$400; owner, Julius Wolf, 30 49th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 931.

CORONA.—Grand av, s w cor Railroad av, change window into door; cost, \$10; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 915.

EAST WILLIAMSBURG.—Prospect av, w s, 25 n Ralph st, building to be raised, new foundation erected, and interior alterations; cost, \$1,200; owner, Andrew Krapp, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 911.

EVERGREEN.—Charlotte pl, w s, 330 s Dill pl, general interior repairs and alterations after fire damage; cost, \$20,000; owner, John T. Huner, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 904.

EVERGREEN.—Weirfield st, s w cor Cypress av, erect new stone foundation and repairs, new plumbing; cost, \$1,000; owner, Frank Brewery, Cypress av, Evergreen. Plan No. 909.

FLUSHING.—Main st, 86, slight repairs to laundry; cost, \$25; owner, R. McElroy, 609 11th st, Brooklyn. Plan No. 907.

FLUSHING.—Amity st, n s, 200 e Bowne av, general interior alterations, new plumbing; cost, \$400; owner, Mrs. Anna S. Dobson, 234 Amity st, Flushing. Plan No. 913.

FLUSHING.—Depot la, n s, 107 e Broadway, building to be raised, 1 sty built underneath, and other repairs; cost, \$4,000; owner, Joseph Wegman, 24 Main st, Flushing; architect, H. Ritchel, 60 Carver st, L. I. City. Plan No. 917.

FLUSHING.—Main st, No. 29, erect new steel electric sign; cost, \$100; owner, Abraham Simon, 29 Main st, Flushing. Plan No. 927.

FLUSHING.—Broadway, s e cor Main st, erect metal sign; cost, \$100; owner, John Dequerquis, on premises. Plan No. 919.

FLUSHING.—Main st, No. 25, erect new steel electric sign; cost, \$100; owner, Morris Connevtz, on premises. Plan No. 920.

JAMAICA.—Brown av, n w cor Atlantic av, 1-sty frame extension, rear, 10x10, tin roof; cost, \$100; owner, D. Mazzie, Brown av, Jamaica. Plan No. 932.

JAMAICA.—North Hempstead turnpike, s s, 43 w Ward st, erect new stone foundation; cost, \$300; owner, Gaetano Ferranda, 191 No. 8th st, Brooklyn. Plan No. 924.

JAMAICA.—Henry st, s s, 125 n South st, install new plumbing; cost, \$200; owner, Anthony Pilutik, Henry st, Jamaica. Plan No. 922.

LITTLE NECK.—Old House Landing road, w s, 948 n L. I. R. R., 2-sty frame extension, side, 14x30; cost, \$400; owner, Mrs. Michael Daly, on premises. Plan No. 926.

LONG ISLAND CITY.—15th av, e s, 450 s Wilson av, install new plumbing; cost, \$250; owner, William J. Flynn, on premises. Plan No. 928.

LONG ISLAND CITY.—Marion st, e s, 150 s Webster av, building to be raised, 1 sty built underneath and new brick foundation erected, new plumbing; cost, \$1,200; owner, Pasquale Nuncio, 34 Marion st, L. I. C.; architect, George J. Fisher, 406 12th av, L. I. C. Plan No. 896.

LONG ISLAND CITY.—Vernon av, 295, install new freight elevator; cost, \$1,025; owner, Atlantic Macaroni Co., premises. Plan No. 910.

LONG ISLAND CITY.—Vernon av, w s, 126 s Washington av, 1-sty frame extension, front, 48x25, tin roof; cost, \$300; owner, Charles M.

Gray, 709 Vernon av, L. I. City; architect, Frank Chmelik, 796 Second av, L. I. C. Plan No. 905.

LONG ISLAND CITY.—Jackson av, 357, repair store front; cost, \$100; owner, John Cleary, 119 East 90th st, N. Y. C. Plan No. 899.

LONG ISLAND CITY.—Review av, e s, 150 s Greenpoint av, install new plumbing, 3 houses; cost, \$140; owner, Mrs. E. Schoenck, 827 Lincoln pl, Maspeth. Plan No. 900-1-2.

MASPETH.—Remsen pl, w s, 75 s Hull av, erect new store front; cost, \$100; owner, Mrs. Maria Graf, 36 Remsen pl, Maspeth. Plan No. 898.

MIDDLE VILLAGE.—Metropolitan av, n s, 38 w Furman av, 2½-sty frame extension, rear, 13x12, shingle roof, and interior repairs; cost, \$900; owner, Peter Hirsch, 2225 Metropolitan av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 906.

QUEENS.—Bergen st, s s, 200 e Franklin st, 1-sty frame extension, 8x12, tin roof; cost, \$40; owner, Mrs. Krumenacker, Queens. Plan No. 912.

RIDGEWOOD.—Prospect st, No. 98, erect new brick foundation; cost, \$600; owner, Bernard Spitzer, Hicksville, L. I. Plan No. 923.

ROCKAWAY BEACH.—Boulevard, s s, bet Thompson and Ward avs, erect concrete foundation under scenic railway; cost, \$2,500; owner, L. A. Thompson Scenic Railway Co., 291 Broadway, N. Y. C. Plan No. 925.

ROCKAWAY BEACH.—Waverly av, w s, 565 s Boulevard, 2½-sty frame extension, rear, 29x16, shingle roof; cost, \$1,500; owner, Ernest H. Mayo, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 914.

WHITESTONE.—So. 8th av, No. 11, 1-sty frame extension, rear, 9x10; cost, \$100; and other repairs; owner, Herman Marx, 109 Main st, Flushing. Plan No. 921.

WINFIELD.—Monroe st, n s, 250 e Madison av, erect new foundation, new plumbing; cost, \$400; owner, Jos. Albrecht, Walnut st, Winfield. Plan No. 916.

WOODSIDE.—Third st, e s, 75 n Woodside av, install new plumbing; cost, \$250; owner, H. Howell, premises. Plan No. 903.

WYCKOFF HEIGHTS.—Woodward av, 561, general repairs to store fronts; cost, \$50; owners, Rubinson Bros., 492 Kosciusko st, Brooklyn. Plan No. 908.

Richmond.

BAY ST, s e cor Water st, Stapleton, frame alteration to hotel; cost, \$1,000; owner, Mrs. Vidal, Stapleton; architect, John Davies, Cushtion av, Tompkinsville; builder, Wm. Clifford & Sons, Elizabeth, N. J. Plan No. 344.

BURDEN AV, n s, 300 w Richmond av, Graniteville, P. R., alterations to frame storage; cost, \$50; owner, Wilson & Larsen, Port Richmond; architect, F. J. Nicholson, Port Richmond; architect builds. Plan No. 339.

DECKER AV, n s, 400 w Palmer av, Port Richmond, frame alterations to dwelling; cost, \$1,000; owner, Aug. Ekblom, Port Richmond; architect, Peter Larsen, Port Richmond; builder, owner. Plan No. 341.

LINCOLN AV, n w cor 3d st, Grant City, frame alterations to bungalow; cost, \$75; owner, August Alverson, Grant City; owner builds. Plan No. 340.

LINCOLN AV, s s, 400 w Fingerboard rd, Rosebank, frame alterations to dwelling; cost, \$95; owner, Elizabeth Fallon, Rosebank; builder, W. C. Pearson, Grant City. Plan No. 342.

RICHMOND RD, s s, 25 e Cunard pl, Stapleton, frame alterations to wagon shed; cost, \$103; owner, Fritz Keller, Stapleton; architect and builder, A. De Brizzi, Stapleton. Plan No. 343.

Persona and Trade Notes.

D. EVERETT WAID, the architect, is touring Europe.

JOHN C. SIMS, architect, has removed his office from 17 West 45th st to 2 East 23d st.

KLEIN & KOEN, architects, formerly of 361 Stone av, Brooklyn, have moved to 9 Debevoise st, Brooklyn, N. Y.

THE GLOBE AUTOMATIC SPRINKLER CO. has opened a New York office at 47 West 34th st. Mr. S. F. Weston is the eastern manager.

THE FIRM of Corbett, Higgins & O'Brien, architects of Fall River, Mass., has been reorganized and is now styled Higgins & O'Brien, with offices at 44 Borden Block, Main street, Fall River. Manufacturers' catalogues and samples are requested.

THE STEPHEN & GRUND CO., manufacturers of lighting fixtures, have recently opened offices at 315A Livingston st, Brooklyn. The factory is at 327 Livingston st. They will make a specialty of catering to the building trade, carrying a full line of fixtures.

THE WHEELING CORRUGATING CO., 16 Desbrosses st, has recently completed the metal ceiling work in the loft building, 2174 3d av, metal ceilings being used on all stories. John H. Deeves & Bro., 103 Park av, were the builders. The Michigan Furniture Co. is lessee. This concern has also completed metal ceiling work throughout the four-story building, 25-30 Av A, occupied by the Progressive Assembly rooms. The ceiling in the main dance hall is an especially elaborate one and is designed with heavy beam moldings, dividing the ceiling into eight panels. Around the outside of the ceiling there is a 48-inch metal cove, and three large centrepieces are used.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.
The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

SEPT.

- 9 Appelbaum, Max—Hencken & Wellenbrock Co.....63.31
- 10 Appel, Jacob—A H Washburn et al.....68.01
- 10 Archer, Hattie E. Mary D Abbott, Nella L Archer & Harry M Archer exrs—L. Hesberg.....618.46
- 12 Aaron, Herman—T D Malcolm, 113.52
- 12 Allen, Walter C & Harry N—E B McLean.....1,002.04
- 13 Anderson, Jno—N Y Edison Co.....11.55
- 9 Bloom, Julius C—Jno Boyle & Co.52.17
- 9 Blyer, Rudolph—Moore Thompson Paper Co.....49.16
- 9 Bachner, Saml—J B Owens.....330.55
- 9 Binder, Robt—J S Sills & Sons, 109.68
- 9 Berger, Louis—A Fries.....566.40
- 9 Bacon, Charlotte or Mary—L Cerlian.....224.17
- 9 Bonagur, Antonio—E Mason.....400.00
- 9 Bogul, Abr—C Franchini et al.268.11
- 9 Beinfield, Henry—Colgate & Co.40.77
- 9 Brewer, Thos C—S Trimmer & Sons Inc.....76.82
- 9 Bertani, Domenick—Kips Bay Bwg & Malting Co.....124.50
- 9 same—same.....253.50
- 9 Betts, Merrill—Moreland Budd Soria.....68.11
- 9 Bleyer, Rudolph—American Mfg Co.....183.33
- 9 Bullwinkle, Sidney M. Agnes E & Maud L—M Philips.....419.02
- 10 Brand, Ida—D H Orgel.....29.63
- 10 Bocchino, Ralph & Eliza Cavallo—A S Fraser et al.....64.72
- 10 Bonelli, Tony—A C Case et al.....28.41
- 10 Basino, Eugene & Victor Segale—Anderson Tool Co.....83.61
- 10 Beck, August & Jos Rimoldi—E E Alley.....64.22
- 10 Brown, Wm—T Heaslip.....64.67
- 10 Brooker, Wm H—Oliver Typewriter Co.....123.64
- 10 Bleyer, Rudolph—N Y & Pennsylvania Co.....194.34
- 11 Bracken, Wm R—Cobin & Co.....61.66
- 11 Backes, Jno J—A Bruen et al.317.10
- 11 Barclay, Alex—A Rusch et al.....422.36
- 11 Bellows, Walter C—American Play Co.....560.90
- 11 Becker, Martin D—Western Electric Co.....352.18
- 11 Bennett, Edw—Van Duzer Extract Co.....costs, 13.02
- 11 Bradley, Jno J—Jos Beck & Sons.....91.39
- 11 Bellande, Newton—J A Robertson.....49.83
- 11 Boden, Otto—J W E Clarke.....122.22
- 11 Becket, Edw & Sophia T—People's Natl Bank of Hudson Falls.....797.79
- 12 Bergoffen, Saml—Steel Furniture Co.....134.60
- 12 Baumann, Adolph—W Levy.....276.19
- 12 Bloch, Merwin S or Merivin S Cohen—Androvette McCarrall Co.....127.02
- 12 Butts, Stephen H—N Y Edison Co.17.80
- 13 Ball, Geo—I Kobelin.....184.61
- 13 Bidwell, Geo R—Oppenheim, Collins & Co.....66.77
- 13 Baumann, Adolf—W Levy.....276.19
- 13 Boisse, Jazues L—A H Skillin.....203.69
- 13 Benes, Thos—Rock Island Butter Co of N Y.....31.80
- 13 Bartlett, Jno R. Hermand de Seiding, Walter L Hill, Wm B Tubby & Reade-Duane Cold Storage Co—G Rives.....7,167.70
- 13 Bogert, Geo H—Royal Typewriter Co.....42.31
- 7 Coakley, Wm A—S Green.....70.01
- 7 Campbell, Edw J—E R Breck.....97.14
- 9 Corse, Maurice—N Sharashoff.....107.91
- 9 Corrigan, Jno H & Peter B Riley—F S Rauber.....130.84
- 9 Crosby, Wm J—Jules Kessler & Co.....96.44
- 9 Cocroft, Willis—Hudson & Chester Granite Co.....39.86
- 9 Cleverly, Nelson T—Mason, Au & Magenheimer Confectionery Mfg Co.....290.99
- 10 Conroy, Annie, Michl Conroy, Jos Conroy & Lily Bergeson—C P Byron.....430.01
- 10 Cheevers, Jno M—J M Fishel et al.....718.43
- 10 Conklin, Jno W—C Diefenthaler.347.89
- 11 Coleman, Michl—M Malan.....351.73
- 11 Clendenin, Chas F—Jos F Davis Bldg Co.....164.99
- 11 Crowell, Sarah E—L Ingle Jr.2,591.98
- 11 Chamberlain, Chas C—Estate of Martha C Coe.....76.47
- 11 same—same.....37.74
- 11 Churchill, Jno J—J E Glover et al.....189.44
- 11 Casino, Louis—L A Cuneo et al.89.10
- 11 Cobe, Andw J—J B Pilling.....757.55

- 11 Campbell, Wm A—D Campbell.1,403.92
- 12 Callas, Thos & Harry Poulos—Imperial Curtain Co.....90.51
- 12 Colgan, Wm—Rockwood & Co.45.32
- 12 Cobe, Andw J—New Netherland Bank of N Y.....614.17
- 12 Cox, Herbert S—Jas McCreery & Co.....72.34
- 13 Cunningham, Wm B—N Y Edison Co.....115.26
- 13 Coar, Wm—same.....16.47
- 13 Cox, Arthur S—Rothenberg & Co.78.16
- 13 Castelman, Dorothy—H Kiechlin.324.42
- 13 Corbett, Jas—Streat Coal Co.....267.00
- 13 Carabba, Julian V—A M Bythrow.....384.90
- 7 Dutcher, Wm V—M Hasbrouck et al.....172.53
- 7 Dale, Chalmers—Ajax Grieb Rubber Co.....116.17
- 9 Dalton, Chas F—J Meyers.....26.72
- 9 Day, Leonard—G W Cobb Jr.....30.99
- 9 Dempsey, Pauline—D L Korn.....costs, 13.15
- 10 Donahue, Jos J—Johnston Export Pub Co.....78.09
- 10 Doling, Saml B—M Edelstein.....95.71
- 11 De Savelles, Jno L—Mitchell Vance Co.....139.42
- 11 Dehli, Arne—H S Sayers.....79.30
- 11 Dougherty, Jno J—Boyertown Burial Casket Co.....105.13
- 11 Donishofsky, Hyman—H Lerner.295.80
- 11 Dickler, Michl—L K Ungrich.....49.31
- 11 Drury, Michl T—J M Parker Jr.74.31
- 12 Delaney, May—Imperial Curtain Co.....98.40
- 12 Di Nolfo, Leonard—H S Clark.....40.54
- 12 Davidson, Geo—F Hunt.....34.83
- 12 Dunphy, Richd J—W C Armstrong.....111.81
- 13 Damico, Jos R—N Y Edison Co.102.00
- 13 Denn, Anna—same.....15.17
- 13 De Luna, Wm P—Equitable Trust Co of N Y.....138.37
- 13 Dorfman, Jos A & Abr Goldman—N Y Edison Co.....12.76
- 13 Davis, Elmer E—E E Davis, costs, 45.95
- 7 Edwards, Richd L—Singer Sewing Machine Co.....115.97
- 10 Edson, David O—E J Conroy.....21.83
- 11 Eyerlet, Anna B—Greenhut Siegel Cooper Co.....211.71
- 13 Eichner, Nathan—L J Dorson.....85.46
- 13 Ellsworth, Andw, Jos W* & Andw S*—Royal Typewriter Co.....59.50
- 13 Econopouly, Jno* & Louis; also Pavayettes D Economopoulos or Peter O Econopouly—W E Hoyer.....133.35
- 7 Fiordalisi, Frank S—H Koehler & Co.....221.63
- 9 Fleming, Patk—G Zerst.....66.51
- 9 Frankel, Abr—L Weisberg.....34.40
- 9 Friedman, Sol & Hannah—A Zentler.....114.25
- 9 Fuller, Georgia M—L C Walker.199.41
- 9 Freund, Ferd—Roger & Gallet.....61.35
- 9 Foley, Geo A—J E Coveney.....125.86
- 9 Fried, Herman—J Spiro et al.....136.48
- 9 Foley, Geo A—J Brodie.....47.00
- 9 Fried, Chas—same.....68.53
- 9 Fuller, Harry H—S O Hardy.....62.53
- 9 Fanning, Fredk E—M Waterman.103.61
- 10 First, Harry—N Y Evening Journal.....160.51
- 10 Forsberg, Jno F & Chas Anderson—L Pulvermacher et al.....62.97
- 11 Fund, Saml—Jos Stern & Sons Inc.....194.99
- 11 Ford, Edwin—W B Weidler.....54.59
- 11 Fund, Abr—Jos Stern & Sons Inc.....4,766.20
- 12 Fitzgibbons, Mary A—Charles & Co.....168.70
- 12 Fitzgibbon, Bert—M Witmark & Sons.....129.68
- 12 Federighi, Giovanni—J B Corse et al.....168.55
- 12 Foggelle, Jos or Joe & Antoneta—S Pains.....117.32
- 13 Francis, Chas & Wm Nestler—N Y Edison Co.....11.66
- 13 Falding, Jacob & Isaac—Neimeth—L Dankowitz.....253.41
- 7 Gilmour, Robt M—Polytechnic Institute of Bklyn.....105.34
- 9 Graff, Peter—N Strong.....880.15
- 9 Goldberg, Jacob—T G Jaffe et al.42.92
- 9 Green, Harry B—L Tulcin et al.....159.30
- 9 Goldberg, Dora—H H Harris.....509.41
- 9 Greene, Wm Z—G M Beers.....140.16
- 9 Green, Harry E—L Tulcin et al.159.30
- 10 Gosling, Francis—J Achmott.....107.04
- 10 Goldman, David—J A Smith.....81.44
- 10 Goldberg, Jacob H—American Law Book Co.....63.61
- 10 Goldhamer, Paul B—Coonley Mfg Co.....88.66
- 10 Glassman, Saml, Morris Leibowitz, Isaac Glassman—N Y Carved Moulding Co.....142.72
- 11 Gooderson, Fredk W—B J Meyer.30.40
- 11 Greenberg, Julius—A de Claremont Co.....28.37
- 11 Glotzer, Max—Butler Bros.....126.15
- 11 Galbally, Mary E—Flood & Conklin Co.....69.54
- 11 Griffin, Nathl A—L K Ungrich.161.53
- 11 Guendel, Jos—J M Muffer.....367.00
- 11 Grant, Albt E—F D Ciprico.....90.31
- 11 Grubbs, Hartwell B—Bridgeport Trust Co.....3,922.52
- 12 Greer, Pauline N—J H Lambert.....726.48
- 12 Gibbons, Richd—Victor N Nunes Co.....42.55
- 12 Goldberg, Abr—Security Bank of N Y.....366.81
- 13 Goldberg, Isaac—P A Decker Jr.488.62
- 13 Greenbaum, Leo—R Levy.....129.37
- 7 Heeren, Adolph—Dallas Land Co.205.20
- 7 Horowitz, Alex—S Movorach et al.45.64

- 9 Hoag, Adeline K—S H Russell.309.53
- 9 Hogan, Robt H—W P Buchler.....34.41
- 9 Heene, Fredk G—Central Cigar Mfg Co.....67.41
- 9 Hedderich, Philip—Whale Creek Iron Works.....costs, 13.15
- 9 Hoffman, Jno—W P Frey.....10,919.69
- 9 Hauck, Robt—J Katz, recvr.....104.65
- 9 Hunt, Jay—Simpson-Crawford Co.118.91
- 10 Henry, Jno E—Meyer & Thompson Co.....40.44
- 10 Hare, Geo—Williams & Morford Co.....86.11
- 10 Harris, Hyman—T J Blake.....123.32
- 10 Hart, Chas W & Sarah J—A Altman.....195.76
- 10 Hecht, Anton & Max Lubin—A B Mills.....292.48
- 10 Harnischfeger, Lawrence—N Lukin.....38.72
- 10 Hess, Henry—P J Garrigan.....40.99
- 11 Haynes, Jas J—Morgan Silver Plate Co.....138.95
- 11 Haberle, Jno G—Halsey Bros Co.605.09
- 11 Hains, Chas D—Motor Finance Co.....309.25
- 11 Holder, Frank A—Jos Beck & Sons.....119.36
- 12 Himmelblau, Bernard & Barnett—Market & Fulton Natl Bank, N.Y.....164.67
- 12 Hirsch, Patk & Chas N Fowler—E E Hirsch.....402.43
- 12 Hutchins, Floyd W—Empire Tire Co.....239.26
- 13 Halmla, Leroy & Alex Thern—People, &c.....500.00
- 13 Halamka, Leroy M & Roger J Connolly—People, &c.....500.00
- 13 Hyland, Robt M—N Y Edison Co.16.18
- 13 Heil, Alfd—same.....14.62
- 13 Held, Wm, Louis & Jos—Improved Smoking Process Co.....112.28
- 13 Henry, Aaron—J Darrow, costs, 7.00
- 13 Hamilton, Henry, John* & Abr L—De Stewart.....515.41
- 10 Israel, Alfd D—C V Johnson.....178.41
- 12 Imperatori, Reginald J—Edw Thompson Co.....458.66
- 13 Isear, Julius—E B Cahn.....5,022.74
- 7 Jungmann, Julius—Harrimann National Bank of City NY.....1,839.78
- 9 Jenks, A—M Bartlett.....97.19
- 10 Jackson, Edgar R—Title Guarantee & Trust Co.....1,093.42
- 10 Jones, Michl A—J Brodie.....68.13
- 11 Johnson, Edwin H—Belmont Iron Works.....230.04
- 11 Jacobs, Wm S—Western Electric Co.....257.62
- 13 Jagle, Herman—I M Griggs.....216.92
- 13 Jones, Howard L—S J Sorg et al.183.16
- 13 Johnston, Chas E & Cornelia C—Hudson Trust Co.....229.45
- 7 Korn, Henry H—O R Recht.....642.28
- 7 Kassek, Peter—J Revitch, costs, 78.15
- 9 Keeler, Geo—L Vogeney.....89.37
- 9 Keve, Max—J Meyers.....29.15
- 9 Kirk, Wm F—P Levine.....159.11
- 9 Kirkham, Chas B—E V Harman & Co.....202.94
- 10 Kaufman, Louis S & Bessie A—Eugene Bournonville Welding Co.....51.55
- 10 Katzman, Benj—M Greenbaum.....44.32
- 10 Konig, Paul—A Konig.....costs, 125.12
- 10 Kane, Henry—J Schussler.....155.81
- 10 Kaiser, Carl—I Mendelson et al.35.31
- 11 Krakauer, Morris—Willett & Frost Bldg Co.....142.75
- 11 Kaffenberger, Chas T & Morris Cantar—Natl Herkimer County Bank of Little Falls.....779.32
- 11 Kuhn, Louis—Allwin Realty Co.49.65
- 11 Klein, Wm E—People &c.....200.00
- 12 Kayfetz, Herman—Colwell Lead Co.....458.92
- 12 Kahn, Leopold—F Schumacher.....516.14
- 12 Klinger, Louis—Firestone Tire & Rubber Co of N Y.....123.19
- 13 Kornblum, Abr—North American Fruit Exchange.....288.57
- 13 Krantz, Saml—N Y Edison Co.....10.99
- 13 Katz, Abr, Meyer Katz & David Washtel—J Hay.....2,351.51
- 13 King, Louis—Royal Typewriter Co.....81.05
- 7 Licht, Herman S—A H Bell et al.40.35
- 9 Link, Geo L—P Cullman.....39.41
- 9 Levy, Philip—B B Simons.....25.31
- 9 Lamb, Jos—E States.....46.21
- 9 La Barbe, Jules—F Maurey.....141.66
- 9 Levine, Abr & Abr Sapersky—I Hammer.....92.32
- 10 Lamarca, Guiseppe—A Selikowitz et al.....26.72
- 10 Lifschitz, Sol—Montauk Bank.....191.07
- 10 Learnard, Geo E—E Cgarvet.....225.41
- 10 Lehman, Edgar—Jas Mott Wood Co.....177.37
- 10 same—same.....177.37
- 11 Lowry, Robt—F Pickup.....30.65
- 11 Lewis, Leonard—M Behrer.....84.41
- 11 Lewis, Thos, Wm O Allison & Elverton R Chapmen—Allen Kingston Motor Car Co.....30,662.33
- 11 Loog, Jno D—C A Barnard.....407.91
- 11 Lauritzen, Wm C—C M Munsch.51.21
- 11 Le Bouer, Saml—M Baer et al.....23.45
- 11 Lore, Frank P—A Giordana.....294.51
- 11 Le Clair, Harry—Federal Sight System Electric.....39.85
- 11 Landau, Marnie—J Gutterman.....50.00
- 12 Loeb, Fredk G—Onward Constn Co.....832.19
- 13 Linza, A Salvatore & Dominick Veltry—N Y Edison Co.....14.81
- 13 Levinson, Max—Saml Rachamovitz & Max Schwartz—Gettie McQuade Paper Co.....720.39
- 13 Lo Gascis, Salvatore—N Y Edison Co.....119.38

13 Lange, Henry—U S Mail & General Express Cocosts, 12.60
 13 Lampert, Jacob & Isaac Neimeth—L Damkowitz253.41
 7 McAvoy, Chas F & Danl E McAvoy Kirkland & Yardley101.42
 7 Monahan, Edw J—H L Monahancosts, 41.38
 7 Miller, Sampson I—Farmers Exchange Co372.16
 7 same—same216.41
 7 Matthews, Andw—J Von Iderstine Co54.42
 9 Mears, W Howard—Jersey City Galvanizing Co48.23
 9 Mooney, Michl E—J Brennan580.80
 9 Mills, S Fredk—E Wolff111.91
 9 Mellancon, Jules—J Frank et al.794.90
 9 Mullaly, Sarah L—Empire State Liquor Co182.74
 9 Moser, Chas—Adolph Prince Co.127.21
 9 Moore, Godfrey—J A Kearney.374.45
 9 MacAveney, Bernard E—Esley Wire Works Co97.98
 9 Moskowitz, Adolph & Sol Gross—M Sameth112.15
 9 Morgan, Isaac or Ike—R C Constant86.96
 9 McManus, Terence J—Brody & Funt214.40
 10 Magee, Jno N—J Brodie67.12
 10 Murphy, Wm F—same67.32
 10 Meehn, Patk J—same43.37
 10 Mumford, Geo D—J Pettry274.92
 10 Mortimer, Lawrence—McIlvaine & Baldwin104.61
 10 Monheimer, Chas—B Prakin et al.157.91
 10 Meyer, Conrad—International Provision Co102.84
 10 McCulloch, Lizzanna L & Harriet E D Giblin—W C Garbutt53.56
 10 Moltz, Abr—A H Gohl60.39
 10 Morris, Isidore M—N Y Trust Co.85.93
 10 Monahan, Martin J—Hull Grippen & Miller, Jno E—E I McLean103.81
 10 Maier, Jno—Rock Island Butter Co of N Y39.56
 10 Mastbaum, Jules E—S Siebert et al5,955.40
 11 Miller, Sampson I—R T Culver.399.00
 11 Mitchell, Robt B—Hermann & Grace Co124.31
 11 Mickel, Wm R—S M Banner141.91
 11 McCambridge, Jno J—J F Boyle.676.00
 12 Magee, Jas V—Fisk Rubber Co of N Y384.24
 12 Momand, Sherman S—A B Kight.249.31
 12 Meehan, Jno E—N Y Edison Co.32.46
 13 Mussler, Meinrad—same21.83
 13 May, Maurice—F Schwartz226.72
 13 Marcas, Peter—Rock Island Butter Co of N Y61.45
 13 Miller, Adolph S & Co—N Y Edison Co12.50
 13 Marlow, Walter D—C A Glentworth3,665.57
 9 Nussbaum, Isaac—M Sameth38.97
 10 Nucci, Thos—Powell Bros Shoe Co270.01
 10 Napoli, Edw S—Broadway Trust Co113.91
 7 O'Brien, Jno P—L Van Syckel.5,748.89
 9 Ostfeld, Wolf—B B Simons23.31
 9 O'Brien, Edw M—Dunbar Box & Lumber Co158.19
 9 O'Donnell, Chas—M E Kimball exr318.55
 10 O'Donohue, Neil F—J Brodie42.78
 10 O'Connor, Edmund—E Brunner350.00
 10 O'Rourke, Tim—N Y Importation Co103.79
 11 Osterman, Henry—A W Warecosts, 315.88
 11 O'Connor, Edmund—J P Mulqueen232.39
 12 Olmstead, Ellis F—C Nelson196.84
 13 O'Rourke, Saml L—N Y Edison Co.62.61
 13 Ohlson, Chas & August—Strohmeier & Erpe Co40.88
 9 Parks, Frank J & Arthur J Primps—Met Life Ins Co127.45
 9 Pritchard, Herbert T & Irving M Hirsch—Columbia Bank424.21
 9 Pollizzotta, Gabriel—H Davidson.117.01
 10 Pollak, Jacob & Wm A Levy—People, &c100.00
 10 Pierce, Harold J—Sayles Zahn Co141.33
 10 Post, Edwin M & Grove E Warner—E R Thomas et alcosts, 4,170.10
 10 Palmer, Isabelle—H W Zehler87.64
 10 Palmer, Winfield S—Keasbey & Mattison Co342.91
 11 Parcels, Florence K—Washington
 13 Phillips, Isaac—N Y Edison Co.11.82
 13 Pagnozzi, Jos—City of N Y24.11
 13 Pollock, Leo—F J Walsh42.09
 13 Pearsall, Harry—Royal Typewriter Co44.41
 7 Rosner, Henry—Monolith Realty Co33.97
 9 Romeo, Francisco—Ragus Tea & Coffee Co23.60
 9 Randel, Elias—M Sameth54.60
 9 Riverside Press—E Lyell Earlecosts, 109.38
 9 Paisiger, Louis—M Sameth31.15
 9 Rodstein, Harry—H Rodsteincosts, 34.50
 9 Rosingarten, Yetta—O L Gabriel.39.75
 9 Rosner, Henry A—Monolith Realty Co33.97
 9 Rich, Barthold A or Bert A—W E Finn195.06
 10 Reilly, Jos E—Fairbanks Co38.92
 10 Ronayne, Margt G—T Hurley22.35
 10 Roger, Chas—J Exner49.72
 10 Raskin, Bernard—T Bergercosts, 13.15
 10 Robinson, Gustave—T Rosenberg.34.61
 10 Ruiz, Chas G—Williams & Mulford Co37.01
 11 Regab, Jno—Anheiser Busch Agency22.93
 11 Russell, David A—A H Skillin95.51
 11 Ryan, Mignon C—Greenhut Siegel Cooper Co41.26
 11 Ready, Wm B—H A Hanft51.44
 11 Rabl, Anton—J W Cummings219.41
 12 Rhein, Otto Jr—Equitable Trust Co of N Y47.23

