

REAL ESTATE RECORD AND BUILDERS GUIDE

OCTOBER 12, 1912

WHEN PLANNING A COUNTRY HOUSE

The Principles and Methods That Lead to the Best Results—Intimate Counsel For Laymen from Noted Architects—Works of Albro & Lindeberg

THE making over of some of the best residential sections of Manhattan is compelling every year many well-to-do families to make the choice between city and country as a place of residence. Very often a compromise is effected whereby both city and country living can be pleasantly combined by means of a large estate in the country for most of the year, and an apartment in the city for the winter. But to state the obvious fact without giving the complex reasons, which may vary with the preference and circumstances of every family, it is plain to every one that more country houses are now being built annually than in any previous decade.

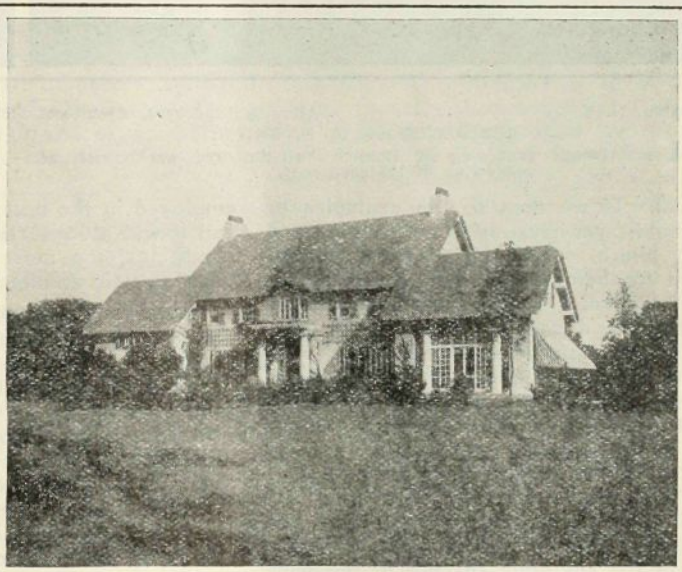
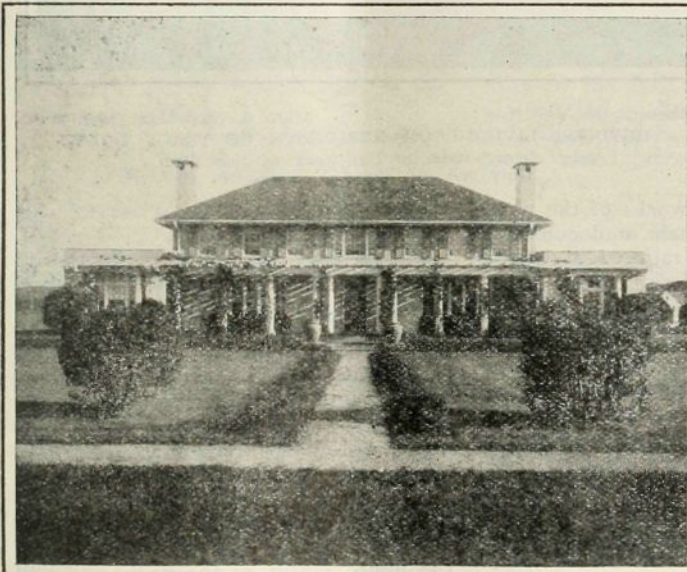
into their houses, and through following out certain principles which they have set forth in the introduction to the book which they have published for private distribution only. They state that their appeal has been to families who would have their home comfortable and convenient inside as well as beautiful outside. This sentiment, they say, implies the gap which too often exists in this country between beauty and utility. The portfolio is proof of what this one firm, Albro & Lindeberg, of New York, have done to bridge the gap.

Messrs. Albro & Lindeberg attracted attention originally by erecting a type of houses with thatched roofs, broken into

fitness to interior convenience is quite needless and unwarranted.

In some introductory remarks the authors give interesting advice to laymen, from which the following excerpts are taken:

"Build simply, whether a cottage or a castle. That is one of the fundamental laws of domestic architecture. This law applies especially to the architecture of country houses. A large living room is obviously more acceptable to the average family than the same space cut up into a 'parlor' and 'reception room,' and a porte-cochere is generally demanded for its name rather than its necessity. To avoid pretense, to ignore shams, to



East Hampton, L. I.

Albro & Lindeberg, Architects.

HOUSE OF DR. FREDERICK K. HOLLISTER.

A well balanced arrangement characteristic of the more formal type of house by this firm.

Woodmere, L. I.

Albro & Lindeberg, Architects.

RESIDENCE OF DR. E. H. PERSHING.

One of the first houses with the thatched roof effect, which has become very popular.

Architects have done a great deal to foster the movement. They have been designing country places exquisitely attractive and containing every convenience possible to a city home, with many more besides. The number who can be depended upon to impart distinction with propriety or elegance is increasing. In the mind of most city people of a generation ago the summer home was a seaside villa of ornate design and narrow outlook. Only to a comparatively few city families did it mean a place at all comparable with the fine houses and beautiful grounds that have been planned in recent years in the country beyond the usual commuting distances.

A large collection of illustrations of country houses now before us represents but five years' work of a single firm of architects.* This firm have made their reputation through certain original and charming effects which they have put

many different planes, of which type the house at Kingston is an example. Elizabethan models have obviously furnished certain elements in this design, but the values have been so changed and combined with other motives as to produce a really new and individual effect. The house at Woodmere is almost as successful in its way as the one at Kingston, while the residence at East Hampton is an example of another type of dwelling with which the firm have also been notably successful — dwellings which have certain characteristics of Italian villas, but are different in detail and effect.

In the examples given in the book the authors state that, no matter what the site or class of dwelling, the attempt has been made to embody the spirit of domesticity. They hold the opinion that this attempt is surely the duty of all those who are striving to raise the standard of our native domestic architecture, of all who would prove that the sacrifice of exterior attractiveness and

prune and cut the superfluous, these are the rules to follow in designing houses of real character.

"In America the increased desire for country life has of late given rise to an increased demand for modest but well-designed houses. Now those architects who have the ability and the desire to put conscientious study into the planning of small houses have long realized that the work involves even greater ingenuity than the work of building larger structures. The reward, on the other hand, is much less. It is, therefore, easy to see why so much of the work has been done by untrained men, whose lamentable monuments of bad taste are scattered throughout our countrysides.

"To treat the problem more specifically, we had best to consider it under two distinct headings: The small house or cottage, and the large residence or manor house. We shall find that although a number of practical considerations vary widely with the two, yet the fundamental laws are the same for both,

*"Domestic Architecture." Published by Lewis Colt Albro and Harrie T. Lindeberg for private distribution.

"For the small house the prime requisite is simplicity. Obviously, a 'one-material' house is more simple and satisfying to the eye than a small house built of stone, brick, stucco, and shingles. Besides being more economical, the 'one-material' house gains in character and dignity. For in working simply in one material, there is less temptation to introduce meaningless ornament, showy paint, and superfluous mouldings. When possible, the materials to be obtained in the neighborhood of the site are the most appropriate.

Best Form for a Small House.

"The second requisite for suburban cottages is an attractive form. They should never be built on the plan of a square with their three dimensions

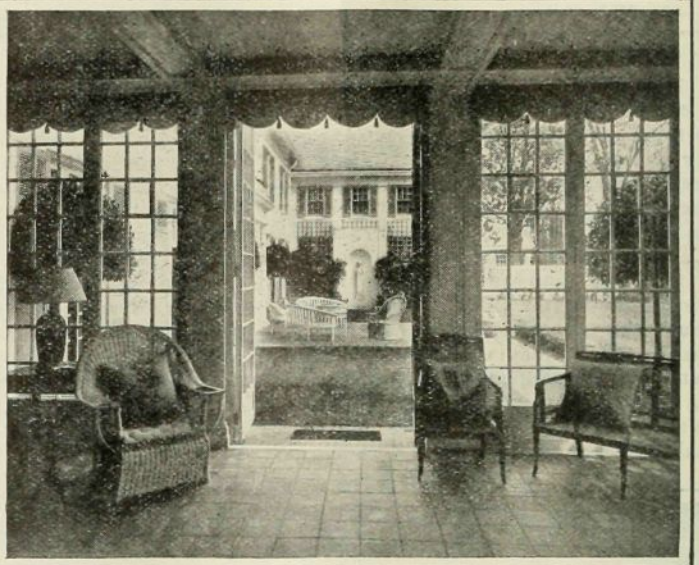
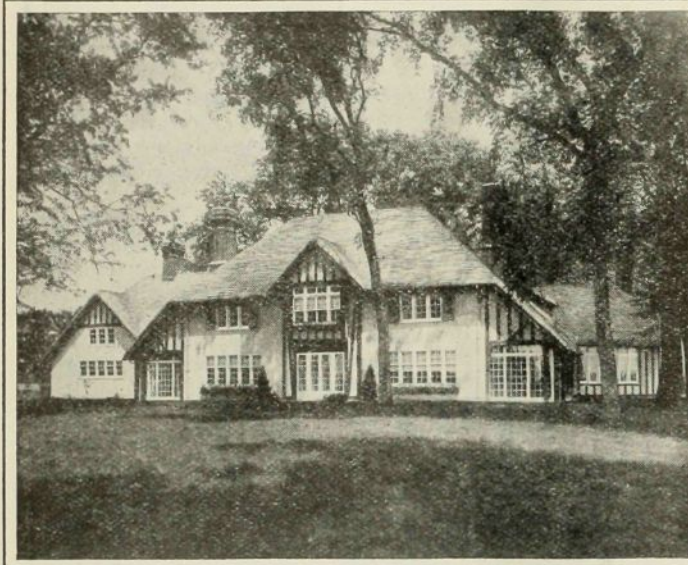
perhaps the least to be condemned is the erection of a large house as a magnified cottage—a precedent for which is not wanting in the illustrations herein shown. The effect sought is domesticity. Even the large house in the country should not be merely a place for the reception of visitors; it should be a dwelling for the family and it should express the domestic feeling as surely and straightforwardly as the cottage.

"For a large house, however, the factor of style is to be considered. In our country, the Colonial, or, to be accurate, the Georgian style, is the more generally favored, and is most representative of the better work of the day. A glance at the early architecture of the United States shows this also to be the style

MIDDLE EAST SIDE.

Property Owners Say It Is Not Getting Sufficient Attention from the City.

Real estate owners in that section of Manhattan between 14th and 34th streets, east of Third avenue, noting the many plans under consideration by the city authorities for improving the waterfront facilities of other sections of the city, are beginning to ask what the city means to do for the East Side. For ten years or more the section has been decidedly backward. It is a part of the city intended more particularly for improvement with loft buildings and warehouses than with apartments, but there are too many vacancies in the



Kingston, N. Y.

Albro & Lindeberg, Architects. Rhinebeck, N. Y.

RESIDENCE OF F. E. SMITH.

A picturesque rendering of English half-timbered work, with a suggestion of thatched roof.

Albro & Lindeberg, Architects.

OUTDOOR LIVING-ROOM—RESIDENCE OF TRACY DOWS.

Very characteristic of the work of this firm. Only one step down to the lawn.

equal. If we turn to the examples of the old farm-house of New England and the South, which always seem to so well fit their sites, we find one of the primary rules for their construction is that one dimension should dominate. A comparison of a square house of a given area with one that is oblong and of the same area, will show, moreover, that the oblong house, besides gaining in general exterior appearance, permits of more exposure in the rooms.

"The third requisite is a study of solids and voids and of grouping. The dignity of a quiet facade is dependent upon the rhythmic spacing of the windows, instead of several small windows; a great opening, divided by many mullions may give to the facade a simpler and finer treatment, as well as better wall surface in the rooms. Then, too, the side and shape of the panes of glass should be kept uniform throughout the house, for perhaps nothing does more to lend 'scale' and domestic feeling to a dwelling than the careful study of the divisions of the sash. The effect of light and shadow may be used in a telling way in house designing, be the house but a humble cottage. The play of shadows produced by a simple lattice may readily take the place of architectural ornament and may be made far more effective.

Manor Houses.

"Turning now to the large dwelling or manor house, we may say, in general, that it should be a dignified structure. It should express as the wisdom of generations has rightly felt, a certain quiet stateliness of planning and furnishing. In the old English manor house these qualities were generally realized. In America, on the other hand, we see varying degrees of affectation in our pretentious homes. Of these affectations

employed in the best works of the past, and it will always remain, under certain conditions, the most rational style for our domestic architecture.

Environment.

"We now come to the question of environment. Whether the house be large or small, the essentials for a site are the same. Any house in the country should, if possible, face in a general southerly direction. If a small plot be considered, the house should not occupy the exact center. If a property of several acres is available, the highest knoll or elevation should not be chosen as the only possible site. Let us seek to set our house in what frame of greenery Nature may provide, for it is safe to say that never was a building erected which could not be made to seem more beautiful by a background of foliage. Trees to the country house are as essential as the frame to the portrait; nay, more so, for they become part and parcel of the portrait itself, and sad, indeed, is the prospect of attempting to build in the country without them. Where there are no trees at all, or not enough, or when they are wrongly placed, the subject of planting becomes so important that it should be discussed from the outset and considered in the choosing of the site. Because of the pitiful failures of the average house owner, or his gardener, and because of the admirable success of such men as Charles Platt and Wilson Eyre, we are very sure that the architect who designs the dwelling is the one best man qualified to design the setting."

—The subway to Fort Hamilton is due to be completed two years from this present week. This is important for owners and prospective investors in that section to know, as it is official information.

existing buildings of this class to warrant further construction.

One of the causes assigned for the inertia is the inadequacy of the freighting facilities for that side of the city, compared with the West Side. A more equable distribution of such facilities is urged in behalf of property interests. John J. Radley, of 35 West 32d street, formerly of the Radley Iron Works, who owns both business and residential buildings in that section, remarked this week:

"In the many plans that have been submitted to the Board of Estimate for the improvement of the dockage facilities of New York City, I have never heard of any plan that took in the East Side of Manhattan Island. In an interview with the Secretary of the Dock Department some months ago he stated that the department had no plans for that part of the city. He showed me plans for the West Side, for Brooklyn, Jamaica Bay, and Staten Island, but nothing for the East Side.

"There is a large section of the city between 14th and 34th streets that certainly needs something done to stimulate it. Valuations in this section have remained at a standstill; rents have had to be reduced to hold tenants, and, while every other part of Manhattan and all the other boroughs have gone ahead, this property has retrograded in value.

"Now this section would seem to be especially adapted for warehouses and factories, and if a large terminal was built there, or a market, or anything with life in it, it would start something. Some years ago the city took all the waterfronts between 17th and 23d streets, and built a fine bulkhead and piers, and a large esplanade 200 feet wide, and then turned it over for the storage of lumber, sand and stone, and a baseball field. Certainly waterfront on Manhattan Isl-

and has a greater value, and could be put to better use. There are probably a number of boat lines that could use the East Side, and a terminal would undoubtedly be of value there, and of greater benefit than even at South Brooklyn.

"One fact must not be overlooked, and it is, that on Manhattan Island there is a large amount of property east of Third avenue and west of Eighth avenue that is only adapted for factory and warehouses purposes, and everything ought to be done to make it especially attractive for them. While the West Side has gone ahead, the East Side has been forgotten or neglected."

Favors William Street Subway.

The Downtown Interboro Association, consisting of about 150 prominent and influential property owners east of William street and south of Brooklyn Bridge, met at the Fulton Club this week and unanimously passed a resolution favoring and approving of the prompt legalization and construction of the William Street Subway. E. M. Bassett, the attorney for the Downtown Interboro Association, will represent the association in legal matters. The officers of the association, which was organized three years ago, are Charles A. Schieren, president; Albert Plaut, second vice president; Major F. T. Leigh, third vice president; Robert A. Parker, treasurer, and Albert H. Frankel, secretary. The executive committee consists of the officers and J. Seaver Page, F. A. M. Burrell, H. H. Seabrooke, George E. Chatillon and Harmon N. Hendricks. The object of the Downtown Interboro Association is purely transit facilities and local improvements.

City Planning Lecture Course.

A course of eleven lectures on City Planning has been arranged by Mr. Charles R. Lamb, Chairman of the City Plan Committee of The Merchants' Association, and will be given in the hall of the Young Men's Christian Association, 5 West 125th street, Manhattan, under the direction of the Department of Education, during the months of October, November and December. The next three lectures on the list follow:

Wednesday, Oct. 16—"Decorations in Connection with Public Buildings." Illustrated by stereopticon views. Mr. William Laurel Harris, Secretary of the National Society of Mural Painters.

Wednesday, Oct. 23—"The Sky-Scraper and Its Effect on the Surrounding Neighborhoods." Illustrated by stereopticon views. Mr. Reginald P. Bolton, Secretary of the Washington Heights Taxpayers Association.

Wednesday, Oct. 30—"The Park System, as Affecting the Lives of the Community." Illustrated by stereopticon views. Mr. Edward Hagaman Hall, Secretary of the American Scenic and Historic Preservation Society.

Silver Lake Park and Reservoir.

Commissioners of Appraisal in condemnation proceedings will be appointed by the court next Monday in the case of lands adjoining Silver Lake, on Staten Island.

The land is to be used for park purposes and for water supply. It comprises 165.115 acres, of which 96.275 acres is to be under control of the Board of Water Supply, and 69.840 acres is to be under control of the Park Department. There are 58 parcels of land altogether which are numbered on a map, made for the purpose of these proceedings, from 194 to 252, inclusive.

STUYVESANT SECTION.

Satisfactory Renting Conditions—Possibility of Further Improvements.

The fall renting section has been a highly satisfactory one in the choice Stuyvesant section of Brooklyn, according to the local estates agents and brokers. Mr. V. T. Ketcham, of Ketcham Brothers, 129 Ralph avenue, corner of Hancock street, stated this week that the proportion of vacancies had decidedly diminished.

"The private houses are practically all rented in this section," added Mr. Ketcham, "and the same may be said of all heated apartments. Stores are at a premium in the business section. Few new apartments were opened this year, but they are all rented.

"This section is decidedly a residential one, made up mostly of private dwellings and medium to better class apartments, there being but few cheap tenements and no congested locality. What cheap tenements there are find ready tenants because of the good surroundings. Private houses and two-family houses also find ready tenants at good rentals.

"As to room for further development, it can be said that the only possible way to improve is by replacing old buildings with modern apartments. This must be the ultimate course, especially in that portion north of Hancock street to Broadway, and perhaps to Ralph or Patchen avenue, where the older buildings of frame and brick are mostly located.

"In the sales market there is a ready demand for private houses in this section and there have been a number of sales in the last two months. Hardly any section of Brooklyn is more desirable than this as the site of a moderately valued private residences."

Taxpayers' Mass Meeting Called.

The United Real Estate Owners' Associations propose to hold a Taxpayers' Mass Meeting on Thursday, October 24, at 8 P. M., at New York Turn Hall. The object is to protest against the excessive increase in running the city government.

Some of the matters to be discussed will be the continually increasing city budget, ways and means of securing new sources of city revenue, and the management of the various city departments.

A special committee has been appointed to take charge of this meeting. The chairman is Dr. A. Korn, secretary; Charles H. Schnelle, 1390 Lexington avenue, and treasurer, Harold M. Phillips. Michael J. Horan is chairman of the Committee on Arrangements. All Taxpayers' organizations will be invited to co-operate.

A regular meeting of the associations was held on Friday, October 11, at 8.15 p. m., at New York Turn Hall, Lexington avenue and 85th street.

Delegates to the United Real Estate Owners' Associations were elected at this meeting.

George H. Beck, the president, says: Judging from the enormous increases asked for by the heads of the various city departments, the city budget for 1913 bids fair to reach the two hundred million dollar mark! Where is it all going to end? How long are real estate owners to sit supinely by and watch their equities in their property dwindle away? It is only by means of co-operation, and a strong and powerful organization, that taxpayers have an opportunity to put a stop to the gross extravagances and to say how their money shall be spent."

SUBWAY FIRE WALLS.

A Clash of Authority Between Fire Department and the Public Service Commission.

Commissioner Johnson has issued orders through the Fire Prevention Bureau of the Fire Department to all contractors for the new Broadway-Lexington avenue subway requiring that in every case where vault walls or the walls of buildings are pierced in the process of building the subway, a fireproof wall entirely cutting off the building from the subway excavation shall be constructed.

The orders were issued at the request of the Merchants' Association's Insurance Committee, which claims that the Commissioner is fully authorized by the fire-prevention laws to take such action, notwithstanding the protest of the Public Service Commission, which has complained to Mayor Gaynor and has also asked Attorney General Carmody to pass upon the question of the Fire Commissioner's authority and the attitude of the Fire Insurance Exchange in the case.

Plans and specifications for the proposed changes in walls and the proposed fireproof partitions are required to be filed with the Bureau of Fire Prevention for approval prior to the beginning of the work. The approval of the Fire Commissioner will be conditioned upon the conformity of the plans to the specifications required by the Bureau of Fire Prevention, which are substantially those imposed by the New York Fire Insurance Exchange in its recent circulars. No work can be legally carried on by contractors until these requirements have been complied with.

The effect of the order is to compel subway contractors to construct at their own expense the fireproof partitions which property owners have hitherto been required to provide in part at their own cost as an alternative to largely increased insurance rates during the process of subway construction.

The Merchants' Association has advised its members and other property owners affected by subway construction that under the terms of this order, the obligation of providing the necessary fire walls legally rests upon the contractors. (See Record and Guide Sept. 21, page 517.)

While the Public Service Commission, on the other hand, declares that the exactions of the Fire Insurance Exchange are not justifiable, it realizes that the property owners must pay the increased premiums or provide the partitions required. Otherwise the city must bear the expense. The commission is unable to discover any legal warrant for the Fire Commissioner issuing orders to the subway contractors covering details of subway work, the sole jurisdiction of which is vested in the commission by the Rapid Transit act.

Subsurface Bureau for Queens.

The good results that have followed from the Bureau of Subsurface Structures in the Borough of Brooklyn under Engineer Fouquet have led Borough President Connolly of Queens to ask for the institution of a similar bureau in his borough. The borough officials of Queens manifested keen interest in the description given in the Record and Guide of September 11 of the operations of and benefits derived from the Brooklyn Bureau. The work of the bureau will be to survey and make a map of all underground pipe lines, including sewers, conduits and water mains, and also curb lines, building lines, tunnels, car tracks, hydrants, manholes—and determine the position of future lines.

MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS.

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

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

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON OCT. 18, AT 2 P. M.

SUNSWICK ST.—To construct a sewer and appurtenances in SUNSWICK ST, from Wilbur av to North Jane st, 1st Ward.

FRESH POND RD.—Regulating, grading, curbing, laying sidewalks (where not already laid) and paving with permanent pavement of sheet asphalt on a concrete foundation 6 inches thick in FRESH POND RD, from Myrtle av to Woodbine st, 2d Ward.

VANDEVENTER AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., in VANDEVENTER AV, from 2d av to 6th av, 1st Ward.

JACKSON AV AND HONEYWELL ST.—Construct receiving basins and appurtenances from the southeast corner of JACKSON AV AND HONEYWELL ST, 1st Ward.

ONDERDONK AV.—Construct a sewer and appurtenances in ONDERDONK AV, from Troutman st to Stockholm st, and in STARR ST, from Onderdonk av to the borough line, 2d Ward.

RUST ST, ETC.—Construction of a sewer and appurtenances in RUST ST, from Grand st to Mt. Olivet av; MT. OLIVET AV, from Rust st to Collins av; COLLINS AV, from Mt. Olivet av to Adriatic st; ADRIATIC ST, from Collins av to Fresh Pond rd, and in FRESH POND RD, from Mt. Olivet av to Woodbine st, 2d Ward.

1ST ST.—Curb, grade and pave with granite block pavement the roadway of 1ST ST, from East av to a point about 300 ft west, 1st Ward.

HOPKINS AV.—To flag, curb, regulate, grade and pave with asphalt on a concrete foundation HOPKINS AV, from Broadway to Grand av, 1st Ward.

7TH ST.—To pave with Belgian block on a sand foundation 7TH ST, from a point 100 ft east of West av to West av, 1st Ward.

VAN DINE ST.—Regulating, grading and laying sidewalks (except where already laid to grade and in good condition) etc., in VAN DINE ST, from Kingsland av to Roosevelt av, 2d Ward.

MYRTLE AV.—Construction of a park basin on the south side of MYRTLE AV, at the west line of the right-of-way of the Long Island Railroad, 2d Ward.

15TH ST, COLLEGE POINT.—Regulating, grading, curbing, flagging and paving with a temporary pavement consisting of bituminous macadam in 15TH ST, from 7th av to 8th av, 3d Ward.

2D AV, ETC.—Paving with a permanent pavement of asphalt block on a 6-inch concrete foundation in 2D AV, from the south side of Potter av to the north side of Ditmars av, 1st Ward.

WYCKOFF AV.—Laying crosswalks on WYCKOFF AV, from Queens-Kings line to Cooper av, 2d Ward.

HAROLD AV.—Regulating, grading, curbing and laying sidewalks in HAROLD AV, from Thomson av to Skillman av, 1st Ward.

VAN ALST AV, ETC.—Regulating and grading VAN ALST AV, from North Jane st to Washington av; curbing and laying sidewalks and crosswalks from Paynter av to Beebe av; extending drain at WEBSTER AV and for regulating and grading HOPKINS AV, from Freeman av to Washington av, laying drains, etc.

CULVER PL.—Regulating, grading and curbing CULVER PL (LINDEN ST), from Hunt pl (Park st) to Lake st, and laying sidewalks (where not already laid to grade and in good condition) on the west side of CULVER PL (Linden st), from Hunt pl to Lake st, 2d Ward.

ATLANTIC ST.—To construct a temporary sewer and appurtenances in ATLANTIC ST, from the Bushwick division of the Long Island Railroad (Flushing av), to Baltic st, 2d Ward.

WILLIAM ST.—To construct a sewer and appurtenances in WILLIAM ST, from Metropolitan av to the Bushwick branch of the Long Island Railroad, 2d Ward.

13TH ST, ETC.—To construct a sewer and appurtenances in 13TH ST, from Hancock st to Van Alst av, and on HANCOCK ST, from 13th st to Nott av, 1st Ward.

STARR ST.—Construct a sewer in STARR ST, bet Woodward av and Covert av, 2d Ward.

MARTIN ST.—Construction of a sewer in MARTIN ST, from William st to Flushing av, 2d Ward.

2D AV.—To legally open 2D AV, from Wolcott av to Ditmars av, 1st Ward.

WALDRON (LAWN) ST.—To legally open WALDRON (LAWN) ST from Alburdis av to Rodman st, 2d Ward.

BARKINS ST.—To legally open BARKINS ST, from Corona av to Alburdis av, 2d Ward.

ELLIOTT AV.—To eliminate from the proposed street opening proceeding such part of ELLIOTT AV, proposed to be opened and situated bet Juniper av and Mt. Olivet Cemetery and Lutheran Cemetery, and that THE SAID AVENUE BE NOT OPENED at the present time.

VAN ALST AV.—Construction of a sewer and appurtenances in VAN ALST AV, from Broadway to Ridge st, and in RIDGE ST, from Van Alst av to Ely av, 1st 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 Jamaica.

AT THE TOWN HALL, FLUSHING, ON SEPT. 27.

NAPIER PL.—To lay cement sidewalks 5 ft. wide where not already laid on the east side of NAPIER PL, from Jamaica av to the Long Island Railroad, Richmond Hill, 4th Ward. Adopted.

PARSONS AV.—Construction of a cobined sewer and appurtenances in PARSONS AV, from Queens av to Oak av, 3d Ward. Adopted.

CHICHESTER AV.—Construction of a sewer and appurtenances in CHICHESTER AV, from Freedom av to Ocean av, east side; and in LAWN AV, from Chichester av to Beaufort av, 4th Ward. Adopted.

ARCHER PL.—Acquiring title to the widening and extending of ARCHER PL (in accordance with map change), 4th Ward. Adopted.

DIVISION ST, ETC.—Acquiring title to property APPROXIMATELY BOUNDED BY Division st, Archer pl and Twombly pl (in accordance with change), 4th Ward. Adopted.

LARCH AV, ETC.—Construction of a sewer and appurtenances in LARCH (LABURNAM) AV, from 21st st to 22d st; and in JOSLIN (22D) ST, from Larch av to Queens av, 3d Ward. Laid over until the next meeting.

QUEENS AV.—Construction of a storm sewer and appurtenances in QUEENS AV, from Haydock (20th) st to Lawson pl (24 st); and of a combined sewer and appurtenances in QUEENS AV, from Lawson pl to Cemetery la, 3d Ward. Adopted.

QUEENS AV.—To construct a combined sewer and appurtenances in QUEENS AV, from 17th st to Parsons av; and in CENTRAL AV, from Queens av to Beech st; and in BEECH ST, from Central av to Wilson av; and in CYPRESS AV, from Central av to the crown 385 ft east of Central av; and in FRANCONIA AV, from Central av to the crown 210 ft east of Central av; and in HAWTHORNE ST, from Central av to the crown 360 ft east of Central av; and in HOLLYWOOD PL, from Central av to the crown 260 ft east of Central av, at Ingle-side, 3d Ward. Adopted.

I PL (WALKER AV).—Initiating proceedings to lay sidewalks on the west side of I PL (WALKER AV), from Jamaica av to Ridgewood av, WOODHAVEN, 4th Ward. Laid over until the next meeting.

BOWNE AV.—Laying of a concrete sidewalk on the east side of BOWNE AV, from Sanford av to Franklin pl, 3d Ward. Adopted.

RIDGEWOOD AV, ETC.—Construction of a sewer and appurtenances in RIDGEWOOD AV, from Hamilton av to Lefferts av; LEFFERTS AV, from Ridgewood av to Jamaica av; CHURCH ST, from Ridgewood av to Jamaica av; BRIGGS AV, from Ridgewood av to Jamaica av; and in WALNUT ST, from Ridgewood av to Jamaica av, 4th Ward. Placed on file.

RIDGEWOOD AV, ETC.—Construction of a sewer and appurtenances in RIDGEWOOD AV, from Hamilton av to Lefferts av; STOOHOFF AV, from Jamaica av to Ridgewood av; in HAMILTON AV, from Ridgewood av to a point 200 ft north of Fulton av; in WALNUT ST, from Jamaica av to a point 200 ft north of Fulton av; BRIGGS AV, from Jamaica av to a point about 295 ft north of Fulton av; in CHURCH ST, from Jamaica av to Fulton av; in LEFFERTS AV, from Jamaica av to Fulton av, 4th Ward. Adopted.

ARCHER ST (PL).—Continuing the lines of ARCHER ST (PL), through to Twombly pl; and FLEET ST, from Division st to Church st, 4th Ward. Adopted.

SMART AV, ETC.—Construction of a sewer and appurtenances in SMART AV, from Queens av to Narcissus st; in NARCISSUS ST, from Smart av to Bowne av; in BOWNE AV, from Narcissus st to Oak av, 3d Ward. Laid over until the next meeting.

NAPIER (PL) AV.—Regulating and laying sidewalks (where not already laid to grade and in good condition) together with all work incidental thereto in the west side of NAPIER (PL) AV, from Atlantic av to Jamaica av, 4th Ward. Adopted.

MURRAY ST, ETC.—Construction of a sewer and appurtenances in MURRAY ST, from Franconia av to Bayreuth (Beach) st; BAYREUTH ST, from Dutchess (16th) st to Wentworth (Wilson) av; CALIFORNIA (CYPRESS) AV, from Murray st to the crown 385 ft east of Zeigler (Central) av; DELAWARE ST, from Murray st to Zeigler av; and in ERIE (ELM) ST, from Murray st to Zeigler av, 3d Ward. Adopted.

WOODHAVEN AV.—To lay sidewalks on the east and west sides of WOODHAVEN AV, from Jamaica av south to Atlantic av (Long Island Railroad) where not already laid and all work incidental thereto. Denied.

CHESTNUT ST.—Construction of a sewer and appurtenances in CHESTNUT ST, from Atlantic av to a point 200 ft north of Fulton st, 4th Ward. Adopted.

CATCH BASIN.—Construction of a CATCH BASIN and its appurtenances and all work incidental thereto at 4TH ST AND THE NORTH SHORE DIVISION OF THE LONG ISLAND RAILROAD, 3d Ward. Adopted.

UNION HALL ST.—To legally open UNION HALL ST, from South st to Tuckahoe av, 4th Ward. Adopted.

BAYREUTH (BEECH) ST.—Changing the grade of BAYREUTH (BEECH) ST, bet Zeigler (Central) av and Percy st, as the same now appears on section 62 of the Final Maps of Queens, by inserting a grade of 75.6 at a point distant 275 ft west from the west line of Central av, 3d Ward. Adopted.

HATCH (NAPIER) AV.—Laying sidewalks (where not already laid to grade and in good condition) and all work incidental thereto on the west side of HATCH (NAPIER) AV, from Atlantic av to Fulton av, 4th Ward. Adopted.

ATLANTIC AV, ETC.—Construction of a sewer and appurtenances in ATLANTIC AV, from Stoothoff av to a point 112 ft east of Lefferts av; in FULTON ST, from Stoothoff av to Church st; in HAMILTON AV, from Atlantic av to a point about 200 ft north of Fulton st; in WALNUT ST, from Atlantic av to a point 200 ft north of Fulton st; in BRIGGS AV, from Atlantic av to a point 295 ft north of Fulton st; in CHURCH ST, from Atlantic av to Fulton st, and in LEFFERTS AV, from Atlantic av to a point 200 ft south of Fulton st, 4th Ward. Adopted.

15TH ST.—Regulating, grading, curbing, flagging and paving with a temporary pavement consisting of bituminous macadam and all work incidental thereto in 15TH ST, from 7th av to 8th av, COLLEGE POINT, 3d Ward. Laid over until the next meeting of the Local Board of Newtown.

BARCLAY ST.—Laying a concrete sidewalk on the north side of BARCLAY ST, from Bowne av to Parsons av, 3d Ward, where not already laid to grade. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

BRONX.

JEROME AV.—Changing the grade of JEROME AV, bet Morris av and Minerva pl; and, changing the grade of EAST 198TH ST, bet Jerome and Creston avs. Public hearing on Oct. 17.

BROOKLYN.

EAST 35TH ST.—Sewer in EAST 35TH ST, from Clarendon rd to a point about 215 ft south of Newkirk av, and in NEWKIRK AV, from East 35th st to New York av. Adopted.

METROPOLITAN AV.—Paving with second-hand granite block (preliminary pavement) from Grand st to the borough line.

CORNELIA ST.—Paving with asphalt (preliminary pavement) where not already paved, from Irving av to the Queens county line. Adopted.

LEFFERTS AND NOSTRAND AVS.—Paving with asphalt (preliminary pavement), the unpaved portion of the intersection of LEFFERTS AND NOSTRAND AVS. Adopted.

56TH ST.—Paving with asphalt (preliminary pavement) 56TH ST, from 12th av to 13th av. Adopted.

NORMAN AV.—Paving with granite block (permanent pavement) NORMAN AV, from a line about 100 ft west of Morgan av to Bridge-water st. Adopted.

EAST 15TH ST.—Paving with asphalt (preliminary pavement) EAST 15TH ST, from Av H to Av J, excluding the land occupied by the Long Island Railroad. Adopted.

EAST 14TH ST.—Paving with asphalt (permanent pavement) EAST 14TH ST, from Av H to Av K, excluding the land occupied by the Long Island Railroad. Adopted.

35TH ST.—Regulating and grading, from Church av to West st. Adopted. Title vests in the city on Oct. 15.

EAST 13TH ST, ETC.—Sewers in EAST 13TH ST, from Av K to the sewer summit south therefrom; EAST 14TH ST, from Av K to the sewer summit south therefrom; EAST 15TH ST, from Av K to the sewer summit south thereof. Adopted.

ROCKAWAY AV, ETC.—Sewers in ROCKAWAY AV, from Riverdale av to Lott av; LOTT AV, from Rockaway av to Thatford av; NEWPORT ST, from Thatford av to Rockaway av; THATFORD AV, from Newport st to Vienna av. Adopted. Title to THATFORD AV, from Newport st to the south line of Vienna av, vests in the city on Oct. 15, 1912.

MONTAUK AV.—Regulating and grading MONTAUK AV, from Liberty av to Pitkin av. Adopted. Title vests in the city on Oct. 15, 1912.

36TH ST, ETC.—Regulating and grading 36TH ST, from 12th av to West st; NEW UTRECHT RD, from Church av and 36th st to 14th av. Adopted. Title to 36TH ST, from 12th av to West st, and to NEW UTRECHT RD, from 36th st to 14th av vests in the city on Oct. 15, 1912.

EAST 32D ST.—Paving with asphalt (preliminary pavement), from Farragut rd north to the line of the Waterworks.

RUTLAND RD.—Regulating and grading, from Nostrand av to Kingston av. Adopted.

78TH ST.—Regulating and grading 78TH ST, from 4th av to 5th av. Adopted.

16TH AV.—Regulating and grading, from 68th st to 70th st. Adopted.

51ST ST.—Regulating and grading, from New Utrecht av to 13th av. Adopted.

74TH ST.—Grading to a width of 24 ft on each side of the center line and curbing and flagging 74TH ST, from 13th av to 14th av. Adopted.

AV N.—Regulating and grading AV N, from East 15th st to Coney Island av. Adopted.

68TH ST.—Regulating and grading, from 13th av to 14th av. Adopted.

55TH ST.—Grading to a width of 24 ft on each side of the center line, and curbing and flagging 55TH ST, from 15th av to 16th av. Adopted.

59TH ST.—Regulating and grading 59TH ST, from 21st av to Bay Parkway. Adopted.

75TH ST.—Regulating and grading 75TH ST, from 11th av to 12th av. Adopted.

83D ST.—Regulating and grading, from 22d av to 24th av. Adopted.

84TH ST.—Regulating and grading, from 13th av to 14th av. Adopted.