12 Ramayon, Andw—same69.49
 12 Ryan, Annie—J C Smithcosts, 76.55
 12 Rumpf, Wm—Wisner Mfg Co72.57
 12 Ristuccia, Angelo—Francis H Leggett & Co64.29
 13 Raw, Saml L—N Y Edison Co15.38
 13 Riley, Peter B & Jno H Corrigan—F De Caro232.81
 13 Rothman, Abr—Improved Smoking Process Co71.22
 13 Rothman, Leon—A E Levycosts, 13.10
 7 Schwartz, Adolf—Combined Real Estate Interests64.41
 7 Stafford, Joe—G McQuillan37.41
 7 Sakal, Jas—R C Rothfeld373.57
 9 Smullen, Hugh—Jas Olwell & Co, Inc308.36
 9 Senior, Theo E—D Finkler41.01
 9 Samusch, Benj—A Blumenthal et al608.89
 9 Spence, Edw E & Wm C Butts—Hyde Mfg Co129.26
 9 Schantz, Harry—W Kutisker98.64
 9 Sullivan, Jas M—M Nathan228.22
 9 Smith, Jno L—C A Price98.25
 9 Sternberg, Wolf—M Schlieff et al.19.12
 9 Shea, Julia A—W Brennan229.86
 9 Spuse, Wm—Julius Kessler & Co.75.13
 9 Sullivan, Michl G—S J Hunter345.98
 10 Schmidt, Milton—J Brodie79.89
 10 Sandhop, Chas—P L Krohn et al130.36
 10 Stanton, Adelaide M—J H Neale et al328.76
 10 Smith, Wm J—Worcester Paper Box Co145.68
 10 Smith, Louis & Hayman Haber—People, &c100.00
 10 Schoenbrun, Benj—J M Burr & Son Co72.41
 10 Sussman, Herman—A Sussmancosts, 59.17
 11 Sanchez, Antonio—The 14th St Store288.59
 11 Steinhardt, Max—Hoboken Auto Renting Co120.40
 11 Sime, Malcome T & Frances G—B Buxbaum36.74
 11 Shakhat, Morris—M Schram47.65
 11 Seaman, Anna C, Howard T & Arthur V—Kolesch & Co914.75
 11 Strong, Wilbur—F E Emery55.62
 11 Spiegel, Louis & Annie L—A Fischel425.88
 11 Stevens, J Frank—W Simon et al48.41
 11 Stern, Lawrence M & David Kalkan—H A Groen et al143.65
 12 Schiff, Chas I—Equitable Trust Co of N Y50.14
 12 Strauss, Leo—J Neukirch266.99
 12 Sickles, Danl E—Harper & Bro.101.25
 12 Simpsn, Geo. & Archibald—Barrett Mfg Co241.71
 12 Sandor, Saml & Minnie Sandor; also Alexander Printing Co—A Wallach1,000.00
 12 Semionnedis, Theo—J W Cody Shoring & Contracting Cocosts, 13.03
 12 Solomon, Sam—Northern Bank of N Y661.48
 13 Sparry, Chas H—M J R Bugbee76.65
 13 Scheuer, Jno J—Interboro Sign Co141.31
 13 Sherman, A Percy—A C Wicke Mfg Co270.22
 13 Surckes, Beryl—M Klein22.38
 13 Schwartz, Jacob, Jos W* & Andw—C Borzik et al119.65
 13 Segelbohm, Louis—Chas Cooper & Co38.94
 13 Silverberg, Otto—P Tushnitt221.17
 13 same—same325.89
 13 Schub, Chas H—Syracuse Malleable Iron Works154.74
 13 Samuel, Isidor R* & Leopold Leder—N Y Edison Co130.66
 13 Sternberg, Gustav—P A Decker Jr488.62
 13 Sparry, Chas H—M J Bugbee76.65
 13 Stearns, Kent K—Fidelity & Casualty Co of N Y69.41
 9 Turner, Oscar Adams—Press Pub Co273.91
 9 Turk, Saml—I Fischer94.41
 9 Tennon, Kath E—M M G de Courval744.05
 9 Trott, Gerard—F & M Schaefer Bwg Co348.72
 10 Taylor, Lucy C—A Isakowitz115.13
 11 Thayne, Wm C—C A Rosen et al.135.62
 12 Tuttle, Harold B—R A Tuttlecosts, 38.50
 13 Thorne, Chas W & Jno A Earl—C Lindenmeyr et al70.11
 13 Taplitzsky, Louis—R Cohen29.65
 13 Tuvim, Simon & Isadore—Kaplan & Seldin46.21
 12 Usbelmessenger, Chas R—H J Zehder626.53
 13 Unger, Adolph—N Y Edison Co.10.96
 9 Vasilas, Christ—C H Tammany.188.99
 9 Vretman, Alice B—C A Ogren87.93
 11 Vermilyea, Thos, Chas W MacDonaldd & Phillip J Barry—R Drennan37.60
 11 Vaughan, Jno R—C Rosen et al.97.62
 11 Varasano, Tony—Hannis Distilling Co218.41
 11 Vanuto, Jos—E D Dowling360.00
 11 same—S Heber250.50
 7 Wolfson, Wm H—G Schumacher93.77
 7 Wagner, Bernard—Reidy Elevator Co37.37
 9 Wallenberg, Erik J—A Johanson.61.30
 9 Wenderhold, Wm, Carl Weber & Willie de Classon—E T Mapes179.11
 9 White, Jos—Consumers Co. of America63.73
 9 White, Maggie—same39.34
 9 Wenderhold, Wm—Review of Reviews Co46.13
 10 White, Wm N & Alice L—Western Union Telegraph Co1,006.35
 10 Wasserman, Kalman & Jennie—M M Goldschmidt103.85
 10 Walker, Grover C—J Seeman et al87.43
 10 Westheimer, Abr—Cudahy Packing Co752.59

11 Watts, Sarah—United Surety Co.49.21
 11 Wang, Leiser or Louis—J Goldfarb462.53
 11 Wilson, Sarah H—Federal Sign System Electric8.30
 11 Weaver, Eliz A—M A Kaufman1,800.42
 11 Wilson, Alfred—Wm H Hussey & Sons194.37
 11 Whitman, Holder & Frank A—Jos Beck & Sons119.36
 11 Wilson, Thos—The 14th St Store136.71
 12 Welles, Burton—Equitable Trust Co of N Y50.14
 12 Wilcox, Raymond F—Henry Phipps Estates185.51
 12 Wordstrom, Johan M—Doubleday Page & Co32.51
 13 Wiener, Jack—M E Shantz159.31
 13 Waterbury, Granville F—Wyllis Co475.70
 13 Webster, Edgar S—Jas M Bell Co40.76
 13 Willson, Paul W & Geo O Wadsworth—Royal Typewriter Co60.91
 10 Yedin, Mayer—Ludwig Baumann & Co409.95
 7 Zubrinsky, Abr—M H Titelbaum23.55
 10 Zatulove, Martin—L Lasarsow31.17
 11 Ziegfeld, Florenz Jr—U S Tire Co307.22
 12 Zimmer, Jacob—Oscar F Martin Inc71.61
 13 Zink, Thos Jr—F J Gummiersback44.24
 13 Zenodoro, Ernest—N Y Edison Co18.53

CORPORATIONS.

7 Rhinestone Products Co—J F Allen387.99
 9 American "Z" Electric Lamp Co—MeGraw Pub Co906.67
 9 Bloch, Richmond Co—E J Armstrong et al32.41
 9 Equity Bond & Security Co & G Edwin Sawyer—Mechanics & Metals Natl Bank City NY2,658.63
 9 Falcon Waist Co—Fried Mendelson & Co235.16
 9 Gerfein Sheet Metal Works & Raphael Gerfein—U T Hungerford Brass & Copper Co151.80
 9 Investors & Traders Realty Co—Edway Bldg Co106.78
 9 Independent Steam Laundry Co—Seydell Mfg Co53.84
 9 Joseph Meyer Inc, Jos Meyer, Abr Levy & Albt Meyer—I Ravich & Sons54.21
 9 James Automatic Testing & Recording Sales Co—U D Thomas1,265.72
 9 Long Island Heating Co, Geo J Martin & Wm Martin—H F Christie.389.43
 9 Mutual Paper Box Co—H Weingarten569.40
 9 Miss Duddlesack Co—H A Weatherbee et al exrs421.75
 9 Mokik Crank Sales Co—Touring News Co48.30
 9 Repetti—J Manheimer400.03
 9 S & H Mfg Co—Baron Printing Co44.58
 9 Tremont Park Realty Co & Fred M Mallert—Alsens American Portland Cement Works165.45
 10 Co-operative Laundry Assn—J T Stanley61.66
 10 Martin Amusement Co—Western Film Exchange of N Y49.41
 10 Quayle Co of N Y—C C Fowler299.24
 10 Franklin Constn Co—A D F Randolph117.57
 10 Goldhill Realty Co & Barney Goldman—Jno Bell Co524.82
 10 Universal Novelty Co—Ludwig Baumann & Co124.42
 10 Zimmerman Bros & Baider, Jno Zimmerman, Geo Zimmerman & Jos Baider—Greenpoint Moulding Co198.17
 10 Mountain Constn Co—A M Lesser et al584.09
 11 East N Y Hay & Grain Co—F Williams279.41
 11 Brocovoal Realty & Holding Co—J D Tobias542.22
 11 Benfra Realty & Holding Co—F W Heinzer319.22
 11 Easterbrook Constn Co—O Fichtenbaum519.40
 11 Equitable Life Assurance Society of the U S—J M Danner152.43
 11 Kenney Specialty Co—A H Sohl.36.10
 11 National Film Distributing Co, Isaac W Tulman, Israel J Ablowich & Chas E Kimball—H M Spence.1,043.77
 11 New Mountain Queen Mining Co of Nevada—H J Witte21,614.45
 11 Sheephead Bay Improvement Co—A Kaufman82.06
 12 Koellsted Contracting Co, Edw J Koellsted & Jno H Gault—W M Golden, Jr61.96
 12 Long Island Painting & Decorating Co—Imperial Curtain Co94.65
 12 G E McLean Co—N Y C & H R R Co187.15
 12 Medical Appliances Co—Goodyear India Rubber Selling Co475.43
 12 Traction Materials Co & Raymond W Marshall—Railway Steel Spring Co186.71
 12 Wyanoak Co—Jno Thomson Press Co316.96
 12 Weichselbaum & Co—Eagle Lock Co138.15
 12 White Iron Works—A H Bragg et al48.98
 13 Truworth Mfg Co—N Y Edison Co60.53
 13 Turpentine Products Co—U S Realty & Improvement Co398.70
 13 Union Feature Film Co & Carl L Gregori—S Karlebach168.07
 13 Wolf Avidan Cafe Co—N Y Edison Co12.65

- 13 Cherry-Driscoll Co—P & F Corbin of N Y 352.04
- 13 Cunningham & Kearns Contracting Co—City of N Y 124.41
- 13 City of NY—E M De Pasquale 966.74
- 13 El-Van Constn Co—Union Stove Wks 407.34
- 13 Hektograph Co—Merchants Exchange Natl Bank 13,062.92
- 13 H Relkin Co—Globe Commercial Co 134.17
- 13 Langill Commercial Photographing Co—N Y Edison Co 12.93
- 13 Heights Development & Constn Co 267.56
- 13 Miller, Adolph S & Co—N Y Edison Co 12.76
- 13 Modena Realty Co—H R Sutphen et al 9.74
- 13 Motor Exchange Inc—Stein Tire & Rubber Co 740.35
- 13 Progressive Typewriter Co Inc—Royal Typewriter Co 147.26
- 13 S & S Constn Co—Nason Mfg Co. 163.52

Borough of Brooklyn.

SEPT.

- 5 Amato, Rosaria—Mtg Securities Co, N Y 564.78
- 6 Albino, Luigi—L Sena 95.60
- 7 Ackerman, Morris—United Produce Co 146.42
- 7 Adinolfi, Carmela—C Gore 163.78
- 7 Anderson, Fritz—J Tonnevald 21.00
- 7 Allinger, Albert A—Wm Ulmer Bwy 943.40
- 9 Asken, Wm F—B J Conroy 351.90
- 9 Antoneau, Alex—Chas A Finch & Co 447.89
- 10 Appelbaum, Max—Henckin & Wellenbrock Co 63.31
- 5*Blake, C Mason—Hudson Co Natl Bank 331.95
- 6 Beneschofsky, Morris—Reuchheim Bros & Eckstein 69.56
- 7 Brown, Chas F—Keihn & Fauser 149.99
- 7 Balance, Wm A—M Brett 630.60
- 7 Brett, Philip M—P Karllsruher Bros 20.70
- 7 Blum, Abr—M Davidson 63.17
- 7 Benjamin, Hyman—Same 31.03
- 9 Breglia, Bemamino—Leon Hirsch (Inc) 124.45
- 10 Benevy, Sadie A—N Y Tel Co 49.03
- 10 Bloom, Julius C—Jno Boyle & Co. 52.17
- 10 Bock, Arthur—B Bloomgarden 54.98
- 10 Borstein, Abr—S Wolf 34.40
- 10 Bertani, Dominick—Klips Bay Bwg & Malting Co 124.50
- 10 same—same 253.59
- 11 Betts, Merrill—Moreland B Soria. 68.11
- 11 Bishop, Jas C—B C Harvey 80.05
- 11 Blank, Nathl—E Bick 101.37
- 11 Brennard, Mabel O & Everett C—Marianna H Moody 341.19
- 11 Brill, Henry—Illustrated Postal Cards Novelty Co 32.21
- 5* Cahill, Anna—City N Y 36.22
- 6 Carlsen, Chas—F & M Schaefer Bwg Co 1,744.18
- 6 Cerkoff, Fannie A, also known as Mrs Frank & as F A—L Kroll & ano 74.86
- 6 Cerkoff, Jacob—Same 74.86
- 6 Cassidy, Geo—W H Turner 333.40
- 6 Collins, Frank H—P Scharf 37.54
- 6 Colleton, Jno J—R Murchison 219.80
- 6 Campbell, Jno W—G Chaffee 165.18
- 6 Cox, Jos F—Diamond Rubber Co 86.10
- 7 Clark, G Fish—A A Bernstein 69.65
- 7 Casey, Maurice S—J R Roosevelt et al 865.74
- 7 Carlin, Harry—R Shankewitz 127.03
- 7 Casselman Chas & Julius—A Feit (infant) 200.00
- 9*Carbone, Vincent—W M Barrett as Pres Adams Express Co 52.31
- 9 Coakley, Wm A—S Green 70.01
- 10 Chisitzky, Sam—S Wolf 34.40
- 10 Christensen, Louis—Colwell Lead Co 403.60
- 10 Chamberlain, Frank E—Jos M Chamberlain 66.98
- 10 Clark, Walter B—Wallace & Keeney Co 33.40
- 10 Clinton, Henry F & Annie C—W G Morrisey, Jr 328.90
- 10 Cocroft, Willis—Hudson & Chester Granite Co 39.86
- 11* Canda, Maillard M—H F Christie. 387.43
- 11* same—same 216.99
- 11 Cinque, Guiseppa—G Fallara et al 289.00
- 11 Coakley, Michl J—T B Hegeman 27.74
- 11 Curren, Jno J—J Wanamaker 694.93
- 5* Dalton, Wm—City N Y 36.22
- 6 Deichler, Peter—A L Miller 46.40
- 6 Decker, Nettie—Fannie R S Irish. 37.41
- 6 Durham, Edw P—J Wppersahl 108.56
- 6 Rubin, Max—D Stern 119.65
- 7 Day, Leonard—G W Cobb, Jr 30.99
- 9 Dixon, Thos I—Nassau Trust Co. 587.96
- 10 Dicker, Saml & Beckie—J Oppenheimer 241.43
- 11 Dilara, Pasquale—Bany Levy 101.06
- 11 Donnell, Fredk A—S Pesner 16.40
- 11 Doss, Wm—E Bick 28.90
- 5 Evans, Eliz C W—Mary I Demeritt 25.33
- 9 Emmons, Stephen A—Nassau Trust Co 587.96
- 10 Einstein, Geo A—M Joseph 93.66
- 6 Farrell, Jno H—Sterling Piano Co. 19.18
- 6 Feldman*, Benj & Abr—doing bus as Feldman Bros—Julia Levine 524.10
- 6 Feldman, Abr—same 524.10
- 6 Fernaldt, Arthur D—Newkirk Garage & Taxicab Co 23.84
- 6 Fisher, L Harry—Hamilton Trust Co 1,142.55
- 7 Frankel, Abr—Lena Weissberg 34.40
- 7 Fine, Saml—H S Bachrach & ano. 59.42
- 9 Foley, Geo A—J E Coveny 125.86
- 10 Feldman, Albt E—W H Burden. 198.61
- 10 Foley, Geo A—J Brody 47.00
- 1 Frank, Louis J—R E Hutchison. 532.09
- 4 Goldberg, Dora—H H Harris 509.41

- 6 Galbally, Mary E—Flood & Conklin Co 68.54
- 9 Gottlieb, Louis—Nassau Trust Co. 587.96
- 11 Gale, Cyrus B—F & J G Jenkins Jr 575.70
- 11 Gooderson, Fredk W—B J Meyer 30.40
- 5 Hohloch, Geo F also known Fredk—A Ottenberg 614.44
- 6 Harney, Edwin J Jr—T Reeve & ano 35.00
- 6 Same—Bklyn Union Pub Co 35.00
- 6 Heublein, Wm E—V M Stillwell 191.49
- 7 Hammil, Thos—Wm Ulmer Bwy. 545.60
- 7 Hirsch, Adolph—I M Peyser 175.36
- 9 Hanrahan, Michl—State N Y 500.00
- 9 Hines, Chas—same 500.00
- 10 Held, Herman J—Geo G H C Braun Co 304.02
- 11 Hein, Wm J—J Kantor 153.34
- 6 Itzkowitz, Isidor—Z Israelite 50.49
- 5 Johnson, *Robt & Robt, Jr—Hudson Co Natl Bank 331.95
- 6 Johnson, Henry B—Geo F Elliott. 538.61
- 7 Jafiorio, Albert—L Schulman & Co. 76.78
- 9 Jacobson, Edw—P Anderson 30.49
- 9 Jetter, Ida M—Peoples Trust Co. 428.09
- 6 Kaplowitz, *Saml & *Jacob, doing bus as Kaplowitz & Son—C Adler 20.70
- 6 Kavanagh, Patk J—Empire State State Liquor Co 94.51
- 6 Kessler, Morris—Martin Heagg Mfg Co 31.51
- 7 Karet, Mike—S Weintraub 64.44
- 9 Keiser, Jacob H—S Kandel 70.95
- 10 Keyes, Wm E & Emma L—A J Bingham 61.90
- 10 Kutner, Rudolph—M M Chetkin 40.06
- 10 Kochowski, Jno—N Y Tel Co 19.25
- 10 Kirnan, Mary—same 54.17
- 10 Kummerle, Geo J—Second Natl Bank of Elmira 503.57
- 11 Katz, Abr & Meyer—J Hay (D) 2,351.51
- 11 Keenan, Peter J—C Rosen et al. 110.62
- 11 Kuehn, Carl—J Kantor 153.34
- 5 Lapan, Jas—W Betz 119.50
- 6 Langston, Fred B—Iron Workers Supply Co 69.82
- 6 Leibshard, Mendel—G Joseph 35.87
- 6 Lynch, Edw B—Newkirk Garage & Taxicab Co 71.43
- 7 Lopresto, Fellippo—H Jacobs & ano 26.83
- 10* Lazarovitz, Saml J—NY Tel Co 30.26
- 10 Lyons, Jno—same 49.03
- 10 Levine, Jacob—Infant by Abr—Bordens Condensed Milk Co 32.40
- 10 Levy, Jno—M M Chetkin 40.06
- 11 Lipshitz, Sol—Montauk Bank 191.07
- 11 Liebman, Jos—R Lewitus 38.20
- 11 Lowry, Robt doing bus as M Di Procces Co—P Pickup 30.65
- 11 Lupp, Jacob—S Skolnik 25.40
- 5 Macrillo, Gonsalvo—Isabel Macrillo 31.00
- 5 Murray, Walter A—Emma Hoffman 39.61
- 5 Meier, Jane T—City N Y 36.22
- 6 Maltinsky, Michl—McDermott Dairy Co 176.73
- 6 Maher, Fredk C—J H Von Lieth 51.94
- 6 McEllan, Saml—Reliable Garage Co 86.70
- 6 Mendell, Mary E as admx & c Wilson R Mendell—L D Esterre 55.96
- 6 Mollica, Giovanni—S G Canale 87.96
- 7 Monahan, Hugh V—J M Wallfield. 35.53
- 7 Mark, Benj—Funk & Wagnalls Co 84.40
- 7 McCambridge, Jno J—J F Boyle 676.00
- 9 Matthews, Andw J—Van Iderstine Co 54.42
- 9 McManus, Terence—Brody & Funt 214.40
- 9 Maloney, Mary—A Fehmel 51.16
- 9 Millhauser, John A—Peoples Trust Co 3,214.28
- 10 Maillie, Jno F—E Caldwell & ano 326.60
- 10 Miller, Max & Fannie—I Jacobs 44.28
- 10 Magee, Jno N—J Brodie 67.12
- 10 Markell, Wm J—N Y Tel Co 14.11
- 10 Maggio, Antonio—same 18.35
- 10 Maynard, Virginia M—same 17.69
- 10 Murphy, Wm F—J Brodie 67.32
- 11 Martin, Geo J & Wm—H F Christie 220.00
- 11 same—same 339.43
- 11 same—same 216.99
- 11 McIvor, Jos—E Fleischer 73.41
- 11 Meyer, Ernest A—Callicoon Natl Bank of Callicoon 324.00
- 11 Murray, Ambrose—C H Von der Leith 68.00
- 6 Niles, Wm W—Geo F Elliott 538.61
- 7 Novelsky, Abr—M Davidson 63.17
- 10 Naylor, Wm—Robt Graves Co 53.87
- 5 O'Connor, Jas T—H L Bartlett 69.51
- 11 O'Neill, Alex & Cath—J Schlesinger 72.50
- 6 Perlich, Jos—M W Schloss & ano 98.71
- 6 Pollock, Wm—Conwar Corp 92.15
- 6 Posen, Chas—G Joseph 35.87
- 9 Perry, Saml E—A Thompson & ano 185.77
- 9 Page, Wm—W M Barrett as Pres Adams Express Co 48.93
- 9 Pepitone, Thos J—same 52.31
- 9 Perkins, Jos J—Kosper & Koetzle. 160.64
- 10 Powers, Jos C—D F Cowen 87.24
- 11 Palmer, Geo W Fletcher—Stanley Co 255.04
- 6 Rauscher, Martin J—Fritz Handrich & Sons 86.86
- 6 Remsen, Alfred F—J Griemsman 88.32
- 6 Roth, Geo H—Newkirk Garage & Taxicab Co 99.60
- 7 Ratner, Louis—Lafayette Trust Co 4,296.85
- 7 Ruby, Chas W, doing bus as Reliance Mfg Co—Tea Tray Co 149.57
- 9 Rawes, Susie—H H Shufeldt & Co 354.95
- 9 Rosenthal, Louis—Bessie Rosenthal 416.11
- 9 Ryan, Danl J—Kasper & Koetzle. 160.64
- 11 Rich, Harry—W A Bonnell 35.83

- 11 Russell, Waldo E—S Pesner 31.15
- 5 Sharpless, Frank A—W A La Berge 144.70
- 5 Stratton, Eliz D—W B Greenman. 48.40
- 5 Somers, Arthur L—J J Sullivan. 421.40
- 5 same—same 422.90
- 5 Stack, Jas T—J F Morgan 20.00
- 5 Stern, Augusta—M Weisbart 363.10
- 6 Savo, Hjalmar—H Kaplan & ano 47.80
- 6 Schmitt, Jacob—M Nelson 64.50
- 6 Schulz, Frank—Bklyn Builders Supply Co 176.06
- 6 Stanton, Mary—Jas C McGuinness. 27.15
- 6 Spero, Jonas V—Inter-City Car Adv Co 40.26
- 7 Solari, Battiste—H Jacobs & ano 26.83
- 7 Santi, Guiseppa—Same 26.83
- 7 Stafford, Joe—G McQuillian 37.41
- 7 Samuels, Louis S—United Produce Co 108.87
- 7 Stern, Louis—Same 191.20
- 7 Spielman, Morris—A Solomon 126.86
- 7 Seibert, Johann P—Lena U Seibert 91.34
- 9 Sakal, Jas—C Rothfeld 373.57
- 9 Schupack, Chas—J A Walton 26.90
- 9 Sherwood, Chas W—J Karpf 217.43
- 9 Seitz, Michl—Irvin Underwriting Co 85.62
- 9 Somerville, Edw L—Nassau Trust Co 587.96
- 9 Southworth, Ellis B—S Cohen 241.21
- 10 Smith, Jno W & Jno W Jr, doing business as Jno W Smith & Son—I Jacobs 187.89
- 10 Smith, A Rosalind F—Remsen Bond & Mtg Co 444.40
- 10 Spalckhaver, Wm J—N Y Tel Co. 19.41
- 10 Smith, Nellie—same 18.55
- 10 Schilling, Constant—same 19.25
- 10 Springsteen, Walter F—E E Frion 86.44
- 10 Stewart, Jas C—Colwell Lead Co 403.60
- 11 *Saylor, Oliver E—B C Harvey 80.05
- 11 Schlecht, Fredk—W H H Glover 29.42
- 11 Sprung, Herman—A Busch Bottling Co 85.52
- 6 Tichnor, Chas R—Reliable Garage Co 22.96
- 6 Townsend, Mary C—Jane Turnbull 121.62
- 7 Taggart, Walter B—Keihn & Fauser 149.99
- 9*Thorn, Frank—S Cohen 241.21
- 10 Talmud, Saml—N Y Tel Co 37.03
- 10 Topol, Morris* & Nathan—Congress Varnish Works 51.95
- 11 Taylor, Luck C—A Isakowitz 115.00
- 9 Vretman, Alice B also known as Alice B Sharpe—C A Ogren 87.93
- 10 Van Name, Letitia A—N Y Tel Co 18.20
- 11 Vaughan, Chas—G Huber 10.88
- 6 Watters, Milford—Ruhmschottel Bros 54.76
- 7 Wallas, Chas H—J F Taylor & ano 69.20
- 7 Weisenberger, Henry—Funk & Wagnalls Co 115.98
- 9 Wallenberg, Erik J—A Johanson. 61.90
- 9 Woodward, Willard F—J Schmidt. 64.05
- 9 Winham, Etta M—J Bindrim 519.40
- 10 Wallace, Dana—N Y Tel Co 31.43
- 10 Waldenburg, Stuart M—same 18.02
- 10 Warner, Henry—D F Cowen 92.84
- 10* Weidenbaum, Leon—N Y Tel Co 37.03
- 10 Weiss, Jos—N Y Tel Co 30.26
- 10 White, Maggie—Consumers Co of America 39.34
- 10 White, Jos—same 63.73
- 10 Wright, Chas W—J Donovan 242.02
- 11 Wallace, Frank—Mauser Mfg Co. 132.68
- 11 Washtel, David—J Hay D 2,351.51
- 11 Weisbard, Max—S Weegler 292.65
- 11 Wolff, Geo S—J E Pearson 63.22
- 7 Zirinsky, Jos—I Pinner & ano 29.40
- 9 Zack, Ale M—Eastern Granite Roofing Co 183.06
- 11* Zimmer, Archie—J Wanamaker. 694.93

CORPORATIONS.