CROWN ST.—Regulating and grading, from Nostrand av to New York av. Adopted.

BEVERLEY RD.—Regulating and grading, from Nostrand av to Rogers av. Adopted.

BARRETT ST.—Regulating and grading, from Dumont av to Livonia av. Adopted.

25TH AV.—Regulating and grading, from Stillwell av to Harway av. Adopted.

EAST 7TH ST.—Regulating and grading, from Church av to Beverley rd. Adopted. Title vests in the city on Oct. 15, 1912.

LENOX RD.—Regulating and grading, from East 34th st to New York av. Adopted. Title vests in the city on Oct. 15, 1912.

WEST 19TH ST.—Regulating and grading WEST 19TH ST, from Neptune av to Surf av. Adopted. Title to WEST 19TH ST, from Surf av to Mermaid av, vests in the city on Oct. 15, 1912.

WINTHROP ST.—Regulating and grading, from Albany av to Remsen av. Adopted. Title vests in the city on Oct. 15, 1912, to WINTHROP ST, from Albany av to Remsen av.

66TH ST.—Regulating and grading, from 11th av to 13th av. Adopted. Title vests in the city on Oct. 15, 1912, to 66TH ST, from 11th av to 12th av, from 17th av to 18th av, and from 19th av to 20th av.

77TH ST.—Regulating and grading, from 11th av to 12th av. Adopted. Title vests in the city on Oct. 15, 1912.

WEST 20TH ST.—Regulating and grading WEST 20TH ST, from Neptune av to Surf av, excepting the right of way of the New York & Coney Island Railway. Adopted. Title vests in the city on Oct. 15, 1912.

76TH ST.—Regulating and grading 76TH ST, from 12th av to 15th av. Adopted. Title vests in the city on Oct. 15, 1912.

EAST 2D ST.—Paving with asphalt (preliminary pavement) EAST 2D ST, from Beverley rd to Cortelyou rd. Adopted.

AMBOY RD.—Sewer in AMBOY RD, from Sutter av to Blake av. Adopted. Title vests in the city on Oct. 15, 1912.

CATON AV.—Sewer in CATON AV, from East 4th st to East 5th st. Adopted. Title vests in the city on Oct. 15, 1912, to CATON AV, from East 3d st to East 5th st.

CHURCH AV, ETC.—Sewers in CHURCH AV, from Gravesend av to East 3d st; EAST 2D ST, from Church av to Beverley rd; EAST 3D ST, from Church av to Beverley rd. Adopted. Title vests in the city on Oct. 15, 1912, to EAST 2D ST, from Church av to Beverley rd; EAST 3D ST, from Fort Hamilton av to Beverley rd.

LENOX RD.—Sewer in LENOX RD, from East 34th st to New York av. Adopted.

LIVONIA AV.—Sewer in LIVONIA AV, from Douglass st to Saratoga av. Adopted.

NEW YORK AV.—Sewer in NEW YORK AV, from Snyder av to Beverley rd. Adopted.

EAST 3D ST, ETC.—Sewers in EAST 3D ST, from Caton av to Fort Hamilton av; CATON AV, from East 3d st to East 4th st. Adopted.

AV I, ETC.—Sewers in AV I, from a point 100 ft east of Brooklyn av to East 39th st; and from a point 100 ft east of East 39th st to East 40th st; EAST 37TH ST, from Av I to Flatbush av. Adopted.

AV I.—Sewer, from East 17th st to Ocean av. Adopted. Title vests in the city on Oct. 15, 1912, to AV I, from the east property line of the lands of the Long Island Railroad Co., located within the limits of EAST 7TH ST, to Ocean av.

EAST 19TH ST, ETC.—Sewers in EAST 19TH ST, from the existing sewer about 100 ft south of Av K to Av L; AV L, from East 19th st to Ocean av. Adopted.

7TH AV, ETC.—Sewers in 7TH AV, west side, from 7th st to 78th st; 78TH ST, from 6th av to 7th av. Adopted. Title vests in the city on Oct. 15, 1912, to 78TH ST, from 6th av to 7th av.

15TH AV.—Sewer, from 52d st to 53d st. Adopted.

17TH AV.—Sewer in 17TH AV, from 44th st to 45th st. Adopted.

17TH AV, ETC.—Sewers in 17TH AV, from 60th to 67th st; 66TH ST, from 17th av to 18th av. Adopted.

59TH ST.—Sewer, from 21st av to Bay Parkway. Adopted.

66TH ST.—Sewer, from 19th av to 20th av. Adopted.

71ST ST.—Sewer, from 8th av to Fort Hamilton av. Adopted. Title vests in the city on Oct. 15, 1912, to 71ST ST, from 8th av to 10th av.

71ST ST.—Sewer, from Fort Hamilton av to 10th av. Adopted.

EAST 3D ST.—Sewer, from Caton av to Church av.

EAST 34TH ST.—Sewer, from Lenox rd to Church av. Adopted.

EAST 94TH ST, ETC.—Sewers in EAST 94TH ST, from the summit north of Linden av to Av A; AV A, from East 94th st to East 98th st. Adopted. Title vests in the city on Oct. 15, 1912, to AV A, from East 94th st to East 98th st.

AV V.—Sanitary and storm water sewers in AV V, from Van Sicken st to the east line of West 10th st. Adopted. Title vests in the city on Oct. 15, 1912, to AV V, from 86th st to Van Sicken st.

AMBOY ST.—Regulating and grading, from Sutter av to Blake av. Adopted.

ROEBLING ST, ETC.—Regulating and grading the WIDENED PARTS OF ROEBLING ST, from Division av to Broadway; TAYLOR ST, from Lee av to Bedford av, together with the PUBLIC PLACE at the intersection of DIVISION AV AND LEE AV. Adopted.

75TH ST.—Regulating and grading 75TH ST, from a point 200 ft east of Fort Hamilton av to 10th av and from 15th av to Bay Parkway. Adopted. Title vests in the city on Oct. 15, 1912, to 75TH ST, from New Utrecht av to 17th av.

DITMAS AV.—Paving with asphalt (preliminary pavement) DITMAS AV, from Ocean Parkway to Coney Island av, grading and curbing from Ocean Parkway to East 9th st, and flagging from Ocean Parkway to East 7th st. Adopted.

BEVERLEY RD.—Sewer, from East 2d st to Church av. Adopted.

GRAVESEND AV, ETC.—Sanitary and storm water sewers in GRAVESEND AV, from Av T to Av U; AV U, from Gravesend av to Van Sicken st; VAN SICKLEN ST, from Av U to Av V. Adopted.

AV U, ETC.—Sanitary and storm water sewers in AV U, from Ocean Parkway to Gravesend av, together with a force main in AV U, from Ocean Parkway to East 1st st, and an intermediate pumping station at the intersection of AV U AND OCEAN PARKWAY. Adopted.

AV U.—Sanitary and storm water sewers in AV U, from East 17th st to Ocean Parkway. Adopted.

61ST ST.—Sewer, from 8th av to 9th av. Adopted.

JEROME ST.—Fixing the roadway width of JEROME ST, from Glenmore av to Pitkin av. Adopted.

AV O.—Fixing the roadway width of AV O, from Brighton Beach Railroad to Kings Highway. Adopted.

BEVERLEY RD.—Regulating and grading BEVERLEY RD, from East 2d st to Gravesend av. Preliminary work. Adopted.

BEVERLEY RD.—Regulating and grading, from East 2d st to Gravesend av. Final authorization. Adopted.

QUEENS.

LAMBERTVILLE AV.—Laying out, from Sutherland rd to Merrick rd. Adopted. Also, a resolution requesting the Public Service Commission to determine the character of the crossing.

PIERCE AV.—Changing the lines and grades of PIERCE AV, bet Vernon av and East river.

IRVING AV, ETC.—Modifying the STREET PLAN for the territory bounded by Irving av, Schaeffer st, Wyckoff av, Summerfield st, Cypress av and Cooper st. Adopted.

HEBERD AV.—Changing the lines of HEBBERD AV, from Flushing av to Fresh Pond rd. Adopted.

SOTHERN AV.—Proposed area of assessment in the matter of acquiring title to SOTHERN AV, from South Railroad av to Queens Boulevard. Referred back to the Borough President.

SOUTH VILLA (SHERMAN) ST.—Proposed area of assessment in the matter of acquiring title to SOUTH VILLA (SHERMAN) ST, from Liberty av to Jerome av. Adopted to fix an area of assessment and acquire title.

WILLOW AV.—Proposed area of assessment in the matter of acquiring title to WILLOW AV, from Grand st to Columbine av. Adopted to fix an area of assessment and acquire title.

PUBLIC (EAST RIVER) PARK.—Acquiring title to the lands and premises required for a PUBLIC (EAST RIVER) PARK, bounded by Barclay st, Hoyt av, the bulkhead line of the East river and Ditmars av. Referred back to the Committee on Parks.

HIGHLAND PARK EXTENSION.—Proposed area of assessment in the matter of acquiring title to the EXTENSION OF HIGHLAND PARK, bounded by Highland Boulevard, Bulwer pl, Vermont av and the present west boundary of Highland Park. Disapproved.

FITTING ST, ETC.—Change in the plan for the STREET SYSTEM bounded by Fitting st, Greenpoint av, Skillman av, 5th st and Queens Boulevard. Public hearing on Oct. 17.

BROADWAY.—Laying out BROADWAY, bet 21st av and Jackson av. Laid over until Oct. 17.

SECTION 11.—Modification of the STREET SYSTEM designated as Section 11. Public hearing on Oct. 17.

HYATT AV, ETC.—Modification of the STREET PLAN for the territory bounded by Hyatt av, Fulton st, Burrough av, Van Houten st, Van Sinderen st, Falkner st, Fisk av, Hull av, Ramsey st, Grand st and Borden av. Public hearing on Oct. 17.

SANFORD ST.—Acquiring title, from Sherman st to Vernon av. Public hearing on Oct. 17.

46TH ST.—Acquiring title to 46TH ST, from Astoria av to Roosevelt av. Public hearing on Oct. 17.

CRESCENT ST.—Discontinuing the proceeding for acquiring title to the lands and premises required for the widening of CRESCENT ST, from South Jane st to 13th st, and for the widening of NOTT AV, from Hunter av to Jackson av, as per a Local Board Resolution. The resolution was disapproved and a public hearing was set for Oct. 17.

OPDYKE ST, ETC.—Petition, through Joseph J. Tuohy, from 33 property owners within the area of assessment in the proceeding for acquiring title to OPDYKE ST, from Corona av to Tiemann av, together with the PUBLIC PLACE bounded by Corona av, Opydke st, and Alburts av, requesting reconsideration of the resolution adopted on May 2, 1912, relative to the approval of the rule and damage maps prepared in this proceeding. Referred back to the President of Queens.

CHICAGO ST, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to CHICAGO ST, from Corona av to Queens Boulevard; TOLEDO AV, from South Railroad av to Queens Boulevard; PARCELL ST, from Gay st to Corona av; MEDINA PL, from Gery av to Corona av, and THE PUBLIC PLACE, bounded by Chicago st, Justice st and Laconia st. Adopted.

ASHLAND ST, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to ASHLAND ST, from Cypress Hills Cemetery to Myrtle av, from Birch st to Spruce st, and from North Curtis st to Metropolitan av, together with the UNACQUIRED PORTIONS OF FOREST PARK opposite Nostrand pl and at the INTERSECTION of Ashland st, Myrtle av and Guion st. Adopted.

DRAINAGE PLANS.—Modification in the DRAINAGE PLANS for Districts No. 40-B and 40-C. Adopted.

LIBERTY AV, ETC.—Sewer in LIBERTY AV, from Ocean av, east side, to Oxford av; in OCEAN AV, east side, from Liberty av to the crown south of Kimball av; in LAWN AV, from Liberty av to the crown south of Kimball av; in McCORMICK AV, from Liberty av to the crown south of Kimball av; and in OXFORD AV, from Liberty av to the crown south of Kimball av. Preliminary work. Adopted.

JEROME AV, ETC.—Sewer in JEROME AV, from Ocean av, east side, to Greenwood av; in McCORMICK AV, from Beaufort av to Jerome av; in OXFORD AV, from Beaufort av to Jerome av; in SEATTLE ST, from Beaufort av to Jerome av; in PORTLAND AV, from Beaufort av to Jerome av; in HERALD AV, from Jerome av to the crown 265 ft north therefrom. Preliminary work. Adopted.

WYCKOFF AV.—Sewer in WYCKOFF AV, from Halsey st to the Manhattan Beach division of the Long Island Railroad. Preliminary work. Adopted.

13TH ST.—Sewer in 13TH ST, from the Boulevard to Van Alst av. Preliminary work. Adopted.

NORMAN ST.—House connecting drains in NORMAN ST, from Wyckoff av to Cypress av. Preliminary work. Adopted.

ANDREWS ST.—Regulating and grading ANDREWS ST, from Metropolitan av to Zeldler st. Preliminary work. Adopted.

13TH ST.—Regulating and grading from Vernon av to Hunter av. Preliminary work. Adopted.

HANCOCK ST.—Regulating and grading HANCOCK ST. from Cypress av to Wyckoff av. Preliminary work. Adopted.

SILVER ST.—Regulating and grading, and paving with asphalt (permanent pavement) SILVER ST. from Fresh Pond rd to a line 300 ft west therefrom. Preliminary work. Adopted.

1ST AV.—Paving with asphalt block (permanent pavement) 1ST AV. from Paynter av to Washington av. Preliminary work. Adopted.

GRAHAM AV.—Grading, curbing, recurling, flagging and reflagging GRAHAM AV. from Vermont av to Sherman st. Adopted.

JACKSON AV.—Regulating and grading, from Junction av to 54th st. Adopted.

JACKSON AV.—Grading and flagging, from Steiny av to Woodside av. Adopted.

POLK AV.—Regulating and grading the north side of POLK AV. from Alburtis av to Junction av. Adopted.

SHERMAN ST.—Regulating and grading SHERMAN ST. from Ridge st to Grand av. Adopted. Title vests in the city on Oct. 15, 1912.

HERALD AV.—Fixing the roadway width of HERALD AV. from Jamaica av to Forest Park, at 25 ft. Adopted.

LONG ISLAND RAILROAD.—General plans showing the type of bridge by which it is proposed to carry the tracks of the Main Line of the Long Island Railroad over QUEENS BOULEVARD. Adopted, also roadway and sidewalk widths; also, resolution introduced by President Mitchel of the Board of Aldermen requesting the railroad company to expedite the work of eliminating grade crossings in Queens Borough.

GATES AV.—Final authorization for constructing sewer in GATES AV. from Seneca (Covert) av to Fairview av. Adopted.

RICHMOND.

PEARL ST.—Laying out PEARL ST. from Trossach rd to a point about 412 ft. south therefrom; CALVIN PL. from Pearl st to Murray st; and MURRAY ST. from Calvin pl to Trossach rd. Adopted.

STREET SYSTEM.—Tentative plan of a STREET SYSTEM bounded approximately by Arthur Kill, Kill Von Kull, Holland av, Washington av, Old Stone rd and Wyona av. Laid over until Oct. 17.

ROSEBANK AV.—Rule map, damage map and profile in the proceeding for acquiring title to ROSEBANK AV. from South Side Boulevard to Broad st. Adopted.

DEAINAGE PLAN.—Showing a sewer in MAIN AV. from Pierce st to a point about 275 ft. north of Steuben st; and, for MOSEL AV. from Clove av to a point about 370 ft. north of Steuben st, together with a change in the plan for a temporary sewer in PIERCE ST. from Main av to Mosel av. Adopted.

HARDY ST.—Temporary sewer in HARDY ST. from Irving pl to Prince st. Adopted.

MARKET ST.—Sanitary sewer in MARKET ST. from Broadway to Burger av. Adopted. Title vests in the city on Oct. 15, 1912.

PUBLIC HEARINGS.

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

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

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

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement 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 and Apportionment, to be held in the City Hall, Manhattan, on Oct. 17, at 10.30 a. m., the following matters, among others, will be considered:

MANHATTAN.

PUBLIC PARK.—To lay out a PUBLIC PARK bounded by Hamilton pl, Amsterdam av and West 143d st.

BRONX.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM bounded by Barry st, Longwood av, Tiffany st, Randall av and Leggett av.

COTTAGE PL.—To change the west line of COTTAGE PL. bet Crotona Park South and East 170th st.

JEROME AV, ETC.—To change the grade of JEROME AV. bet Morris av and Minerva pl, and EAST 198TH ST. bet Jerome av and Creston av.

ADAMS ST, ETC.—Acquiring title to ADAMS ST. from Berrian st to the north line of the right of way of the New York, New Haven & Hartford Railroad; MELVILLE ST. from Morris Park av to the north line of the right of way of the New York, New Haven & Hartford Railroad; VAN BUREN ST. from Morris Park av to the north line of the right of way of the New York, New Haven & Hartford Railroad.

BROOKLYN.

ALBANY AV, ETC.—Changing the grades of the STREET SYSTEM bounded by Albany av, Union st, Utica av and Maple st.

CONEY ISLAND AV, ETC.—Changing the lines and grades of the STREET SYSTEM bounded approximately by Coney Island av, Beverley rd, Flatbush av, Farragut rd, Ocean av and Av G.

90TH ST.—Acquiring title to the lands, etc., required for opening and extending 90TH ST. from Ridge Boulevard to 3d av.

EAST 12TH ST, ETC.—Amending the proceeding instituted by the Board of Estimate on Feb. 28, 1908, for acquiring title to EAST 12TH ST. from Av H to Av T; EAST 13TH ST. from Av H to Av T and from Gravesend Neck rd to Neptune av; EAST 14TH ST. from Av D to Foster av, from Av H to Kings Highway and from Av V to Gravesend Neck rd; EAST 15TH ST. from Av H to Kings Highway, and from Av V to Emmons av, excluding from each street the land occupied by the tracks of the Long Island Railroad, and also from East 13th st and East 15th st the land occupied by the tracks of the Brooklyn & Brighton Beach Railroad.

QUEENS.

SANFORD ST.—Acquiring title to the lands, etc., required for opening and extending SANFORD ST. from Sherman st to Vernon av.

46TH ST (NATIONAL AV).—Acquiring title to the lands, etc., required for opening and extending 46TH ST (NATIONAL AV), from Astoria (Flushing) av to Roosevelt av.

CRESCENT ST, ETC.—Reconsidering action of the Board with respect to the distribution of the cost and expense and making a NEW determination concerning the acquisition of title to the lands, etc., required for widening CRESCENT ST. from South Jane st to 13th st, and for the opening of NOTT AV. from Hunter av to Jackson av.

HYATT AV, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Hyatt av, Fulton st, Burrough av, Van Houten st, Van Sinderen st, Falkner st, Flisk av, Hull av, Ramsey st, Grand st and Borden av.

FINAL MAPS.—To lay out the lines and grades of the street system of SECTION 11 OF THE FINAL MAPS.

FITTING ST, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Fitting st, Greenpoint av, Skillman av, 5th st and Queens Boulevard, 2d Ward.

BROADWAY.—To lay out the lines and grades of BROADWAY, from 21st av to Jackson av.