- 5 Hotel Jefferson (Inc)—Lord Electric Co 4,554.24
- 5 same—same 1,527.00
- 5 J A Wignall Co—Commonwealth Glue Co 42.07
- 5 Levin Bros & Strauss (a corpn)—Leshner, Whitman & Co 62.26
- 5 Johnson & Sons—Hudson Co Natl Bank 331.95
- 6 Hamilton Trust Co—J Shevlin 31.90
- 6* Hochman Sons Iron Wks—B Weinstein 165.45
- 6 Holland Domschke Foundry Co—NY Sand & Facing Co 129.43
- 6 Ledyard Const Co—L Metra & ano 1,085.38
- 6 Leibshard & Posen—G Joseph 35.87
- 6 Niles & Johnson—Geo F Elliot 538.61
- 6 Rose Const Co—B Federico 183.65
- 6 Wyona Bldg Co—B Weinstein 165.45
- 7 Knickerbocker Trust Co—Keihn & Fauser 149.99
- 9 A W Blanchard Inc—J Bindrim. 519.40
- 9 Eastbrook Constn Co—O Fichtenbaum 519.40
- 9 Hoboken Plaining Mill Co—L Brook 197.03
- 9 Pepitone & Carbone—W M Barrett as Pres Adams Express Co 53.31
- 10 Bachmann-Bechtel Bwg Co—R Gehl 11.43
- 10 Clinton Holding Co—W G Morrisey, Jr 328.90
- 10 Globe Chair Co—N Y Tel Co 24.60
- 10 Hegeman Bldg Co—Scharff & Blanckopf 125.20
- 10 Lincoln School—N Y Tel Co 49.03
- 10 Lion Brand Celery Tonic—N Y Tel Co 36.93
- 10 Martin Amusement Co—Western Film Exchange 49.41
- 10 Penn Liberty Co—Congress Varnish Works 51.95
- 10 Roccella Realty Co—Empire Grille Co 189.66
- 10 R T Mitchell Realty Co—Adeline F Austin 14.81

10 Weiss & Lazarovitz—N Y Tel Co.	30.26
10 Schilling & Koclowski—N Y Tel Co.	19.25
10 Talmud & Weidenbaum—N Y Tel Co.	37.03
11 Chas A Lefferts & Co—J Szerlip.	313.48
11 Curren & Zimmer—J Wanamaker	694.93
11 East N Y Hay & Grain Co—F Williams	279.41
11 Empire Moulding Co—J Kantor.	153.34
11 L I Heating Co—H T Christie.	389.43
11 *same—same	216.99
11 Sheephead Bay Impt Co—A Kaufman	82.06

SATISFIED JUDGMENTS.

Manhattan and Bronx.

SEPT. 7, 9, 10, 11, 12 & 13.

Abramowitz, Saml & David Kalman—J Arnauer; 1912	47.25
Butterfield, Jean—Wm H Maybeck Co; 1912	158.89
Burno, Jno—E R Breck; 1912	132.56
Bronxwood Realty Co—H F Epple; 1911	263.22
Bunting, Jno—J Gilhooly; 1912	100.00
Caesar, Katie—B Hillman; 1910	4,029.51
Capone, Thos C, Rose B Capone & Thos Koch—V Hirschmann; 1912	113.66
Capone, Thos C—E Schmaubelt et al; 1908	141.05
Cohen, Elias A—City of N Y; 1911	59.72
Clinton, Owen J—F Pistone; 1912	98.10
Same—same; 1912	1,357.78
Davis, Jennie B—C F True et al; 1904	89.00
Doyle, Mary A—M Lewinger; 1911	64.41
Decker, Arthur H & Linda S—B Whitaker; 1912	234.62
Davidson, Herbert E—Dorchester Trust Co; 1912	97.21
Gore, Eugenia M B—J C Johansen et al; 1912	75.10
Goldstein, Nathan—C Gartner; 1910	44.65
Same—same; 1911	162.15
Hoffstadter, Hugo—Burnham & Phillips; 1910	62.91
Hebron, Jas—W H Hussey et al; 1910	70.21
Julias, Stephen—N Adams; 1907	184.24
Kahn, Isaac—J A Harris; 1912	61.41
Kiesel, Christian—Hall's Safe Co; 1912	49.41
Koch, Felix & Virgil Shader—Geo W Martin & Bro; 1910	186.21
Levy, Wm—G W Stern et al; 1909	108.65
Same—same	255.30
Lundgren, Chas P—St Louis Dressed Beef & Provision Co; 1912	103.78
Laurelton Land Co—C R Wood; 1912	7,034.93
Lunskey, Thos—D J Shea; 1911	195.96
Same—same; 1911	259.37
Same—Julius Kessler & Co; 1911	249.62
Leuchtenberg, Wm E & Wm E Leuchtenberg Co—Natl Nassau Bank of N Y; 1912	512.51
Mitchell, Wm—G Beekman et al; 1912	93.80
McNiece—Jas—F Spadaccini; 1912	302.41
Monahan, Annie M—City NY; 1905	59.91
McCarthy, Maurice J—T P McKenna; 1912	203.00
McEntire, Walter—M M Bear Co Inc; 1911	72.44
Marquard, Richd W—White Rats of American Pub Co; 1912	89.67
Meyer, Otto G—S Rouse; 1903	64.37
Payne, C Arthur—E F Buschnell et al; 1909	247.55
Pignatoro, Jno J & Frank Ruggiero—G Fusco; 1911	535.01
Potter, Emily—A J Crawford Co; 1912	636.56
Ruggiero, Frank & Jno J—G Fusco; 1912	275.01
Remmert, Herman G—C Hall; 1912	5,173.56
Rothman, Nati—Cohen, Endel & Co; 1911	319.41
Schneiderman, Louis—B Heinrich et al; 1912	30.48
Singer, Sam—S Moksik; 1912	107.82
Same—M Green; 1912	107.82
Silverman, Nathan—A Lewis; 1912	266.76
Skifton, Wm—T Tobin; 1898	158.25
Turkowsky, Walter—T C Turkowsky; 1912	1,250.00
Thornhill, Fred W—E A Jones; 1909	272.66
Weinberg, Max & Herman Sudgen—W Curran; 1910	78.08
Walton, Simeon T—R J Ward Jr; 1911	378.51
W Axelrod Realty Co—N Y Edison Co; 1912	87.70

CORPORATIONS.

McNiece Bros, Jas, Peter & Harry McNiece—F Spadaccini; 1912	302.41
Brooklyn Wireless & Electric Novelty Co & Frank S Ketcham—Citizens Trust Co of Bklyn; 1912	85.36
Grand Union Co, Hasbrouck av, Geo Hasbrouck & S E Davis Mfg Co—M Lewis; 1912	465.71
Dictaphone Co of America—Metropolitan Bank; 1911	696.34
Hasbrouck Piano Co & Geo Hasbrouck—C Hagen et al; 1910	365.75
Same—same; 1910	466.52
U S Fidelity & Guaranty Co—R J Collins; 1912	1,047.02
*Siegel, Morris & Rosie Klein—People, &c; 1912	500.00
American Voltite Co—Binger Co; 1912	1,018.58
K J Collins Inc—E Jorda; 1912	333.73
Light Unkefer Co—A M Connors Paint Mfg Co; 1912	73.86
Sarfert Knitting Mills Co—T J Hobe; 1912	346.58
Hasbrouck Piano Co & Geo Hasbrouck—J N Courtade; 1912	380.17
*National Surety Co & Annie Brown—People, &c; 1912	1,500.00

Pennsylvania R R Co—H Heumann et al; 1912	2,095.69
World Bible League Corp—Snyder & Black; 1912	134.99

Borough of Brooklyn.

SEPT. 5 6, 7, 9, 10 & 11.

Austin, Jno C—P Scott; 1910	78.36
Same—Mayer Shavel; 1911	51.11
Barile, Alex—P Lythgoe; 1911	105.50
Barshalsky, Jno—Title Guar & Trust Co; 1909	77.30
Behrenberg, Edw—Each & Sterne; 1909	123.46
Burrascano, Peter—L Jackson; 1912	117.91
Bradshaw, Thos—Smyth-Donagan Co; 1912	136.81
Bauman, Morris—S Stolman; 1909	384.40
Beebe, Wm W—Anna C Beebe; 1912	304.50
Chaut, Bessie—Gertrude Horowitz; 1912	37.42
Same—Same; 1911	209.42
Cohen, Celia—City N Y; 1912	292.42
Dioguardi, Salvatore—Francis C Neal (Inc); 1909	86.00
Fishman, Jos & Rosie & Wider, Morris & Fannie, doing bus as Fishman & Wider—S Rosenberg; 1912	374.45
Furst, Sarah—W J Lewis; 1912	4,714.36
Haimowitz, Nathan—D Smithken; 1911	255.50
Henrietta Herter—German Exchange Bank; 1910	6,550.72
Herbst, Oscar—Marie Keck; 1912	563.89
Jaffee, David & Sacke, Morris S—J J Maloney; 1911	1,124.32
Kopelowitz, Berko—A Mach & ano; 1909	301.10
Lugi, Geo—M Renz; 1912	53.32
Miller, Emma C—A S Walsh; 1911	113.42
Meisels, Adelia, Raphael & Hannah—Geo Olshinsky; 1912	91.60
Meisels, Adelia—A Diamond; 1910	180.90
McMahon, Arthur J & Jennie, & Emilie J Menny—Pauline G Moll; 1912	198.77
Meyer, Chas L—J E Nichols et al; 1904	95.96
Mullen, Margt T—J M Zurn; 1912	354.40
Neuman, Michl & Hannah—J B Saline—Peoples Trust Co; 1909	97.48
Nielson, Anfred A—J Kaiser; 1911	84.40
Pepp, Christina—A J Murphy; 1912	54.40
Same—Home Title Ins Co; 1912	71.90
Russell, Jno & Chas, doing bus as Patk Russell's Sons—T O'Connell & ano; 1911	66.31
Reibling, Katie—J Weaver; 1912	217.64
Schneider, Ernest E W & Matilda A & Segall, Aaron—Union Concrete Co; 1912	140.74
Steinfeld, Pincus—M Warmbrun; 1912	77.43
Spreiregin, Lipa & Weinstein, Abr—M Spreiregin; 1912	112.15
Travis, Walter W as trustee bankruptcy of Geo S Monfort—Mary J Monfort & ano; 1912	98.79
Same—Same; July 1912	99.97
Wilson, Fredk G—P M Schaffner; 1911	106.20
Wilson, M Arlington & Albert E Spencer, doing busines Wilson & Spencer—S Burkard; 1909	17.42
Wetzel, Fred & Mary & Hoffman, Katie—F Rath; 1911	206.48
Wolkoff, Jacob H—A A Hovell; 1912	188.50

CORPORATIONS.

Farmers Loan & Trust Co—R L Beecher; 1912	19,137.25
Union League Club of Bklyn—A & M Robbins (Inc); 1912	1,238.39
Homesburgh Realty Co—Feldberg, Henry B Assn & Commercial Advertiser; 1912	78.92
R & M Constn Co & Jas M Robinson—Thos G Knight Co; 1912	572.41
Brooklyn Wireless & Elec Novelty Co (Inc) & Frank S Ketcham—Citizens Trust Co; 1912	85.36
Bryant Contracting Co—Sadie Baumann; 1911	637.87
Edison Elec Illuminating Co—Franklin H Kalbfleisch Co; 1908	216.70
Same—same; 1907	186.85
National Elec Sign Co—J W Murphy; 1912	94.86
Ulrich, Robinson & Maud & Bon Ton Constn Co, Frank Kaiser & Jos Storkensky—M Posoff; 1910	61.15

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

SEPT. 5.

St Anns av, 117; Louis B Hasbrouck agt Lizzie Bogen et al; Leon A Carley (A); Jos N Tuttle (R); due, \$11,636.42.
Lot 5 map of Morris Park, Bronx; Washington Savgs Bank et al agt Pelham Parkway Realty Co; Frank M Patterson (A); Michl J Egan (R); due, \$955.73.
Lot 32, same map; same agt same; same (A); same (R); due, \$955.73.
Lot 31, same map; same agt same; same agt; Chas C Marrin (R); due, \$955.73.
SEPT. 6.
7TH av, ws, 25 n 132d, 24.3x100; American Bible Society agt Mary A O'Gara et al; Harris & Towne (A); Henry W Pollock (R); due, \$24,170.83.
SEPT. 7.
44TH st, 411-13 W; Samson Lachman agt Gussie Lippman; Abr Goldsmith (A); Ely Neumann (R); due, \$31,159.93.

SEPT. 9.

Elmwood pl, ns, 125 w Clinton av, 25x95; Emma A Bedell agt Eliz F Wilkins et al; Clock, Koch & Clocke (A); Benj Patterson (R); due, \$6,642.01.
57TH st, 138 & 140 E; Paul Tuckerman et al agt Thos F O'Reilly; Frederic de P Foster (A); Edw F Moran (R); due \$43,-550.73.
SEPT. 10.
Anthony av, swe Mt Hope pl, 50x108.4; Jacob A Geissenhainer et al agt Caryl A Montgomery; Norwood & Marden (A); J M Shellabarger (R); due, \$14,528.50.
123D st, 225 W; Morris Uhfelder agt Julius Krulewitsch et al; Walter E Godfred (A); Jos A Warren (R); due, \$6,864.
SEPT. 11.
116TH st, 322 E; Francis G Lloyd et al agt Jas A Cunningham et al; Merritt & Rogers (R); due, \$7,921.94.

LIS PENDENS.

Manhattan and Bronx.

SEPT. 7.

Eldridge st, 74-76; Jos Weingarten agt Leopold Hellinger et al; action to foreclose mechanics lien; L W Harburger, atty.
27TH st, 502 W; Wm G Foster agt Katherine S Foster; specific performance; L B Cohen, atty.
SEPT. 9.
29TH st, 407 E; Francesco Lanza et al agt Leonardo Cario et al; action to set aside deed; B S Vitale, atty.
SEPT. 10.
White Plains av, nec 215th, 136.83x56.9 xirreg; Max Oldsheim agt Adelaide Burlando; notice of levy; W A Keating, atty.
Roebling av, ns, 100 w Mayflower av, 75x100; Franz Zambetti agt Philip Ward et al; action to foreclose mechanics lien; H C A Knox, atty.
SEPT. 11.
Hoe av, es, 125 s 173d, 75x100; Peter H Reilly & Bros Co agt East One Hundred & Sixty-seventh Street Realty Co; notice of levy; H B Singer, atty.
Bank st, 17; Jno G Goetschius agt Thos Monahan; action to foreclose mechanics lien; G B Class, atty.
Av B, swe 7th, 28x64.2; Augusta Doctor et al agt Augustus S Hughes; notice of levy; M G Holstein, atty.
SEPT. 12.
2D av, es, 218 s 19th, 21.8x100; Julia Toulmin agt Lemuel L Phipps et al; action to set aside deed; C C Fox, atty.
227TH st, ss, 305 e White Plains rd, 25 x114; Jas H Ceburree agt Jno C Lord; action to foreclose mechanics lien; P L Zoetzel, atty.
104TH st, 302 E; Nicola Spicciato agt Luigi De Lellis et al; partition; G F Allison, atty.
Park View ter, sec Morris av; Tax Lien Co of N Y agt Fanny T Taylor et al; foreclosure of transfer of tax lien; W Lustgarten, atty.
SEPT. 13.
Concourse, es, bet 187th & 189th, Lot 61; Tax Lien Co of N Y agt Sarah E Timpon et al; foreclosure of transfer of tax lien; W Lustgarten, atty.
Barclay st, 83-7 also WASHINGTON ST, 227; County Holding Co agt Laura V Rhineland et al; action to declare conveyance void; Merrill & Rogers, attys.
119TH st, 71 W; Grace Stanger agt Clara Boumenthal; action to foreclose mechanics lien; H S Fleischer, atty.

Borough of Brooklyn.

SEPT. 5.

St Johns pl, ss, 24 w Ralph av, 33.4x92.8x33.4x93.7; Williamsburgh Savgs Bank agt Merchants Co-op Mtg Co et al; S M & D E Meeker, attys.
Franklin av, ns, 1889.9 w Plank rd leading from Bklyn to Coney Island, 218x103; Jno Suydam agt Geo D Loud et al; establish validity tax lien; J W Greenwood, atty.
9TH st, ss, 300.1 w Court, runs w24.11xs 39.10xs27.7xn52 to beg; also 12TH ST, nes, 380.4 nw 3 av, 16.8x100; Margt Perry agt Jas Maher et al; partition; W F Hagarty, atty.
Bay 11TH st, ws, 332.7 ne Cropsey av, 20x96.8; Eugenie Stillwell agt Antonetta Andresca et al; C A Kenmore, atty.
Cottage pl, ws, 319.6 s Surf av, 40x109.1 x40x109.5; I K Realty Co agt Francesco Savarese et al; I F Greene, atty.
Baltic st, ns, 225 e 3 av, 25x100; Gustave Schner agt Geo F Purser et al; J M Peyser, atty.
E 4TH st, ws, 215 s Caton av, 25x100; Cath E Dohrmann & ano agt United Boros R E Co et al; H L Thompson, atty.
53D st, sws, 100 nw 15 av, 40x100.2; Fannie McCann Cobb agt Ida E Townsend et al; H L Thompson, atty.
E 15TH st, es, 140 n Av I, 20x75; Frank M Newins & ano as exrs agt Henrietta Hamblen et al; H L Thompson, atty.
5TH av, es, 64.10 s 65th, 20.11x72.10x19.6 x80.4; Bond & Mtg Guar Co agt Antonio Cappadonna et al; H L Thompson, atty.
St Marks av, ns, 350 e Howard av, 20x100; Williamsburgh Savgs Bank agt Philip Munter et al; S M & D E Meeker, attys.

St Marks av, ns, 320 e Howard av, 20x100; same agt same; same attys.

67TH st, ss, 351.11 w 3 av, 25x100; Wm F Purdy agt Jas P Kelter & wife; Armstrong & Brown, attys.

71ST st, sec Stewart av, 355x100x348x100; Ella B Moorehead agt Hannah Berkowitz et al; S E Klein, atty.

Stockton st, ss, 260 w Throop av, 20x100; Albt Piesch agt Geo Piesch et al; partition; J A Blanchfield, atty.

Schenck av, es, 99.8 s Fulton, 25x100; Jas E Smyth agt Max Eisner et al; E F Gross, atty.

Ames st, es, 115 n Pitkin av, 25x100; Methodist Episcopal Hospital agt Mrs Saml Cohen et al; T F Redmond, atty.

Park pl, ss, 101.6 e Saratoga av, 19x42.8x22.6x54.10; Home Life Ins Co agt Rachel Lefkowitz et al; T F Redmond, atty.

SEPT. 6.

Av P, swc E 9th, 40x95; Laura A Clark agt Fannie Doran et al; G D Russell, atty.

44TH st, ns, 170 w 3 av, 20.5x100.2; Jno R Ryan agt Jno W Rogers et al; Baylis & Sanborn, attys.

Fulton st, ss, 100.5 w Franklin av, 21.4x117; Williamsburgh Savgs Bank agt Cooper Co et al; S M & D E Meeker, attys.

Rogers av, es, 102.6 s Winthrop, 27.6x92.6; Williamsburgh Savgs Bank agt Helene Schneider et al; S M & D E Meeker, attys.

Blake av, ns, 40 e Williams av, 20x80; Jno Moss & ano agt Wolf N Kostakowsky et al; H L Thompson, atty.

74TH st, ns, 222.8 w 18 av, 17x100; Fulton Land & Mtg Co agt Saml Brill & wife; K C & M V McDonald, attys.

74TH st, ns, 205.8 w 18 av, 17x100; same agt same; same attys.

92D st, ss, bet 3 & 4 avs; also 93D ST, ns, bet 3 & 4 avs; Jennie M Hamilton agt Jas R O'Beirne et al; establish a claim; L F Moynahan, atty.

New Utrecht av, ws, 89.1 n 65th, 22.3x88.3x20x78.5; Thos A Walsh agt Pietro Malomo & wife; J A Walsh, atty.

84TH st, ws, 10 av, 33.4x80; Esther M Crane agt Mary McPartland et al; A Desion, atty.

E 26TH st, ws, 447.6 s Av L, 37.6x100; Cassandra M Clarke agt Geo J Frey & wife; M H Elliott, atty.

Heyward st, ns, 156.6 w Marcy av, 19x100; Saml H Coombs agt Michl L Bradley et al; C W Wilson, Jr, atty.

Howard av, es, 140 s Prospect pl, 20x100; Title G & T Co agt Maxim Himmelstein R E Co et al; T F Redmond, atty.

90TH st, sws, 254 se 2 av, 22x100; Ralph L Raphael agt Cropsey Realty Co & ano; A H Schwarz, atty.

Hopkinson av, es, 167.11 n Sutter av, 37.6x100; also AINSLEE ST, swc Humboldt, 75x25; Jos Galant agt F Cornelius Leibow et al; partition; J L Bernstein, atty.

SEPT. 7.

Nostrand av, es, 200 n Newkirk av, 40x100x39.2x100; Chas Bodenhausen agt Henry C Smart et al; Bailey & Sullivan, attys.

Sunnyside av, ns, 100 e Miller av, 220x110; Della C Baker agt Henry J Furlong et al; Smith, Doughty & Weynberg, attys.

Henry st, sec Luqueer, 40x64.6; Johanna M Schroeder agt Wm H Muller et al; T T Baggerly, atty.

Ocean pkwy, ws, 553.7 s Foster av, 27x150; Philip Kramer & ano agt Seid Realty Co et al; H C Gollmar, atty.

Bergen st, 1995; Everett House et al agt Jennie Wolfson & ano; to set aside deed; W C Rosenberg, atty.

11TH av, es, 90 s 65th, 30x100; Albt F Egelhoff agt Marie Musso et al; amended; J F Moroney, atty.

Flushing av, ss, 16.10 e Beaver, runs e 53.11x100x40.8x21.9 to beg, gore; also BUSHWICK & NEWTOWN TURNPIKE RD, ss, at nec lot land of Benj C Watson, 25x167.3x—x125.9; Saml Cohn agt Anna M Loehr et al; H S & C G Bachrach, attys.

Ocean pkwy, ws, 478.1 s Foster av, 27x150; Philip Kramer & ano agt Seid Realty Co et al; H C Gollmar, atty.

East N Y av, nws, 182.7 s Degraw, runs nw94.5x123.5xw8.3x47xse79.6xne20 to beg; Bushwick Savgs Bank agt Thomasfield Co et al; R L Scott, atty.

Julius st, ws, 175.2 n Sutter av, 74.10x100; Bushwick Savgs Bank agt Esther Fellman et al; R L Scott, atty.

SEPT. 9.

E 29TH st, ws, 65 s Av D, 20x80; Wm D Burns as admr & Co Wm D Bruno agt Bertha Eckstein et al; F T Trautmann, atty.

E 31ST st, es, 460.2 n Tilden av, 20x100; Abr Schiff & ano agt Irene Shaughnessy et al; L Levy, atty.

Av S, swc E 24th, 60x100; Wm G Foster agt Kath S Foster; specific performance; L B Cohen, atty.

E 5TH st, es, 100 s Av O, runs e250 to Ocean pkwy xsl160xw150x20xw100 to st xn 180 to beg; Title Guar & Trust Co agt Collective Holding Co et al; T F Redmond, atty.

Withers st, ns, 75 w Manhattan av, 25x75; Jacob Hoffmann Bwg Co agt Filippo Martino et al; A D Pape, atty.

6TH av, nec 55th, 100.2x80; Jos Zimit agt Lippman Realty Co et al; S A Telsey, atty.

Stone av, nec Liberty av, 50x100; Sarah F Mead & ano as extrs & C J Studwell agt Abr Mendelson et al; W H Orr, atty.

Greene av, ss, 196.3 e Sumner av, 19.3x100; Adam Schmalzer & ano agt Wm A Ballance et al; Jonas, Lazansky & N, attys.

Wallabout st, ss, 441.6 w Marcy av, 100x100; also WALLABOUT ST, ss, 491.6 w Marcy av, 50x100; Sol E Kraus agt Morris Band et al; Jonas, Lazansky & N, attys.

SEPT. 10.

Blake av, swc Ames st, 250x100; Princess Anne Co agt Louis Diamond et al (establish a claim); G Elliott, atty.

Christopher av, ws, 25 s Dumont av, 25x60; Alex Rosenstein agt Saul C Schultz et al; S Berg, atty.

E 12TH st, es, 268.9 s Av R, 60x135.1x60.3x130; Gustave Selner agt Adolph Goldberg & ano; J M Peyser, atty.

51ST st, ss, 140 e 3 av, 20x100.2; Fredk H Schomburg agt Ida L Whipple & ano; J M Peyser, atty.

5TH av, nws, 89.6 sw 6th, 21.11x80; Wm Johnston agt Jos Barnett et al; C W Church Jr, atty.

Garfield pl, ns, 120 w 7 av, 30x100; Thos M Freeman agt Saml J Flash et al; T F Redmond, atty.

Gravesend av, sec Av N, 20x82; Peoples Trust Co as sub trste agt Elevated & Subway Realty Co et al; C C Suffren, atty.

80TH st, sec 17 av, runs sw60xse44.8xn66.10 to st xnw15.3 to beg; American Missionary Assn agt Elevated & Subway Realty Co et al; C C Suffren, atty.

New Utrecht av, ws, 44.6 n 81st, 22x40.10x20x50.8; American Missionary Assn agt Elevated & Subway Realty Co et al; C C Suffren, atty.

17TH av, ses, 60 sw 80th, 20x54.5x22.3x44.8; Fred H Pouch & ano as extrs & agt Elevated & Subway Realty Co et al; C C Suffren, atty.

New Utrecht av, ws, 22.3 ne 81st, 22.3x50.8x20x60.5; Louis H Soule agt Elevated & Subway Realty Co et al; C C Suffren, atty.

S1ST st, ec 17 av, 20x58.1; Louis H Soule agt Elevated & Subway Realty Co et al; C C Suffren, atty.

S1ST st, nwc New Utrecht av, 22x45.4x20x55.2; Fred H Pouch & ano as extrs & agt Elevated & Subway Realty Co et al; C C Suffren, atty.

New Utrecht av, ws, 89.1 n 81st runs n 44.6x15.5xsw40xse35.1 to beg; Louis H Soule agt Elevated & Subway Realty Co et al; C C Suffren, atty.

New Lots av, sec Vermont, 97x—x98x100; Empire Keystone Impt Co agt Wyona Bldg Co et al; D V D Reiley, atty.

New Lots av, swc Wyona av, 99x100x93x100; Georgia Bldg Co agt Wyona Bldg Co et al; same atty.

New Lots av, sec Van Sinderen av, runs e— to Sneiderer av xs134.3xw100xs20xw100 to av xn84.1 to beg; same agt same; same atty.

SEPT. 11.

20TH av, ses, 470 sw Benson av, 30x96.8; Geo Merritt agt Alex Volker et al; M S Cohen, atty.

Blake av, nec Alabama av 60x60; Raphael Realty Co agt Bklyn Cornice & Roofing Co et al (to determine a claim); N April, atty.

Crescent st, ws, 50 n Welden, 25x100; Margt Riordan agt John Manning et al; partition; Kiendl & Sons, attys.

Bennett av, ws, 150 s Pitkin av, 50x100; Sarah F Green agt Jas M Power et al; Geo F Alexander, atty.

Railroad av, ws, 153.10 s Jamaica av, 25x100; East N Y Mason Material Co agt Louis Walter et al; foreclosure mechanics' lien; S L Judelsohn, atty.

Hopkinson av, ws, 40.3 S Livonia av, 20x75; Bond & Mtg Guarantee Co agt Max Musinger et al; H L Thompson, atty.

Pacific st, nwc Troy av, 100x107.2; Empire City Lumber Co agt Troy-Pacific Co (Inc) & ano; foreclosure mechanics' lien; A Rickmore, atty.

W 5TH st, es, 494.4 n Neptune av, 39.7x100; Chas N Brewster agt Richr P Barry & ano; A A Hovel, atty.

Bay Ridge Pkwy, ns, 440 w 10 av, runs n 100xw60xn100 to 74th xw232.1 to Ft Hamilton Pkwy xs101.8xe190.3xs100 to Pkwy xe120 to beg; American Church Bldg Fund Commission agt Josephine Cohen et al; H L Thompson, atty.

Georgia av, es, 300 s Blake av, 20x97.6; David Zibuloff agt Bernard Bernstein et al; Benjamin & Chugerman, atty.

Carroll st, ws, 40.4 n 3 av, 19.10x76.8x19.9x78.7; Susan D Banfield as extrs & agt Antonio Giordano et al; H L Thompson, atty.

South Elliott pl, ws, 210 n Hanson pl, 21x100; Kings Co Trust Co as sub trste agt Mary Doremus et al; Cary & Carroll, atty.

Bay 26TH st, nws, 160 ne Benson av, 60x96.8; Ida Zwetschenbaum agt Ubalda Guerra et al (amended); W Rappel, atty.

Nostrand av, ws, 22.6 n Lincoln rd, 20x86.6; East Bklyn Savgs Bank agt Caroline B Murken et al; Phillips & Avery, atty.

Church av, ns, 250 w Nostrand av, 50x160; Jno P Waldmuller agt Sarah D Fogelson & ano; J M O'Neill, atty.

Stuyvesant av, ws, 61 n Bainbridge, 19.6x95; Title Guar & Trust Co agt Mary J Rothenbach et al; T F Redmond, atty.

Cherry st, nec Stewart av, 100x100; also THOMAS ST, ss, 100 e Stewart av, 100x100; also CHERRY ST, nwc Stewart av, 100x100; also CHERRY ST, ns, 200 w Stewart av, runs w110.4xne244.6 to Thomas xe69.7xs100xw100xs100 to beg; Baar Bros (Inc) agt Jas B Blossom; T H Nekton, atty.

Chapel st, ss, 225 e Jay, 25x100; Title Guar & Trust Co agt Aaron J Friedman et al; T F Redmond, atty.

Prospect pl, ns, 100 e Kingston av, 20x105.7; Josephine W D Emmet agt Kate J Wolff et al; Geo W Harper, Jr, atty.

Nostrand av, ws, 42.6 n Lincoln rd, 20x86.6; East Bklyn Savings Bank agt Henry F Risch et al; Phillips & Avery, attys.

44TH st, ss, 430 e 6 av, 20x100.2; Minnie E Stillwaggon agt Caroline C Ondrak et al (to bind real property); B G Oppenheim, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

SEPT. 7.

12TH st, nec 4 av, 105x75, Bronx; Jno Bussing Jr et al agt Geo S Livingston et al; S Williamson, atty.

SEPT. 9.

164TH st, 864 E; Mary E Goodwin trste agt Albt Adler et al; J J Lenehan, atty.

233D st, nes, 53.3 nw Bronxwood av; Julia C Tompkins et al agt Valedoro Tamilio et al; Wesselman & Kraus, attys.

176TH st, ns, 175 w Fleetwood av, 25x125; also 176TH ST, 69 E; Geo Friedlander admr agt Nich R Heyer et al; Wesselman & Kraus, attys.

Prospect av, ws, 50 s Oakland pl, 25x100; David Kraus agt Wirth Realty & Constn Co et al Wesselman & Kraus, attys.

198TH st, 112 E; Lawyers Mtg Co agt Bessie Michaelson et al; Cary & Carroll, attys.

Bronxwood av, es, 50 s 233d, 28x105; Saml Keeler agt Aureliano J Testa et al; S Keeler, atty.

Broadway, 395-9 also WALKER ST, 61-67; Equitable Life Assurance Society of the U S agt Improved Property Holding Co et al; Alexander & Green, attys.

167TH st, ss, 100 w Ams av, 25x85; Chas D Edmonston agt Chas P McKenna; Carrington & Pierce, attys.

233D st, nes, 62.8 se Bronxwood av, 31.4x114.5; Julia C Tompkins et al agt Jos Merendino et al; Wesselman & Kraus, attys.

SEPT. 10.

Belmont av, nec 183d, 100x50; Eliz H Jaques agt Adolph F Burgtorf et al; W C Arnold, atty.

Elsmere pl, ns, 125 w Marmion av, 25x100; Otto Haas agt Wm G Mulligan exr et al; C G Abriel, atty.

Lots 84, 95, 96, 97, 100 to 116 map of Sims Estate, Bronx; Hudson P Rose Co agt Jno Gorman et al; amended; W Langdon, atty.

5TH av, 53-5; Thos F Ryan agt Henry Corn et al; J Quinn, atty.

Van Corlear pl, ns, Lots 103 & 104, Bronx; Park Mortgage Co agt Andw J Larkin et al; Seybel & French, attys.

102D st, 127 E; Ephriam Samuels agt C N & S A Constn Co et al; H B Davis, atty.

97TH st, 265-S W; Franklin Savgs Bank in the City of N Y agt Geo J Smith Co et al; W M Powell, atty.

112TH st, 241 W; Regina Garrigues et al agt Fannie A Lewis et al; Blandy, Mooney & Shipman, attys.

SEPT. 11.

114TH st, 56 W; Laura Kahn agt Abr Blumberg et al; Guggenheimer, Untermyer & Marshall, attys.

147TH st, ss, 115 w Brook av, 25x100; Max Baron agt Philip Krauss et al; S J J Baron, atty.

136TH st, 677-85; Jos Buellesbach agt Hudson Structural Steel Co; J H Hildreth, attys.

SEPT. 12.

116TH st, 246 E; Alphonse J Dodin agt Santa Rumore et al; R S Deutsch, atty.

Fox st, es, 656.11 n 165th, 20.5x100; Estelle Best agt Martha Perna et al; Arrow-smith & Dunn, attys.

SEPT. 13.

89TH st, ns, 225 e Ams av, 50x100.8; Wm C Etrange agt Diedrick Brinkman et al; Hardy, Stancliffe & Whitaker, attys.

Lots 1 to 6 & 15 & 16 map of Estate of Thos O Woolf, Bronx; two actions; Eugene T Woolf agt Jas K Price et al; J A Deering, atty.

Madison st, 353; Juliette F Potter agt Morris Florea et al; S A Potter, atty.

177TH st, sec St Nich av, 100x99.11; Home Life Ins Co agt Fluri Constn Co et al; H Swain, atty.

94TH st, 44 W; Flora Douglas agt Charlotte Hauptner; J J Lenehan, atty.

Lots 118 & 119 map of Waldo Hutchins Estate, Bronx; Aldus Realty Co agt Edw J Duggan et al; J C Meyers, atty.

108TH st, 109 E; David Banks et al agt Israel M Finkelstein et al; F B Makepeace, Jr, atty.

Lot 40, northeasterly 24 ft of and southwesterly 4 ft of lot 41 map of Washingtonville, Bronx; also GORE LOT C map of South Washingtonville, Bronx; also LOT 306 map of Washingtonville, Bronx; Antonie Benda gdn agt Wm W Penfield et al; H D Patton, atty.

Lot 3, parcel 5, map of Ogden Estate, Bronx, American Swedenborg Ptg & Pub Society agt Elmer Realty Co et al; E C Brown, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

SEPT. 7 & 9.

No Building Loan Contracts filed these days.

SEPT. 10.

Lyman pl, es, 227.1 s Freeman, 25x90.11; Montrose Realty Co loans Lymore Realty Co; to erect a —sty bldg; 10 payments. 16,000

Beck & Tiffany sts, ws, junction, &c, 46.10x29.1x irreg; Henry Morganthau Co loans Macy Constn Co; to erect two 5-sty apartments; 9 payments. 90,000

Lyman pl, es, 252.1 s Freeman, 50x96.5; Manhattan Mortgage Co loans Frank A Wahlg Co; to erect a 5-sty apartment; 11 payments. 33,000

SEPT. 11.

Arnou av, ns 25 w Schuyler av, 50x100; Fredk W Koch loans Frank A & Ida E Stinson; to erect —sty bldg; — payments. 2,800

SEPT. 12.

Webster av, es, 268 s 183d, 120.4x90; Prospect Investing Co loans J Schwartz Contg Co; to erect a —sty bldg; — payments. 72,000

Zerega av, ss, 329.9 e Castle Hill av, 25 x103; Richd W Horner, atty, loans Ike Melnik; to erect a —sty bldg; — payments. 8,000

SEPT. 13.

Home st, ns, 25 e Fox, 75x89.9x64.2x97.2; Comity Mortgage Co loans Carmine Constn Co; to erect a 5-sty apartment; 6 payments. 50,000

Vyse av, ws, 275 n Jennings, 37.6x100; Manhattan Mortgage Co loans Hargton Bldg Co Inc; to erect a 5-sty apartment; 14 payments. 30,000

Vyse av, ws, 312.6 n Jennings, 37.6x100; same loans same; to erect a 5-sty apartment; 14 payments. 30,000

Park av, ws, 437.7 s 187th, 100.2x93.3x 100.4x98.3; Comity Mortgage Co loans No Forty-nine Forty-five Park Av Co; to erect two 5-sty apartments; — payments. 50,000

ATTACHMENTS.

Manhattan and Bronx.

SEPT 5 & 6.

No Attachments filed these days.

SEPT. 7.

Glynn, Jno T; Frederick Witschieben; \$2,720; Olcott, Gruber, Bonyng & McManus.

SEPT. 9.

Puccio di Feo, Francesco; S S Steiner & Co; \$785.16; Liebmann & Tanzer. Grant, Chas N; Louis Berni; \$4,000.

SEPT. 10 & 11.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

SEPT. 5, 6, 7, 9, 10, 11 & 12.

Cross Avenue Co. 180th st, ss Honeywell to Daly av..Northern Union Gas Co. Ranges. 162

Friedman Constn Co. Tremont av, sec Prospect av..Northern Union Gas Co. Ranges. 138

Gillis & Geogham. Washington Irving High School..Fitzgibbons Boiler Co. Boilers. 17,407

Kitchen Impt Co. Belmont av, swc 186th..Colonial Mantel & R Co. Refrigerators. 144

Kitchen Impt Co. Belmont av, swc 186th..Melrose Plumbing Co. Plumbing Plant. 350

Lentz Realty Co. Amsterdam av, swc 175th; Colonial Mantel & R Co. Refrigerators. 585

Markey Press. 368 W 148th..Otis Elevator Co. Elevator. 3,900

Monte Vista Realty Co. 460 & 64 Riverside dr..Allied Engineering Co. Fix. 280

182d St Realty Co. Fox st, es, 149 s Westchester av..Central Gas Co. Ranges. 120

Silverson Constn Co. 83 W 128..Consolidated Gas Co. Ranges. 57

Zimmerman & Singer. 200 W St Anns av, ns, 134th..N Reisler Iron Works. (R) 1,250

Borough of Brooklyn.

AFFECTING REAL ESTATE.

SEPT. 5, 6, 7, 9, 10 & 11.

Elgin Bldg Co. Bay 24th nr Bath av..Wm Kerby. (R) \$70

Falberg Constn Co. St Johns pl nr Underhill av..Standard Chandelier Co. (R) 750

Karp Constn Co. New York av nr Tilden av..Oliver B Taylor (Inc). Furnaces. 830

Levin & Silverman. Dean st nr Saratoga av..Wm Kerby. (R) 660

Oriole Realty & Constn Co. 53d st nr 12th av..Wm Kerby. (R) 4,760

Partridge Contracting Co. Railroad av nr Etna; Curry & Co. Furnaces. 125

Renton Bldg Co. Lincoln pl nr Albany av..A P Hogle & Co. Radiators. 430

Wodahy Realty Co. Vermont st nr Blake av..Graff Furnace Co. Ranges. 222

Wodahy Realty Co. Vermont st nr Blake av..Abr Sacks. Plumbing Fix. 700

MECHANICS' LIENS.

Manhattan and Bronx.

SEPT. 7.

Lafontaine av, nec Tremont av, 50x100; Louis Marks agt L Napoleon Levy & A Bonagur (43). 688.75

Union av, 523-33; Vincent Valentine & Co agt Ibrov Realty Co (44). 1,014.87

Jennings st, sec Bryant av, 100x25; Jno Bell Co agt Elie Beline & Hyman Glasser, & Wm Shapiro (renewal) (45). 230.03

Kelly st 831; Saml Greenberg agt Frank & Benj Locker (46). 105.00

164TH st, ss, 76.5 e Boston rd, 75x100; Lanigan Bros Inc agt Robt N Quinn & Mirabella & Mianox (47). 293.63

Forest av, es, 200 n 156th, 25x135; Lanigan Bros Inc agt Oscar L Lyons & West Side Mason Contracting Co (48). 218.13

SEPT. 9.

Lafontaine av, nec Tremont av, 50x100; Aaron Broddy agt L Napoleon Levy & Antonio Bonagur (50). 100.00

Homaday pl, nwc Honeyville av, 90x 66; D J Lahay Bldg Co agt Philip Kaufman & Son (51). 800.00

227TH st, ss, 305 e White Plains av, 25 x114; Jas H Ceburre agt Jno C Lord et al (52). 1,560.74

Rochling av, ns, 100 w Mayflower av, 75 x100; Casper Wolf agt Ellen Ward & Philip Ward (53). 400.00

Tremont av, 575-89; Ornament Sheet & Metal Works agt L Napoleon Levy & Antonio Bonagur (54). 231.00

Dellaville av, ns, 300 w Boston Post rd, 21x45; B Trohn agt Giovanni Platania (55). 83.00

17TH st, 110 W; Oriental Fire Proof Sash & Door Co agt Royal Improvement Co (56). 475.00

SEPT. 10.

Delancey st, 136; Oriental Fireproof Sash & Door Co agt Sarah Grodsky; Heitzner & Margovitz (57). 80.50

3D st, 417-19 E; Church E Gates & Co Inc agt Fredk D Phillips & Jessie T Phillips & M W May Refining Co (58). 191.69

Oliver st, 64; Max Friedman agt Jos Turino & O La Cagnino. (59). 65.00

Bergen av, 60-3; Libman Contracting Co agt Sophie G & Louis A Lehman & S Katzenstein (60). 260.25

3D av, 188S; Wolf Gelband agt Geo Gotthelf & H Greenblatt (61). 360.00

93D st, 24 E; Starratt & Jones Co Inc agt Henry W D Greenwald, Jno D Clark's Son & O'Donnell (62). 122.97

Lafayette st, 129-31; Starratt & Jones Co Inc agt J A Murray & Jno D Clark's Son & O'Donnell (63). 411.42

71st st, 342-S W; Neverleak Roofing Co agt Sadie Bonwit, R R Vernon & Edw H Letchfield & Manhattan Realty Appraisers (64). 50.00

Park av, swc 134th, 99.11x140; Smith & Judson agt Henry H Jackson & Gibeon L Young (65). 14,081.71

Broadway, 2568-74; Hayek Co agt Saml Burchardt, Jacob & Young & Anton & Strand (66). 313.80

3D av, 102; Herman Tenenbaum agt Isaac Blyn & Sons & W J Tillack (67). 450.00

SEPT. 11.

5TH av, sec 109th, 100x120; David Kraus agt Chas L Tiffany & Sol Weinberg (68). 675.00

Wallace av, ws, 730 n Barnett av, 50x 100; Isidore Marcello agt Anna Vogel & Rose Tobias & Henry J Vogel (69). 303.00

5TH av, 605; Thos J Waters Co agt Peerless Investing Co (70). 5,025.00

Coenties Slip, 7-11; Hotchkiss, Vail & Garrison Co agt Baker Carver Morrell & E J Killian (71). 255.50

Howard st, 5; also LAFAYETTE ST, 129-31; Bernard Greenwood Co agt Inverness Realty Co & Jno D Clarke's Son & O'Donnell (72). 130.18

Park av, swc 134th, 99x140; Geo J Schnatz agt Henry H Jackson, Gibeon L Young, lessee & Smith & Judson (73). 1,776.48

Same prop; same agt Henry H Jackson & Gibeon L Young (74). 1,267.00

Southern Blvd, nws, 185 sw Tiffany st, 100x100; Eureka Tile Co agt Levine & At- las Co (75). 410.80

Lafayette st, 129-35; Danl R Douglas agt Inverness Realty Co & Jno D Clarke's Son & O'Donnell (76). 78.04

169TH st, ns, 122 w Fox, 30x80; Jno Diehl agt Anthony Mancuso & Harry Lehr (77). 150.00

SEPT. 12.

Crotona av, 1879-83; also 176TH ST, 673 E; Evans & Kaestner agt Nulaw Realty & Constn Co (78). 400.00

4TH av, 470-8; Erecting Co agt Fourth Ave & 33d St Co & Underpinning-Foundation Co (79). 188.05

55TH st, ns, 350 w 5 av, 17.6x100; Bradford B Babbitt agt Honore M Berger (80). 256.40

Park av, 521; Patterson Sargent Co agt Five Hundred & Twenty One Park Ave Co & Theo Hedlund (81). 161.25

64TH st, 218-26 E; American Luxfer Prism Co agt Baron de Hirsch Fund & Jacob A Zimmerman (82). 250.00

SEPT. 13.

180TH st, ss, 116 e Park av, 25x135.10; Thos Drescher agt Melillo Constn Co & Wolf Weinhart (83). 150.00

Borough of Brooklyn.

SEPT. 5.

Amboy st, es, 100 n Dumont av, 150x100; Abr Talin agt Crystal Constn Co. 50.00

Watkins st, es, 150 s Lott av, 200x100; Jacob Shapiro agt Watkins Stone Bldg Co & Harry Rasquin. 87.50

E 10TH st, es, 186.8 s Av K, 86.8x100; Jno Schlosser agt Regal Homes Co. 67.20

81ST st, ss, 100 w 17 av, 206x100; Antonio Zanghi agt Roccela Realty Co. 474.59

Nassau st, sec Jay, runs s48xe84.9xs52xe 91.4xn100xw176.1 to beg; Pielke Co agt Cary Mfg Co & Hennebique Constn Co. 580.00

E 10TH st, es, 100 s Av K, 86.8x100; Bklyn Union Cornice & Roofing Co agt Regal Homes Co. 144.00

Nassau st, sec Jay, 176.1x100; Coplay Cement Mfg Co agt Cary Mfg Co & Hennebique Constn Co. 1,020.79

Bergen st, 612; Michl Briglio agt Paulina Cuoazzo. 90.00

Linwood st, 583; Jennie Silverstein agt Esther Dooneief. 60.00

SEPT. 6.

New Jersey av, 202; David Nowak agt Louis Marcus & Wm Dubroff. 182.00

SEPT. 7.

Neptune av, nec Highland av, 27x34; Colwell Lead Co agt Edw W Merrill & Vass & Kessler & Acker-Nightengale Co. 275.96

SEPT. 9.

20th av, from 61st to 62d, 200x80; Chas A Worthington trste White Van Glahn & Co agt High Grade Constn Co. 360.71

Gravesend av, nwc land Jane Voorhies runs n99.6xnw274.11xs48.4xw135 to Van Sien st, xs49.3xe97.2xne1.9xs313.4 to beg; Standard Lime Co agt International Metal Ceiling Co. 143.45

Union st, 1663-71; Saml Gruber agt Knickerbocker Mantel Co. 97.50

Hegeman av, nwc Malta, 60x100; Joe Sklar agt Malta Hegeman Impt Co & Jacob Gordon Secy. 1,400.00

Alabama av, es, 70 n Glenmore av, 50x 100; East N Y Mason Material Co agt F & J Realty Co. 57.72

New Lots rd, nwc Alabama av, 100x100; Standard Lime Co agt Hegeman Bldg Co. 57.50

E 13TH st, nec Av O, 40x100; Jno Schlosser agt Victor Constn Co & Mr Dorn, 46.00

Amboy st, es, 100 n Dumont av, 150x 100; Michl Getzoff & ano agt Crystal Construction Co. 138.00

New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; David Nowak agt Purdy Construction Co. 406.00

SEPT. 10.

Lorimer st, 63S; Williamsburgh Iron Works agt Riggi Bros & Antonio M Boniello. 120.00

Hamilton av, ws, 120.4 s Prospect av, 50x100; Patk F Halloran agt Annie C Hoff & Tullin-Moss Co. 50.00

Flatbush av, 91; Oreste Packy agt Bernard Rentrop & Chas E Capello. 125.00

Williams av, es, 200 s Blake av, 100x 100; Bklyn Kalamem Door Co agt Grant Bldg Co. 100.00

3D av 479; Harry Pynn agt Eliz Bloom. 50.00

Watkins st, es, 150 s Lott av, 240x100; United Housewrecking Co agt Georgia Bldg Co & Watkins Stone Bldg Co. 63.69

Hemlock st, 38; David F Walsh agt Isaac M Smith & Winefred Hyland. 42.50

Hegeman av, nwc Georgia av, 100x100; Louis Kroll agt Hegeman Bldg Co. 145.34

Church av, 221; Grand Plumbing Co agt Albt de Roode & Paul Korn & Korn Realty Co. 50.25

Himrod st, 583; Morris Greenberg agt Esther Dooneiff, Morris Weiss & David Wolfman. 300.00

SEPT. 11.

Parkside av, nwc Parkside ter, 42x104; Sam Rosenberg agt Park Side Court Realty Co & Jos H Sinnott. 929.00

Foster av, nwc Ocean pkwy, 118.3x120x 172x131.9; Ideal Heating Co agt Trstes of the M E Church of Greenfield & Ridley Memorial M E Church. 1,120.00

Lake st, es, 357 s 2d pl, 67.8x100x—x113; Sol Berman & ano agt Mary & Vincent Bottega. 45.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

SEPT. 7.

113TH st, Amsterdam av, 114th st & Morningside av, block; Chas G Cornell Jr agt St Luke's Hospital et al; Mar30'12. 582.44

SEPT. 9.

165TH st, 114 to 136 W; Jno A Philbrock & Bro agt Mary Loessers et al; Aug22'12. 227.25

105TH st, 118 to 138 W; G H Simonson & Son Co agt same; Aug23'12. 105.00

Olmstead av, es, 105 s Starling av, 50x105; P J Heaney Co agt Starling Realty Co et al; May15'12. 459.60

St Nicholas av, sec 172d; Cohen & Lederman agt Paterno & Son Contrg Co; Aug 2'12. 2,700.00

Premont av, nec Lafontaine av; Nathan Rosen agt L Napoleon Levy et al; Aug 24'12. 246.00

SEPT. 10.

5TH av, 1318; Title Guarantee & Trust Co agt Chas I Weinstein Realty Co et al; Aug23'12. 20.00

23D st, 8 E; Wm Lawton agt Heyward Cutting's devisees et al; Dec12'11. 50.00

5TH av, sec 56th; Wm C Mauch agt Woodbury G Langdon et al; Sept6'12. 262.74

Kingsbridge ter, 2748; City Wire Works agt Fredk Schill et al; Aug17'12. 23.00

Same prop; Fritz Iron Works agt same; June14'12. 264.95

SEPT. 11.

5TH av, nwc 110th; Sigmund Orbach agt Edw Friedman et al; Mar29'12. 24.50

Bronxdale av, 1919; Thos McDonough agt Giuseppe Vetrano et al; Sept9'12. 40.00

SEPT. 12.

Henry st, 167; Title Guarantee & Trust Co agt Rabbi Jacob Joseph School et al; Sept5'12. 30.00

SEPT. 13.

4TH st, ss, 60 e Wooster; M Tiernan Constn Co agt Max Targman et al; Sept 5'12. 133.50

Borough of Brooklyn.

AUG. 22.

5TH av, 450; Nathan Borscher agt Jos & Ida M Naughton; May22'12.

SEPT. 5.

No Satisfied Liens filed this day.

SEPT. 6.

15TH av, nwc 52d, 100x100; McManus & Taylor Co agt L Borgenicht & Harry McComb; Apr5'12. 264.25

14TH av, 5104; McMann & Taylor Co agt L Borgenicht & Harry McComb; Apr 4'12. 264.25

14TH av, nwc 52d, —x—; same agt same Apr11'12. 250.00

14TH av, bet 51st & 52, —x—; same agt same; Apr4'12. 250.00

Nostrand av, ws, 140 s Putnam av, 20x100 Adolph Loewe & ano agt Agnes E Mulligan & May E Roarty; July22'10. 794.00

Williams av, ws, 139 n New Lots rd, —x—; Benj Schreiber agt David Siegel & Max Samerovitz; Aug6'12. 64.75

Nostrand av, 454; Pittsburg Plate Glass Co agt Agnes E Mulligan; July19'10. 180.00

Prospect pl, ss, 100 e Ralph av, 40x127.9; Metropolis Lumber Co agt The R P (Inc) June19'12. 79.71

Sterling st, ns, 280 w Bedford av, 20x100; Geo Rasmussen agt Aronson Realty Co & Peter Aronson; July18'12. 198.00

New Lots av, ns, from Hinsdale st to Williams av 100x200; Bernard Cohen & ano agt Gordon Bldg Co; July2'12. 263.59

New Lots av, ns, bet Hinsdale st & Williams av, 211.10x120x211.10x100; Jos G Scharff & ano agt same; July18'12. 171.99

New Lots av, ns, from Hinsdale st to Williams av, 100x200; Leo Mininsohn & ano agt same; July18'12. 75.00

Williams av, ws, 100 n Dumont av, 100x100; Horner L Bartlett agt Grant Bldg Co; July26'12. 22.50

New Lots av, from Hinsdale st to Williams av, 211x100; Cohen & Weinstein agt Gordon Bldg Co; Aug26'12. 1,930.00

Chester st, es, 100.2 n Livonia av, 150x100; Bell Fireproofing Co agt Pauline Construction Co & Chas Wenz; July24'12. 92.00

Hinsdale st, es, 109.4 n New Lots rd, irregular to Williams av, &c; Metropolis Lumber Co agt Gordon Bldg Co & "Jacob" Kadansky; Aug16'12. 58.39

SEPT. 7.

Atlantic av, ss, 300 w Hopkinson av, 100x100; Empire City Lumber Co agt Lawrence Realty & Constn Co; Aug20'12. 606.76

Same prop; Salvatore Bonagura agt same; Aug14'12. 2,736.80

SEPT. 9.

2Atlantic av, ss, 300 w Hopkinson av, 100x100; Thos F Timony agt Salvatore Bonagura & Lawrence Realty & Constn Co; Aug20'12. 100.00

Gravesend av, ws, 305 s Kings Highway, 100x75; Brein Plumbing Co agt International Metal Ceiling Co; Aug30'12. 1,550.00

Gravesend av, nwc land Jane Voorhies, runs n99.6xw274.11xs48.4xw135 to Van Sicklen, xs49.3 to land of Voorhies xse 97.2xne1.9xse313.4 to beg; also Van SICKLEN ST, nwc land Jane Voorhies, runs n 99x still n592.8xse112.2xse554.3 to beg; Wm G Kinney agt International Metal Ceiling Co; Aug24'12. 3,248.60

Graham av, ws, 106 s Conselyea, —x—; Caroline Griffiths agt Salvatore Boniello & Chas Cetero; Sept5'12. 33.55

SEPT. 10.

Grand st, 301; Jacob Blum agt Abr Salkin & Peter G McMillan as trste of Mary G Patridge; Oct16'11. 204.00

Sterling st, ns, 120 w Bedford av, 20x100; Geo Rasmussen agt Aronson Realty Co & Peter Aronson; July18'12. 21.72

SEPT. 11.

Vernon av, nwc Sumner av, —x—; Friedel & Kohen agt Max B Juditsky & Meyer Leralsky; July30'12. 253.00

Vernon av, nwc Sumner av, 18x100; Louis Linder agt Max Juditsky, Meyer Seralsky, Saml Kohen & Isidor Friedel; Aug15'12. 34.00

Av K, ns, 60 e E 19th, 40x100; Melbourne U Lucas agt Marion E Pratt, Arthur D Brown; July15'12. 43.00

Hopkinson av, ws, 100.3 s Livonia av, 300x100; Louis Danancher agt Zelter Realty Co & Morris Becker; Aug7'12. 55.00

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

ORDERS

Borough of Brooklyn.

SEPT. 5.

No Orders filed this day.

SEPT. 6.

Battery av, es, 100 n 90th, 50x125; Hilda M Falkenberg on Home Mtg Co to pay Arnold Bros. 275.00

SEPT. 7.

No Orders filed this day.

SEPT. 9.

No Orders filed this day.

SEPT. 10.

Gravesend av, nwc land Jane Voorhies, runs n 99.6 xnw274.11xs48.4xw135xs49.3xs 97.2xne1.9xse313.4; International Metal Ceiling Co on N Y Mtg & Security Co to pay Bender & Fine. 550.00

SEPT. 11.

Flatbush av, 91; Chas E Copello on Wm Rentrop to pay Oreste Pachi. 125.00

ADVERTISED LEGAL SALES.

BROOKLYN.

(Continued from page 481.)

Av T, swc Van Sicklen, 105.5x24.3; Annie H Wheeden agt Harry Shaw et al; Henry J Davenport (A), 375 Pearl; Michl Furst (R); Wm H Smith.

SEPT. 18.

Bay av, sws, Lot 172 map of South Greenfield; Philip Frankel agt Sabija Heath et al; Howard O Patterson (A), 215 Montague; Franklin C Haven (R); Wm H Smith.

Church av, swc Ocean av, 67.10x101.5; Geo J Gillespie agt Miranda M Edwards et al; Wm F Delaney (A), 20 Vesey, Manhattan; Edw S Fowler (R); Wm H Smith.

Classon av, ws, 100 n Lafayette av, 30x100; Jno G Eddy et al agt Welcome Primitive Methodist Church et al; Caldwell & Holmes (A), 44 Court; Maurice L Rippe (R); Wm H Smith.

Graham av, 73, ws, 75 n Moore, 25x100; also MONTROSE AV, 131, ns, 150 e Manhattan av, 25x100; also SUMNER AV, 136, ws, 108.10 n Pulaski, 17.9x82; Frank Levin agt Fannie Levin et al; L & M Blumberg (A), 98 Graham av; Albt E Richardson (R); partition; Chas Shongood.

Nostrand av, ws, 46 n Park pl, 20x100; Louis W Slocum agt Henrietta L Houtain et al; Harvey O Dobson (A), 189 Montague; Jas T Williamson (R); Wm H Smith.

Sheridan av, es, 228 sGlenmore av, 20x100; Eliz Holmes et al agt Harry Freifeld et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

SEPT. 19.

Court st, nws, 63.4 sw Hamilton av, 20x100; Jane Turnbull agt Saml Wasinsky et al; Grover M Moscovitz (A), 189 Montague; Saml Berzick (R); Chas Shongood.

Jardine pl, ws, 130.7 s Herkimer, 17x92; Nassau Co-operative Bldg & Loan Assn agt Lulu S Haase et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Wm Liebermann (R); Wm P Rae.

73D st, ns, 350 w 15 av, 60x100; Emilie Roschen agt Thos Owens et al; Harry L Thompson (A), 175 Remsen; W Frank Harrington (R); Wm H Smith.

SEPT. 20.

Maple st, ns, 440 e Nostrand av, 20x100; Essex & Lee Co agt Applebaum Constn Co et al Action 1; Gilbert Elliott (A), 44 Court; Antonio Madeo (R); Wm H Smith.

Maple st, ns, 460 e Nostrand av, 20x100; same agt same; Action 2; same (A); same (R); Wm H Smith.

4TH st, ss, 300 w Bond, 25x103.4x25.5x99; Sheriff's sale of all right, title &c of Wladislaw Antozewski; Chas B Law, sheriff; Wm P Rae.

61ST st, ss, 320 e 2 av, 20x100; Jas S Gold agt Lippman Realty Co et al; Harvey O Dobson (A), 189 Montague; Jno L Mitchell (R); Wm H Smith.

Irving av, nes, 25 se DeKalb av, 25x100; Caroline Schauf agt Jno Schauf et al; Jacob Schauf (A), 898 Park av; Arthur M Milligan (R); Wm P Rae.

SEPT. 21.

No Legal Sales advertised for this day.

SEPT. 23.

15TH st, sws, 97.10 se 6 av, 24.10x100; Sheriff's sale of all right, title, &c, which Rosie Bcrgrosser had on May1'12, or since; Chas B Law, sheriff; Wm P Rae.

Gates av, ses, 475 sw Central av, 25x100; Rosie Mayer agt Rosa Bloch et al; Jonas, Lazansky & Neuburger (A), 44 Court; Geo C Jeffery, Jr (R); Chas Shongood.

Putnam av, ns, 260 w Central av, 20x100; Margt E Farrell agt Thaddeus J G Stack et al; John A Holzapfel (A), 260 Bway; Warren I Lee (R); Chas Shongood.

Protest Against the Staten Island Route.

The Public Service Commission today (Wednesday) received a letter from the American Dock and Trust Company of Tompkinsville, Staten Island, by A. B. Pouch, Vice President, protesting against the laying out of the Staten Island end of the proposed rapid transit tunnel to Staten Island. In his letter, Mr. Pouch says:

"We note that this route would go under and through our property known as the American Dock Stores, adjacent to Arietta street, Tompkinsville, and as this proposed layout would be detrimental and injurious to our piers, which are built on piles some 80 feet in depth and also to our three and six story warehouses, which are built on concrete pile foundations, approximately 30 feet in depth, we desire to hereby protest against this location.