RICHMOND.

HOLLAND AV, ETC.—Laying out new streets and making changes in the lines and grades of existing streets WITHIN THE TERRITORY bounded by Holland av, Washington av, Old Stone rd, Wyona av, Arthur Kill and Kill Von Kull, as shown upon tentative map bearing date Sept. 11, 1911.

By the Board of Assessors.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by anyone interested; and all persons who are opposed to these assessments, or either of them, must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Nov. 6, at which time and place testimony will be taken:

BRONX.

OLINVILLE AV.—Regulating, grading, curbing, flagging, laying crosswalks, etc., on OLINVILLE AV (RICHARD ST), bet Bronx and Pelham parkway and Burke av (Morris st). Area of assessment. Extends to one-half the block at the intersecting and terminating streets. List 2139.

WEST 178TH ST.—Sewer and appurtenances in WEST 178TH ST. bet Harlem River and Sedgwick av; BURNSIDE AV. bet Sedgwick av and existing sewer in Aqueduct av; CEDAR AV. bet Sedgwick av and summit north of West 180th st; West 177th st, bet Cedar av and Putnam Division of the New York Central and Hudson River Railroad; in LORING PL. bet Burnside av and West 180th st; in ANDREWS AV. bet Burnside av and West 180th st. Area of assessment: Affecting Block Nos. 2868, 2879, 2881, 2882, 2883, 2886, 3211, 3216, 3217, 3221 to 3224, inclusive; 3228 to 3232, inclusive; 3234 and 3241; also Plots 95-14, 62-11, 95-15, 62-12. List 2298.

BROOKLYN.

42D ST.—Paving with asphalt bet 13th and 14th avs. List 2655.

43D ST.—Paving, with asphalt, bet 14th av and West st. List 2656.

FULLER PL.—Paving, with asphalt, bet Windsor pl and Prospect av. List 2659.

GRAFTON ST.—Paving, with asphalt, bet Sutter and Blake avs. List 2662.

MALBONE ST.—Paving with asphalt MALBONE ST. from the bridge over the Brighton Beach Railroad to Nostrand av. List 2664.

17TH AV.—Paving, with asphalt, bet 74th and 79th sts. List 2669.

DOSCHER ST.—Paving with asphalt bet Liberty and Belmont avs. List 2686.

56TH ST.—Paving with asphalt, bet 1st and 2d avs. List 2689.

PROSPECT PL.—Paving with asphalt, bet Utica and Rochester avs. List 2692.

PROSPECT PL.—Paving with asphalt, bet Humboldt st and Old Woodpoint rd. List 2693.

FOSTER AV.—Paving with asphalt, from Coney Island av to Gravesend av. List 2700.

PARK PL.—Paving with asphalt, from Saratoga av to Eastern Parkway Extension. List 2704.

NOTE.—The area of assessment in the above entitled matters extends to one-half the block at the intersecting and terminating streets.

QUEENS.

CYPRESS AV.—Sewer and appurtenances in CYPRESS AV. from Myrtle av to Cooper st, 2d Ward. Area of assessment: Affecting Blocks 117 to 122, inclusive; 131 to 133, inclusive; 141 to 147, inclusive; 160 to 165, inclusive; 171 to 175, inclusive; 178, 179, 180 to 190, inclusive. List 2549.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

PENNSYLVANIA AV, BROOKLYN.—Acquiring title to certain lands, etc., on the east side of PENNSYLVANIA AV, bet Liberty and Glenmore avs, 26th Ward, selected as a site for a PUBLIC SCHOOL. Elmer G. Sammis, Raymond Gunnison and Walter F. Clayton, commissioners in the above matter, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 21, at 10 a. m., to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

PANAMA ST, ETC.—QUEENS.—Acquiring title to the lands, etc., required for opening and extending PANAMA ST. from Rockaway rd to the mean high water line of Jamaica Bay; STANLEY AV. from Shenandoah st to Panama st; and SHENANDOAH ST. from Stanley av to the land owned by the City of New York and used for a sewage disposal plant, 4th Ward of Queens. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, County Court House, Long Island City, on Oct. 18, at the opening of court.

TREMONT AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending TREMONT AV (177TH ST), from the east end of the proceeding now pending on that avenue at the Eastern Boulevard to Fort Schuyler rd, 24th Ward. The supplemental and amended final report of the commissioners of estimate and assessment in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Oct. 17, at 10.30 a. m.

WEST 235TH ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 235TH ST. from Spuyten Duyvil parkway to Riverdale av; CAMBRIDGE AV. from West 235th st to West 236th st; and WEST 236TH ST. from Cambridge av to Riverdale av, 24th Ward, as amended by order of the Supreme Court, dated Nov. 22, 1911, and entered in the office of the Clerk of the County of New York on Nov. 23, 1911, to conform to the lines of WEST 235TH ST. as shown upon a map or plan adopted by the Board of Estimate and Apportionment on April 6, 1911, and approved by the Mayor April 13, 1911. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court Manhattan, on Oct. 18, at the opening of court.

NOTICE TO PRESENT CLAIMS.

FIELDSTON RD, BRONX.—Acquiring title to the lands, etc., required for the opening and extending of FIELDSTON RD. from West 262d st to the south limit of the property of the Northern Broadway Realty Associates, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Chas. C. Marrin, John C. Cunningham and Geo. J. Clark, commissioners, 90 West Broadway, Manhattan, on or before Oct. 21; and they will hear all such parties, in person, on Oct. 25, at 3.30 p. m.

EAST 36TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST 36TH ST. bet Flatbush av and Flatlands av, 32d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to F. J. Sullivan, John J. Barnicle and John E. Eastmond, commissioners, 166 Montague st, Brooklyn, on or before Oct. 21; and they will hear all such parties, in person, on Oct. 23, at 3.30 p. m.

POWELL ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending POWELL ST. from Livonia av to Hegeman av, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to A. H. Schlickerman, Wm. J. Mahon and Wm. McKinney, commissioners, 166 Montague st, Brooklyn, on or before Oct. 21; and they will hear all such parties, in person, on Oct. 23, at 10.30 a. m.

By Comm's of Estimate & Assessment.

LAFAYETTE AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending LAFAYETTE AV. from a line 150 ft northeast from and parallel with the north-east line of Edgewater rd to Clasons Point rd, 23d and 24th Wards. Henry A. Friedman and Daniel J. Dillon, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Oct. 24, and they will hear all such parties, in person, on Oct. 28, at 2 p. m.

REAL ESTATE NEWS.

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

West End Avenue Dwelling Bought for Part of a New Apartment House Site—Other Sales of Interest.

The private sales in Manhattan reported this week compare favorably in number with those for the corresponding week a year ago, and also show a gain over last week. The increase was mostly north of 59th street. However, the transactions, though reflecting a considerable improvement, were not numerous, measured by the records of active periods in years of general prosperity.

The Manhattan sales totaled 41, against 26 last week and 14 a year ago. The number below 59th street were 14, against 10 last week and 5 a year ago. The sales north of 59th street aggregated 27, compared with 16 last week and 9 a year ago.

From the Bronx, 13 sales at private contract were reported, against 15 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$494,335, compared with \$353,297 last week, making a total since January 1 of \$37,784,565. The figure for the corresponding week last year was \$1,100,282, making the total from Jan. 1, 1911, \$37,105,556.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BROOME ST.—Louis Roossin sold 126 Broome st, a 7-sty loft building, on lot 20x87.6, adjoining the northeast corner of Pitt st, to Harris Schwartz, who gave in exchange 233 West 115th st, a 6-sty flat, on lot 25x100.11, between 7th and 8th avs.

ELDRIDGE ST.—Helen A. Greene sold 135 to 137 Eldridge st, a 6-sty tenement, with stores, on plot 50.5x100, between Broome and Delancey sts.

LUDLOW ST.—E. Sharum sold for Israel Wolfish 179 Ludlow st, 3-sty front and rear tenements, on lot 23.10x87.10.

PROSPECT PLACE.—Joseph F. A. O'Donnell sold to an investor, 45 Prospect place, northeast corner of 42d st, a 3-sty dwelling, on lot 17.11x77, at present occupied by the Japanese Commercial Weekly.

4TH ST.—Wilber C. Goodale sold for Lillian Schenck to Ray Hyman, 241 West 4th st, a 3-sty dwelling on plot 21.10x100.8. The property is between Charles and West 10th sts and rears on the 7th av extension. This is the second parcel sold by Mr. Goodale in the last two weeks in this vicinity. The other sale affected the triangular plot facing Sheridan Square extending from West 4th st to West Washington pl.

5TH ST.—Frederick A. Booth sold for a client 619, 621 and 623 East 5th st, a plot 50x97, with three buildings thereon.

19TH ST.—Moses Schloss sold to Joseph Ernrich 74 East 19th st, a 5-sty flat, on lot 25x100.11.

24TH ST.—Moore & Wyckoff sold to Mrs. J. B. Ransom, a client of James N. Wells Sons, the dwelling at 478 West 24th st, one of the old Chelsea cottages of the Clement C. Moore estate.

25TH ST.—The Graphic Arts Realty Co. bought the 3-sty dwelling 205 West 25th st to protect the easterly light of the company's new 12-sty structure at 207 to 217 West 25th st. The house occupies a lot 20.6x98.9. Several months ago the company bought No. 203, a similar dwelling.

35TH ST.—The Henry Morgenthau Co. sold to the McMorrow Engineering and Construction Co. the four old buildings on plot 75x98.9, at 131 to 137 West 35th st, adjoining the Herald Square Theatre on the west. The property was held at \$350,000. The new company will improve the site with a 22-sty store and loft building. The plot has a strategic location, being situated just west of Herald square and adjacent to the projected subway line of the Brooklyn Rapid Transit Co., in Broadway, the 7th av subway line to be operated by the Interborough Railroad Co.; also the extension of the McAdoo tunnels in 6th av, from 33d street to the Grand Central Terminal. As part of the transaction the Henry Morgenthau Co. obtains the 10-sty fireproof apartment house known as the Columbus, at the southeast corner of Broadway and 15th st, on plot 125x99.11. Three years ago when the selling company acquired the property there was not an apartment house structure in the vicinity of Broadway, the plot being covered with rock 18 ft. above the street level. Axelrod & Solomon, Inc., were the brokers. The 35th st parcel was bought at auction by the Henry Morgenthau Co. from the estate of Leonard M. Thorn, deceased, last October for \$225,500 at the auction stand of Jos. P. Day. Edward W. Browning, who erected the 22-

sty Herald Square Building, in 36th st, just west of Broadway, was the under bidder, and at the time of sale he announced that had he been successful in acquiring the property he would have improved the site with a 22-sty structure. The present deal involves about \$1,750,000.

42D ST.—Asa G. Candler bought from the trustees of the New York Free Library for the further protection of light and ventilation of the new 24-sty building now being erected at 220 to 224 West 42d st, the 3-sty Bruce Library building, at 226 West 42d st, on a lot 25x98.9. On the site will be erected a 5-sty extension to the larger structure, designs for which have been prepared by Willauer, Shape & Bready, architects. The purchase completes the light protection on all sides of the large structure, as 218 West 42d st was recently acquired from Anna A. Diamond, and the 17-sty wing, which extends to 221 West 41st st, is flanked on either side by the low New Amsterdam Theatre and Public School No. 80.

58TH ST.—The estate of Ada Howe sold 32 West 58th st, a 4-sty dwelling, on lot 25x100.5, between 5th and 6th avs. The price is said to have been about \$90,000. Henry D. Winans & May were the brokers.

58TH ST.—Mrs. Olga Deschere sold 334 West 58th st, a 4-sty dwelling, on lot 20x100.5, between 8th and 9th avs, to the Real Realty Co., L. J. Witbeck, president, which owns the adjoining property at 330 and 332, and the abutting parcel at 329 West 57th st. On the combined site, which has a frontage of 60 ft on 58th st and 25 ft on 57th st, the company will erect an apartment house. A. N. Gitterman was the broker in the deal.

4TH AV.—The Neerg Realty Co. bought from Mary E. Kerr, a strip of land one inch by 100 ft., between 377 4th av and the new 12-sty building to the south, on the site of the one time Putnam House, for one hundred dollars. When the transfer of the Putnam property was made the one inch was not included in the transfer to the present owner, Mrs. Phoebe S. Sinclair. Mrs. Kerr consented to sell the strip for \$100, although the price is less than half the current valuation of 4th av frontage, between 26th and 27th sts.

Manhattan—North of 59th Street.

65TH ST.—The Intercity Land and Securities Co. bought from Wolfe Goldberg the 6-sty tenement at 326 East 65th st on plot 37.6x100.

72D ST.—Frederick D. Underwood, president of the Erie Railroad, sold to the Anthony Campagna Construction Co., Joseph Paterno treasurer, 303 West 72d st, a 4-sty dwelling, on lot 22x100. The same company also bought from A. C. Tine No. 305, adjoining, and from the Kingsland estate No. 307, making a combined plot with a frontage of 64 ft, which will be improved with a 12-sty apartment house. Earle & Calhoun and Slawson & Hobbs were the brokers in the transaction. The new structure will be similar to the Lucania, now being erected by the same owners, at 231 to 237 West 71st st. The operation just undertaken will involve an expenditure of approximately \$600,000. With the exception of the Chatworth, at the south entrance to Riverside Drive, the new building will be the first one of its type to be erected in 72d st west of West End av. At the northwest corner of West End av and 72d st are two houses owned by the Huyler estate, the one at the immediate corner having been the residence of the late John S. Huyler. At 311 West 72d st lives John S. Sutphen, and adjoining his house is the Prentiss residence, at 1 Riverside Drive. The dwelling at 3 Riverside Drive is owned by William Guggenheim. No. 4 is the house of Mrs. Angie M. Booth, who owns the rest of the block to the 73d st corner.

77TH ST.—Slawson & Hobbs sold for Sherman B. Townsend 327 West 77th st, a 4-sty high stoop dwelling, size 18x55x102.2, to a client for occupancy.

93D ST.—Pease & Elliman sold for Mrs. L. B. Clark 304 West 93d st, a 5-sty American basement dwelling on lot 20x51.2, located 80 ft west of West End av. The buyers are Bernard and Louis Goldstein, proprietors of the Palm Garden.

112TH ST.—The Lawyers' Mortgage Co. sold 72 East 112th st, a 6-sty flat, on lot 26x100.11.

113TH ST.—The Lawyers Mortgage Co. sold 72 East 113th st, a 6-sty flat, on lot 26x100.11, between Madison and Park avs.

114TH ST.—The Meister & Bache Realty Co. sold to a client 37 West 114th st, 5-sty double tenement, on lot 25x100.

119TH ST.—D. Phoenix Ingraham & Co. sold for William S. Lyon to Joseph F. A. O'Donnell 116 West 119th st, a 3-sty dwelling on lot 18x100.11, between Lenox and 7th avs. This property was to have been offered at auction.

122D ST.—Michael Feeney sold 277 West 122d st, a 3-sty dwelling, on lot 14.6x100.11. The property adjoins the northeast corner 8th av.

122D ST.—E. Sharum sold for Annie Gaffney 440 East 122d st, a 3-sty dwelling, on lot 18.6x100.11.

125TH ST.—The Cascade Realty and Construction Co. resold 31 West 125th st, a 5-sty building with store, on lot 20x99.11. The company secured the parcel in a trade last June with William Grant for the Aniaagra apartment house at Broadway and 150th st.

128TH ST.—Joseph F. A. O'Donnell bought through D. Phoenix Ingraham & Co., from William S. Lyon 9 and 11 West 128th st, a 3-sty frame dwelling and a 3-sty brick dwelling, on plot 37.5x99.11, located 137.6 ft west of 5th av. These properties were to have been offered at auction.

131ST ST.—Julius Krakauer sold 143 West 131st st, a 3-sty dwelling, on lot 70x99.11, between Lenox and 7th avs.

136TH ST.—T. B. Wood sold the 3-sty dwelling at 129 West 136th st, on lot 15.6x99.11, for Dr. Warren W. Falley.

Henry A. Friedman, commissioner of assessment in the same proceeding has completed his estimate of benefit, and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Oct. 24, and he will hear all such parties, in person, on Oct. 29, at 2 p. 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:

BROOKLYN.

SUYDAM ST, ETC.—Opening SUYDAM ST and WILLOUGHBY AV, from Irving av to the borough line, 27th Ward. Area of assessment: Bounded on the east side by the borough line; on the southeast by a line midway bet Suydam st and Hart st; on the southwest by a line distant 100 ft. southwest from and parallel with the southwest line of Irving av, the said distance being measured at right angles to Irving av, and on the northwest by a line midway bet Willoughby av and Starr st. Nov. 25.

EAST 28TH ST, ETC.—Opening EAST 28TH ST bet Albemarle rd and Clarendon rd; EAST 29TH ST, bet Albemarle rd and Clarendon rd, 29th Ward. Area of assessment: Bounded on the north by a line distant 100 ft. north from and parallel with the north line of Albemarle rd, the said distance being measured at right angles to Albemarle rd; on the east by a line midway bet East 29th st and Nostrand av, and by the prolongation of said line; on the south by a line distant 100 ft. south from and parallel with the south line of Clarendon rd; and on the west by a line midway bet East 28th st and Rogers av and the prolongation of said line. Nov. 25.

18TH AV.—Opening, from Coney Island av to the former town line of New Utrecht and Flatbush, 29th and 30th Wards. Area of assessment:

Beginning at a point on a line midway bet 47th st and 48th st where it is intersected by a line midway bet 17th and 18th avs, as these streets are laid out southwest from 47th st and running thence northeast along the said line midway bet 17th and 18th avs, and along the prolongation of the said line to a point distant 300 ft. north from the north line of 18th av as laid out east of 47th st, the said distance being measured at right angles to 18th av; thence east and parallel with 18th av to the intersection with a line midway bet Westminster rd and Argyle rd; thence south along the said line midway bet Westminster rd and Argyle rd to the intersection with the prolongation of a line midway bet Webster av and Newkirk av as these streets are laid out east of Ocean parkway; thence west along a line always midway bet Webster av and Newkirk av and along the prolongation of said line to a line midway bet 47th st and 48th st; thence northwest along the said line midway bet 47th st and 48th st to the point or place of beginning. Nov. 25.

AV J.—Opening AV J, bet West st and Ocean Parkway, 30th and 31st Wards. Area of assessment: Bounded on the north by a line midway bet Av J and Av I, and by the prolongation of said line; on the east by a line midway bet Ocean Parkway and East 7th st; on the south by a line midway bet Av J and Av K, as laid out east of Ocean Parkway, and by the prolongation of said line; and on the west by a line distant 100 ft. west from and parallel with the west line of West st, the said distance being measured at right angles to West st. Nov. 25.

QUEENS.

REMSEN PL.—Regulating, grading, curbing and flagging REMSEN PL, between Grand st and Hull av, 2d Ward. Area of assessment: Both sides of REMSEN PL, from Grand st to Hull av and to the extent of one-half the block at the intersecting streets. Dec. 8.

Insurance Society Dinner.