"And respectfully urge that the plan be changed so as not to interfere with our property, as there is considerable undeveloped property to the south of Arietta street, which could be utilized for this purpose without detriment to existing conditions."

Taxpayers Ask for a Consolidation of Departments.

The Wyckoff Heights Taxpayers' Association of Brooklyn, which has been favoring a consolidation of the Tenement House Department and the Fire Prevention Bureau of the Fire Department with the five Building Bureaus, under the control of the Superintendents of Building, has addressed an extended communication to the Board of Estimate on the subject.

The document is signed by President Charles Meuller, Secretary Julius Plant and by the chairman of the building committee, Adam E. Fischer, the architect, of 23 Park Row. A protest is entered against any increase in the annual appropriation for the Tenement House Department and is supported by an array of statistics. It is alleged that after eight years of official life for the department there still remain 76,853 tenements which have not complied with the law, and that the cost of maintaining the department is out of proportion to the public service rendered. Comparisons are made of the work of the department with the results obtained by the Building Bureaus, to the advantage of the latter.

Why Side Doors Are Closed.

Chairman William B. Willcox of the Public Service Commission was asked when the local trains in the subway will be equipped with center side-door cars. In reply the Chairman said:

"The Interborough Rapid Transit Company is under orders adopted by the commission some time ago to equip and operate all trains in the subway service with center side-door cars not later than October 1, 1912. A report from our Transportation Department received the other day states that the company is complying with this order and now has nearly all of the cars so equipped. The reason that the side-doors in the local cars have not been used before the date named in the order, as I understand it, is because the company did not wish to operate trains composed partly of side-door cars and partly of cars not yet equipped with side-doors, as such operation would be extremely difficult. Now that the order has been about complied with, I have no doubt the company will begin the operation of side-door local trains on or before the first of next month."

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XC

No. 2322

New York, September 14, 1912

(11) PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

97-6	788-57	1305-30½-32	1786-41	2118-27
260-6-9 & 58-63	789-59	1317-9-10	1801-15	2128-52
272-44	855-10	1370-28½	1824-45	2133-pt lt 84
273-26	876-12	1393-33	1846-37	2158-1
346-26	880-82-83	1410-2	1858-44	2210-29-32
375-37	883-63	1417-28½-29	1869-62	
411-42	895-25	1564-17	1922-14-16	
415-63-64	906-19	1596-62	1927-40	
416-4	938-48	1600-37	1932-51	
481-32	1079-46	1618-5	1935-64	
488-17	1118-13	1649-4 & 32	1936-51	829-32
530-38	1127-55½	1656-43	1942-44½	833-33
618-7	1128-22½	1728-42	1976-18	861-75
631-19	1143-7-7½	1746-9	2010-28 & 36	936-1 & 6
642-40-41	1152-6	1747-67	2011-31	1159-34
722-51	1252-19	1767-52	2031-48	1209-60
728-12	1261-13, 14 & 61	1769-10	2039-14-17 & 45-51	1988-152
730-66-70	1272-43	1785-18	2046-43	2051-56-57

WILLS

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1912.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

(A)—attorney.
 A.L.—all liens.
 AT—all title.
 ano—another.
 av—avenue.
 admr—administrator.
 admtrx—administratrix.
 agmt—agreement.
 A—assessed value.
 abt—about.
 adj—adjoining.
 apt—apartment.
 assign—assignment.
 asn—assign.
 atty—attorney.
 bk—brick.
 B & S—Bargain and Sale.
 bldg—building.
 b—basement.
 blk—block.
 Co—County.
 C a G—covenant against grantor.
 Co—Company.
 constn—construction.

con omitted—consideration omitted.
 corp—corporation.
 cor—corner.
 c l—centre line.
 ct—court.
 certf—certificate.
 dwg—dwelling.
 decd—deceased.
 e—East.
 exr—executor.
 extrx—executrix.
 et al—used instead of several names.
 foreclos—foreclosure.
 fr—frame.
 ft—front.
 individ—individual.
 irreg—irregular.
 impt—improvement.
 installs—installments.
 It—lot.
 mtg—mortgage.
 mos—months.
 mfg—manufacturing.
 Nos—numbers.
 n—north.
 nom—nominal.
 pt—part.
 pl—place.
 PM—Purchase Money Mortgage.
 QC—Quit Claim.
 R T & I—Right, Title & Interest.
 (R)—referee.
 rd—road.
 re mtg—release mtg.
 ref—referee.
 sobrn—subordination.
 sl—slip.
 sq—square.
 s—south.
 s—side.
 sty—story.
 sub—subject.
 str—stores.
 stn—stone.
 st—street.
 TS—Torrens System.
 tnts—tenements.
 w—west.
 y—years.
 O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

Allen st, 195 (Misc), the business; power of atty; Morris Oriol to Sam Hazen; Sept7; Sept9'12.

Allen st, 195 (misc); the business; power of atty; Morris Oriol to Sam Hazen; Sept7; Sept12'12.

Canal st, 280, see Bway, see Canal.

Cherry st, 385-9, (1:260-6-9 & 58-63) see Scammel (Nos 54-6 on map 52-8), 71.3x 156.6 to ns Water (Nos 632-6 on map 630-6) x71.3x151; 8-5-sty bk tnts & str & 2 5-sty bk tnts; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; AL; Sept6; Sept10'12; A \$46,000-70,000. nom

Clinton st (2:346-pt lt 26), ws, 124 n Grand, a strip runs n.33xw70.1xs2.11xw30x 80.1x100 to beg; Caroline E Ball et al to Sarah J Shaw, 571 Park av, East Orange, NJ; Aug19; Sept6'12; A\$—, —. nom

Clinton st (2:346), same prop; Chas H Whitney to same; AT; Sept5; Sept6'12. nom

Clinton st, 155 (2:346-26), ws, 103.6 n Grand, runs w50xs3.2xw50xn23.3xe30xn2.11 xe70.1 to st xs23.8 to beg, 3-sty bk school & 3-sty bk rear tnt; Sarah J Shaw to Chas Cohn, 51 E 104; mtg \$20,000; Sept5; Sept6 '12; A\$24,000-26,000. O C & 100

Clinton st, 155; Chas Cohn to Social Halls Association, a corp, 151 Clinton; mtg \$24,000; Sept5; Sept6'12. nom

Delancey st, 294 (Misc), ns, 75 e Cannon, 25x100; power of atty to execute bond, mtg &c; Marie Hartmann, 785 De Kalb av, Bklyn to Jno E Bullwinkel, 80 Maiden la, NY, or 533 Wash av, Bklyn; May24; Sept7'12.

East Broadway, 109, see Pike, 27.

East Broadway, 99, see Pike, 27.

East Broadway, 111, see Pike, 27.

Eldridge st, 40 (38) on map 38-40, see Pike, 27.

Eldridge st, 202 (old Nos 176 & 158) (2:-416-4), es, abt 155 n Rivington, 24.4x88, 5-sty bk tnt & str; Moses Gutman to Abr L Kass, 226 S 9th, Bklyn; mtg \$34,550; Sept10; Sept12'12; A\$20,000-37,000. O C & 100

Gramercy Park Carriage-way 3 (3:876-12) ws, 52.6 s 21st, 26.3x110, 4-sty & b bk dwg, 2-sty ext, with rights to Gramercy Park; Eliot Lee, EXR, &c Benj F Lee, to Netherland Club of NY, a corp, 47 E 25; AL; Sept5; Sept12'12; A\$44,000-55,000. 52,000

Greenwich st, 712 (710) (2:631-19), ws, abt 65 s Charles, —x—, 2-sty & a fr tnt; Julius Schulz to Value Realty Co, a corp, 170 Bway; Sept9'12; A\$11,500-12,000. 20,000

Kenmare st, 86-96, see Mulberry, 187-9.

Ludlow st, 138-40 (2:411-42), es, 102.6 n Rivington, 48x89, 6-sty bk tnt & str; Jas S McDonogh ref to Mose M Valentine, 210 Riverside dr; mtg \$57,000; FORECLOS; Sept4; Sept6'12; A\$48,000-80,000. 20,000

Macombs pl, nvc 153d, see 153d W, ns, 325 e 8 av.

Macombs pl, svc 154th, see 153d W, ns, 325 e 8 av.

Madison st, 200, see Pike, 27.

Madison st, 162 (1:272-44), ss, abt 45 e Pike, 23x100, 4-sty bk tnt & str, 1-sty ext; Barnett Reibstein to Emil Reibstein, 48 W 115; 1/2 pt; AT; mtg \$31,250 & AL; Sept11'12; A\$19,000-28,500. O C & 100

Monroe st, 115-7, see Pike, 27.

Mulberry st, 187-9 (2:481-32), ws, 141.3 n Broome, 34.10 to ss Kenmare (Nos 86-96), x100.9x51.6x100, 6-sty bk tnt & str; Michele Brigante to Sebastian Fasanillo, 1665 70th, Bklyn; mtg \$80,000; Aug30; Sept10 '12; A\$38,000-P40,000. nom

Mulberry st, 187-9, (2:481-32) ws, 141.3 n Broome, 50 to Kenmare (Nos 86-96) x 100, except part for Delancey st, 6-sty bk tnt & str; Wm Gullery to Michele Brigante, 218 Lafayette; B&S; & correction deed; AL; Aug28; Sept10'12; A\$38,000-P 40,000. nom

Norfolk st, 83 (73), see Pike, 27.

Orchard st, svc Rivington, see Rivington, 81-3.

Park st, 103 (1:161), owned by party 1st pt; also PARK ST, 105, owned by party 2d pt; party wall agmt; Bartolomeo Gauzza with Roman Catholic Church of the Transfiguration; July10; Sept6'12. nom

Park st, 105, see Park st, 103.

Pike st, 29, see Pike, 27.

Pike st, 27 (1:273-46), es, 50 s Henry, 25 x111.4, 5-sty bk tnt & str; A\$19,500-38,500; also PIKE ST, 29 (1:273-47) es, 75 s Henry, 25x111.4, 5-sty bk tnt & str; A\$20,000-39,000; also EAST BROADWAY, 111 (1:282-22), ss, abt 70 w Pike, runs w23.2x s75xe7.3xs10xe15.1xn85 to beg, 4-sty bk tnt & str; A\$21,500-26,000; also ELD- RIDGE ST, 40 on map 38-40 (38) (1:300-3), es, 100.8 n Canal, 25x109, 5-sty bk tnt & str; A\$21,000-26,000; also EAST BROAD- WAY, 99 (1:282-28), ss, abt 210 w Pike, 25x100, 6-sty bk tnt & str; A\$25,000-43,000; also EAST BROADWAY, 109 (1:282-23), ss, abt 95 w Pike, 23.2x75, 4-sty bk loft & str bldg; A\$20,000-30,000; also NOR- FOLK ST, 83 (73) (2:352-22), ws, 125 s Delancey, old line, 25x100, 5-sty bk tnt & str; A\$24,000-41,000; also RUTGERS ST, 48-50 (1:272-18-19), nvc Monroe (Nos 115-7) 50.4x100, 2-5-sty bk tnts & str; A\$52,500-79,000; also RUTGERS ST, 42 (1:272-22), ws, 99.4 n Monroe, 25x75, 5-sty bk tnt & str; A\$18,500-25,000; also MADISON ST, 200 (1:272-25), ss, 50 w Rutgers, 25x74.4x25 x74, 5-sty bk tnt & str; A\$17,500-27,000.

also 92D ST, 104 E (5:1520-70 1/2), ss, 38 e Park av, 17x80, 3-sty & b stn dwg; A\$11,000-14,000; Hyman Spektorsky to Gussie Spektorsky, 16 E 96; B&S; Feb28; Sept11 '12. O C & 100

Rivington st, 81-3 (2:415-63-64), swc Orchard, 50.2x50, 2-5-sty bk tnts & str; Aaron Litrovnick to Litrovnick & Co, Inc, a corp, 289 Bleecker; mtg \$70,000; Aug26; Sept6'12; A\$50,000-65,000. O C & 100

Rutgers st, 22 (1:273-26), ws, abt 25 s Henry, 25x84.7, 4-sty bk tnt & str; Lil- lie Simon to Moses Israel, 1892 3 av; mtg \$21,450; Sept4; Sept6'12; A\$19,000-23,000. O C & 100

Rutgers st, 42, see Pike, 27.

Rutgers st, 48-50, see Pike, 27.

Scammel st, 54-6, on map 52-8, see Cherry, 385-9.

South st, 110 (1:97-6), nws, 133.11 ne Beekman, 16.9x79.2x16.9x80.1, 4-sty bk storage; Sara G Hacks to Everett L Hacks, 14 Grays Hall, Cambridge, Mass; mtg \$14,500 & AL; Dec8'11; Sept11'12; A\$11,500-15,500. nom

Spring st, 176, see Spring 170-4.

Spring st, 170-4 (2:488), ss, 62 e Thomp- son, 63.8x66.6x63.6x64.4; also SPRING ST, 176 (2:488 this & above lot 17), ss, 40.2 e Thompson, 21.5x64.4x22.3x63.10, 2 6-sty bk tnts & str; Alessandro Delll Paoli to Giovanni Lordi, 26 1 pl, Bklyn, & Angelo Legniti, 325 E 13, NY; AL; Sept10; Sept 12'12; A\$52,000-P65,000. O C & 100

Washington st, 787-9 (2:642-40-41), es, 50 n Jane, 50.3x90.3x50.2x93.10, 2-5-sty bk tnts & str; Harris Lewis to Michl Ratt- ner, 785 Hewitt pl; 1/2 pt; mtg \$38,000 & AL; Sept10; Sept11'12; A\$21,000-44,000. O C & 100

Washington st, 787-9; Israel Lewis to Harris Lewis, 90 Orchard; 1/2 pt; mtg \$38,000 & AL; Sept10; Sept11'12. O C & 100

Water st, 632-6, on map 630-6, see Cherry, 385-9.

14TH st, 252 W (2:618-7), ss, 80 e 8 av, 22x84.2x27.4x68, 4-sty stn tnt & str, 1- sty bk & fr ext; Robt G Langdon to Fred H Langdon, 296 Sterling pl, Bklyn; mtg \$30,000; June5; Sept9'12; A\$18,000-24,500. O C & 100

18TH st, 116 E (3:873-62), ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; Mot- ley Lewis to Jas M Motley, 15 E 48; AT; AL; July5; Sept11'12; A\$34,000-40,000. nom

25TH st, 235-7 E (3:906-19), ns, 155 w 2 av, 40x98.9, 6-sty bk tnt & str; Barnett Reibstein to Emil Reibstein, 48 W 115; 1/2 pt; AT; mtg \$48,000 & AL; Sept11'12; A\$20,000-55,000. O C & 100

25TH st, 47 E (3:855-10), ns, 208.4 w 4 av, 16.8x98.9, 5-sty & b bk dwg; Nether- land Club of NY to Wyllys Co, a corp, 100 Wm; Sept10'12; A \$38,000-43,500. 52,500

25TH st, 418-26 W, (3:722-51) ss, 425 e 10 av, 125x98.9, 8 & 9-sty bk loft bldg; McKeon Realty Co to Fifty-Four Barclay St Co, a corp, 54 Barclay; mtg \$300,000; Aug30; Sept10'12; A\$55,000-\$. O C & 100

25TH st, 114-6 E (3:880-82-83), ss, 183.4 w Lex av, 41.8x98.9, 2-4-sty bk & str tnts; Charlotte E Trope & ano to Tinguie, Brown & Co, a corp, 118-20 E 25; mtg \$58,000 & AL; Sept9'12; A\$50,000-61,500. O C & 100

28TH st, 136 E (3:883-63), ss, 100 e Lex av, 25x98.9, 5-sty bk tnt & str; Francis W Young to Hugh Cavanagh, 724 Bergen, Bklyn; mtg \$20,000; Sept10; Sept11'12; A \$22,500-36,000. O C & 100

30TH st, 443 W (3:728-12), ns, 275 e 10 av, 25x102.9x25.1x100.8, with all title to old lane in rear, 5-sty bk tnt; Wm F Loughlin to Peter Dooley, 167 W 80; mtg \$21,000; Sept11'12; A\$8,000-24,000. O C & 100

33D st, 334-6 E (3:938-48), ss, 210 w 1 av, 50x98.9, 6-sty bk tnt & str; Louis J Levy to Kayell Realty Co, 35 Nassau; B & S; AL; Sept6'12; A\$22,000-62,000. nom

33D st, 430-8 W (3:730-66-70), ss, 325 w 9 av, 75x98.9, 5-3-sty bk tnts; Edw L Larkin to McKeon Realty Co, a corp, 80 Maiden la; mtg \$57,200; Aug30; Sept10'12; A \$31,500-39,000. O C & 100

39TH st, 216 W (3:788-57), ss, 166.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Chelsea Realty Co to Watson Vanderpoel, 115 Freeman, Bklyn; B&S & CaG; AL; Aug28; Sept11'12; A\$32,500-34,000. nom

39TH st, 216 W (3:788-57), ss, 166.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Wat- son Vanderpoel to Chelsea Realty Co, a corp, 135 Bway; B&S & C a G; mtg \$25,000; Sept10; Sept12'12; A\$32,500-34,000. nom

40TH st, 232 W (3:789-59), ss, 320 w 7 av, 20x98.9, 2-sty bk shop; Watson Van- derpoel to Sumner Gerard, 101 Park av; mtg \$22,000; Sept10; Sept12'12; A\$32,000-33,000. O C & 100

40TH st, 232 W, (3:789-59) ss, 320 w 7 av, 20x98.9, 2-sty bk shop & 2-sty bk rear shop; Wm H Yale to Watson Vanderpoel, 115 Freeman, Bklyn; mtg \$22,000 & AL; Aug22; Sept10'12; A \$32,000-33,000. O C & 100

42D st E (5:1276), svc Mad av, 144x—, owned by party 1st pt; agmt as to per- petual grant & easement & right of way through bldg to subway &c; 42d St & Madison Av Co a corp, with City of NY by Public Service Comm, 1st District; Inter- borough Rapid Transit Co, a corp, 165 Bway & Rapid Transit Subway Constn Co, a corp, 165 Bway; Aug7; Sept6'12. nom

43D st, 213-5 E (5:1317-9-10), ns, 205 e 3 av, 50x100.5, 2-5-sty bk tnts; Chas Ad- ler to Clara Adler his wife, 25 E 130; mtg \$34,500; Sept3; Sept6'12; A\$20,000-38,000. nom

45TH st, 51-3 W, see 46th, 48 W.

46TH st, 48 W (5:1261-13, 14 & 61), ss, 310 e 6 av, runs s100.5xw2.6xs100.5 to ns 45th (Nos 51-3), xc37.6xn100.5xw15xn100.5 to 46th wx20 to beg, 4-sty & b stn dwg & 2-3-sty stn loft bldgs; Adele Kneeland to Jos Keen at Bronxville, NY; AL; Aug9; Sept6'12; A\$175,000-194,000. O C & 100

50TH st, 151-3 E (5:1305-30 1/2-32), ns, 107 w 3 av, 53x100.5, 2-5-sty bk tnts; Ac- ton Garage, Inc, to Mabel S Suydam, 723 E 4, Bklyn; mtg \$46,000; Sept9'12; A\$32,000-66,000. O C & 100

51ST st, 524 W (4:1079-46), ss, 325 w 10 av, 25x100.5, 4-sty bk tnt & str & 3-sty bk rear tnt; Maks Beck to Jessie Davis, 1245 Mad av; mtg \$16,380; Sept10; Sept11 '12; A\$9,000-13,500. O C & 100

57TH st, 4 W, (5:1272-43) ss, 125 w 5 av, 37.6x100.5, 4-sty & b bk & stn dwg; W Emelen Roosevelt to No 4 W 5th St Co, a corp, 33 Wall; B&S; Sept9; Sept10'12; A \$185,000-235,000. nom

59TH st, 440 E (5:1370-28 1/2), ss, 86.6 w Av A, 20x100.5, 4-sty bk tnt; Richd Mortan to Barbara Mortan, 440 E 59; mtg \$5,400; Sept4; Sept6'12; A\$8,500-12,500. O C & 100

60TH st, 249 W (4:1152-6), ns, 125 e West End av, 25x100.5, 4-sty bk tnt; Geo W Cisney to Stephen H Jackson, 53 E 67; AL; Aug1; Sept7'12; A\$6,000-9,000. O C & 100

60TH st, 249 W; Rosanna Rosenfeld to same; QC; AL; Aug19; Sept7'12. nom

63D st, 236-8 E (5:1417-28 1/2-29), ss, 80 w 2 av, 50x100.5, 2-5-sty bk tnts & str; Barnett Reibstein to Emil Reibstein, 48 W 115; 1/2 pt; AT; mtg \$51,850 & AL; Sept11 '12; A\$24,000-60,000. O C & 100

65TH st, 29 W (4:1118-13), ns, 293.9 e Col av, 31.3x100.5, 5-sty bk tnt; Jacob Bloch to Benj W Mayer, 258 Riverside dr; mtg \$36,000; Sept10'12; A \$25,000-40,000. O C & 100

71ST st, 165 W (4:1143-7 1/2), ns, 610 w Col av, 20x102.2, 3-sty & b stn dwg; Flor- ence Broadwell to Edwin Cudlipp, 262 W 83; mtg \$22,000; Apr2'07; Sept10'12; A \$17,000-21,000. O C & 100

71ST st, 167 W, (4:1143-7) ns, 630 w Col av, 20x102.2, 7-sty bk office bldg; 167 W 71st St Co to Edwin Cudlipp, 262 W 83; AL; Sept9; Sept10'12; A \$20,000-70,000. O C & 100

75TH st, 15 W, (4:1128-22 1/2), ns, 542.2 e Col av, 22x102.2, 4-sty & b bk dwg; Adolph B Ansbacher to Fred M Stein, 42 W 74; AL; Sept9; Sept10'12; A \$22,000-44,500. O C & 100

75TH st, 46 W (4:1127-55 1/2), ns, 220 e Col av, 20x102.2, 4-sty & b stn dwg; J Campbell Thompson, ref, to Geo W Ol- vany, 67 W 12; mtg \$28,000; FORECLOS, Aug4; Sept10; Sept11'12; A\$19,000-36,000. 3,000

78TH st, 71 E, see Park av, 878.

84TH st, 439 E (5:1564-17), ns, 194 w Av A, 25.1x102.2, 5-sty stn tnt; Ma- thilde Wacker to Jno F Wacker, her hus- band; AL; July30'07; Sept7'12; A\$8,500-22,500. O C & 100

88TH st (4:1235), ss, 99.6 e West End av, a strip 0.6x22.8; also INTERIOR STRIP (4:1235), begins 99.6 e West End av & 41.8 s 88th, runs e 0.6x19xw0.6xn19 to beg; re mtg; Wm E D Stokes to West 82d St Realty Co, a corp, 52 William; QC; Aug 15; Sept12'12. nom

92D st, 104 E, see Pike, 27.

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Elizabetha Keller to Ida Kasner, 1227 40th, Bklyn; Sept4; Sept6'12; A\$9,000-20,000. O C & 100

104TH st, 128 W (7:1858-44), ss, 275 w Col av, 20x100.11, 3-sty & b bk dwg; Louis B Hasbrouck ref to Mary A Kaufman, 257 Arlington av, Bklyn; mtg \$10,500; FORE- CLOSED & DRA'VN, Sept10; Sept11'12; A \$12,500-15,000. 1,000

106TH st, 302 W, (7:1891-59) ss, 283 e Riverside dr, 17x100.11, 5-sty stn dwg; A\$15,300-31,000; also WASHINGTON AV, (11:3057), see 188th, runs e96.10xsl00xe95 xs73xw191.10 to es av xnl73 to beg, vacant; Fifty-Four Barclay St Co to Mc- Keon Realty Co, a corp, 27 Cedar; Aug30; Sept10'12. O C & 100

107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Jos Gallina to I Salaman & Co, a corp, 41 E 11; AT; CaG; Sept5; Sept6'12; A\$8,000-11,500. nom

111TH st, 309 W (7:1846-37), ns, 191.8 w 8 av, 33.4x100.11, 5-sty bk tnt; Ralph L Crow et al to Reliant Leasing Co, 132 Nas- sau; mtg \$29,000; Sept3; Sept6'12; A\$21,300-39,000. nom

112TH st, 3 E (6:1618-5) ns, 96 e 5 av, 27x100.11, 5-sty bk tnt; Louis Epstein to Annie Weinstein, 19 W 112; mtg \$23,000; Sept7; Sept10'12; A \$14,000-27,000. O C & 100

113TH st, 66 W (6:1596-62), ss, 230 e Lenox av, 20x100.11, 5-sty bk tnt; Jos Whitmore to Sadie Bronstein, 71 W 116 & Etta Rosenbaum, 66 W 113; mtg \$17,000; Sept4; Sept6'12; A\$12,000-22,000. O C & 100

115TH st, 110 W (7:1824-45), ss, 225 w Lenox av, 25x100.11, 5-sty bk tnt; Mary Stein to Mary F Stanley, 539 Av E, Bay- onne, NJ; mtg \$25,000 & AL; Aug10; Sept 9'12; A\$16,000-24,000. O C & 100

116TH st, 227-33 W (7:1922-14-16), ns, 320 e 8 av, 80x100.11, 2-6-sty bk tnts & str; Louis Saxe to Iversen & Case Realty Co, Inc, a corp, 35 Nassau; B&S; AL; May 6; Sept11'12; A\$66,000-130,000. nom

116TH st, 7-9 E, see 5 av, 1422-8.

117TH st, 11 E, see 5 av, 1422-8.

119TH st, 11 E (6:1746-9), ns, 200 w Mad av, 20x100.11, 5-sty bk tnt; Morris Punch to Sam Levine, 70 Lenox av; AL; Sept6; Sept9'12; A\$10,000-22,000. nom

119TH st, 156 E, see Lex av, 1907-13.

120TH st, 239 E (6:1785-18), ns, 160 w 2 av, 25x100.11, 5-sty bk tnt & str; Filopio Mottola to Luigi Conrose, 1946 1 av; AL; Sept9; Sept10; A \$10,000-18,000.

120TH st, 119 E (6:1769-10), ns, 225 e Park av, 20x100.11, 4-sty bk tnt & str; Alida N Scott to Sarah A & Alfred Pinner, 722 E 134; mtg \$8,500; Sept6'12; A \$8,500-13,500.

121ST st, W (7:1976-18), ns, 350 w Ams av, 25x100.11, vacant; Eugene N Robinson, ref to Emma G Townshend, 109 W 69; FORECLOS July 25; Sept9; Sept10'12; A \$17,000-17,000.

122D st, 60 E (6:1747-67), ss, 201 w Park av, 21x100.11, 5-sty stn tnt; Max Hammer et al to Hersch W Jung, 368 E 8; mtg \$19,700; July2; Sept6'12; A \$9,000-18,000.

122D st, 210 W (7:1927-40), ss, 160 w 7 av, 15x100.11, 3-sty & b bk dwg; Phillip Howell to Cath C & Julia B Kelley, 242 W 127; mtg \$8,000; Sept6; Sept7'12; A \$9,000-11,000.

122D st, 218-20 on map 216-8 E (6:1786-41), ss, 205 e 3 av, 50x100.11, 6-sty bk tnt & str; Barnett Reibstein to Emil Reibstein, 48 W 115; 1/2 pt; AT; mtg \$53,500 & AL; Sept11'12; A \$21,000-55,500.

124TH st, 333-5 on map 333-7 E (6:1801-15), ss, 250 w 1 av, runs w50x100.11x25x85 to cl old Church la, closed, xne30.9xs 68.8 to beg, 6-sty bk tnt & str; Barnett Reibstein to Emil Reibstein, 48 W 115; 1/2 pt; AT; mtg \$41,300; Sept11'12; A \$14,500-42,000.

127TH st, 254 W (7:1932-51) ss, 333.4 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Isidor H Alexander to Sylvia Alexander, 254 W 127; mtg \$10,000; Sept5; Sept6'12; A \$8,300-11,000.

128TH st, 119 E, see 128th, 117 E.

128TH st, 117 E (6:1777) ns, 216 e Park av, 16x99.11; also 128TH ST, 119 E, (6:1777) ns, 232 e Park av, 16x99.11; also 131ST ST, 64 W, (6:1728) ss, 185.4 e Lenox av, 16.8x99.11; asn rents to secure \$1,000; Stephen McCormick, 737 Webster av to Estates Mtg Securities Co, a corp, 160 Bway; Sept9; Sept10'12.

129TH st W (7:1968), ss, 170.6 e Convent av, 0.8x100.10; re mtg; Metropolitan Life Ins Co to Manchester Constn Co, 223 Wooster; Aug29; Sept6'12; 200

131ST st, 64 W, see 128th, 117 E.

131ST st, 6 W, see 131st, 4 W.

131ST st, 4 W (6:1728), ss, 145.4 w 5 av, runs w17.9xs91.11xe3.8xs5xc14.2xn99.11 to beg; also 131ST ST, 6 W (6:1728, this & above lot 42), ss, 163.2 w 5 av, 17.9x94.11, 3-sty & b stn dwg; Herman Tulip to Jacob Silverstein, 146 Lewis; mtg \$18,000; Sept 5; Sept11'12; A \$14,000-24,000.

131ST st, 246 W (7:1936-51), ss, 325 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Isaac Rosenstock to Jno N Seelsa, 59 W 11; AL; Sept6; Sept11'12; A \$8,000-10,500.

137TH st, 222 W (7:1942-44), ss, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Maud de P Bair to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$15,000 & AL; Sept10; Sept11'12; A \$7,900-14,500.

141ST st, 101 W, see Lenox av, 621-3.

141ST st, 101 W, see Lenox av, 621-3.

142D st, 100 W, see Lenox av, 621-3.

142D st, 100 W, see Lenox av, 621-3.

145TH st, 346-8 (7:2051-56-57), ss, 52.9 w Edgcombe av, 32.5x104.2x31.10x98.9, 2-3-sty bk tnts & str; Jos G Wallach to Clover Constn Co, a corp, 35 Nassau; mtg \$17,800; Sept5; Sept6'12; A \$12,800-26,000.