The Insurance Society of New York will open its season of work on Oct. 22, 1912, with the usual dinner and meeting at the Drug and Chemical Club. The speaker of the evening will be Edson S. Lott, president of The United States Casualty Company, the topic, "Workmen's Compensation Laws as Distinguished from Employer's Liability Laws."

The afternoon meetings, held in previous years in the assembly room of the New York Board of Fire Underwriters, 123 William street, will be continued and among the speakers are to be George Richards, Edwin W. DeLeon, Henry L. Phillips, Richard A. Deming, George A. Cullen and William B. Ellison.

Round Table meetings that are scheduled number eleven, the topics being evenly divided between fire and casualty insurance. The chairman of the Round Table Order for 1912-1913 is Henry A. Fiske.

158TH ST.—The Heslock Realty Co. sold to the Gingold Realty Co. the one time Whealock property comprising a plot of about 56 lots located in the north side of 158th st, 468 ft. west of Riverside Drive and having an extensive frontage in the tracks of the New York Central Railroad. The residence, occupied for many years by the Whealock family, still stands on the property, which was held at \$300,000. In exchange the Gingold Realty Co. gives the Bolton apartment house, a 7-sty structure in the west side of Amsterdam av, occupying the block front between 176th and 177th sts, opposite Highbridge Park. The building has an avenue frontage of 200 ft and 100 ft in each of the side streets, and was held at \$450,000. The same company also gave as part of the deal the Onondaga apartment house, also a 7-sty building at the south corner of Riverside Drive and 152d st, on plot 104x140. The property was held at \$350,000. W. G. Phillips was the broker in the exchange.

165TH ST.—Ennis & Sinnott sold 552 West 165th st, a 3-sty dwelling, on lot 16x106.5x irregular, between Broadway and St. Nicholas av, to the Washington Heights Hospital, which owns 534, adjoining. James E. Barry & Co. negotiated the deal.

169TH ST.—James E. Barry & Co. resold for Crandall & Foote to the Elkland Realty Co. 516 and 518 West 169th st, a 6-sty elevator apartment house, on plot 50x85.

AUDUBON AV.—The Hudson Trust Co., as trustees for the John H. Springer Realty Co., sold the northwest corner of Audubon av. and 183d st., a lot fronting 74.11 ft. on the avenue and 25 ft. on the street. L. J. Phillips & Co. were the brokers.

BROADWAY.—The firm of Peter Axelrad & Solomon Feinberg, incorporated, sold for the McMorrow Engineering and Construction Co., Patrick McMorrow, president, the Columbus, a 10-sty elevator apartment house, with stores, at the southeast corner of Broadway and 157th st, on a plot fronting 100 ft on Broadway and 125 ft on 157th st, facing the subway station at that point. The house has been held at \$650,000. The buyer is the Utility Realty Co. (Henry Morgenthau), which gives to Mr. McMorrow in part payment the vacant plot at 131 to 137 West 35th st, 75x98.9, located 207.1 ft west of Broadway and opposite the Macy store. Mr. McMorrow has completed arrangements for improving the site with a 22-sty loft structure, which will equal in height the city's tallest loft building being erected by Edward W. Browning at 110 and 112 West 40th st. Plans for the structure have been filed at the Building Department.

LEXINGTON AV.—John N. Golding sold for D. M. Rousseau to Marcus M. Marks 872 Lexington av, a 4-sty flat with store, on lot 20x 70, adjoining the northwest corner of 65th st.

LEXINGTON AV.—John N. Golding sold for Dr. David H. Agan to Thomas E. Fitzgerald 1074 Lexington av, a 3-sty dwelling, on lot 17x80, about 34 ft south of 76th st.

LEXINGTON AV.—Heilner & Wolf and Frederick W. Marks bought the southwest corner of Lexington av and 89th st from the Central Trust Co., trustees of the McQuade estate, 100.8% on Lexington av by 93.10 on the st. The premises are now occupied by six private dwellings on the av and an apartment house on 89th st. This is the largest plot that has been sold in this location since the active construction of the subway was begun, and is within a short distance of the new express subway station, entirely surrounded by the Rhinelander estate holdings and only one block west of 3d av "L" station. Duff & Conger were the brokers in the transaction. Robert M. Bush acting for the Central Trust Co.

MADISON AV.—E. Sharum sold for William Kern 2034 Madison av, northwest corner of 129th st, a 3-sty dwelling on lot 18x75.

VERMILYEA AV.—M. Just and J. J. Talbot sold for the Vermilyea Realty Co., the apartment house known as the Chadwick, at 127 Vermilyea av, to Kate Meyer, an investor, this being an entire cash transaction without any element of trade.

WEST END AV.—Evangeline Rockhill sold 485 West End av, a 3-sty dwelling, on lot 19.6 x79, located 39.6 ft north of 83d st. The buyer is the 483 West End Avenue Co., William L. Sutphin, president, which recently secured the property at 481 and 483 adjoining at the north-west corner of 83d st. On the combined site, 59x79, the company will erect a 12-sty apartment house.

5TH AV.—The Intercity Land and Securities Co. bought 1489 5th av, a 6-sty tenement, on plot 37.6x 100, from Pauline L. Goodman.

Bronx.

BECK ST.—The Charles F. Noyes Co. sold for Edward Robitzek 759 Beck st, a 3-sty dwelling, on lot 25x100, to a client for occupancy.

EASTBURN AV.—John J. Greene sold for G. F. Hilgeman a plot 100x95 on the east side of Eastburn av, 88 ft north of 174th st.

FAILE ST.—Paul A. McGolrick and Dave L. Watson sold for Frank A. Spencer, Jr., the two-family house, 1016 Faile st, on lot 20x100. Three lots at the northeast corner of 25th st and Crocheron av, Broadway, Flushing, were given in part payment.

TIFFANY ST.—The H. M. Construction Co. bought from Morris Herman the triangular plot, 151.10x190.8x116.5 at the northwest corner of Tiffany and Fox sts. The company will improve the site with an apartment house.

TIFFANY ST.—The Aaron Goodman Realty Co. sold to Adelstein & Avrutine a plot, fronting 328 ft on Tiffany st, 145 ft on Fox st, and 148 ft on Beck st. The new owners will improve the property with 5-sty flats. In part payment the Aaron Goodman Realty Co. takes 115 to 121 East 104th st, two 6-sty apartment houses, on plot 65x100. The Bronx plot is part of the large plot acquired a few months ago from the Henry Morgenthau Co.

182D ST.—L. N. Levy sold the 2½-sty dwelling, on plot 50x100, in the north side of 182d st, 141 ft west of Southern Boulevard.

DECATUR AV.—Charles Hulsman bought through Ernst & Cahn, 3155 Decatur av, 2 2¼-sty detached two-family house on a lot 25x100.

GRANT AV.—Louis Reiss sold for the Kitchen Improvement Co. the three-family brick dwelling at 1070 Grant av, on lot 25x101, to Clara Dickler, who gave in part payment her country residence at 103 Trenchard st, Yonkers, N. Y., on plot 120x240.

HOE AV.—John J. Greene sold for the Kay Co., 1291 Hoe av, a 5-sty apartment house, on plot 50x100, to an investor.

KINGSBRIDGE RD.—H. L. Phelps sold for Bird S. Coler a plot 156x200 on the east side of Kingsbridge road, 158 ft south of 194th st, and running through to Briggs av to the William C. Oesting Co. for immediate improvement.

MAYFLOWER AV.—The Haight Estate sold 3 lots on Mayflower av to investing clients of H. S. Leube.

CLINTON AV.—The Lewis H. May Co. sold for the Coffi Co. 1003 and 1005 Tinton av, the 6-sty new law flat and store property on a plot 52x100, to Ignatz Modry, who gave in part payment the Modry Homestead, consisting of 2 cottages on a plot 150x75, on the east side of Carlton av, Arverne, L. I. The transaction involved about \$125,000.

Brooklyn.

GARFIELD PL.—The Jerome Property Corporation sold the 2-sty brownstone dwelling at 123A Garfield pl, 20x107, for William A. Dowling to a client.

4TH ST.—Burrill Brothers sold the 3-sty brick and stone American basement house, lot 18.6x 100, at 532 4th st, for Mrs. Pearl H. Hazard to a buyer from Manhattan for occupancy.

53D ST.—Tutino & Cerny sold for Ida F. Waller, a client for occupancy, the 2-sty brick two-family house on plot 20x100, at 658 53d st.

88TH ST.—Frank A. Scoversold 10 lots on the north side of 88th st, 175 ft east of Narrows av for the Bendheim Construction Co., to a builder.

3D AV.—Samuel Galitzka sold for a client to a builder who will at once improve with up-to-date apartment houses the northeast corner of 3d av and 87th st, plot 120x100.

6TH AV.—The Samuel Galitzka Co. sold for the Hudson Fulton Realty Co. to Mr. Hanson the 2-sty brick 2-family house on plot 20x100 at 732 6th av.

8TH AV.—The Jerome Property Corporation sold the 4-sty single brick apartment house 348 8th av, 19.6x78.10, to John MacHutcheon.

CONEY ISLAND.—The Talmud Torah Congregation, in conjunction with the Sea Gate Sisterhood, bought from the Somerville Realty Co. a plot 60x100 on the northwest corner of Mermaid av and West 23d st, Coney Island, for the purpose of erecting a new synagogue.

Queens.

DOUGLSTON PARK.—Dr. C. I. Scofield bought a plot at the corner of Virginia rd and Douglaston av, on which the J. W. Doolittle Building Co. will erect a dwelling and studio to cost \$15,000.

LONG ISLAND CITY.—The Seidel Realty Co. sold for the estate of James Lennon a factory site on Queens st, two blocks south of the bridge plaza, having a frontage of 65 ft on Queens st and 105 ft on the Pennsylvania-Long Island Railroad. The buyer will commence the erection of a factory immediately.

FAR ROCKAWAY.—The Frederick W. Avery Co. sold a cement house on plot 50x75 ft on the south side of Mill st, 100 ft east of Neilson av, for Marion C. Howard. The buyer, Theresa M. Avery, gave in part payment the plot, 85x100, corner of Cedar Lawn av, facing the golf links of the Ocean Country Club.

LAURELTON.—The Laurelton Land Co. sold to R. W. Gibb of Brooklyn a ten-room house, on plot 100x100, on Franklin boulevard.

ROSEDALE STATION.—The New York and Suburban Land Co. sold to Moses P. Henry a plot, 40 ft front x 100 ft deep, on President av; to Ethel Adelson a plot, 40x100, on Park Boulevard; to S. H. Hovetter, a plot, 80x100, on Park Boulevard, and to Mrs. Mary Moran a plot, 60 x100, on Park Boulevard.

BROADWAY, FLUSHING.—The Rickert-Finlay Realty Co. sold to Arthur W. Jenkins, of Staten Island, a business plot on the south side of Crocheron av, 100 ft east of 22d st, on which the buyer will erect a store building as an investment.

FLUSHING.—David F. Watson sold the ten-room house, 219 Madison av, on plot 50x128, with garage.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park to J. McGinnis 40x100 in the west side of Clarence av; to William Bromgartner 2 lots in the west side of Clarence av, and to A. Gutman 2 lots in the north side of Amstel boulevard.

Richmond

ANNADALE.—H. Rogers bought through Cornelius G. Kolff of George R. Beach, 71 lots on the Annadale rd, opposite the Annadale station, and across the street from the Annadale development of Wood, Harmon & Co.

ST. GEORGE.—M. Wirth sold through Cornelius G. Kolff to J. J. Bohan, of Manhattan, the private residence with grounds 75x100 on the south side of 2d av, near Westervelt av.

MARINER'S HARBOR.—Samuel Ginsberg sold for D. B. Van Name to Samuel Wallach 18 lots in Zloff pl, near Washington av.

Suburban.

BRIGHTWATERS.—The T. B. Ackerson Co. sold a 60-foot plot on west side of Pine Acres Boulevard, south of Montauk Drive, in the Pines Section, to Augusta M. Storey; a 60-foot plot on east side of Richland Boulevard, south of Montauk Drive, in the Pines Section, to Ella M. Barber, and a 100-foot plot on the west side of Richland Boulevard, north of Howells Road, in the Pines Section, to G. B. Perkins.

GREAT NECK.—The McKnight Realty Co. sold to Geraldine S. Delmater, of Manhattan, a plot at the corner of Cedar drive and Gateway drive, estates of Great Neck, having a frontage of 206 ft; a plot of 129 ft on Sycamore drive, a plot of 120 ft on Maple st and a plot of 180 ft at the corner of Cedar drive and Maple drive. In the waterfront section Mrs. Delmater bought two plots of 110 ft frontage on Ridge Drive East and a frontage of 210 ft on Stewart drive at the corner of Ridge Drive West. Mrs. Delmater is to improve the plots with high-class dwellings.

MONTCLAIR, N. J.—Cooper & Gerstner sold the 3-sty brick business block in Bloomfield av for C. H. Seaman, for \$24,000.

JERSEY CITY, N. J.—George J. Fermier sold to Jacob Weltoff a plot 68x125 in the east side of Arlington av, near Myrtle av.

MT. VERNON, N. Y.—McLernon Brothers sold for a client the northeast corner of Gramatan av and Sand st, a private dwelling, on plot 68x140. The buyer will occupy the house.

NEWARK, N. J.—Philip J. Bowers and the Fairchild-Baldwin Co. sold to Charles E. Cameron for the Lauter Piano Co., 591 and 593 Broad st, two brick store buildings, on plot 42x175. As soon as title is passed the buyer will erect a 4-sty building of steel construction on the site. The Lauter Co. recently bought 657 and 659 Broad st as a site for a new building, but finding it impossible to obtain temporary quarters abandoned the project. Nos. 657 and 659 Broad st, now occupied by the Lauter Co., has been leased through Philip J. Bowers and the Fairchild-Baldwin Co. for a term of 20 years at a rental aggregating \$660,000.

SCARSDALE, N. Y.—Fish & Marvin sold for Hedley A. Clark, of Baltimore, Md., his country place, to a Manhattan client.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold the W. Rummell residence and grounds, 100x220, on Montrose av, near Centre st, to a client who will occupy it.

JERSEY CITY, N. J.—Morris Cohen bought from Harry J. Max a plot, 50x93, in the west side of Ocean av, near Warner av.

JERSEY CITY, N. J.—M. T. Connelly bought the Bliss residence at the corner of Gifford av and the Boulevard for occupancy. The structure occupies a plot 76x121.

NORTH BERGEN, N. J.—The Koch Realty Co. sold to Frank D. Colburn a plot 380x531, containing 80 lots, at the southwest corner of Burr av and Richmond pl.

STAMFORD, CONN.—Kenneth Ives & Co. sold to Thomas Robins a shore front plot at the extreme end of Shippan Point, and to Col. R. H. Patterson a plot on Van Rensselaer av.

YONKERS, N. Y.—William M. Hyer, of Edgewater, N. J., bought 4 lots on Tibbetts road and 4 on Sedgwick av, Lefferts Park, from the Valley Farms Co. for improvement with a residence.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to M. J. Chapman, a Chicago capitalist of 200 Adams st, for investment, the plot having 210 ft frontage on the southwest corner of West Drive and North Drive.

JERSEY CITY, N. J.—John J. McMahon, County Register, bought from Max Klein 78 and 82 Oak st, two six-family frame flats on plot 80x100. The buyer gives in part payment a tract of 8 acres located at the northeast corner of the Hackensack Turnpike road and Hamilton av.

MASSAPEQUA.—The Queens Land and Title Co. sold for immediate improvement to V. Davidson a plot, 40x100, on Main st; to H. Steiger a plot, 40x100, on Jerusalem av; to G. Masterson a plot, 40x100, on Pittsburgh av, and to S. E. Hall a plot, 40x100, on Main st.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to R. Goodman and S. Taylor, C. Lubitz, A. and S. Schmidt, and S. Murray each a plot 40x100 on Ebert av; to M. Rohr and M. Maegerle each a plot 40x100 on Windsor Parkway; to N. Von Hollen a plot 20x101 on Lawson av; to J. and M. Finegan a plot 20x84 on Bayside av; to W. H. Cross a plot 60x100 on Merrifield av; to S. Murray a plot 40x111 on Hoke av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to M. and A. Dwork a plot 60x100 on Lawrence av.

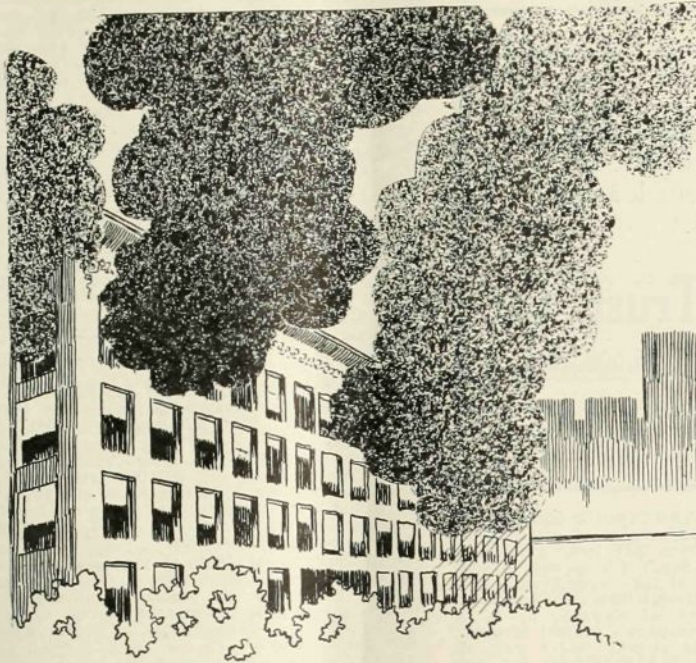
HEMPSTEAD.—The Windsor Land & Improvement Co. sold to J. A. Reid a plot 40x100 on Pooth st, and to J. Reilly a plot 25x100 on Rosedale av.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to E. Hemmer a plot 40x100 on Hamilton av; to N. Campbell a plot 60x100 on Grove st; to P. J. Finnegan a plot 60x142 on Merrick Boulevard; to J. and R. Roeder a plot 65x99 on Central av.

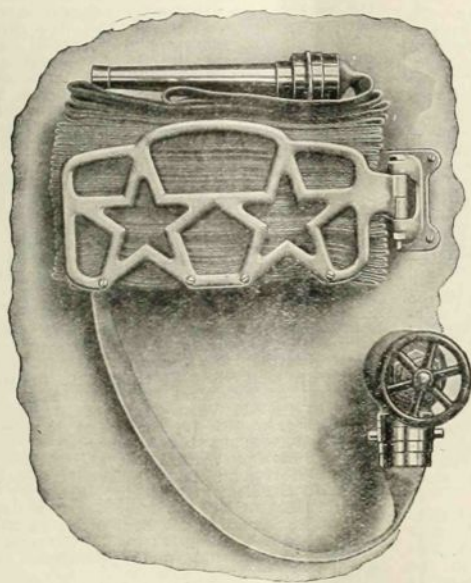
FLORAL PARK.—The Windsor Land & Improvement Co. sold to D. Tischler a plot 40x 100 on Belmont st; to J. McDermott a plot 40x 100 on Cypress st; to J. Collins a plot 60x100 on Violet av.

RECENT BUYERS.

MONTGOMERY MAZE, president of the Maze Realty Co., is the buyer of the plot of seven lots at the northwest corner of Broadway and Emerson st, the sale of which by William A. Darling & Son for the Welsbecker estate was reported recently. The property fronts 50 ft on Broadway and 225 ft on Emerson st. Two 5-sty apartment houses will be erected on the westerly 125 ft of the plot on Emerson st.



IT IS in direct defiance of the LAW to neglect to provide sufficient fire protection in apartment houses, etc.

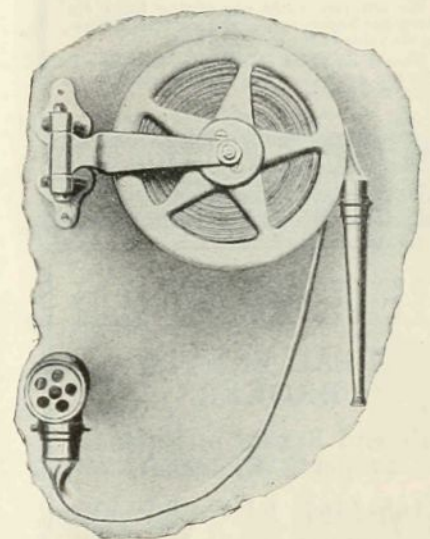


"Josico" Swinging Hose Rack

This cut shows the "JOSICO" Swinging Hose Rack with the folds laid horizontally, the design of which is exceptionally attractive for a Hose Rack of this type. These Racks are made with either wall brackets or pipe clamps and finished in all the regular styles of bronze, electro-plate and japan and also in solid brass and iron.

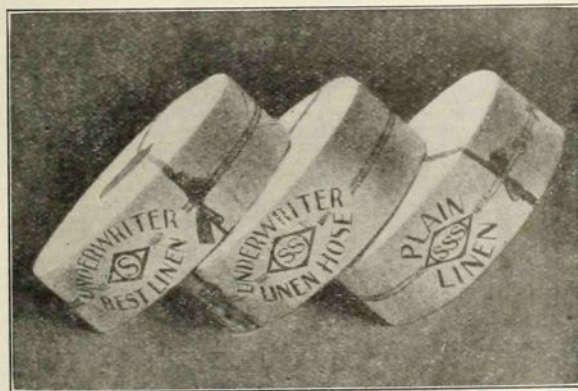
NO Apartment or Flat Building should be allowed erection until provisions are made in the specifications calling for ample and sufficient fire fighting apparatus of a nature fully in compliance with the rules set down by the National Board of Fire Underwriters. The specialties shown on this page represent but a few of the many we manufacture—each bearing the stamp of

HIGHEST POSSIBLE QUALITY



"Star" Swinging Hose Reel

This cut shows an improved design of the well known "STAR" Swinging Hose Reel with a wall bracket attachment to be used when the standpipe is not exposed. These "STAR" Reels are made in iron, bronzed, japanned or electroplated, also in brass, polished or electroplated to match hardware trim.



THIS cut shows our three grades of Approved Underwriter Linen Fire Hose. "5" Grade is tested to 550 lbs. pressure to the square inch. "555" Grade is Plain Linen Commercial Hose tested to 300 lbs. to the square inch. These grades are the best on the market.

THE "CRESCENT" FIRE EXTINGUISHER. This type of extinguisher is known as our "Bottle Breaker" and is also widely known on account of its special properties. It is adapted to any requirement. This extinguisher becomes effective instantaneously by simply inverting the machine and striking the spindle head against the ground, thus breaking the bottle and causing the acid to precipitate itself with contents of Extinguisher, thereby generating an efficient stream to check any blaze.

THE "JOSICO" FIRE EXTINGUISHER. One of our largest and best sellers owing to special attention given its construction. Its body consists of a heavy jacketed copper cylinder specially riveted with all parts carefully finished and tested. It is thoroughly in accord with Underwriter specification, and besides having their unqualified endorsement also has the approval of the leading fire authorities throughout the country. Made in three gallon size. Guaranteed tested 300 lbs. pressure.

Our Fire Fighting Specialties as shown here BEAR THE HIGHEST QUALITY STAMP; none better can be manufactured under any conditions. Your orders will receive the promptest attention and our facilities for QUICK DELIVERIES are always at your service. Send for our latest catalog and price list.



JOHN SIMMONS CO., 110 CENTRE ST. NEW YORK, N. Y.

Borrowers

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

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

REAL ESTATE MORTGAGES
TRADE MARK

Mortgage Loans Is Our Business

We are constantly negotiating loans for prominent lenders and borrowers, thus indicating the value of our service to both.

Twenty-six years of mortgage loan experience and a complete equipment enable us to render this service.

For efficient service, call, write or 'phone

Remsen Darling
Tel. 3500 Cortlandt 170 Broadway
Member Real Estate Board of Brokers

HEIL & STERN

REAL ESTATE
BROKERS

Sale and Rental of Business
Property a Specialty

1165-1167 BROADWAY

N. W. cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE GEO. H. GRAY

**General
Brooklyn Real Estate
Brokers**

Howard C. Pyle Co.

Real Estate Mortgage Loans Expert Appraising Insurance

199 Montague Street, BROOKLYN
Telephone, 3385 Main

COLONIAL Wall Paper Co.

CHARLES A. BODIN, Manager

Wholesalers
Importers
Retailers

**HIGH GRADE
PAPER HANGINGS**

29-31 DE KALB AVE.
BROOKLYN, N. Y.

ASK YOUR DECORATOR TO SHOW YOU

"THE COLONIAL LINE"

HARRISON, N. J.—The Crucible Steel Co. of America bought for the purpose of extending its plant, a tract of about 200 lots, comprising 7 blocks, running in South 4th st and extending from the roadbed of the Pennsylvania railroad to the Passaic River. The sale was made for the Shanley estate, of Newark, by L. J. Phillips & Co. The company's project involves, with the improvements already under way, an expenditure of more than \$1,000,000 for new buildings to extend the company's plant.

WESTMORELAND.—The Rickert-Finlay Co. sold to Josephine MacLean the plot with a frontage of 187 ft on the northwest corner of Broadway and Nassau rd, on which the buyer will erect a house for her own occupancy. The property overlooks Little Neck Bay and Douglas Manor.

DR. SAMUEL NELSON IRWIN is the buyer of 732 West End av. Charles S. Kohler was the broker.

LEASES—MANHATTAN.

BARNETT & CO. leased dwellings at 214 West 123d st, 17 East 124th st and 143 East 111th st.

CAMMANN, VOORHEES & FLOYD leased the building, 226 Front st, for Robert L. Morrill, of 15 William st, to the Stevens Grease and Oil Co., of 557 West 22d st; also the building, 31 Ferry st, for Mooyer & Marston, to A. Donadio; the store, basement and 3d loft in 126 Water st to Fiske & Brown, of 103 Water st, for E. P. Gaillard; the store and basement in 46 Great Jones st for the Ettagloc Holding Co. to Wilcox & Gibbs, of 658 Broadway; building at 121 Broad st to William R. Winn, of 143 Maiden Lane, and the store in 27 South William st to A. Blank.

CARSTEIN & LINNEKIN leased to Paul Bendix, of 32 Union sq, part of the 7th floor in 455 4th av; also in connection with Stephen H. Tyng & Co., about 5,000 ft on the 5th floor to Galland & Wechler; also space in 239 4th av to E. J. Schremp; also space on the 14th floor of 220 5th av to the Star Publishing Co., and in 131 and 133 East 23d st the front half of the 8th floor to Eugene Deuth.

THE LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co. the large store in 1964 Amsterdam av, immediately adjoining the entrance to the newly erected Palace Theatre, corner of 157th st. The lessee, S. Schippro, of 871 Prospect av, will occupy same as a first-class glove and corset shop.

VASA K. BRACHER leased the dwelling at 322 West 89th st for Marie L. Degener to E. F. Haas.

THE CROSS & BROWN CO. leased the building at 136 eWest 54th st, for Dennis & John McAuliffe to the Rauch & Lang Carriage Co., and have sublet the 2d floor in the same building to Thomas Hyland, of 110 West 34th st; also leased to the Rauch & Lang Carriage Co. for a term of years, for the Empire City Auto Co., the store in 1800 Broadway; also space on the 16th floor of the new 20-story building being erected at the southeast corner of Madison av and 42d st for the 42d Street & Madison Av Co., to Robert S. Finney, of Park av and 41st st; also space in the Auto Building at 1926 Broadway to the Bergdoll Motor Car Co.; also the parlor store in 9 East 30th st for William J. Fitzgerald to Nicholas Martin, of 6 East 30th st.

BENJAMIN ENGLANDER leased for Webster B. Mabie & Co. to Spark & Forstot, of 14 Wooster st, space in 245 to 251 7th av; also to Samuel D. Reich of 8 West 19th st and 33 East 32d st, and 56 and 58 West 22d st to P. Wolf & Co. of 56 West 22d st.

B. FLANAGAN & SON leased for Mrs. Kate I. Kelly, the 6-sty tenement, at 263 and 265 West 14th st, for a term of years to Charles Brown; also suite 107 and 108 in 176 West 72d st for the Broadway and 72d St Realty Co. to the tailoring establishment of Johan S. Schmidt, of 21 East 31st st.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased to Klauber Brothers four lofts in 865 Broadway for nine years and six months. These lofts adjoin the building now occupied by the same firm at the southwest corner of Broadway and 18th st.

ROBERT A. GOODWIN, of Sharp & Co., leased to George Moore the 3-sty dwelling, 128 West 104th st, for Mary A. Kaufman, represented by John R. Davidson.

HEIL & STERN leased for Florence Coleman the 5th and 10th lofts in 116 and 118 West 29th st; for Susquehanna Silk Mills the 5th loft in 18 to 22 West 18th st; for H. Richter's Sons the 2d loft in 627 and 629 Broadway;

for D. L. Newborg the store and basement in 5 and 7 West 4th st; also for D. L. Newborg the 1st loft in 699 Broadway; also store and basement in 24 and 26 Waverly pl to the Stern-Katzenstein Co., of 23 Washington pl; also the 2d loft in 7 and 9 Waverly pl; also the 2d loft in 31 and 33 East 10th st.

FOLEY & HUGHES leased for Salvadore La Rose to Margaret Boyle the 4-sty dwelling at 212 West 11th st; also the dwelling at 219 West 13th st for William Young to Elizabeth Widlake for a term of years.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the American Real Estate Co. to Edwin Sommerich, of 624 Broadway, maker of hat frames, for ten years, the 4th loft in the Arena Building, at 38 to 42 West 32d st and 39 and 41 West 31st st.

JOHN J. KAVANAGH leased the dwelling, 118 East 86th st, to G. S. J. Snett, and the dwelling at 32 East 81st st to L. H. Newkirk.

GEORGE KETCHUM leased for Walter Salomon the extreme westerly store in the building, 17 and 21 West 42d st, to a client for occupancy.

JACOB LEITNER leased for the H. B. Kirk estate the block front on the west side of Broadway between 133d and 134th sts, containing 5 and 6-sty tenement houses, to the Zenobia Leasing Co. for a term of years at an aggregate rental of \$367,500.

WEBSTER B. MABIE, as agents for the 10-sty building at 34 East 12th st, southeast corner of University pl, rented the 8th loft to Hirsch & Elgart, manufacturers of clothing specialties. L. Tannenbaum, Strauss & Co. were the brokers.

MILTON NATKINS leased 243 West 34th st to a Long Island real estate corporation for ten years; also 613 to 617 8th av, three 4-sty buildings, to J. Valensi and the Ellenbeke Cafe for ten years; plot, 50x150, northwest corner of 138th st and St. Ann's av to Frank Petters, of 580 East 138th st, and offices in the Broadway and 39th st building to William Faversham Long & Whiffen, Delmark & Shay and the United Renting Co., the Shapiro Music Publishing Co., of 1416 Broadway, and Lester Ebbets.

THE CHARLES F. NOYES CO. leased to the Sydney Ross Co., of 75 Cliff st, the 7th, 8th and 9th floors in the "Heptagon Building," at 143 to 147 Waverly pl; also lofts or premises in 4 and 6 Cedar st to Al. Calligari, of 4 Cedar st; in 21 and 23 St. Ann st to N. Meyers and F. Winter; in 130 and 132 Pearl st to James C. Gismond, of 96 Water st, and in 28 Frankfort st to Thomas B. Lashar.

PEASE & ELLIMAN leased 137 West 74th st to Mrs. Hannah V. C. Bassett, and 216 West 72d st to Frederick L. Brown; also apartments in 138 West 65th st to Hugh N. Harding, in 294 West 92d st to Mrs. Florence Hinkle; in 621 West 112th st to Mrs. Isabel C. Kelly; in 101 West 85th st to Mrs. Julia F. R. McGee; in 164 West 74th st to J. T. Hinkle; in 612 West 112th st, to Mrs. Isabel Gladys Morrison; in 235 West 71st st to William J. O'Brien and George Kreiger; in 167 West 72d st to Mrs. V. M. Fisher; in 128 West 72d st to Mrs. Ida M. Froehlich; in 250 West 88th st to J. L. Schultz; in 130 Riverside Drive to John Glenn, and in 137 Riverside Drive to William J. Sloane.

THE CHARLES F. NOYES CO. leased for Frederick Fox, agent, for a period of ten years the cigar privileges in the new building at 110 and 112 West 40th st, to Jacob H. Gredinger.

LEONARD J. MUHLFELDER leased for Frederick Victor & Achelis, Leo Rosenberg, department, the store and basement in 15 and 17 West 21st st, to the Machenbach Importing Co., of 50 Howard st; also the following: for William C. Walker's Sons the 1st loft in 14 and 16 Washington pl to I. Freedman & Co. of 85 Bleeker st; in conjunction with L. Tannenbaum Strauss & Co., for Frederick J. Seitz, the 3d loft in 39 and 41 East 12th st, to Silverstein & Schain, of 112 Bleeker st; for Manheimer Bros., the 9th loft in 710 Broadway to Nathan J. Gumbiner; for Charles F. Noyes Co., 5,000 ft in 71 West 23d st to the Epstein Underwear So. of 279 6th av; for Henry Trowbridge the 2d loft in 28 Howard st to Savada Bros. of 428 Broadway.

DANIEL BIRDSALL & CO., leased to the Rosenstock Chemical Co. of 32 Union Square space in 245 and 247 West 28th st; also leased to Siegel-Foster Co. of 119 West 23d st, additional space in 119 and 121 West 23d st.

CAMMANN, VOORHEES & FLOYD leased for ten years the large store and basement in 29 to 24 Grand st and 23 to 27 Sullivan st, for the Peter Roberts Realty Co. to Jasper Bayne Co., agents, for A. M. Byers and the Monongahela Tube Co.

B. CRYSTAL & SONS leased in 47 and 49 West st space to the Universal Electric Welding Co. of 2 Rector st, and to the Machman Manufacturing Co.

JACOB LEITNER leased to Rocco Lanciano for the Dean Holding Co. 2453 2d av, a 6-sty tenement house, and for Arolf Realty Co. 2456 2d av, a 5-sty tenement house, at an aggregate rental of \$11,700.

EDGAR A. MANNING rented apartments in 140 and 142 West 55th st to Dr. C. C. Moore, Miss Chrystal Herne, Henry S. Friend, E. Rizer, Mrs. Charles Canaux, M. F. Tempest, F. A. Winslow, Mrs. J. B. Russell and Mrs. F. H. Wildes; also space in 106 7th av to the American Rotary Valve Co.

THE CHARLES F. NOYES CO. leased for F. J. Agate the store, basement and subcellar in 46 Murray st to L. Bernardaud & Co. of 50 Murray st, and the 3d and 4th lofts in the same building to the Hektograph Manufacturing and Duplicator Co. of 42 Murray st. Both leases are for a term of five years. The Noyes Co. also leased for William A. White & Sons, agents, to E. Fougere & Co. of 90 Beekman st the store, basement and 1st loft in 282 Pearl st, and offices in the Fulton-Chambers Building to Murdock MacDonald and to Ritsinger & Gragreen.

PARK & TILFORD leased through Taylor Bros. from the Bradhurst Amusement and Building Co., from the plans, a large store and basement in the new theatre building now being erected at the northeast corner of 146th st and Broadway. The lease is for a long term.

GEORGE W. MERCER & SON leased the following dwelling houses: 332 West 19th st to R. Due, 327 West 19th st to Mrs. Lamont, 156 West 22d st to Mrs. N. Brennan, 353 West 19th st to Peter Gilday, and 325 West 19th st to Mrs. J. Wilson.

PAYSON McL. MERRILL leased for Moore & Wyckoff the 12th floor in the Passavant Building, in course of construction at the southwest corner of 4th av and 30th st. The lessees are J. N. Richardson Sons & Owden Co., Ltd., linen merchants, now located at 45 Leonard st.

PEASE & ELLIMAN leased 115 East 60th st for William Whitman to Richard M. Hurd, president of the Lawyers Mortgage Co., and 50 East 75th st for Alfred Levy to Thomas G. Condon; also apartments in 875 Park av to Mrs. H. Burchall; in 130 West 57th st for Mrs. S. G. Perry to Miss McGowan; in 8 East 58th st for Mrs. H. B. Platt to Mrs. Franklin Brewster; and in 104 East 40th st to Martin Conloy; also for the Weeks Estate 136 and 138 East 41st st to John Kilcommon for business purposes for a term of years.

PEASE & ELLIMAN leased for a term of years for the Broadway Cortlandt Co. in City Investing Building the store at 15 Cortlandt st. The lessee is the Yonkers Sporting Goods Co. of Brooklyn who, after extensive alterations, will occupy the premises.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., with Albert B. Ashforth, leased for the Tod estate the 4-sty dwelling at 47 East 29th st to the Proudman Realty Co. for business purposes.

THE GREELEY SQUARE HOTEL CO and Lewis Morgen leased 2,050 sq ft of space in the basement of the new McAlpin Hotel, in the east side of Broadway, between 33d and 34th sts. The lease is for ten years from the completion of the structure, the annual rental being \$6,000.

CORNELIUS VANDERBILT rented the 3-sty private stable at 150 West 54th st, owned by William E. D. Stokes, through Douglas Robinson Charles S. Brown Co.

THE WESTINGHOUSE AIR SPRING CO. leased the top loft in 244 to 250 West 49th st for a term of years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the Berkshire, at 500 Madison av. to Miss Edith Beadleston; an apartment in the Westminster, at 68 East 86th st, to Charles G. Stoddard; an apartment in 128 East 34th st, for George G. Hammill, to Frank L. Underwood; and in conjunction with Ewing, Bacon & Henry, a large apartment in 823 Park av for Richmond Levering, to Walter Murphy.

CARSTEIN & LINNEKIN leased the entire building at 321 Lexington av to George Levitte for a term of years; also for Klein & Jackson the entire 8th floor in the building at 251 to 255 4th av to Kenyon & Childs of 215 4th av; also space on the 9th floor of the building at 456 to 460 4th av to Julius Klausner.