146TH st, 226-8 W (7:2031-48), ss, 337.6 w 7 av, 37.6x99.11, 6-sty bk tnt & str; Chas Brown to Bella Hillman, 76 W 120; mtg \$45,000; Sept6; Sept7'12; A \$12,500-42,000.

153D st W, nvc Macombs pl, see 153d W, ns, 325 e 8 av.

153D st W (7:2039-14-17 & 45-51), ns, 325 e 8 av, runs n199.10 to ss 154th x194.4 to ws Macombs pl xsw228.2 to 153d xw83.4 to beg, 1-sty fr str & vacant; Henry L Dinkelspiel to Otto Sinauer, 10 E 60; B&S; Aug31; Sept6'12; A \$52,000-52,200.

154TH st W, nvc Macombs pl, see 153d W, ns, 325 e 8 av.

160TH st, 520-2 W (8:2118-27), ss, 250 w Ams av, 50x99.11, 6-sty bk tnt; Henry M Bloch to Jacob & Israel Bloch, 54 E 122 & Louis Bloch, 416 W 122; mtg \$62,000; Sept9'12; A \$23,000-P48,000.

171ST st W (8:2128-52), ns, 100 w Ams av, 25x95, vacant; Aaron Weiss to Brown-Weiss Realities, a corp, 63 Park row; mtg \$5,000; Sept9; Sept10'12; A \$7,500-7,500.

177TH st W (8:2133-pt lt 84), ns, 100 w Audubon av, 37.6x94.11; vacant; re mtg; Mutual Life Ins Co of N Y to McAfee Bldg Co, a corp, at So Blvd & 143d; QC; Sept12'12; A \$10,000.

187TH st W, nvc St Nich av, see St Nich av, 1540.

213TH st W (8:2210-29-32), ns, 300 e Ams av, 100x99.11, vacant Fredk Schuck to Augustus Schuck, 19 St Nich pl; mtg \$10,000; Sept4; Sept6'12; A \$14,000-14,000.

Av D, 73 (2:375-37), ws, 25 s 6th, 23x 89, 3-sty bk tnt & str; Saml Weiss to Jacob Weiss, 73 Av D; mtg \$11,000; Aug 12; Sept9'12; A \$14,000-16,500.

Bowery, 334-6 (2:530-38), ws, 52.1 n Bond, 35.2x85.11x33x96.4 with all title to strip on s 0.1x96.4, 8-sty bk loft & str bldg; Erna Englander to Jos C Ajello, 201 E 118; B&S & CAG; mtg \$78,500 & AL; Aug30; Sept6'12; A \$35,000-90,000.

Bradhurst av, 200-2 (7:2046-43), es, 107.9 n 151st, 57.9x124.6, 6-sty bk tnt; Alfred Bloch to Benj G Paskus, 110 W 57; mtg \$68,000; Sept4; Sept6'12; A \$21,000-78,000.

Broadway (1:196-9), see Canal (No 280); consent to stairway at Canal st station of subway; Isidore Jackson, Abr Stern, Heilner & Wolf, a corp, & Surety Realty Co, to City of NY, by Public Serv Com for 1st Dist; Aug12; Sept12'12.

Lenox av, 645-7 (7:2011-31), ws, 40 n 142d, 40x100, 6-sty bk tnt & str; Acton Garage, Inc to Mabel Suydam, 723 E 4, Bklyn; mtg \$39,000; Sept9'12; A \$29,000-60,000.

Lenox av, 637-9, see Lenox av, 621-3.

Lenox av, 621-3 (7:2010-28), nvc 141st (No 101), 39.11x100, 6-sty bk tnt & str; Edgar J Bernheimer, ref to Jacob Hertzberg, 223 W 121st; mtg \$65,000; FORECLOS July8; Sept5; Sept6'12; A \$39,000-81,000.

Lenox av, 637-9 (7:2010-36), swc 142d (No 100), 39.11x100, 6-sty bk tnt & str; Edgar J Bernheimer, ref to Jacob Hertzberg, 223 W 121st; mtg \$65,000; FORECLOS July8; Sept5; Sept6'12; A \$39,000-81,000.

Lenox av, 621-3 (7:2010-28), nvc 141st (No 101), 39.11x100; also LENOX AV, 637-9 (7:2010-36), swc 142d (No 100), 39.11x100, 2-6-sty bk tnts & str; Jacob Hertzberg to Martin Marks, 1242 Mad av; mtg \$140,000; Sept5; Sept6'12; A \$78,000-162,000.

Lexington av, 1907-13 (6:1767-52), sec 119th (No 156), 100.11x33.2, 5-sty bk tnt & str; Jno Bushmann to Rudolph W Pick, 414 Beach, B of Q; AL; July12; Sept10'12; A \$30,000-55,000.

Lexington av, 341 (3:895-25) es, 63 n 39th, 20x65, 3-sty & b stn dwg; Luz Diaz Govin to Emilia Govin Stolte at Florence, Italy, Felix Govin at Hartford, Conn & Guillemina I McManus at Hartford, Conn; QC; July26; Sept10'12; A \$24,000-29,000.

Madison av, swc 42d, see 42d E, swc Mad av.

Park av, 823-5 (5:1410-2), es, 117.2 s 76th, 60x100, 12-sty bk tnt; 823 Park Ave Co to Wm J Taylor, 823 Park av; mtg \$310,000; Sept10; Sept11'12; A \$100,000-390,000.

Park av, 878 (5:1393-33), nvc 78th (No 71), 20x75, 2-sty bk tnt & str; Reliance Realty Co to Annie F Leverich, Pennyfield, bet Morgan & Greene avs, Throgs Neck; mtg \$27,000; Aug30; Sept11'12; A \$42,000-48,000.

St Nicholas av, 1540 (8:2158-1), nec 187th, 75x65, vacant; Kate M Norton to St Nicholas Ave Constn Co, a corp, 562 W 171; Sept5; Sept11'12; A \$32,000-32,000.

West End av, 675 (4:1252-19), ws, 135.8 n 92d, 14.6x100, 4 & 5-sty stn dwg; Jno Brown to Emma H Deveau, 675 West End av; QC; Aug31; Sept6'12; A \$11,500-20,000.

West End av, 778 (7:1869-62), es, 19.11 s 98th, 18x100, 3-sty & b bk dwg; Minnie N Esterbrook to T J McLaughlin's Sons, a corp, 345 Ams av; CAG; mtg \$9,000 & AL; Sept10'12; A \$16,800-21,500.

3D av, 1791 (6:1649-4), es, 100.11 s 100th, 25.2x105, 5-sty bk tnt & str, Arthur D Truax to American Mort Co, 31 Nassau; FORECLOS Sept10; Sept11; Sept12'12; A \$14,000-26,000.

5TH av, 1422-8 (6:1600-37), swc 117th (No 2), 100.11x45.6, 2-5-sty bk tnts & str; A \$65,000-90,000; also 115TH ST, 7-9 E (6:1622-7), ns, 160 e 5 av, 50x100.11; 6-sty bk tnt & str; \$35,000-80,000, Isidor Kraushaar to Benj Kraushaar, 5605 15 av, Bklyn; AL; Aug30; Sept9'12.

5TH av, 1422-8 & 116TH st, 7-9 E; Benj Kraushaar to Benkay Realty Co, a corp, 2 W 117; AL; Aug31; Sept9'12.

8TH av, 2420-4 (7:1935-64), es, 49.11 s 130th, 50x100, 6-sty bk tnt & str; Johannes M Johannsen to Anna McNally, 302 W 93; mtg \$88,500 & AL; Sept11'12; A \$40,000-80,000.

Public Park (7:1963), bounded by W 137th st, Edgcombe & St Nich avs; petition & order appointing Jno C Myers, 37 Wall; Wm P Rooney, 260 W 47, & Michl W Rayens, 206 Bway, as comrs of estimate & assessment for said park; Sept6; Sept 11'12.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Appointment (Misc) of new trustee in place of Mary C Carr, decd; Helen C & Ella B Edwards to Wm E Edwards of Bklyn; July31; Sept9'12.

General Conveyance (Misc) of all real & personal prop; Marie E Fletcher to An Association for the Relief of Respectable Aged Females in City of NY, 891 Ams av; Apr15'09; Sept9'12.

Power of atty; Joshua & Bertha Velleman to Abr Stern, 251 W 92; Jan18; Sept 6'12.

Power of atty; Philip Howell to Mary Howell; July6'08; Sept7'12.

Power of atty (misc); Jas L Van Alen to Stephen H Olin & Luis J Phelps; Oct 2'11; Sept10'12.

Power of atty (misc); Walter N Wood to Arthur E Wood, 41 W 125 or at Westchester, NYC; Feb21; Sept10'12.

Power of atty (misc); Sophie Green to Saml Green, both at 2039 Bway; Aug29; Sept10'12.

Power of atty (Misc); Nellie Hurlbert to Jas Hurlbert, 1199 Fulton av; Aug24; Sept11'12.

Revocation of power of atty (Misc); Florence G De N Graebing, doing business as Graebing Automatic Ventilating Mfg Co to L S Graebing, her husband, as mgr; Sept6'12;

Last will of Bridget Conroy, late of Bklyn; Oct13'03; Sept12'12.

WILLS

Borough of Manhattan.

Hamilton pl, 13, see 31st, 11 W.

27TH st, 13-15 W (3:829-32), ns, 125 w 5 av, 50x98.9, 11-sty bk bldg; A \$195,000-370,000; also 5TH AV, 315 (3:861-75), see 32d (Nos 2-4) 28x150, 11-sty bk bldg; A \$500,000-680,000; Mathais Rock Est, Mathew Rock EXR, Bayside, LI; atty, Allen W Evarts, 60 Wall. Will filed Aug 23'12.

30TH st, 301 E, see 2 av, 542.

30TH st, 303 E, see 2 av, 542.

31ST st, 11 W (3:833-33), ns, 200 w 5 av, 25x98.9, 4-sty bk dwg; A \$95,000-101,000; also Hamilton pl, 13 (7:1988-152), ws, 135.6 n 136th, runs n27.1xw59.2xs27.1xe 66.5 to beg, vacant; A \$9,500-9,500; Jno S Bassett Est, Hannah V C Bassett EXTRX, 11 W 31st; atty, Richd Kelly, 170 Bway. Will filed Aug23'12.

32D st, 2-4 E, see 27th, 13-15 W.

96TH st, 68 W (4:1209-60), ss, 100.10 e Col av, 19.2x96.2, 4-sty bk tnt; A \$13,500-24,500; Martha L Chilton Est, Maud A Knight EXTRX, 536 W 113; atty, Geo W Files, 115 Bway. Will filed Aug23'12.

Amsterdam av, 170 (4:1159-34), ws, 50.5 s 68th, 25x100, 5-sty bk tnt; A \$17,000-32,000; Christian Seybold Est, Paulina Seybold EXTRX, 170 Ams av; attys, A & H Bloch, 99 Nassau. Will filed Aug28'12.

2D av, 542 (3:936-1), nec 30th (No 301), 20x60, 4-sty bk tnt; A \$12,000-21,000; also 30TH ST, 303 E (3:936-6), ns, 60 e 2d av, 20x90.9, 3-sty bk dwg; A \$8,000-11,500; Michl F Sharkey Est, Maggie E Sharkey EXTRX, 303 E 30; atty, Robt Godson, 302 Bway. Will filed Aug26'12.

5TH av, 315, see 27th, 13-15 W.

CONVEYANCES.

Borough of the Bronx.

Beek st (10:2711), ws, 304.5 n Intervale av, runs n 130.10 to ws Tiffany & again n29xw105xs1.5 & 88.7xe100 to beg; vacant; re mtg; Lawyers Title Ins & Trust Co to Henry Morgenthau Co, a corp, 165 Bway; QC; Sept9; Sept10'12.

Beek st (10:2711), same prop; Henry Morgenthau Co to Macy Constn Co, 872 Macy pl; B&S; Aug12. Sept10'12.

Crotona pl, 1465, see Crotona pl, 1467.

Crotona pl, 1467 (11:2927), ws, 239.6 s 171st, 20.4x100, 3-sty fr tnt; also CROTONA PL, 1465 (11:2927), ws, 259.9 s 171st, 25x100, 1-sty fr bldgs; Chas W Berg to Chas N Mazza, 3752 3 av; mtg \$6,500; Sept 9'12.

Dean pl (*), ws, 50 s Sackett av, 25x 100; Angelo Petrello to Dominic Pasulo, at Tarrytown, NY; mtg \$2,500; Aug2; Sept10'12.

Ford st, see Tiebout av, see Ford st, ss, 225 w Webster av.

Ford st (11:3143), ss, 225 w Webster av, 164.7 to es Tiebout av x99.11x165x 106.6; vacant; Michl O'Connell to Obark Realty Co, a corp, 1009 E 180; AL; May 11; Sept10'12.

Garden st (11:3099), sws, 350 se Orchard ter & 303.7 se Crotona av, 50x200 to nes Elm av, now 182d, 2-sty fr dwg; Alice C Wright to Patk M Burke, 326 E 21; Sept 10; Sept12'12.

Highbridge st, sws, at ses Nelson av, see Nelson av, ses at sws Highbridge.

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.11; vacant; Ella A Arnold to Terisina wife Alfonso Esposito, 2410 Hughes av; mtg \$1,000; Sept10'12.

Home st, swc West Farms rd, see Bryant av, the triangular blk.

Kelly st, 1025 on map 1001 (10:2705), n w 165th, 80.3x47.11x83.8x48, 5-sty bk tnt & str; Simon Machiz to Benj M Gruenstein, 60 W 95; correction deed; mtg \$43,000; July22; Sept6'12.

Kelly st, 854-62 (10:2710), es, 430 n Longwood av, 112x100, 3 4-sty bk tnts; Foxvale Realty Co to Emanuel Stern, 515 W 110; AL; June20; Sept11'12.

Loring pl, 2321 (11:3225), ws, 130 s Fordham rd, 37.6x99.11x irreg x100, 4-sty bk tnt; Nosthom Realty Co to Andw A Thomson, 2260 Aqueduct av; mtg \$22,000; Sept10; Sept11'12.

Loring pl, 2321; certf as to sale of above premises; same to same; Aug13; Sept11 '12.

Main st (*), es, adj Catholic Church property on City Island, runs e200 to ws Minniford av x60 to land Hy Bischoff xw 200 to Main x86 to beg, except part for Main & Main st bridge approach; Chas L Horton to Cath W Moessner, 610 City Island av; AL; Sept5; Sept7'12.

Park View ter, nec Morris av, see Morris av, ws, 551.9 n 196th.

Prospect pl, swc Anthony av, see Anthony av, swc Prospect pl.

Purdy st (*), es, 905 n Starling av, 25x 148; Thos J Dunn to Bridget Noonan, 1338 Herschell; AL; Sept5; Sept6'12.

Tiffany st, ws, abt 280 s 163d, see Beck, ws, 304.5 n Intervale av.

Walton av, 365-7 (9:2344), ws, 510 s 146th, 50x— to es Gerard av (Nos 366-8), owned by party 2d pt; also Walton av, ws, adj above on n owned by Jno H Allen; agmt as to boundary line; Jno H Allen, 418 3d, Bklyn & Emeline Allen wid 635 Walton av with Chas Van Riper, 367 Walton av; Aug29; Sept9'12. nom

Washington av, 1207 (9:2389), ws, 90 s 168th, 24.5x140, 4-sty bk int; Jos R Truesdale, ref, to Mary A Howley, 191 Alex av; FORECLOS; Aug23; Aug30; Sept 6'12. 6,000

Washington av, 1477 (11:2902), ws, 90 s 171st, 37.6x100, 5-sty bk int; Ferdinand G Kneer to Annie L Kneer, 236 W 51; 1/2 pt; AL; Sept6'12. O C & 100

Washington av, see 188th, see 106th, 302 W, Manhattan.

Washington av, ws, 60.10 n 180th, see Washington av, ws, 85.10 nw 180th.

Washington av (11:3037), ws, 60.10 n 180th, 25x91.9, vacant; Jas F Conlan to Wm Greenberger, 72 W 98; Sept9; Sept11 '12. nom

Washington av (11:3037), ws, 85.10 nw 180th, —x—, owned by party 1st pt; also WASHINGTON AV (11:3037), ws, 60.10 n 180th, 25x95, owned by party 2d pt; agmt as to encroachment; Abina T Carroll with Jas F Conlan; Feb25'09; Sept11'12; re-recorded from April'09. nom

Washington av (11:3037), ws, 85.10 n 180th, all that part lying s of above line; re mtg; Adolf Butzle to Jas F Conlan, 1848 Anthony av; QC; Sept6; Sept11'12. nom

Westchester av, nwc Elder av, see Elder av, nwc Westchester av.

West Farms rd, ws, at es Bryant av, see Bryant av, the triangular blk.

3D av, 2750 (Misc), the business; power of atty; Sarah Grossman to Newman Grossman, both at 2750 3 av; Jan3; Sept9 '12.

Plot (*), begins 240 e White Plains rd at point 375 n along same from Morris Park av, runs e100x25xw100xs25 to beg, with right of way over strip to Morris Park av; Sadie M Gorton to Chas F Minor, 26 E 120; AL; Sept10; Sept11'12. nom

LEASES

Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

Bleecker st, 330 (2:619); 1/2 str & 1/2 of b; Felicina Villani to Mauro Piccinini, 330 Bleecker; from Sept10'12 to Jan1'16; Sept 11'12. 420

Broome st, 23 (2:321); all; Mary Connolly to Jno H Lang, 217 Grand & ano; 5yf Oct1; Sept6'12. 2,100 & 2,400

Chambers st, 147 (1:140), ns, 25x75; the land; also READE ST, 129 (1:140), ss, 22.10 w Hudson, 25x75; the land; Rector & of Grace Church to Mary J Heuer, — W 227, Spuyten Duyvil; 16yf May1'14; Sept12'12. taxes &c & 3,475

Charlton st, 58, see Varick, 169.

Chrystie st, 206-12 (2:422); sobrn of Ls to mtg; Diego Tarantola & Antonina Governale with Max Kobler; Sept3; Sept11'12. nom

Elizabeth st, 115-7 (2:470); all; Sol Alter to Domenico Venezia, 358 Broome; 3yf June30; Sept6'12. 8,490

New Bowery, 13-15, see New Chambers, 51.

New Chambers st, 51 (1:115); also ROOSEVELT ST, 53-5 (1:115); also NEW BOWERY, 13-15 (1:115); all; Martin Tully Constan Co to E A Schweickhardt, 399 Pearl; from July'12 to May1'18; Sept9'12. 1,880 & 1,800

New Chambers st, 51; also ROOSEVELT ST, 53-5; also NEW BOWERY, 13-15; asn Ls; Ernest A Schweickhardt to Arthur Jost, 159 W 129; Sept6; Sept9'12. nom

Reade st, 129, see Chambers, 147.

Roosevelt st, 53-5, see New Chambers, 51.

South st, 263 (1:247); asn Ls; Richd F Segale to Giacinto Grumino, 83 Baxter; AT; Sept11'12. nom

Stanton st, 79 (2:416); also 22D ST, 205 E (3:903); asn Ls; Abr Liss to M Liss, 63 W 111; Sept5; Sept6'12. nom

Varick st, 169 (2:580), swc Charlton (No 58); asn Ls; Patk McGary & ano to Thos Cunningham, 49 Dominick; mtg \$1,000; Sept6; Sept12'12. nom

West st, 15-16 (1:15), s str & b; Zaloom Bros to Raffaele Viviano, 73 Mott; 4-8-12 yf Sept1; Sept7'12. 480

Wooster st, 9 (1:228), basement; Wm Georgi to Jacob Meibach, 77 E 4; 3yf Feb 1'11; Sept7'12. 420

Wooster st, 9 (1:228); agmt modifying Ls dated Dec16'10; Wm Georgi with Jacob Meibach, 77 E 4; Aug2; Sept7'12. nom

3D st, 197 E (2:399), ns, 80 w Av E, —x—; agmt as to ext of Ls dated Mar23'12 for 2yf May1'15; Isaac Zarch to Rebecca Hand; Sept10; Sept11'12. nom

11TH st, 264 W (2:622); all; Harry B Berdan to Benj Sherman, 317 E 13; 7yf Sept1; Sept6'12. 2,000

14TH st, 615 E (3:982), all; Jonas Weil & ano to Frank Spinella, 314 E 11; 5yf Sept1; Sept7'12. 720

14TH st, 402-6 W (2:646); str & bs; Conron Bros Co to Jennie L Gee, 333 W 14; 9 7-12yf Oct1; Sept12'12. 6,000

18TH st E, see Bway, see Bway, 872.

22D st, 205 E, see Stanton, 79.

26TH st, 309 W (3:750); all; Henry Siefke EXR & TRSTE Henry Siefke to Marie L Caravcu, 309 W 26; 3yf May1; Sept11'12. 1,200

27TH st E, swc Mad av, see Mad av, swc 27th.

42D st, 12 E (5:1276), ss, 188 w Mad av, 22x98.9; all; Cortlandt F Bishop & ano EXRS, &c, David W Bishop to N Y Real Estate Security Co, a corp, 42 Bway; 10 yf May1 (11 yrs ren); Sept7'12. taxes, &c, & 12,000

47TH st, 143 W (4:1000); all; Timothy J Kieley to Pierre Stephan, 143 W 47; 7-5-12 yf Dec1'11; Sept9'12.

47TH st, 417 E (5:1460); also 65TH ST, 429 E; asn Ls; Abr & Morriss Liss to M Liss, 63 W 111; Sept5; Sept6'12. nom

47TH st, 429 E, see 65th, 417 E.

46TH st, 258 W (4:1156); str & b; Jacob Wiesenfelder & ano to Dennis Sheridan, 116 West End av; 5yf July'09 (5y ren); Sept6'12. 600 & 900

83D st, 177 W (4:1214), e str; Mary S Shea individ & GDN Ashley P Shea will Jas S Shea to Louis Mangone, 2210 St Raymond av; 2yf May1; Sept9'12. 480

104TH st W, nec Col av, see Col av, 901.

104TH st W, nec Col av, see Col av, 901.

107TH st, 301-3 E (6:1679); all; David Solomon & ano to Carmine Maffei, 303 E 107; 5yf Nov1'09; Sept12'12. per month 195.83 & 200

108TH st, 314-16 E (6:1679); asn Ls; Saml Mazzucca to Michele Pierre, 2761 Ams av; mtg \$1,700; Sept11; Sept12'12. nom

109TH st W, see Manhattan av, see Manhattan av, see 109th.

114TH st, 34 W (6:1597); all; Edw L Montgomery Jr to Manasseh Alexander, 29 W 114; 4 8-12yf Sept1; Sept6'12. 960

125TH st, 173 E (6:1774); str & pt b; Wieben Bros, a corp, to Hermann Schlumbohm, 173 E 125; 8 7-12yf Aug1; Sept12'12. 3,500

125TH st, 173 E; str & b; same to same; 8 7-12yf Aug1; Sept12'12. 3,500

125TH st, 524 W (7:1979); re asn Ls; Jno D Haase to Michl J Waldron, 533 W 124; AT; mtg \$2,015; Sept7; Sept12'12. nom

139TH st W, nec 12 av, see 12 av, nec 130th.

138TH st, 71 W (6:1736), nec Lenox av, all; Martha Blond to Pauline Anderson, 505 E 120; 3yf Oct1; Sept10'12. 6,125

Av A, 247 (3:947); assign 1/2 of net proceeds & monies due under lease; Bernard Fink to Morris Cukor, 222 E 68; Dec28'11; Sept10'12. nom

Av B, 283 (3:984), str & b; Louis Pomeranz to — Kallenberg, 228 Av B, & — Whitman, 621 E 9; 1 5-12yf Sept1; Sept12'12. 300

Amsterdam av, 1791 (7:2063); str fl & pt b; Henry Keithan to Peter Eckhoff, 1791 Ams av; 5yf May1; Sept9'12. 1,860 to 2,100

Broadway, 872 (3:846), see 18th, basement; Kate P Hawes to Valentine Kolb, 316 2 av; 5yf May1; Sept6'12. 1,860

Columbus av, 903 (7:1840); str; Jeanette Burchell to Chas S Kohler, 160 W 105; 5yf May1'15; Sept12'12. 2,000

Columbus av, 901 (7:1840), nec 104th, 22.6x26.6; cor str; Jeanette Burchell to Chas S Kohler, 160 W 105; 8y5 1/2mf Nov 15'11; Sept12'12. 2,750

Columbus av, 901 (7:1840), nec 104th; consent to cancellation of Ls; Jeanette Burchell to Jno W Reed; Oct23'11; Sept 12'12.

Lenox av, 401 (7:1915); cor str & b; Nathan Hutkoff to Isador Goodman & Saml Milch, both at 2033 Bway; 3yf Sept1; Sept9 '12. 1,400 & 1,500

Lenox av, 110 (6:1599), str & part b; also apartment & 2 c; S E & M E Bernheimer Co to Saml Albert, 124 W 119; 8 8-12yf Sept1; Sept10'12. 2,900 & 3,500

Lenox av, nec 138th, see 138th, 71 W.

Lexington av, 1026 (5:1408), n str; Emillie R Reiss to Vincent Lo Presti, 2471 Belmont av; 5yf May1'13; Sept11'12. 360

Madison av (3:856), swc 27th, offices 902-4; Neptune Realty Co of N Y to C B Cottrell & Sons Co, a corp, 25 Madison Sq N; 7 9-12yf Aug1; Sept10'12. 3,000

Manhattan av (7:1844), see 109th; asn Ls; Patk Barry to John J Fallon, 341 W 56; Sept12'12. nom

1ST av, 159-61 (2:451), 3d str & b from cor 10th; Nathan E Broder to Harry Rubin, 242 E 100; 2 9-12yf Aug1 (2 yrs ren); Sept10'12. 900

3D av, 902 (5:1309); str & b; Saml Polack to Max Baum, 92 St Nich av & ano; 3yf May1'14; Sept9'12. 1,450

3D av, 817 (5:1324); str & b; Henry H Jackson et al EXRS &c Peter A H Jackson to Jos Ryan, 143 E 30; 10yf July1; Sept9'12. 1,500 & 1,800

3D av, 817 (5:1324); asn Ls; Jos Ryan to Arthur Jost, 159 W 129; Aug30; Sept9 '12. nom

3D av, 1650 (5:1521); str fl & b; also fl above str; Louis Berman to Wm Bartels, 406 E 83 & ano; 3yf April'14; Sept11'12. 1,200

5TH av, 330 (3:854); sur Ls; Adolph Hirtenstein to Isabella Schwab, 170 W 73 et al; Sept1; Sept7'12. nom

7TH av, 2522 (7:2032); agmt modifying Ls dated Sept1'11; Abr Kornblutt, 220 E 33, with Annie O'Brien, 220 E 33; Aug8; Sept7'12. nom

8TH av, 777 (4:1038); str & b; Saml M Jackson to Jacob Weil, 777 8 av; 5yf Oct1; Sept11'12. 2,150 & 2,250

12TH av (7:1997), nec 130th, 24.11x74; all; Cath A & Mary Tone to John Sammon, on premises; 3yf May1; Sept12'12. 1,600

LEASES

Borough of the Bronx.

Dawson st, see Intervale av, see Intervale av, see Dawson.

137TH st, 252-4 E (9:2320); all Henry H Meyer to Howard O Hulse, 544 W 145; 5yf Sept15; Sept12'12. 1,800 & 2,000

161ST st, 807 E (10:2668), nwc Union av, 3-sty fr str & dwg; Adolph Kuehnell to Fanny Levy, 807 E 161; 2yf Sept1; Sept10'12. 1,200

176TH st, 887 E (11:2959), ns, 55x150; all; Cornelia E McCormack to Michl Wielandt at Port Jefferson, LI; 4 1/2yf Oct1; Sept11'12. 1,200

180TH st E, nec Mapes av, see Mapes av, nec 180.

180TH st, 750 E (11:3049), str; Freehold Constn Co to Roberto Frigo, 750 E 180; 4yf June1; Sept7'12. 360 & 420

183D st, 611 E (11:3072); frame bldg; Chas H Stonebridge to Eugene K Motzer, 611 E 183 3yf May1; Sept11'12. 600 & 780

Beaumont av, 2420-8 (11:3105) all; Jacob Cohen Constn Co to Joe Bruno, 207 E 107 & ano; 5yf Sept1; Sept12'12. 5,500

Brook av, 375 (9:2287), asn Ls; Herman Blumberg to Edw Shanley, 375 Brook av & ano; 5yf Sept1; Sept12'12. 5,500

Intervale av (10:2702), see Dawson, amusement hall; Winnie Realty & Constn Co to Victor D Levitt; 5 8-12yf Sept 1'10; Sept10'12. 1,800 to 2,500

Intervale av (10:2702), see Dawson; asn Ls; Victor D Levitt to Levitt & Mitchell Amusement Co, a corp; Sept10'12. nom

Union av, nwc 161st, see 161st, 807 E.

Mapes av (11:3111), nec 180th, st & pt b; Ernest Wenigmann to Geo O Kanst, 724 E 160; 3yf Sept1; Sept6'12. 660 to 900

Melrose av, 924 (9:2384), asn Ls; Theo Mueller to Jno J Cullen, 350 W 47; Sept 5; Sept7'12. nom

Prospect av, 594 & 600 (10:2684); two bldgs; Mercury Realty Co to Jos Jovans, 14 E 114; 3yf Sept1; Sept6'12. 6,926

Prospect av, 1428 (11:2963); str fl & pt c; Bertha Lewy to Maria Slutzkin, 1428 Prospect av; 42-12yf Sept1; Sept6'12. 900

Prospect av, 1428 (11:2963), asn Ls; Maria Slutzkin to Sigmund Haimowich, 1428 Prospect av; Sept2; Sept6'12. nom

Prospect av (10:2675), ws, 125 n 152d, —x—; asn Ls; David Makarenko to Makarenko Schwartz Amusement Co, 150 Nassau; Aug8; Sept7'12. nom

Prospect av (10:2675), ws, 125 n 152d, runs w95xn100xe95 to av xs5xw50xs65xe 50 to av xs30 to beg, all; Prospect Holding Co to David Makarenko, 11 E 119; 10 yf July15 (5 yrs ren at \$3,850); Sept7 '12. 3,600

Robbins av, 646 (10:2643), frame bldg; Annuccio Santini to Dietrich Scheffer, 726 E 152, & Justus Scheffer at West Norwood, NJ, firm Scheffer Bros; 3yf Jan1 '11; Sept7'12. 300 to 420

Robbins av, 646; asn Ls; Justus Scheffer to Wm Linke, 726 E 151; AT; Mar5; Sept7'12. nom

Southern Blvd (11:2976), nws, 122.4 n from es Wilkins av, runs w 106 to es Wilkins av xn30.2xe126.5 to S B xs25 to beg; the land; Wm T Sullivan to Shanske Co, a corp, 463 E 149; 10yf Oct1; Sept12'12. taxes &c & 1,000

Wilkins av, es, abt 122.4 n So Blvd, see So Blvd, nws, 122.4 n fr es Wilkins av.