EDWARD J. HOGAN, agent for the Woolworth Building, leased for a term of years the north half of the 22d floor to the Simmons-Boardman Publishing Co. of 83 Fulton st for use as its executive offices. This company owns and publishes the "Railway Age Gazette," the "Signal Engineer," the "American Engineer" and a number of other railroad publications.

PAYSON McL. MERRILL rented an apartment in 257 West 86th st to Henry R. Seager, George C. McCullough and Miss Harriet M. Orchard; in 40 Central Park West to Thomas N. Jarvis; in 140 West 57th st to Matthias Sandor, Thomas Achelis, Jr. and William M. Odom; in 130 East 67th st to Miss Ethel D. Houston and William H. Bishop; in 925 Park av to Walter Barnum and Dr. Lucius A. Wing, and in 116 East 58th st to Harry Parker.

S. OSGOOD PELL leased the dwelling at 146 East 37th st to Miss Alice Kauser, for a term of years.

S. OSGOOD PELL & CO. leased the westerly top loft in 2 East 46th st to E. Fayden.

F. E. RUBENSTEIN, of 821 Broadway, leased for long terms the 6th, 8th and 9th lofts in the building at 821 Broadway, northwest corner of 12th st. The 6th loft was taken by Freedman Bros. & Rothenberg, the 8th loft by Schiffer & Ehrman and the 9th loft by Rothenberg & Fisher.

PEASE & ELLIMAN leased on the concourse floor of the Hudson Terminal Buildings for the Hudson & Manhattan Railroad Co., a large space to Dorothy M. de Groot; in 376 Greenwich st loft for Kuhmarker Manufacturing Co. to Fred T. Brooker; in 48 and 50 Nassau st offices for I. N. Maaskoff to Jean Brochon; in 123 Liberty st offices to J. Gordon Knight Electric Co. and George Schwarz, of 123 Liberty st.

GEORGE R. READ & CO. leased for the estate of W. W. Watson, the 6-sty building at 94 Beekman st, to E. J. Barry, of 62 Cliff st, for a long term of years.

A. J. ROBERTSON leased apartments in 21, 25 and 27 West 46th st for Amos R. E. Pinchot to Katharine C. Church, A. Henry Strause, Anton Neuburger, A. M. Lupien, Douglas Crane, George Vander Borgh, Madam Normand, E. L. Norton Frances M. Cogswell, Violet E. Grosvenor, Mrs. N. Shackberry, K. B. Spencer, C. Cunningham and F. A. MacIvor.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., with Harris & Vaughan, leased for Constance Cary Harrison, of Washington, the 4-sty dwelling at 43 East 29th st, to the Proudman Realty Co., for business purposes.

LOUIS C. SCHLIEP leased 5,000 sq ft of space in 80 and 82 Wooster st to the Banner Kneepants Co.

H. C. SENIOR & CO. rented the 3-sty dwelling at 261 West 88th st to J. A. Bates for a term of years.

SPEAR & CO. rented with Horace S. Ely & Co. the entire store, basement and sub-basement in 577 Broadway to Karash & Eisen, of

The Title Insurance Co., of New York

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

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

Capital and Surplus, \$3,000,000

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

135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

"The Scientific Method"

Apartments Easily Rented When Dry

Save expense and annoyance of redecoration. Discontented tenants and empty apartments are the result of **LEAKY WALLS**.

They can be permanently cured by use of the **Caffall Process for Waterproofing**.

Buildings treated forty-two years ago still dry

OBELISK WATERPROOFING CO.
ONE MADISON AVENUE, N. Y.

Send for Booklet. It tells of buildings that have been kept dry, also the story of the Obelisk.



WRITE FOR CATALOGUE AND PRICES ON

Fire Appliances

The Safety Fire Extinguisher Co.

291-293 Seventh Ave., New York

Telephone Madison Square, 3356



Violations and Encroachments Must be Removed

Why wait until cold weather? Time is money. We can save you both, by letting us make alterations on your Buildings and Store Fronts **now**, to comply with the city ordinances.

Write or 'phone for estimates to our Special Violation Department.

The Kerner Contracting Company
Builders

Alterations on Building
a Specialty

31 First Street, N. Y.
'Phone Orchard 1763



LU-CO-FLAT

The Ready-Mixed Finish for Interiors

TWENTY-FOUR SHADES AND TINTS

The experienced painter and decorator can secure many exquisite and wonderful effects by using only **LU-CO-FLAT** for his work.

MAXIMUM BEAUTY AT MINIMUM COST

Ceilings and walls decorated in **LU-CO-FLAT** can be washed without injury. The walls are permanently sanitary.

The home, office, church, hospital, theatre, school, hotel, or any private or public building whose walls are treated with this coating are assured freshness and brightness for years. With stencil ornamentation they rival in beauty the most costly fresco.

The covering capacity of **LU-CO-FLAT** varies in accordance with character and condition of surface. A conservative statement is 250 to 400 square feet two coats, per gallon of material.

Put up in all sizes from barrels, fifty gallons to half pint cans.

John Lucas & Co.

521 WASHINGTON STREET, NEW YORK

ESTABLISHED 1879

William P. Rae Co.

Main Office

180 MONTAGUE STREET

Uptown Branch

400 Nostrand Av., adj. Gates Av.

MANAGERS

APPRAISERS

AUCTIONEERS

BROOKLYN AND QUEENS

WE REPRESENT

JAMAICA HILLCREST

SEA GATE N. Y. HARBOR

OFFICE ON EACH PROPERTY

Member Brooklyn Board of R. E. Brokers

DAVID PORTERReal Estate Agent
Broker, Appraiser

APPRAISER FOR

The State of New York

The City of New York

The Home Trust Company

The Equitable Life Assurance Society

The U. S. Title Guaranty Co.

189 MONTAGUE STREET

Telephone, 828 Main BROOKLYN, N. Y.

Members
Brooklyn Board of Real Estate BrokersBROOKLYN
ESTATE MANAGERS

CHAS. L. GILBERT, President

NOAH CLARK, Inc.

REAL ESTATE

INSURANCE

Water Fronts, Factory Sites, Appraisals

Main Office

837 Manhattan Avenue

Branches

545 Morgan Avenue 753 Nostrand Avenue

BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

Fenwick B. SmallBROKER
APPRAISER
MANAGER

939 Broadway, Brooklyn, N. Y.

Telephone, 5180-5181 Williamsburgh

Tanko Inc.189 MONTAGUE STREET
BROOKLYN, N. Y.Buys and Sells Private
Houses in Good Residential
Sections of Brooklyn

TELEPHONE 1682 MAIN

CLARENCE B. SMITH

Real Estate

Broker, Appraiser and Manager

Established 1890

Phone, 661 Bedford 1424 FULTON ST.

21 Walker st; for the Robard Realty Co., a store in the Bartholdi Building to the Posner Jewelry Co., and with Mark Rafalsky a loft in 150 to 154 West 22d st to Feldman & Dorfer, of 21 Washington pl.

THE DUFF & BROWN CO. leased for Margaret Murphy to Dr. T. W. Smith, 422 West 147th st, a 3-sty dwelling, and for George F. Picken to Jacob Koch, 467 West 141st st, a 4-sty dwelling.

THE CROSS & BROWN CO. leased the 11th floor in the building at the southeast corner of 11th av and 25th st to the Modern Silk Dyeing Co. for a term of years for Arthur Zinn; also the top floor on the west side of the building at 8 and 10 West 45th st for Dr. A. E. Norton for a term of years to the Elizabeth Lee Co.

MOOYER & MARSTON leased an apartment in the Knickerbocker apartment house to Edward S. Luther; also an entire floor in 31 West 46th st to Henry Haehne; also the store in 348 Madison av to A. W. Sage and the 2d floor to Catherine N. Halle; also the building at 527 Madison av to Anna O'Brien.

WILLIAM A. WHITE & SONS leased for United Merchants Realty & Improvement Co., the 1st loft in the building at 146 Liberty st to the Cortlandt Engineering Co., of 39 Cortlandt st and the 2d loft to Meyerowsky Brothers, of 170 Broadway.

GOODWIN & GOODWIN rented for Edward Winslow to Rebecca K. Zimmermann, the private dwelling at 150 West 121st st.

HEIL & STERN leased for the Jacob New Realty Co., the store, basement, sub-basement, and 1st loft in 688 Broadway to Morris Katz, of 708 Broadway, importer of flowers and feathers.

WEBSTER B. MABIE & CO., as agents for the building at 245 to 251 7th av, northeast corner of 24th st, leased the top loft through Frederick Fox & Co. to the Dresden Waist Co.

FREDERICK SOUTHWICK and ALWYN BALL, JR., rented for the Charles Stewart Smith estate, the store, basement and sub-basement in 108 and 110 Worth st, to the Parish-Stafford Co. of 57 Worth st.

JACOB J. TALBOT leased the 2d loft in 127 to 131 West 25th st to Fox, Lederer & Co. of 119 West 25th st, and the store in 414 West 42d st to Mitchell Brothers.

MORRIS WEINBERG leased the store in 48 East 59th st to Clarence C. Ford, store in 46 East 59th st to Weston O'Brien, store in 615 Madison av to Joseph Pecci, corner parlor floor store in 613 Madison av; also floor space in the above building to Samuel Manes, Abraham L. Cooper, J. Edward Stulman, J. Dunbar Wright, De Blasio & Co., Howard Robinson and John J. Haire.

WILLIAM A. WHITE & SONS leased for the Albany Savings Bank the entire 7-sty building at 492 and 494 Broome st to the Italian Vineyard Co. of 204 Centre st; also for Samstag & Hilder Brothers to the Roma Wine Co. of 507 West Broadway the store and basement in 469 West Broadway, and, temporarily, for the William Zinsser Realty Co. to the Hills Brothers Co. of 375 Washington st the entire building at 379 to 383 Washington st.

LEASES—BRONX.

JACOB LEITNER leased for the Ittner Realty Co. the 5-sty tenement at 576 Fox st to Philip Greenblatt for a term of years at an aggregate rental of \$10,000; also for Philip Yockel to Lubelsky & Kessler the 5-sty tenement at 756 Fox st for a term of years at an aggregate rental of \$12,000.

JAMES O. WRIGHT, of the Foster-Wright Realty Co., leased for the J. L. Mott estate to the Prudential Co-operative Laundry Co., the 3-sty factory building, 244 and 246 East 137th st, 50x125, with a 25-foot "L" in Ryder av for a term of years at an aggregate rental of \$60,000.

THE NORTH SIDE BOARD OF TRADE leased the 1st floor of its new building at 3d av and 137th st to the Piano Club of New York for 5 years.

HILLER & SUSSMAN leased for the Brown Realty Co. 553 and 555 East 171st st for 3 years at \$10,800 to Max Rosenberg.

THE ZARLAND REALTY CO., Wolf Burland president, leased the vaudeville and picture theatre being erected on a plot 375x160 in the west side of Prospect av, between 163d and 165th sts, to the Midas Amusement Co., M. Kaufman president. The lease is for 21 years, at a rental aggregating \$544,000. The theatre will seat 1,800 persons, and one-half of the plot will be used as an Italian garden for open-air amusements; also leased to Rudolph Landauer, S. B. Tobin and others, who operate the Madison Square Roof Garden, for 21 years, at a rental aggregating \$211,000, the upper portion of the 2-sty amusement buildings, on a plot 200x100, in the west side of 3d av, 112 ft north of Wendover av.

LEASES—BROOKLYN.

PEASE & ELLIMAN leased for a client to the Irving Hat Co. for a long term of years the entire store and basement in 775 Manhattan av, being the main thoroughfare in the Greenpoint section. The premises will be altered and opened as a branch establishment.

THE BULKLEY & HORTON CO. leased the 3-sty brown stone dwelling at 172 Washington Park for W. C. De Witt.

BURRILL BROTHERS leased 554 4th st for Jennie H. Fife to J. G. Schultz; 217 Lincoln pl for Walter H. Gahagan to Mrs. Emily McDermott; 359 1st st for Chas. H. Potter to Thomas Crown; 530 1st st for Hugo Steinbrink to M. J. Leavens; 216 6th av, near Carroll st, for J. H. Peck to Harry J. Korber; 586 7th st for A. H. Ellis to T. G. Clarke; also the following stores: in 236 7th av for H. Smith to Emile Maestre; in 167 7th av for the United Cities Realty Co. to A. F. Alkers.

CHARLES E. RICKERSON rented 19 Montgomerie pl, a 3-sty and English basement, circu-

lar, stone and brick dwelling, for a client to Paul Grout, for a term of years; 60 Berkeley pl, a 2½-sty, brownstone dwelling, for Mrs. A. M. Lyons to a client; also the 3d apartment, front north side in the new apartment house, Oxford Hall, on Underhill av, between Sterling and St. John's pl, for Levy Bros. to Harold Neville; and the 4th apartment west, 191 Sterling pl, for Peter J. Kelly to Morris Carberry.

THE UNITED CIGAR STORES CO. leased from the Citizens' Trust Co. of Brooklyn the building on a triangular plot at the junction of Broadway and Graham av. The lease is for a term of 15 years, without renewal privilege, at an aggregate rental of \$150,000. The property has a frontage of 114.5 ft in Broadway, 108.5 ft in Graham av, and a rear line of 101 ft. The leasing company will occupy the store at the apex of the parcel, and will alter the structure in such a manner that some of the stores will have frontages in both thoroughfares, while those remaining will face in either the one street or the other.

REAL ESTATE NOTES.

THE HERMAN ARNS CO. was the broker in the sale of 406 and 408 West 50th st.

BERNARD KEMPNER is now connected with the sales department of the Herman Arns Co.

THE RECENTLY REPORTED SALE of the dwelling, 345 West End av, is denied by James K. Holly, owner of the property.

MILTON NATKINS was the broker in the lease of 426 7th av to T. J. Shine. The lease is for a term of 21 years. The tenant will remodel the premises.

JAMES V. MACKEY of the Wall Real Estate Corporation, placed for the 521 Park Av Co. a first mortgage of \$120,000 for 5 years on the property 521 Park av.

MONTGOMERY MAZE was elected president at a meeting of the East Side Taxpayers' Association, held at 148 East 49th st, to succeed Dr. Alexander P. Hadden, deceased.

THE DUFF & BROWN CO. was the broker in the recently reported sale of the 4 lots on the north side of 180th st, 100 ft east of Audubon av for Louis K. Ungrich to Joseph F. A. O'Donnell.

THE ERNESTUS GULICK CO. has been appointed managers of the new 11-sty business building owned by the estate of Thomas R. Ball and known as the Ball Building, at 36 and 38 West 37th st; also the Harris Building, at 11 West 34th st.

THE FIRM OF O'CONNOR, LAWRENCE & ELLISON has been dissolved by mutual consent. Connor Lawrence will open offices at 60 Broadway, and Charles H. O'Connor and Bennett W. Ellison will continue in business under the firm name of O'Connor & Ellison, at 9 Church st.

MESSRS. CHARLES E. GRIFFITH'S SONS report an increasing demand for small places on Staten Island. The following sales have been made within the last few days: For the heirs of Axel Thompson their property on Lambert's lane to J. G. Tamm, of Long Island City. The Pike house and property on Zeluff lane, near Union avenue, to Mrs. E. J. Furlong, of Brooklyn. For the Lewis H. St. John estate, lot on Central avenue to Mrs. Tillie Van Name, of Elizabeth, N. J.

THE UNITED REAL ESTATE OWNERS' ASSOCIATIONS proposes to hold a taxpayers' mass meeting on Thursday, Oct. 25, at 8 P. M., in New York Turn Hall, Lexington av, and 85th st, the object of which will be to protest against the excessive increase in running the city government. Among the matters to be discussed will be the continually increasing budget, the question of taxation, ways and means of securing new sources of city revenue, and the management of the various city departments.

WILLIAM BETTMANN has been appointed agent of 306 and 308 West 112th st, 153 Lenox av, 326 and 328 East 155th st, and 100 West 118th st.

THE REAL ESTATE BOARD OF BROKERS will hold their annual election of officers on October 15.

S. S. WHITLOCK, who has for the past 7 years been connected with E. D. MacMannus, has now assumed control of the mortgage department of Arnold, Byrne & Baumann.

HENRY B. SMITH has been appointed receiver of the rents of 1405 5th av, a 5-sty apartment house, pending a suit brought by Samuel Josephson and others to foreclose a second mortgage of \$5,000. The prior mortgage is \$26,000.

THE DETROIT CADILLAC MOTOR CAR REALTY CO. has just been incorporated at Albany with a capital of \$100,000, and the following directors: Henry Amerman, Charles T. Green and Edwin B. Griffin. The company was formed for the purpose of acquiring sites in Manhattan, Brooklyn and Newark. It was said at the office of the Cadillac Motor Car Co. that negotiations practically have been completed for the purchase of a parcel in Brooklyn as a site for a new building. Negotiations are also well advanced for the purchase of a plot in Manhattan in the vicinity of the company's present location at Broadway and 60th st.

FRANK W. TOPPAN has been appointed receiver of the rents of 2341 Andrews av, a 5-sty apartment house, pending a suit brought by Mary E. Gerety to foreclose a second mortgage of \$12,000. The prior mortgage is \$35,000.

W. J. O'CONNOR, with Denzer Bros. for the past 4 years, is now with the Charles F. Noyes Co.

ADOLPH A. HAGEMAN, formerly with J. Romaine Brown & Co., has opened an office at 67 West 36th st, where he will conduct a general real estate business.

CHARLES S. KOHLER was the broker in the recent sale of the dwelling at 732 West End av for Lina M. Tompkins to Dr. Samuel N. Irwin.

J. D. H. BERGEN & SON have opened a branch office at 63 Lafayette av, Brooklyn, where they will conduct a real estate and insurance business.

AUCTION SALES OF THE WEEK.
MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 11, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

Cherry st, 482 (), ns, 21 w Corlears, 28 x50, 6-sty bk tnt & str; due, \$14,404.69; T&c, \$682.22; U S Trust Co of N Y trste, 12,000

*14TH st, 320 W, ss, 275.3 w 8 av, 24.8x 103.1x25x103.1, 4-sty bk tnt; partition; Jno J Long, 23,000

*31ST st, 200 W, see 7 av, 376-8.

*57TH st, 138-40 E ss, 100 e Lex av, 37.6 x100.5, 4 & 5-sty bk storage; due, \$43,930.12; T&c, \$2,843.81; Adelberg & Ber-man, 57,500

103D st, 73 E (), ns, 80.1 w Park av, runs n—xel¼xn41.2xw25x100.11xe24.10 to beg; 5-sty bk tnt; due, \$21,347.71; T&c, \$1,624.24; Gustav Falk, 20,100

105TH st, 225 E (), ns, 260 e 3 av, 25x 100.11, 5-sty bk tnt & str; due, \$24,343.29; T&c, \$933.65; Jno W Raymond gdn, 20,000

122D st, 440 E (), ss, 169 w Pleasant av, 18.6x100.11, 3-sty & b stn dwg; due, \$1,172.43; T&c, \$256.67; sub to pr mtg of \$5,000; Saul Oliner et al, 5,610

123D st, 225 W (), ns, 289.9 w 7 av, 34.9x100.11, 5-sty stn tnt; due, \$7,270.97; T&c, \$674; sub to first mtg \$25,000; Morris Uhlfelder, 28,000

*144TH st, 448 W, see Convent av, 336.