Throggs Neck (*), plot begins at two stone walls 150 s new rd, runs nw100 to pt 50 s said rd xe50 to h w mark x—103 xsw50 to beg; all; Margt J Uebel individ & EXTRX &c Bernard F Gallagher deed et al to Wm Judge; 5yf Feb1'10; Sept6'12. 1,000 to 1,800

MORTGAGES.

Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

Canal st, 350, (1:211) sws, 51 nw Church, 25.7x57x25x52.4; pr mtg \$—; Sept6; Sept 7'12; installs, 6%; Ida Lachrup, Bklyn, to Theresa Levi, 321 Canal, adm Victor Levi. 1,000

Chambers st, 147 (1:140), ns, abt 100 w Hudson, 25x75; also READE ST, 129 (1:140), ss, 22.10w HUDSON, 25x75; leasehold; Aug23; Sept12'12, demand, 5%; Mary J, wife of & Henry O Heuer to John S Hawley Jr, 948 Walnut av, San Diego, Cal. 10,000

Chambers st, 147, & Reade st, 129; consent to mtg leasehold; July29; Sept12'12; Rector & Grace Church, in City N Y, to Mary J Heuer & Jno S Hawley Jr. —

Chrystie st, 206-12, see Stanton, 28-30.

Clinton st, 155, (2:346) ws, 103.6 n Grand, runs w50xs3.2xw50xn23.8xe30xn2.11 xe70.1 to st xs23.8 to beg; PM; pr mtg \$20,000; Sept5; Sept6'12; 5y5%; Chas Cohn to Robt E Simon, Southern Blvd & 163d. 4,000

Clinton st, 155; PM; Sept5; Sept6'12; 5y5%; Chas Cohn, 51 E 104 to Sarah J Shaw, 571 Park av. 20,000

Delancey st, 294, (2:328) ns, 75 e Cannon, 25x100; Sept6; Sept7'12; 3y5%; Marie Hartmann, 785 De Kalb, Bklyn, by Jno E Bullwinkel (atty) to Margt E Tiencken, 349 New York av, Jersey City, NJ & ano, extrx Henry Tiencken. 17,000

Gramercy Park Carriageway 3 (3:876), ws, 52.6 s 21st, 26.3x110, with right to Gramercy Park; PM; Sept12'12, 3y4 1/2%; Netherland Club of N Y, a corp, to Elliot Lee, 46 E 4th, exr &c Benj F Lee. 15,000

Greenwich st, 807 (2:625); ext of mtg for \$6,000 to Sept18'15, 4 1/2%; Aug26; Sept 9'12; Lawyers Mtg Co with Laura B Caldwell.
Kenmare st, 86-96 see Mulberry, 187-9.
Kenmare st, 86-96, see Mulberry, 187-9.
Ludlow st, 160, (2:411) sec Stanton (Nos 105-111) 25x87.6; Sept10'12; due June 10'15, 6%; Klara Josephsohn to Wilhelm-ina K Gronholz, 266 Av A. 3,500
Ludlow st, 158, (2:411) es, 25 s Stanton, 25x87.6; Sept10'12; due June10'15, 6%; Klara Josephsohn to Wilhelmina K Gron-holz, 266 Av A. 1,800
Maddougal st, 10, (2:504) es, abt 155 n Spring, runs sw 17.6x76.1xn2.8x—24xn 21.4xw100 to beg; Aug28; Sept10'12; due July1'15, 6%; Caroline Pia, Cornwall-on-Hudson, NY to Louis Longinotti, 200 Prince. 3,500
Madison st, 368-70, (1:266) ss, 175.3 w Jackson, 50.1x93.7x49.1lx93.7; Sept10'12; 5y5%; Harry Levison exr & c Saml Levi-son & Augusta Levison, widow to M Louise Church, 33 8 av, Bklyn, gdn. 43,000
Madison st, 328 (1:266), swc Scammel (No 27), 25.1x89x25x90.5; ext of \$34,000 mtg to Sept1'15 at 5%; Sept6; Sept10'12; Max Moskowitz with Greenwood Cem-eterly, 170 Bway. nom
Mulberry st, 187-9, (2:481) ws, 141.3 n Broome, 34.10 to Kenmare (Nos 86-96) x 100.9x51.6x100; Aug30; Sept10'12; demand, 6%; Michele Brigante, Bklyn to Antonio Fasanello, 1765 70th, Bklyn. 15,500
Mulberry st, 187-9, (2:481), ws, 141.3 n Broome, 34.10 to Kenmare (Nos 86-96), x 100.9x51.6x100; Aug30; Sept9'12; 3y5%; Michele Brigante to Italian Savgs Bank, 64 Spring. 60,000
Mulberry st, 187-9; pr mtg \$60,000; Sept9'12; due, &c, as per bond; same to Dean Holding Co, 52 Norfolk. 20,000
Reade st, 129, see Chambers, 147.
Scammel st, 27, see Madison, 328.
Sheriff st, 120, (2:335) es, 125 s Houston, 25x100; pr mtg \$30,000; Sept5; Sept6'12; 4y6%; Hyman Schiff to Jacob Levitt, 27 Rutgers. 8,000
Stanton st, 105-11, see Ludlow, 160.
Stanton st, 28-30 (2:422), nec Chrystie (Nos 206-12), runs n100x28x80.2x8.6x8 99.9 to Stanton xw36.6 to beg; pr mtg \$63,000; Aug30; Sept1'12; due Sept1'13, 6%; Danl Dober to Max Kobre, 43 E 123. 10,000
West st, 15 & 16, (1:15); sal ls; Aug29; Sept7'12; demand, 6%; Raffaele Viviano to A Hupfels Sons, 842 St Anns av. 1,916.74
4TH st, W (2:626), ws, 66.1 sHoratio, runs w74x21.5x64 to 8 av (No 45), xne 15.7 to 4th xn9.7 to beg; Sept6'12; 5y5%; Mary G, Jos A & Annie M Doyle to Ameri-can Mtg Co, 31 Nassau. 20,000
4TH st W, (2:626); same prop; sobrn agmt; Aug30; Sept 6'12; Jno Dwyer to same. nom
4TH st W, (2:626); same prop; sobrn agmt; Sept3; Sept6'12; Lion Bwy with same. nom
4TH st W, (2:626); same prop; sobrn agmt; Sept3; Sept6'12; Jno Glackner with same. nom
4TH st W, (2:626); same prop; sobrn agmt; Sept3; Sept6'12; Clinton Van Vliet with same. nom
5TH st, 811 E, (2:360) nes, 148 se Av D, 26.8x97; Aug9; Sept6'12; installs, \$60 monthly, 6%; Bernard or Bernot Sand-rowsitz to Mendel Marcus, 503 W 5, Coney Island, Bklyn. 720
8TH st E swc Av D, see Av D, 107-9.
14TH st, 328-34 W (2:629), ss, 375 w 8 av, 100x126.6; July31; Aug1'12; 5y4 1/2%; Church of St Bernard, a corpn, to Emi-grant Industrial Savgs Bank (corrects error in issue of Aug3'12 when 14th No was 327 W and location was on the ns). 47,000
25TH st, 108-10 W (3:800), ss, 100 w 6 av 40x—x40x82.10; Sept5; Sept9'12; due, &c, as per bond; Abbie E Drew widow, & Alice L & Geo F Drew indiv & as exr Jno H Drew to Greenwich Savgs Bank, 246 6 Av. 25,000
25TH st, 114-6 E (3:880), ss, 183.4 w Lex av, 41.8x98.9; PM; pr mtg \$58,000; Sept9'12; due, &c, as per bond; Tingué, Brown & Co to Charlotte E Trope, New-ark, NJ, & ano. 20,500
25TH st, 47 E, (3:855), ns 208.4 w 4 av, 16.8x98.9; PM; Sept10'12; due Oct1'17, 4 1/2%; Wyllys Co to U S Trust Co, 45 Wall. 33,000
25TH st, 418-26 W (3:722), ss, 425 e 10 av, 125x98.9; ext of \$50,000 mtg to Aug1 '17 at 5%; June30; Sept10'12; Robt Mc-Gill with McKeon Realty Co, 418 W 25 & Jno A Larkin, 319 W 14. nom
26TH st, 42-6 E, see 4 av, 354-60.
28TH st, 308 W (3:751); ext of \$10,000 mtg to Aug1'17 at 4 1/2%; Sept6; Sept9'12; Isaac Frank to Gaetano T Conti, 36 Hy-land av, Yonkers, NY. nom
28TH st, 136 E (3:883), ss, 100 e Lex av, 25x98.9; pr mtg; \$20,000; Sept10; Sept 11'12; due May1'14, 6%; Hugh Cavanagh, Bklyn, to Saml Jennings, 150 W 84 & ano. 8,000
33D st, 424-38 W, (3:730); also WASH-INGTON AV, (1:3057) sec 188th, certf as to above mtg; Sept9; Sept10'12; same to same.
33D st, 424-38 W, (3:730), ss, 268.9 w 9 av, 131.3x98.9; also WASHINGTON AV, (1:3057) sec 188th, runs e96.10x100xe95 x87.3xw191.10 to av xn173 to beg; pr mtg \$102,000; Sept9; Sept10'12; due, &c, as per bond; McKeon Realty Co, 80 Maiden la, to Francis B Robert, 17 E 45. 20,000

33D st, 553-7 W (3:705), ns, 63 e 11 av, 75x98.9; Sept5; Sept9'12; 5y5%; Prince Iron Wks, a corpn, to Equitable Life Assu-rance Society of the U S. 25,000
33D st, 553-7 W; certf as to above mtg; Sept5; Sept9'12; same to same.
37TH st, 331 W (3:761), ns, 400 e 9 av, 25x98.9; pr mtg \$13,500; Sept10; Sept11'12; 1y6%; Alwin Martin to Jas F Milliken, 202 W 36. 1,500
39TH st, 216 W (3:788), ss, 166.6 w r av, 20.6x98.9; Aug28; Sept11'12; 3y5%; Watson Vanderpool, Bklyn, to Title Ins Co of NY. 25,000
41ST st, 9 E, (5:1276); ext of \$65,000 mtg to Sept 10'14, at 4 1/2%; Sept10'12; Bankers Trust Co trste Geo T Perkins with Edw Fagan. nom
45TH st, 51-3 E, see 46th, 48 W.
45TH st, 121 W (4:998), ns, 250 w 6 av, 38.4x82; Aug22; Sept12'12, 5y4 1/2%; Jas Hebron to Bank for Savgs, in City NY, 280 4 av. 50,000
46TH st, 41 W (5:1262), ns, 430 e 6 av, 20x100.5; Sept9'12; 3y5%; Josephine Shar-ke, 71 E 87 to Emma C Stuart, 4368 Lindell blvd, St Louis, Mo, trste Robt Stuart, Jr, will of Robt Stuart. 5,000
46TH st, 28 W, (5:1261); certf as to pay-ment of \$7,500 on act of mtg; Aug5; Sept 10'12; Jno T Farrel & ano trste Jno Far-rel for Jno T Farrel to Estate Josephine Richards.
46TH st, 28 W; certf as to payment of \$7,500 on act of mtg; Aug21; Sept10'12; Matthias H Nase & ano trste Jno Farrel for Adelaide L Nase to same.
46TH st, 48 W, (5:1261) ss, 310 e 6 av, runs s100.5xw2.6x100.5 to ns 45th (Nos 51 & 53) xe37.6x100.5xw15x100.5 to 46th xw 20 to beg; PM; Aug9; Sept6'12; 4y5%; Jos Keen, Bronxville, NY, to Adele Kneeland, Lenox, Mass. 200,000
47TH st, 622 W, (4:1094) ss, 325 w 11 av, 25x61.4x26x69; Sept10'12; 5y4 1/2%; Geo W Fanning, 37 5 av & Thos M Fanning, 105 W 119, exrs Wm Fanning to Metro-politan Savings Bank, 59 Cooper Sq E. 5,000
49TH st, 322 W, (4:1039) ss, 350 w 8 av, 25x100.5; pr mtg \$—; Sept5; Sept6'12; 3y6%; Barbara M Gillen, 322 W 49, to Chas Schimmer, 509 W 170. 500
50TH st, 334 E (5:1342), ss, 295 w 1 av, 20x100.5; pr mtg \$6,000; Sept5; Sept9'12; due, &c, as per bond; Isaac H Lubin, 334 E 50 to Chas S Marx, 543 Mad av. 1,000
50TH st, 101-9 E, see Park av, 341-9.
51ST st, 100-20 E, see Park av, 341-9.
51ST st, 101-15 E, see Park av, 341-9.
52D st, 102 E (5:1306); ext of \$24,000 mtg to July1'17 at 5%; June17; Sept6'12; Clara De Hirsch Home for Working Girls with Montana Realty Co. nom
54TH st, 338 E, (5:1346) ss, 225 w 1st av, 25x100.5; ext of mtg for \$2,500 to Sept5'14, 6%; Sept4; Sept6'12; Reuben Greenbaum, 342 E 50, with Emanuel Esch-wege, 121 Palmer av, Mamaroneck, NY. nom
56TH st, 3-5 W, (5:1272) ns, 125 w 5 av, 50x100.5; also 57TH ST, 4 W, (5:1272) ss, 125 w 5 av, 37.6x100.5; June5; Sept10'12, 1y4 1/2%; Number Four West Fifty-seventh St Co to W Emlen Roosevelt, 804 5 av & ano. 250,000
57TH st, 4 W, see 56th, 3-5 W.
57TH st, E, see Lex av, see Lex av, 695.
57TH st, 110-14 W (4:1009), ss, 175 w 6 av, 75x100.5; pr mtg \$350,000; April5'10; Sept1'12; 5y4%; Lotos Club, a corpn, to Andw Carnegie. 39,000
68TH st, 76 W (4:1120), ss, 25 e Col av, 25x100.5; Sept12'12, 3y5%; Louise F Ma-honey to Lawyers Mtg Co, 59 Liberty. 20,000
70TH st, 265 W (4:1162), ns, 137.6 e West End av, 18.6x100.5; Aug22; Sept12'12, 5y 4 1/2%; Jas Hebron to Bank for Savgs, in City of NY, 280 4 av. 10,000
74TH st, 330 E, (5:1448) ss, 300 e 2 av, 25x102.2; Aug6; Sept6'12; 3y6%; Wild Realty Co, 1117 av to Antonie Drda, 925 Blvd, Astoria, LI, & ano. 5,000
75TH st, 15 W, (4:1128) ns, 542.2 e Col av, 22x102.2; PM; Sept9; Sept10'12; 5y 4 1/2%; Fred M Stein to Frances E Ans-bacher, 15 W 75. 32,500
81ST st, 139 W (4:1212), ns, 443 e Ams av, 19x102.2; Sept9'12; 3y4 1/2%; Fanny F wife of & John Frankenheimer to Bern-ard Frank, 449 W 24. 15,000
82D st, 221 E, (5:1528) ns, —x—; Sept5; Sept6'12; 5y5%; Fredk H Schwegler to Alice G Schwegler, 2983 Marion av. 5,500
82D st, 21 E, see Mad av, nwc 82d.
83D st, 30 E, see Mad av, nwc 82d.
85TH st, 226 E (5:1530), ss, 329.6 e 3 av, 25x102.2; Sept6; Sept9'12; 5y4 1/2%; Jno Diefenbacher to German Savgs Bank, 157 4 av. 18,000
87TH st, 314-20 W (4:1248), ss, 200 w West End av, 40x100.8; ext of \$260,000 mtg to Sept10'17 at 5%; Sept6; Sept11'12; City Real Estate Co with Brixton Constn Co, 808 West End av. nom
88TH st, 412 E (5:1567), ss, 181 e 1 av, 25x100.8; Jan1; Sept12'12; 3y6%; Karoline Becker, widow, 115 Pitt, to John Becker, 525 5th. 4,000
89TH st, 223 E, (5:1535) ns, 225 w 2 av, 25x100.8, pr mtg \$—; Sept5; Sept6'12; due Mar5'15, 6%; Frank J Gunther to N Henry W Schutt, 32 Eldorado pl, Wee-hawken, NJ. 2,000
92D st, 2 E, see 5 av, 1106-7.
95TH st, 314-8 W (4:1253), ss, 250 w West End av, 75x100.8; ext of \$120,000 mtg to Sept1'15 at 5%; Aug29; Sept12'12; Caroline E B Condit & Olive W Hall with Metropolitan Life Ins Co. 1 Mad av. nom

100TH st, 226 E, (6:1649) ss, 180 w 2 av, 25x100.7; PM; pr mtg \$—; Sept4; Sept6 '12; 5y5%; Ida Kasner, Bklyn, to Eliza-betha Keller, 402 E 161. 17,300
103D st, 164 E (6:1630); ext of \$14,500 mtg to Sept6'17 at 5%; Sept6; Sept9'12; Emma D Kemeys with Patk McGovern, 1210 2 av. nom
106TH st, 302 W, (7:1891) ss, 283 e Riv-erside dr, 17x100.11; Aug30; Sept10'12; 3y 5%; McKeon Realty Co to Cath Reilly, 255 W 138. 30,000
106TH st, 302 W; certf as to above mtg; Aug30; Sept10'12; same to same.
106TH st, 234 E (6:1655); ext of mtg for \$18,000 to Nov 1'15, 5%; Aug7; Sept12'12; Guisepe Stella with Annina F Kingsley, at Paris, France. nom
109TH st W, see Manhattan av, see Man-hattan av, sec 109th.
111TH st, 309 W, (7:1846) ns, 191.8 w 8 av, 33.4x100.11; PM; Sept3; Sept6'12; 5y 4 1/2%; Reliant Leasing Co, 132 Nassau to Ralph L Crow, Rye, NY et al. 29,000
114TH st, 50 W (6:1597), ss, 378.8 e Lenox av, 17.8x100.11; ext of mtg for \$8,900 to Aug15'17, 5%; Aug15; Sept12'12; Chas M Cannon & Sarah E Scheumaker, trstes Geo S Carter, with Bernard Turkel, 50 W 114. nom
116TH st, 400-2 E, see 1 av, 2254.
116TH st, 58 E, (6:1621) ss, 130 e Mad av, 20x100.11; ext of \$18,000 mtg to Aug 12'13, at 5%; Aug31; Sept6'12; Central Trust Co with Interwellen Holding Co, 38 Park Row. nom
116TH st, 60 E, (6:1621) ss, 150 e Mad av, 20x100.11; ext of \$18,000 mtg to Aug 12'13, at 5%; Aug31; Sept6'12; Central Trust Co with Interwellen Holding Co, 38 Park Row. nom
121ST st, 18 W (6:1720), ss, 140 e Lenox av, 20x100.11; Sept3; Sept12'12, 5y5%; F Glynn Young to Marie R Sees, Newark, NJ. 5,078.47
122D st, 210 W (7:1927), ext of \$8,000 mtg to May1'14 at 5 1/2%; April4; Sept11'12; Eliza Hahne with Phillip Howell, 192 O'Farrell, San Francisco, Cal. nom
128TH st, 119 E, see 128th, 117 E.
128TH st, 117 E, (6:1777) ns, 216 e Park av, 16x99.11; also 128TH ST, 119 E, (6:1777) ns, 232 e Park av, 16x99.11; pr mtg \$15,000; Sept9; Sept10'12; installs, 6%; Stephen McCormick to Estates Mtg Se-curities Co, 160 Bway. 1,000
137TH st, 126 W (7:1921), ss, 325 w Lenox av, 25x99.11; pr mtg \$—; Sept 10; Sept11'12; 2y6%; Bertha Goldstein to Gustave Topper, 235 W 112. 2,000
141ST st, 101 W, see Lenox av, 621-3.
142D st, 100 W, see Lenox av, 621-3.
171ST st, 701 W, see Ft Washington av, nwc 171.
177TH st W (8:2133), ns, 100 w Audubon av, 37.6x94.11; Sept12'12, 5y5%; McAfee Bldg Co, 143d & So Blvd, to Josephine E Carpenter, Bar Harbor, Me. 35,000
177TH st W (8:2133); same prop; certf as to above mtg; Sept11; Sept12'12; same to same.
187TH st, 531 W (8:2159), ns, 57 e Au-dubon av, 19x94.10; Aug28; Sept12'12; due Sept11'15, 5 1/2%; Jennie B Davis to Chas E Warren, 825 St Marks av, Bklyn, 7,500
187TH st, 531 W; sobrn agmt of mtg for \$400 to mtg for \$7,500; Aug28; Sept12 '12; Mary K McMahon with same. nom
187TH st, 531 W (8:2159), ns, 57 e Audu-bon av, 19x94.10; pr mtg \$7,500; Aug28; Sept12'12; due &c as per bond; Jennie B Davis, Belmar, NJ, to Louis A Bodenstein, 790 Riverside dr. 1,000
187TH st, 531 W; sobrn agmt; Aug28; Sept12'12; Mary K MacMahon with same. nom
Av D, 107-9 (2:377), swc 8th, 60x50; ext of \$48,000 mtg to Oct 12'15 at 5%; Aug 15; Sept10'12; Republic of Panama with Morris Shapiro. nom
Broadway, 736 (2:545), ses, 117.3 s As-tor pl, 24.11x115.11x irreg x126.2; certf as to payment of \$15,000 on a/c of mtg; Aug 15; Sept10'12; U S Trust Co to David Korn.
Fort Washington av (8:2139), nwc 171st (No 701), 75.1x90.6x75x95; Sept9'12; 1y5%; Eva B C wife Geo A Reeber, 267 Fort Wash av to Emigrant Indus Savgs Bank. 13,000
Lenox av, 621-3, (7:2010) nwc 141st (No 101), 39.11x100; also LENOX AV, 637-9 (7:2010), swc 142d (No 100), 39.11x100; P M; pr mtg \$—; Sept5; Sept6'12; due Jan 25'13, 6%; Jacob Hertzberg, 223 W 121 to Jacob Levy, 1187 Lex av. 5,000
Lexington av, 695 (5:1311), see 57th; asn ls by way of mtg; Oct8'1908; Sept9 '12; re-recorded from Nov7'08; Frank Simmons to Thos J & Richd J O'Brien, firm O'Brien Bros; AT. nom
Madison av, 1841 (6:1747) es, 17.9 n 120th, 16x83; pr mtg \$10,000; Sept6; Sept7 '12; due, &c, as per bond; Rhoda Rieser to Maurice Wertheim, 66 E 122d. 3,500
Madison av (5:1494), nwc 82d (No 21), 204.4 to 83d (No 30), x60; pr mtg \$—; Sept11'12; 3y6%; Princeton Constn Co to Arbris Realty Co, 52 Wm. 90,000
Madison av (5:1494), same prop; certf as to above mtg; Sept11'12; same to same.
Manhattan av (7:1844), sec 109th; sal ls; Sept12'12, demand, 6%; John J Fallon to Geo Ehret, 1197 Park av. 4,000
Mountain rd (8:2256-2257), cl 60 n cl 208th, runs w60x485.4 to Hudson River xn203.2xe533 to ws Mountain rd xe— to cl 2nd rd xs199.11 to beg; contains 2 310-1,000 acres; Sept12'12; due Oct1'15, 5 1/2%; Ursula C, wife of & Walter F Burns to Equitable Life Assurance Soc, 165 Bway. 10,000

MORTGAGES

Borough of the Bronx.

- Old Broadway, 2338** (7:1984), es. 50 n 129th, runs n25xe83xse22.5xsl4.2xw102.7 to beg; pr mtg \$8,000; Aug8; Sept9'12; due, Apr17'13, 6%; Ellen A wife of & Paul B Pugh, 362 Riverside dr, to Henry Ascher, 1440 Bway. 2,250
- Park av 321-9**, see Park av, 341-9.
- Park av, 341-9** (5:1306), nec 51st (Nos 101-15), runs n121.6xe76.8xs21.1xe102.7xs 100.5 to st xw179.3 to beg; also 50TH ST, 101-9 E (5:1305), ns, 180 w Lex av, runs n 100.5xe25xn100.5 to ss 51st (Nos 100-20) xw250 to Park av (Nos 321-9), xs200.10 to 50th xe225 to beg; Sept11'12; 3y4½%; F & M Schaefer Brewing Co to Bank for Savings in City NY, 280 4 av. 750,000
- Park av, 341-9 & 51st st 101-15 E, & 50th st, 101-9 E, & 51st st, 100-20 E, & Park av, 321-9**; consent to above mtg; Sept3; Sept11'12; same to same.
- Park av, 341-9, & 51st st, 101-15 E, & 50th st, 101-9 E, & 51st st, 100-20 E, & Park av, 321-9**; certf as to above mtg; Sept11'12; same to same.
- Park av, 341-9, & 51st st, 101-15 E, & 50th st, 101-9 E, & 51st st, 100-20 E, & Park av, 321-9**; pr mtg \$750,000; Sept11'12; 3y4½%; same to Edw C Schaefer at Premium Point, New Rochelle, NY, & ano trstes for Edw C Schaefer et al. 300,000
- Park av, 341-9, & 51st st, 101-15 E, & 50th st, 101-9 E, & 51st st, 100-20 E, & Park av, 321-9**; certf as to above mtg; Sept11'12; same to same.
- St Nicholas av 962** (8:2108), es. 127.1 s 159th, 25.8x113.9x25x118.5; pr mtg \$30,000; Sept7; Sept9'12; 2y6%; Sophie Meyer, 275 W 145 to Henry Bruns, 1540 Townsend av. 5,000
- St Nicholas av, 730** (7:2053), es. 355.10 n 145th, 30.4x100; Sept10; Sept12'12; 5y5%; Ruth Johnson, 730 St Nich av, to Ella C Christie, 270 Riverside dr. 25,000
- St Nicholas av, 730**; sobrn agmt; Sept 10; Sept12'12; Louis P Mendham with same. nom
- St Nicholas av, 730**; sobrn agmt; Sept 10; Sept12'12; Reeve A Silk with same. nom
- West End av, 820** (7:1871), es. 17.5 s 100th, 16.6x65.6; ext of \$14,000 mtg to Apr1'14 at 5%; Apr26; Sept12'12; Jeanette M de Brackeleer with Wm W Perrine. nom
- West End av, 778**, (7:1869) es. 19.11 s 98th, 18x100; PM; pr mtg \$9,000; Sept10'12; due, &c, as per bond; T J McLaughlin's Sons, a corp to Minnie A Esterbrook, 778 West End av. 16,000
- 1ST av, 2254** (6:1709), sec 116th (Nos 400-2), 25.10x95; Sept11; Sept12'12, 3y5%; Crescent-Star Realty Co to Ernest G W Woertz, 1 E 63. 25,000
- 1ST av, 2254**; certf as to above mtg; Sept11; Sept12'12; same to same.
- 2D av, 948** (5:1343), es. 40.5 n 50th, 20x 70; pr mtg \$12,000; Sept11; Sept12'12; due Jan1'13, 6%; Abr Seidmann, 2010 7 av, to Thos D Downing, Babylon, LI, et al. 1,500
- 2D av, 1772**, (5:1555); ext of \$14,000 mtg to Aug2'15, at 5%; July25; Sept10'12; Martha Sultan with Jno & Davidena M Lowden. nom
- 2D av, 2084**, (6:1679) es. 51.4 n 107th, 25.6x75; pr mtg \$12,000; Apr16; Sept10'12; due May15'17, 6%; Libbie Fleig to Lena Clark, 109 W 129. 2,000
- 2D av, 2268** (6:1688), es. 74.11 n 116th, 26x100; Sept10; Sept11'12; 5y5%; Louis Rinaldo to Lawyers Mtg Co, 59 Liberty. 14,000
- 2D av, 2268**; sobrn agmt; Sept10; Sept 11'12; same & Harris Mandelbaum & Fisher Lewine with same. nom
- 3D av, 1892** (6:1632), ws. 100.9 n 104th, 25x100; pr mtg \$—; Sept5; Sept11'12; 5 y6%; Moses Israel to Jos Israel, Dobbs Ferry, NY. 2,000
- 3D av, 810**, (5:1304) ws. 60.4 s 50th, 20x 100; pr mtg \$12,500; Sept5; Sept6'12; 5y6%; Emil Roggenkamp to Herman Wiebke, 219 E 200. 4,000
- 3D av, 1888**, (6:1632) ws. 50 n 104th, 25.9x100; pr mtg \$19,000; Sept6'12; 2y6%; Geo Gotthelf to Dorothy Cohen, 622 W 136. 2,000
- 3D av, 871** (5:1326); agmt changing interest days to Apr1 & Oct1; Sept12'12; Anton Rauch to German Savgs Bank, 157 4 av. nom
- 4TH av, 354-60** (3:885), swc 26th (Nos 42-6) 98.9x200; leasehold, bldg loan; Sept5; Sept6'12; due May 1'33, 5½% Hess Bldg Co to Ogden Mills at Staatsburg, Dutchess Co, NY. 770,000
- 4TH av, 354-60**; certf as to above mtg; Sept5; Sept6'12; same to same.
- 5TH av, 1106-7** (5:1503), sec 92d (No 2), 100x100; Mar3'08; Sept11'12; 3y4%; I Townsend Burden, Troy, NY, to Andw Carnegie. 100,000
- 8TH av, 45**, see 4th W, ws. 66.1 s Horatio.
- 8TH av, 2420-2** (7:1935); agmt as to release from any liability under mtg; Sept 10; Sept12'12; Anna McNally with Johannes M Johannsen, 134 W 96. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

- Certf (misc)** as to chattel mtg for \$3,500; Sept10'12; Weinberg & Sudzen Co, a corp. to Louis Rosenberg.
- Land in Kings Co, NY** (file); certf as to mtg for \$6,000; Sept5; Sept6'12; U S Indestructible Gasket Co to Bklyn Savings Bank.

Austin pl (10:2601), ses. 457.2 ne 144th, 100x100; Aug5; Sept11'12; due &c as per bond; Fides Land Co to Chas Rosa, 295 York, Jersey City, NJ. 3,500

Austin pl (10:2601); same prop; certf as to above mtg; Aug5; Sept11'12; same to same.

Bayard st (*), es. 144.1 n Kingsbridge rd, 25x100; Sept10'12; 3y6%; Guisepe Ricciardi to Edw A Acker, 776 Forest av. 1,600

Bayard st (*), same prop; sobrn agmt; Sept9; Sept10'12; Hudson P Rose Co with same. nom

Beck st (10:2711), ws. 304.5 n Intervale av, 84x100; bldg loan; Sept10'12; 1y 6%; Macy Constn Co to Henry Morgenthau Co, 165 Bway. 80,000

Beck st, (10:2711); same prop; PM; pr mtg \$80,000; Aug12; Sept10'12; 3y6%; Same to same. 11,000

Beck st, (10:2711) ws. 388.5 n Intervale av, runs n46.10 to ws Tiffany xn29xw105 xs1.5xs4.7xe100 to beg; bldg loan; Sept10'12; 1y6%; Macy Constn Co to Henry Morgenthau Co, 165 Bway. 45,000

Beck st, (11:2711); same prop; PM; pr mtg \$45,000; Aug12; Sept10'12; 3y6%; Same to same. 7,000

Beck st, (10:2711) ws. 304.5 n Intervale av, 84x100; also BECK ST, (10:2711) ws. 388.5 n Intervale av, runs n46.10 to ws Tiffany xn29xw105xs1.5xs4.7xe100 to beg; certf as to two mtgs aggregating \$125,000; Sept10'12; Macy Constn Co to Henry Morgenthau Co. —

Beck st, ws. 388.5 n Intervale av, see Beck, ws. 304.5 n Intervale av.

Birch st (*), ws. 100 s Chester av, 50x 100; Sept5; Sept6'12; 3y6%; Antonio Pagliaro, 315 E 106 to Jno S Wilson, 16 Victoria rd, Kensington W, London, Eng. 1,000

Crotona pl, 1465, see Crotona pl, 1467.

Crotona pl, 1467 (11:2927), ws. 239.6 s 171st, 20.4x100; also CROTONA PL, 1465 (11:2927), ws. 259.10 s 171st, 25x100; P M; pr mtg \$6,500; Sept9'12; due, &c, as per bond; Chas N Mazza, 3752 3 av, to Chas W Berg, 3803 3 av. 5,000

Dawson st, 770, (10:2701); ext of \$6,000 mtg to Dec1'15 at 5%; Aug29; Sept10'12; Astor Trust Co with Emma L Davis. nom

Fairmount pl 875 (11:2960), ns. 228.6 w Southern Blvd, 25x100; Sept6; Sept7'12; due Jan1'16, 5%; Daisy T Meyer to Jno J Ritter, 601 W 184. 6,000

Fairmount pl 875; sobrn agmt; Sept6; Sept7'12; Jas F Bissell with same. nom

Garden st (11:3099), sws. 350 se Orchard ter & 303.7 se Crotona av, 50x100; Sept10; Sept12'12, 3y6%; Patk M Burke to May F Winghart, 41 W 84. 5,000

Green la (*), sws. 354.9 se Castle Hill av, 25x103.10; Sept12'12; due Oct1'15, 5½%; Ike Melnik, 2419 Maclay av, to Anna G Ferris, Eastchester rd cor Pelham Pkway. 4,000

Green la (*), sws. 329.9 se Castle Hill av, 25x103.10; Sept12'12; due Oct1'15, 5½%; Ike Melnik, 2419 Maclay av, to Kath L Ferris, cor Eastchester rd & Pelham Pkway. 4,000

Herschell st (*), es. 453 s Westchester av, 59x104.1x50x104; pr mtg \$4,000; Sept10'12; 1y6%; Sarah A Lockwood to Elsie Rohr, 1306 Havemeyer av. 700

Highbridge st (9:2519), sec Nelson av, 70.6x133x102.6x122, with all title to st & av & gore lying bet nws lot 102 map Claremont & es Nelson av & ss Highbridge st, except such part of lot 102 taken for Nelson av; Sept6; Sept7'12; 3y 6%; Nellie Wood to Kath S Giffing, Ossining, NY. 5,000

Home st, nec Hoe av, see Hoe av, nec Home.

Home st, swc West Farms rd, see Bryant av, the triangular blk.

Lyman pl, es. 227 s Freeman, see Lyman pl, es. 227 s Freeman.

Lyman pl, (11:2970) es. 227 s Freeman, runs e100.1xse9.2xsw25xw90.11xn25 to beg; Sept6; Sept10'12; due June1'13, 6%; Lyman Realty Co to Montrose Realty Co, 135 Bway. 19,000

Lyman pl, (11:2970); same prop; certf as to above mtg; Sept6; Sept10'12; same to same.

Lyman pl, (11:2970) es. 252 s Freeman, runs e90.11xse9.2xsw25xse14.10xsw20.2xw 80 to pl xn50 to beg; pr mtg \$—; Sept10'12; due &c as per bond; Frank A Wahlig Co to Manhattan Mtg Co, 200 Bway. 33,000

Lyman pl, (11:2970); same prop; certf as to above mtg; Sept10'12; same to same.

Lyman pl, (11:2970) es. 227 s Freeman, runs e 100.1xne25xsw9.2xn24.10xw109.3xs 49.10 to beg; also LYMAN PL, (11:2970) es. 227 s Freeman, runs e100.11xse9.2xsw 25xw90.11xn25 to beg; agmt consolidating two mtgs; Sept6; Sept10'12; Lyman Realty Co with Montrose Realty Co, 135 Bway. nom

Main st (*), es. adj Catholic Church property, runs e200 to ws Minnieford av xn50xw200 to Main xs60 to beg, except part for st, City Island; PM; Sept5; Sept 7'12; 3y5%; Cath W Moessner to Chas L Horton, 161 Van Dyke, Bklyn. 6,000

Mosholu Pkway S (12:3309), nwc 203d, 36x76x26x101; Sept5; Sept6'12; 3y5%; Rockfield Constrn Co to Christian Frank, 1628 Aqueduct av. 12,000

Mosholu Pkway S (12:3309), same prop; certf as to above mtg; Sept5; Sept6'12; same to same.

Mosholu Pkway S (12:3309), same prop; sobrn agmt; Sept5; Sept6'12; Enoch E Moon with same. nom

Prospect pl, swc Anthony av, see Anthony av, 1773.

Tacoma st, nwc Beach av, see Beach av, nwc Tacoma.

Tiffany st, ws. abt 280 s 163, see Beck, ws. 388.5 n Intervale av.

Tiffany st, ws. abt 280 s 163, see Beck, ws. 304.5 n Intervale av.

Washington st (*), es. 375 s Van Nest av, 36x97x—x95; Aug1; Sept11'12; due &c as per bond; Michl Viero to Edw R Koch, 655 E 158 trste Jas E Miller et al will Jane M Miller. 1,500

134TH st E (9:2279), ns. 325 e Willis av, 50x100; pr mtg \$—; Sept10; Sept11'12; due &c as per bond; Eliz Kiernan to Manhattan Mtg Co, 200 Bway. 6,000

137TH st, 571-5 E, see St Anns av, 210.

138TH st E, nwc Walton av, see Walton av, nwc 138th.

151ST st E (10:2642), ss. 105 e Robbins av, 25x105, except part for 151st; Sept11; Sept12'12, 5y6%; Geo Sivigny to Chas Turkowsky, West New York, NJ. 690

154TH st E (9:2400), ss. 350 e Courtlandt av, 25x100; Sept6'12; 5y5%; Malte Kutzner to German Savings Bank, 157 4 av. 3,500

160TH st E, nec Jackson av, see Jackson av, nec 160.

161ST st, 807 E, (10:2668); leasehold; Sept5; Sept10'12; due &c as per notes; Fanny Levy to Minnie S Beltz, admx Henry Beltz, 807 E 161. notes \$700

165TH st W, swc Ogden av, see Ogden av, swc 165th.

165TH st W, nec Sedgwick av, see Lind av, nwc 165.

165TH st W, nwc Lind av, see Lind av, nwc 165.

167TH st W (9:2530), ses. 48 ne 168th, runs ne15xw78xsw115 to 167th xse78 to beg; Sept6'12; 3y6%; Frank S Ketcham, 227 W 167 to Emma Greiner, 2321 Prospect av. 1,000

169TH st E, (11:2961) ns. 157 e Boston rd, 59x98.8x59x99; Sept10'12; demand, 6%; McKinley Square Casino Co to Hat-tie Krashes, Baltimore, Md. 3,000

171ST st W, nwc Commerce av, see Commerce av, nwc 171.

179TH st, 701 E, see Park av, 4314.

180TH st E (11:3138), nes. 28.4 w Boston rd, adj land formerly Henry McEnroe, runs ne60xw25xsw60 to st xse25 to beg, except part for 180th; Sept12'12; due Mar 2'14; 5%; Jos Loweth to Chas P Hallock, 2070 Moneywell av. 800

182D st E (11:3099), ns. 350 se Orchard ter & 321.4 se Crotona av, 50x100; Sept10; Sept12'12, 3y6%; Patk M Burke to Wm Beaman, 477 St Anns av. 5,000

187TH st, 338 E, (11:3022) ss. 83 e Tiebout av, 40.6x50 with right to alley adj above on west, 3.6x—; PM; Sept7; Sept 10'12; 3y5%; Perry E Kent to Jno S Sutphen, 311 W 72. 3,000

188TH st E, sec Wash av, see 33d, 424-38 W, Manhattan.

194TH st E (11:3294), nec Briggs av, 25 x100; also JEROME AV (9:2503), es. 408.5 n 165th, 90x113.4; asn rents; Sept9; Sept 10'12; installs; 6%; Moses Hodes to Nich Hodes, 1415 Franklin av. Notes, 660

198TH st E, nwc Creston av, see Creston av, nwc 198th.

203D st E, nwc Mosholu Pkway S, see Mosholu Pkwy S, nwc 203d.

218TH st E (*), ns. 81 e White Plains rd, 37.6x114, Wakefield; Sept6'12, 3y½%; Friedricka Bezold to Adam Kerner at Ghent, NY, & ano. 5,000

224TH st E (*), ss. 255 w Barnes av, 25 x114, Wakefield; ext of \$4,500 mtg to Aug 8'15 at 5%; Aug2; Sept12'12, Chas A Robinson & ano trstes Agnes H Robinson for Geo H Robinson with Eliz wife of & Wm A Frank, 750 E 224. nom

234TH st, 267 E (12:3375), ns. 210 w Katonah av, 24.1x100; PM; pr mtg \$4,500; Sept5; Sept7'12; 2y6%; Wm C Grossman, Harrison, NY, to David S Crater, Mt Vernon, NY. 650

239TH st E (late 3d av) (12:3380) ns. 440 e Kepler av, 40x100; Sept11'12, installs, 6%; Geo R Vreeland to N Y & Suburban Co-oper B & L Assn, 147 E 125. 5,600

Anthony av, 1773 (11:2891), swc Prospect pl, runs s95xw185 to Clay av, xn75xe 92.6xn20xe92.6 to beg; PM; Aug8; Sept10'12; 3y½%; Eva W Bailey to Henry Schneider, 139 E 16; exr &c Jno P Schmen-ger. 8,500

Arnaw av (*), ns. 25 w Schuyler pl, 50x100; bldg loan; Sept10; Sept11'12, 3y 5½%; Frank A Stinson, 351 St Nich av, to Fredk W Koch, 1528 Plymouth av. 2,800

Arthur av, 2176 (11:3070), es. 41.8 s 181st, 20.3x91, except part for; PM; Sept 5; Sept6'12; due, &c, as per bond; Vuni-bald Smrcka to Emma F Alyea, 195 Gates av, Bklyn. 1,900

Bathgate av, 1775 (11:2916), ws. 293.1 s 175th, 22x92.5; Sept3; Sept6'12; due, &c, as per bond; Sophie Miller to Burlock E Rabell exr Jas W Westerfield, 60 Ham-ilton ter. 5,000

Bathgate av, 1775; sobrn agmt; Sept6'12; same to same. nom

Bathgate av, 2164 (11:3048), es. 105.2 n 181st, 26.4x100; Sept5; Sept6'12; 3y ½% as per bond; Sarah E Schmeckenbecher to Anna M Draudt, 845 E 175. 1,500

- Beach av** (*), nwc Tacoma, 25.2x—x25x 120.7; July 30; Sept 12; 2y6%; Geo. Gianna McDonough to Geo McCauslan, 3 6th, Weehawken, N.J. 600
- Belmont av** (11:3082), ws, 29 n 181st, 16.3x78.4x16.3x77.11; pr mtg \$3,000; Sept 4; Sept 11'12; due &c as per bond; Vincenza & Pasquale Ciletti, Mt Vernon, NY to Giuseppe Vitelli, Lynbrook, LI, et al. 1,000
- Belmont av** (11:3082), ws, 45.3 n 181st, 16.9x78.7x16.9x78.4; pr mtg \$3,000; Sept 4; Sept 11'12; due &c as per bond; Maria A & Alfonso Germano to Giuseppe Vitelli, Lynbrook, LI et al. 1,000
- Belmont av** (11:3082), ws, 62.7 n 181st, 16.7x79.2x16.7x78.9; pr mtg \$3,000; Sept 4; Sept 11'12; due &c as per bond; Maria & Francesco Germano to Giuseppe Vitelli, Lynbrook, LI et al. 1,000
- Benedict av** (*), ns, 276.11 e Storrow, 25x90; PM; Sept 11; Sept 12'12; due &c as per bond; Richd M Christensen to Wm Buhl, 2167 Glebe av. 2,200
- Briggs av** (12:3302), ws 50 s 199th, 50.6x 100x57.8x98.11; Sept 12'12; due &c as per bond; Mt Vernon Mort Co to Chas E Lansing, 32 W 95. 4,500
- Briggs av** (13:3302); same prop; certf as to above mtg; Aug 31; Sept 12'12; same to same.
- Briggs av, nec 194**, see 194th E, nec Briggs av.
- Briggs av, 2654** (12:3294), es, 100 n 194th, 24.10x70.3x24.9x69.3; pr mtg \$4,500; Sept 10; Sept 11'12; installs; 6%; Victor Johnson to Reuben Jacobson, 9 E 97. 1,000
- Brook av** (9:2395), es, abt 324 n 168th, 45x100.6 to land N Y & Harlem R R; ext of \$28,000 mtg to July 1'16 at 5%; June 6; Sept 10'12; Manhattan Mtg Co with Jno H Buscall Co, 1825 Anthony av. nom
- Brook av, 37** 5(9:2287); sal Ls; Feb 9; Sept 11'12; demand; 6%; Herman Blumberg to Geo Ehret, 1197 Park av. 1,590
- Brook av, 1262-4** (9:2395), es, 168.1 s 169th, runs sw 45.6xse24xn0.6xe76.6xne45 xnw100.6 to beg; PM; pr mtg \$30,000; Aug 31; Sept 6'12; due &c as per bond; Kath A Mahoney to John H Buscall Co, a corpn, 1825 Anthony av. 8,000
- Bryant av, see Home**, see Bryant av, the triangular blk.
- Bryant av, 10:2753** Home st & West Farms rd, the blk, being 157.8 on Bryant av 129.6 on Home & 203.11 on West Farms rd; PM; pr mtg \$13,000; Aug 9; Sept 10'12; due &c as per bond; Irving Rosenfeld to Jennie K Stiefel at the "Crossways," Bway & Greenwood av, Far Rockaway, LI. 4,325
- Bryant av** (11:3001), es, 125 s 173d, 20 x100; certf as to payment of \$500 on account of mtg; Aug 31; Sept 10'12; Mary A Kent to Christian C Regelmann, 915 E 178. 1,000
- Burke av** (*), ss, 260 e Barnes av, 40x 100; Sept 1; Sept 12'12, 1y6%; Michl J Mack to Frank C Mayhew, 3830 White Plains av & ano, trstes Levi H Mace. 1,500
- Clason Point rd** (*), es, 125 s 150th, 25x 111.6; Sept 5; Sept 6'12; due July 1'15, 6%; Giuseppe Botta, 942 E 165 to Antonio Florio, 2160 2 av. 2,500
- Clay av, es, 20 s Prospect pl**, see Anthony av, 1773.
- Commerce av, ws, abt 110 n 171st**, see Commerce av, nwc 171.
- Commerce av** (9:2542), nwc 171st, 40.2 x72.11x42.11x72.11; also COMMERCE AV (9:2542), ws, abt 110 n 171st, 49.10x73.8x 58.3x72.11, & LOTS 3 & 4, parcel 34, map subdivision Est Wm B Ogden at Highbridge filed May 24'07; Sept 6; Sept 7'12; 3 y6%; Michl J Fitzgerald, Bklyn, to Geo W Carr, 127 W 77, exr Chas S Halsted. 6,400
- Creston av**, (12:3319) nwc 198th, 100x 25x106.8x25.11; pr mtg \$—; Sept 4; Sept 10'12; due June 6'13, 6%; Patk J & Margt Sullivan to Jule A Cahn, 92 Hamilton av, Yonkers. 450
- Crotona av, 2081** (11:3080), ws, 20.1 s 180th, 21.5x100.1; PM; pr mtg \$3,000; Sept 4; Sept 12'12; due &c as per bond; Bertha Kues to Fred Ferdinand, 2081 Crotona av. 3,000
- Elder av** (*), ws, 103.10 n Westchester av, 200x100; bldg loan; Sept 10'12; demand, 6%; Winnie Co to City Mtg Co, 15 Wall. 110,000
- Elder av** (*); same prop; certf as to above mtg; Sept 10'12; same to same.
- Elder av** (*); same prop; sobrn agmt; Sept 10'12; same with same. nom
- Elder av** (*), ws, 103.11 n Westchester av, five lots, each 40x100; five PM mtgs, each \$5,000; five pr mtgs \$— each; Sept 10'12; 3y6%; Winnie Co to American Real Estate Co, 527 5 av. 25,000
- Frisby av** (*), ns, 75 e Washington av, 25x100.1; ext of \$1,000 mtg to July 1'15 at 6%; Sept 10; Sept 11'12; Albert Zimmerman with Geo W Stark, 518 E 162. nom
- Frisby av** (*), ns, 75 e Washington av, 25x100.1, Westchester; ext of \$5,000 mtg to Dec 29'15 at 5%; Sept 10; Sept 11'12; Helena Stoehr with Geo W Stark, 518 E 162. nom
- Gerard av, 366-S**, see Walton av, 365-7.
- Gifford av** (*), ss, 83.2 e Swinton, 25x 72.10x26.11x62.8; PM; Sept 9; Sept 10'12; installs, 5%; Angelina R Henderson to Emma N Polak, 1806 Arthur av. 300
- Grant av, 964** (9:2446), es, 275.6 n 163d, 20x95; PM; pr mtg \$—; Sept 6'12; due &c as per bond; John V Terreforte, of B of Q, NY, to Fanny Baylos, 649 Lex av. 1,000
- Harrison av** (11:3206), es, 91.4 s 181st, 34.7x84.5x28.7x79.3; PM; Sept 6; Sept 7'12; due &c as per bond; Selma Eisenhardt to Frank W McGurk, exr Jno Bradley, 4260 Bway. 5,000
- Hoe av** (10:2752), es, 204.1 s Home, 2 lots, ea 37.6x100; 2 mtgs, ea \$28,000; Sept 9'12; 3y5%; Charlotte Horn, 1166 Hoe av, to Century Mtg Co, Ossining, NY. 56,000
- Hoe av** (11:2986), nec Home, 109.3x40x 104.8x40.3; pr mtg \$40,000; Sept 11'12; 1y 6%; Hoe Realty Co to Margt Knox, 478 Mott av. 4,000
- Hoe av** (11:2986), same prop; certf as to above mtg; Sept 11'12; same to same.
- Intervale av, 997** (10:2699), ws, 293.10 n Westchester av, 50x100; PM; pr mtg \$—; Sept 5; Sept 7'12, 1y6%; Bischoff Constn Co to Freehold Constn Co, 200 Bway. 1,500
- Jackson av** (10:2647), nec 160th; sal Ls; Sept 7; Sept 9'12; demand, 6%; Frank Weiss to Lion Brewery, 104 W 108. 3,496
- Jerome av, es, 408.5 n 165**, see 194th E, nec Briggs av.
- Lamport av** (*), ss, 600 w Ft Schuyler rd, 50x100; Aug 27; Sept 6'12; due, &c, as per bond; Francesco Recca to Henry C Glaser, 2309 Creston av. 136.65
- Lind av** (9:2527), nwc 165th, late Devoe, runs n100xw180.5 to Sedgwick av xsl155.3 to Devoe xw20.2 to es proposed Sedgwick av xnl0.4 to 165th xel31.2 to ns Devoe or 165th, xel08.2 to beg; Sept 11'12; 3y6%; Arthur McGlone to Kath S Giffing & ano, Ossining, NY. 10,000
- Mace av** (*), ss, 75 w Barker av, 50x 100; PM; Sept 7; Sept 10'12; due, &c, as per bond; Peter Lecker, 887 E 181, to Sven P Nelson, 1314 Cortelyou rd, Bklyn. 1,600
- Middletown rd** (*), ns, 75.4 e Williams av, 25.1x106.10x25x103.9; Sept 12'12, 3y 5y6%; Baxter Howell Bldg Co to Harriet E Guild, at Windham, Conn. 4,000
- Middletown rd** (*); same prop; certf as to above mtg; Sept 12'12; same to same.
- Middletown rd** (*), ns, 100.5 e Williams av, 25.1x108.5x25x106.1; Sept 12'12; 3y5y6%; Baxter Howell Bldg Co to S Eliz Clarke, 112 Elm, Putnam, Conn. 4,000
- Middletown rd** (*); same prop; certf as to above mtg; Sept 12'12; same to same.
- Minneford av, ws**, see Main st, es, adj Catholic Church prop.
- Monaghan av** (*), ws, 125 s Randall av, 25x100, Edenwald; Sept 11'12; 1y6%; Florence A wife of & Paul Soderstrom to Railroad Co-oper B & L Assn, 103 Park av. 3,200
- Nelson av, see Highbridge st**, see Highbridge st, see Nelson av.
- Netherland av** (13:3407), ws, 175 n 227th 60x125x75x125; Aug 31; Sept 11'12; installs; 6%; Edgell Terraces Co, 84 Wm to Edgell Co-oper Savgs & Loan Assn, Spuyten Duyvil, NY. 7,500
- Netherland av** (13:3407), same prop; certf as to above mtg; Aug 22; Sept 11'12; same to same.
- Ogden av** (9:2525), swc 165th, 25x95; Sept 10; Sept 12'12, 3y5y6%; Abram Slaff, Passaic, NJ, to Alfred C Gants, 900 Ogden av. 5,000
- Park av, 4314** (11:3036), nec 179th (No 701), runs e141xn73xw50xs48xw91 to av x s25 to beg; bldg loan; Sept 10; Sept 11'12; demand; 6%; Convent Park Constn Co to City Mtg Co, 15 Wall. 50,000
- Park av** (11:3036), same prop; certf as to above mtg; Sept 10; Sept 11'12; same to same.
- Prospect av, 1392** (11:2971), es, 57.9 s Jennings, 19x91.4x19.2x88.6; pr mtg \$—; Aug 5; Sept 6'12; due Sept 5'14, 6%; Hersch Friedlander to Ely D Minzie, 40 W 91. 1,100
- Prospect av, 1428** (11:2963); str Ls; Sept 5; Sept 6'12, demand, 6%; Sigmund Haimovitch to Maria Slutzkin, 1428 Prospect av. 900
- Prospect av, 667** (10:2675), ws, 125 n 152d, 25x95, with rights to strip on n 5x95; pr mtg \$—; Sept 11; Sept 12'12, 5y 5y6%; Prospect Holding Co, a corpn, to Wm L Clark, 135 Lafayette av, Passaic, NJ & ano, exrs & Eliz A Blake. 15,000
- Prospect av, 667**; certf as to above mtg; Sept 10; Sept 12'12; same to same.
- Prospect av, 667**; sobrn agmt of mtg for \$12,000 to mtg for \$15,000; Sept 3; Sept 12'12; Phillp Messenkopf & John Friedrich with same. nom
- Quimby av** (*), ss, 305 e Olmstead av, 100x216 to Story av, except part for Quimby av; Sept 6; Sept 9'12; 3y6%; Peter Handbode to Auguste Helmsteiter, 2253 Watson av. 4,000
- St Ann's av, 210** (10:2550) nec 137th (Nos 571-5) 25x100.8x25x100; PM; pr mtg \$20,000; Sept 10'12; due, &c, as per bond; Jos Katz, 163 St Ann's av to Danl Hecht, 267 9 av. 6,000
- Sedgwick av** (12:3263), nes, abt 141 nw Van Cortlandt av, 43.3x90x27.7x83.11; PM; July 18; Sept 6'12, 3y5y6%; Florence Friedman to Adam Wiener, ref, 348 C P W. 1,575
- Sedgwick av, nec 165**, see Lind av, nwc 165.
- Southern Blvd** (11:3117), nwc 177th, or Tremont av; sal Ls; Sept 5; Sept 6'12, demand, 6%; Fred Schroeder to Jacob Ruppert, a corpn, 1639 3 av. 1,665
- Story av ns, 305 e Olmstead av**, see Quimby av, ss, 305 e Olmstead av.
- Tinton av** (10:2672), es, 102 s 168th, runs s23xel168.3xn25xw93xs2xw80 to beg; Sept 6; Sept 7'12, 3y5y6%; Magdalena Frey to Theo Wiggers, 1653 Topping av, et al. 6,000
- Tremont av E, nwc Southern Blvd**, see Southern Blvd, nwc Tremont av or 177th.
- Vyse av**, (11:2988) ws, 200 n Jennings, 25x100; Sept 10'12; due Oct 11'15, 5y6%; Caroline Beattie to Hoffman Miller, Tuxedo Park, NY, trste Abr Mills. 4,000
- Walton av**, (11:3182) es, 450 s 183d, 50x 100, except part for Walton av & 182d; Aug 29; Sept 10'12; 5y5y6%; Hurley-Caldwell Constn Co to Josiah H DeWitt, gdn Helen A DeWitt, 40 W 51. 43,000
- Walton av**, (11:3182); same prop; certf as to above mtg; Aug 26; Sept 10'12; same to same.
- Walton av**, (9:2344) nwc 138th, 102.2x 28.1x100x49.1; Sept 6; Sept 10'12; 5y5y6%; Bacon Piano Co to Bowery Savings Bank, 128 Bowery. 5,000
- Walton av**, (9:2344); same prop; pr mtg \$27,000; Sept 6; Sept 10'12; due Jan 1'13, 6%; Same to Eugenia Vanoni, 452 E 139. 2,000
- Walton av, 365-7** (9:2344), ws, 510 s 146th, 50x— to es Gerard av (Nos 366-8); Sept 9'12; 2y4y6%; Chas Van Riper, 367 Walton av, to Metropolitan Savgs Bank, 59 Cooper Sq E. 10,000
- Washington av** (11:2916), es, 50.5 n 174th, 50x84.7x50x84.8; pr mtg \$12,000; Sept 6; Sept 7'12; due June 1'15, 6%; Herman Mergenthaler, 564 Lenox av, to Francis J Miller, 411 E 137. 1,500
- Washington av, see 188**, see 33d, 424-38 W, Manhattan.
- Washington av** (11:3039), swc 185th, 50.2x92x50x96.6, except part for Washington av; Aug 30'12; 1y6%; Rosanna Havanagh, devisee Bernard Havanagh, to Edw Early, 316 W 20; corrects error in last issue when this mortgage twice the second time without date % & when due). 2,500
- Webster av, 1361** (11:2887), ws, 236.5 s 170th, 25x90; pr mtg \$10,000; Aug 22; Sept 11'12; 3y6%; Christian Becker to Anton William, 445 E 86. 2,000
- Webster av** (12:3353), ns, 285 w 205th, 75x112.5; Sept 11'12; due &c as per bond; Michl J Gilhuly to City Real Estate Co, 176 Bway. 3,000
- Webster av, 1247** (9:2427), ws, 288 n 168th, 26x100; Sept 5; Sept 6'12; due &c as per bond; Jacob Schoell to Frieda Spahlinger, 101 E 109. 15,000
- Weeks av, 1658** (11:2792), es, 95 s 173d, 20x95; pr mtg \$—; Aug 4; Sept 11'12; 1y 6%; Eva, wife Morris Glassheim to Chas B Meyer, 148 E 36. 1,000
- West Farms rd, ws, at es Bryant av**, see Bryant av, the triangular blk.
- Woodycrest av** (9:2515), ws, 146.7 s 168th, runs w104.7xn30xe114.3 to av xs 60.3 to beg; Aug 19; Sept 11'12; 3y6%; Wm Eckenfelder & Cath Daly to Ellen Farley, 393 Audubon av. 4,500
- 3D av** (11:2930), es, 89.10 n 174th, 200 x100; Sept 5; Sept 11'12; 4y5y6%; Zarlard Realty Co to Julius Siegbert, 139 Riverside dr et al trstes Louis Siegbert. 60,000
- 3D av** (11:2930), same prop; certf as to above mtg; Sept 5; Sept 11'12; same to same.
- 3D av, 4213** (11:2924); leasehold; pr mtg \$7,000; Apr 24; Sept 10'12; installs, 5%; Peter G Larkins to Blumenthal & Bickart, Inc, at Lombard & South sts, Baltimore, Md. 1,500
- 7TH av** (11:2837), es, 400 s Walnut, 23.3 x100x23.5x100, except part for 172d; Sept 6; Sept 7'12, 3y5y6%; Katie Blute to Thos C Larkin gdn Thos Sawyer, 5751 Bway. 2,500
- Lots 3 & 4, parcel 34, Est Wm B Ogden**, see Commerce av, nwc 171.