*175TH st, 713 E, ns, 125 w Clinton av, 25x95, 2-sty fr dwg; due, \$3,178.73; T&c, \$400; Eliz Hoerndt, 4,050

*Barker av, 3303, ws, 25 n Eliz, 25x100, Wakefield; due, \$3,184.95; T&c, \$145; Michl Murtha, 3,450

*Castle Hill av, 1650, es, 19.7 n Glover, runs n87.6xse—xne60xw49xw63.9xse—xsw66xss32 to beg, Unionport; due, \$4,520.35; T&c, \$500; Alfonso E Salvo, 5,135

*Convent av, 336, swc 144th (No 448), 24.11x94.5 adj same; sine die.

*Madison av, 2020, see 128th E, nwc Mad av.

Muliner av (), es, 300 s Brady av, 25x 100, Van Nest; due, \$1,983.31; T&c, \$45.60; Washington Savings Bank et al, 300

*St Lawrence av, 1224, or 172D st, ss, 200 e Gleason av, 25x100, Van Nest; due, \$4,476.03; T&c, \$75; Josephine B Ebling, 6,100

*Tier av, ns, 100 w North av, 100x380x 102.11x408, City Island; due, \$5,456.25; T &c, \$923.34; Mrs Jennie Delmour, 6,700

2D av, 1842 (), es 25.8 n 95th, 25x100, 5-sty bk tnt & str; due, \$21,624.34; T&c, \$691.32; Presbyterian Hospital in the City of N Y, 22,000

*7TH av, 376-8, swc 31st (No 200), 49x 75, 2-5-sty bk tnts & str; due, \$26,432.56; T&c, \$5,683.35; sub to three pr mtgs aggregating \$110,000; adj to Oct25.

CHARLES A. BERRIAN.

128TH st, 25 E (), ns, 70 w Mad av, 20 x99.11, 3-sty & b stn dwg; due, \$11,139.42; T&c, \$369.42; Regina T Lohman, 9,000

128TH st, 3 E (), nwc Mad av (No 2020), 70x19.11, 3-sty & b stn dwg; due, \$17,432.03; T&c, \$514.97; Regina T Lohman, 15,000

Muliner av () ws, 225 s Brady av, 25x 100, Van Nest; due, \$1,983.31; T&c, \$45.60; Washington Savings Bank et al, 300

D. PHOENIX INGRAHAM.

*119TH st, 116 W, ss, 235 w Lenox av, 18 x100.11, 3-sty & b stn dwg; voluntary; withdrawn.

*128TH st, 9 W ns, 147.6 w 5 av, 19x 99.11, 2-sty & b fr dwg; voluntary; withdrawn.

*128TH st, 11 W, ns, 166.6 w 5 av, 18.5x 99.11, 3-sty & b stn dwg; voluntary; withdrawn.

J. H. MAYERS.

13TH st, 8-10 W (), ss, 195 w 5 av, runs s77.9xw—xe—xw10.6xss9.6xw10x100xe40 to beg, 11-sty bk loft & str bldg; due, \$55,563.97; T&c, \$2,958.80; sub to pr mtg of \$120,000; Jere W Dimick, 174,000

Muliner av (), ws, 250 s Brady av, 25x 100; due, \$1,983.31; T&c, \$45.60; Washngn ton Savings Bank et al, 300

HENRY BRADY.

Bronx Blvd (), ws, 172 s Kossuth av, 137.8x145.3, Wakefield; due, \$4,316; T&c, \$44; Kate A Brennan, 4,200

Decatur av, 2766 (), es, 158.4 n 197th, 37x100.7, 2-sty fr dwg; due, \$3,055.75; T &c, \$220; sub to pr mtg of \$4,500; Ada M Saurman, 7,000

Morris av 2304 (), es, 97 n 183d, 18.9x 117.6, 3-sty bk tnt; due, \$8,674.60; T&c, \$274.42; Sophia W Dauchy, 8,000

5TH av, 2150 (), ws, 71 s 132d, 19x75, 4-sty stn tnt; due, \$1,980.28; T&c, \$366.73; sub to two mtgs aggregating \$11,000; Stephen H Jackson, 12,590

REFEREE'S SALE.

(On the premises).

Ft Independence st (), ws, —n 238th, runs n144.11xw153.10xsw170.11xe176.11xe 33.2 to beg; also BAILEY AV, ws, —n 238th, runs n & ne—xw259.2xsw73.6xs 187.3xne173.5 to beg; also BAILEY AV, e s, —n 238th, runs ne & n—xe134.2 to Stevenson Oval, sws & se100xsw257.5 to beg, vacant; partition; Jno E Van Hagen, 50,000

*Bailey av, ws, —n 238th, see Ft Independence, ws, —n 238th.

*Bailey av, es —n 238th, see Ft Independence, ws, —n 238th.

Total \$494,335
Corresponding week, 1911..... 1,100,282
Jan. 1, 1912, to date..... 37,784,565
Corresponding period 1911.... 37,105,556

VOLUNTARY AUCTION SALES

MANHATTAN AND BRONX.

JOSEPH P. DAY.

OCT. 15.

176TH st, 709 E, ns, 70.6 e Crotona av, 30x75.5,x—x—, 2-sty fr dwg.

BRYAN L. KENNELLY.

OCT. 16.

44TH st, 106 W, ss, 116.10 w 6 av, 16.4x 100.5, 4-sty & b stn dwg.

102D st, 213 E, ns, 205 e 3 av, 25x100.11, 5-sty bk tnt with str.

176TH st, 921 E, ns, 8.2 e Crotona pkwy, 37.7x163.4x32.7x162.2, 3-sty & b fr dwg.

JOSEPH P. DAY.

OCT. 17.

Hudson st, 260, es, 21.1 s Dominick, 21.1 x70, 3-sty & b bk bldg, with str.

31ST st, 114 W, ss, 183.4 w 6 av, 20.10x 107.3x21.3x103, 3-sty & b bk & stn bldg.

31ST st, 416 W, ss, 250 w 9 av, 16.8x78.1 x—x77, 3-sty & b fr tnt with str.

32D st, 34-6 E, ss, 165 e Mad av, 40x98.9, 9-sty bk & stn hotel (St Louis).

69TH st, 21 W, ns, 260 w Central Pk W, 20x100.5, 4-sty & b stn front dwg.

107TH st, 403-9 E, ns, 113 e 1 av, 100x 100.11, 1-sty fr bldg.

169TH st W, nes, 73.2 nw Lind av, see Lind av, 1309-11.

173D st E, see Topping av, see Topping av, 1662.

Lind av, 1309-11, nws, 73 ne 169th, runs ne50xw52.7xsw52.6 to 169th xse50xe31.2x se31.3 to beg, two 2-sty & b concrete & bk dwgs.

Topping av, 1662, sec 173d, 142.3x116x 121.7x131.7, 2-sty & b fr dwg.

1ST av, 527, ws, 24.8 s 31st, 24.7x75, 5-sty & b bk tnt with str.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Oct. 9, 1912.

WM. H. SMITH.

Doscher st (*), ws, 140 n Glenmore av, 40x79.4; German American Impvt Co, \$3,500

Mansfield pl, ws, 100 s Farragut rd, 50x 100; Maria L Moore, 8,000

Marion st, ns, 240 e Rockaway av, 20x 100; Jas W Magrath, 6,700

Park pl (*), ns, 90 e Rogers av, 30.6x 127.7; Bank of Long Island, 4,320

Vermont st (*), swc Dumont av, 20x100; Harry Gruber, 5,175

E 8TH st (*), ws, 160 s Av O, 20x120.6; also E 8TH ST, ws, 108 s Av O, 20x120.6; Parselsky Bros, Inc, 3,455

E 8TH st, ws, 180 s Av O, see E 8th, ws, 160 s Av O.

E 35TH st (*), ws, 240 n Beverly rd, 20x 100; Postal Life Ins Co, 1,500

63D st (*), ns, 240 w 14 av, 40x100; Maria Ali gdn, 2,000

Carlton av, ws, 98.6 n St Marks av, 20x 100; Jas P Collins, 3,475

Johnson av, nec Varick av, 17.6x54.9x 49.10, gore; also JOHNSON AV, ns, 61.9 e Varick av, 114.5x188.5 to Randolph, x172.4 x184.4, vacant; partition; Eliz Seuffert, 18,000

Johnson av, ns, 61.9 e Varick av, see Johnson av, nec Varick av.

Lincoln rd, ns, 181.4 w Flatbush av, runs n130xe82.5xn—xw52.4xs204.4xe51.4 to beg; Mary A Meagher, 9,175

Schenectady av (*), ws, 100 s Av L, 23.9 x100; Michl Brayer, 3,650

WM. P. RAE CO.

Park pl, 182, ss, 116.6 e Carlton av, 16x 50.6xirregx64.8, 2-sty & b stn dwg; exrs sale; E A Dennen, 500

Schermerhorn st, 188, ss, 43 w Hoyt, 14x 100, 3-sty & b bk dwg; exrs sale; P H Lelfert, 6,100

Suydam st, 137, ns, 88.7 w Central av, 24.7x95, 2-sty & b fr dwg; exrs sale; bid in at \$2,500.

E 7TH st, es, 335 n Av U, 19x120.6; Geo Cisney, 2,973

E 10TH st, ws, 172 n Av O, 36x100; adj to Nov 6.

Bay 17TH st, es, 350 s 86th, 50x96.2; Sheriff's sale of all right, title, &c; withdrawn.

Riverdale av (*), ns, 50 e Thatford av, 19x100; Amelia Hanks, 1,800

JAMES L. BRUMLEY.

Blake av (*), ss, 99.10 e Montauk av, 20 x90; Herbt C Smith, 2,000

Blake av (*), ss, 79.10 e Montauk av, 20 x90; Herbt C Smith, 2,000

THE CHAUNCEY REAL ESTATE CO., Ltd.

14TH st, sws, 297.10 nw 6 av, 25x100; Annie Leonard, 3,000

JERE JOHNSON, JR., CO.

Clarkson st, sec E 34th, 24.2x201.5x23.8x 200.4; Elna Selkirk, 1,050

CHARLES SHONGOOD.

Eagle st (*), ns, 325 e Oakland, 25x100; partition; Andw Sylvan et al, 2,410

St Marks av (*), ns, 125 e Kingston av, 100x155.7; Leon Friedland & Co, 24,500

Total \$119,783
Corresponding week, 1911..... \$192,400

BROOKLYN'S OLDEST
Real Estate Office

[FIRM ESTABLISHED 1843]

The Chauncey
Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY
Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers

Money to Loan on First Mortgages
4½ and 5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET

BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Telephone {44 } Bedford Established 1884
{45 }

Member

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN

Firm Established 1874

CORWITH BROS.

Greenpoint
Real Estate

Factory Sites
A SPECIALTY

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Ave., Brooklyn

WM. H. SMITH
Real Estate Auctioneer
Broker and Appraiser

Special attention given to Auction
Sales of Real Estate, for Executors,
Trustees, Receivers, Partition, Fore-
closure or Voluntary Sales, with best
possible results.

REAL ESTATE BUILDING

189 Montague St. S Brooklyn

Telephone 1063 Main

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET

Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

**Real Estate Appraiser
Broker and Auctioneer**

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

With an experience and reputation of over forty years and offices that are thoroughly organized and equipped with every modern system, we know we can sell, rent or manage your property to your entire satisfaction.

BULKLEY & HORTON CO.

Phone: Myrtle and Clinton Aves.
Bedford 5400. Bedford Ave. & Bergen St.

**Officers and Directors of the
Brooklyn Board of
Real Estate Brokers**



WILLIAM G. MORRISEY - President
FRANK H. TYLER - Vice-President
THOMAS HOVENDEN - Treasurer
EUGENE J. GRANT - Secretary

DIRECTORS

DeHart Bergen
Isaac Cortelyou
William P. Rae
Thomas Hovenden
Frank H. Tyler
Wm. G. Morrissey
C. C. Mollenhauer
Howard C. Fyle
Eugene J. Grant
Isaac H. Cary
David Porter
A. J. Waldron
F. B. Snow
William H. Smith
Fenwick B. Small

DIRECTORS EX-OFFICIO

John Pullman Arthur B. Gritman

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.

OCT. 12.

No Legal Sales advertised for this day.

OCT. 14.

Cottage pl. 5, on map 3, ws. 65.10 s Crotona Park S, 25x100, 2-sty fr dwg; Jno Bussing, Jr, et al agt Eliz Williams et al; Smith Williamson (A), 364 Alex av; H Wm Smith (R); due, \$4,500.93; T&C, \$240; Jas L Wells.

Cambreleng av, 2326, es. 350 n 183d, 50x 100, 2-sty fr dwg; Henry Ubelhor agt Augusta Kratz et al; Smith Williamson (A), 364 Alex av; H Wm Smith (R); due, \$5,497.98; T&C, \$500; Jas L Wells.

Lind av, 1008, es. 264.1 s 165th, 25x83, 3-sty fr tnt; Jno J Ritter agt Chas F Flynn et al; Smith Williamson (A), 364 Alex av; H Wm Smith (R); due, \$6,863.19; T&C, \$500; Jas L Wells.

OCT. 15.

68TH st, 306 W, ss, 150 w West End av, 25x100.5, 5-sty bk tnt & str; Jno G W Pilgrim agt Louisa Corson et al; Henry F Lippold (A), 63 Park row; Thos C Blake (R); due, \$13,520.78; T&C, \$459; Saml Goldsticker.

82D st, 128 W, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; U S Trust Co of NY agt Anna K Daniel et al; Stewart & Shearer (A), 45 Wall; Alex Brough (R); due, \$20,016.42; T&C, \$2,335.77; Danl Greenwald.

170TH st E, nwc Washington av, see Washington av, 1401.

183D st, 709 E, ns, 71 e Belmont av, 29x 75, 3-sty fr tnt; Isidore Londner agt Emil Ginsburger et al; Sigmund Wechsler (A), 32 Bway; Isidor Cohn (R); due, \$1,460.09; T&C, \$333.72; sub to first mtg \$8,000; Joseph P Day.

185TH st W, see Ams av, see Ams av, 2517.

235TH st, 511-3 E, see Verio av, 4270-8.

Amsterdam av, 2517-9, see 185th, 39.11x 100, 6-sty bk tnt & str; Wm L Condit agt Amsterdam Avenue Realty Co et al; James, Schell & Elkus (A), 170 Bway; Percival H Gregory (R); due, \$42,140.95; T&C, \$1,256.60; Joseph P Day.

Beaumont av, 2343 on map 2341, ws, 245 s 187th, 25x100, 4-sty bk tnt; Lincoln Trust Co agt Tuchman Bros Constn Co et al; Middleton S Borland (A), 31 Nassau; Geo Norris (R); due, \$14,231.18; T&C, \$610.46; mtg recorded Nov22'10; Joseph P Day.

Riverside dr, 145, es. 48 s 87th, 32x100, 4-sty bk dwg; Jno Ingle Jr agt Ellen R Scott et al; Friend Hoar (A), 55 Liberty; J Gabriel Britt (R); due, \$17,335.11; T&C, \$709.58; sub to prior mtg \$65,000; Joseph P Day.

Verio av, 4270-8, nec 235th (Nos 511-3), 110.2x88.10x100x135, 7-2-sty bk dwgs; Bronx Investment Co agt Auletta & Co et al; Merrill & Rogers (A), 100 Bway; Jos Rowan (R); due, \$4,593.91; T&C, \$488.55; sub to seven pr mtgs aggregating \$39,400; Joseph P Day.

Washington av, 1401, nwc 170th, 38.3x 65; vacant; Fred Johnson agt Elias A Cohn et al; Simon T Stern (A), 41 Park row; Peter J Everett (R); due, \$3,812.02; T&C, \$800; J H Mayers.

OCT. 16.

Mt Hope pl, swc Anthony av, see Anthony av, 1857.

West st, ss, abt 10 w Honeywell av, see 181st, 885 E.

Whittier st, es. 250 n Seneca av, 50x 97.5x50.1x100; vacant; Warren B Sammis agt Nicholas F Peterson et al; Warren E Sammis (A), 1 Liberty; Bernard Rabbino (R); due, \$1,430.67; T&C, \$49.01; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x 100.11, 3-sty & b stn dwg; Eliz H Hoar agt Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 Wm; Jas M Donohue (R); due, \$8,676.59; T&C, \$364.19; Henry Brady.

181ST st, 885 E, ns, 21.7 w Honeywell av, 50.6x88.7, to West st x50x88.4, 2-5-sty bk tnts; Prospect Investing Co agt Warren Bldg Co et al; Stephen W Collins (A), 63 Wall; Maurice Deiches (R); due, \$7,926.94; T&C, \$285.76; sub to three mtgs aggregating \$15,000; Chas A Berrian.

Amsterdam av, 1426, ws, 62.5 n 130th, 37.6x100, 6-sty bk tnt & str; Louis Boser agt Simon Shapiro et al; action 1; J Stewart & Le Roy W Ross (A), 44 Court, Bklyn; Geo E Weller (R); due, \$13,471.86; T&C, 600; sub to mtg of \$36,000; Joseph P Day.

Amsterdam av, 1428, ws, 62.5 s 131st, 37.6x100, 6-sty bk tnt & str; same agt same; action 2; same (A); Alfred Steckler Jr (R); due, \$13,286.04; T&C, \$600; sub to a mtg of \$36,000; Joseph P Day.

Anthony av, 1857, swc Mt Hope pl, 50x 108.4x50x108.1, 2-sty stn dwg; Jacob A Geissenhainer et al trstes agt Caryl A Montgomery et al; Norwood & Marden (A), 68 Wm; J M Shellabarger (R); due, \$14,860.96; T&C, \$1,000; mtg recorded May 6'10; Jas L Wells.

Madison av, 413, nec 48th, 22x100, 5 & 7-stv stn office & str bldg; Sheriff's sale of all R T & I which Lesk Realty Co had on May31'11 or since in a lease; Henry Woog (A), 149 Bway; Julius Harburger, Sheriff; Henry Brady.

OCT. 17.

Mulberry st, 209-11, see Spring, 48.

Spring st, 48, swc Mulberry (Nos 209-11), 25.3x98.9x25x93, 3-5-sty bk tnts & str; Vincent Orlando agt Michl Bonn et al; Palmieri & Wechsler (A), 61 Park row; Geo E Weller (R); due, \$24,175.80; T&C, \$28.20; sub to pr mtg \$40,000; Joseph P Day.

Washington st, 693, es. 88.7 s Perry, 21 x101x21.7x95.7, 2 & 3-sty bk & fr stables; West Side Savings Bank agt Jno P McGovern et al; Jos Rowan (A), 32 Liberty; Jos A Warren (R); due, \$11,134.00; T&C, \$529.51; Joseph P Day.

12TH st, 427 E, ns, 245.6 w Av A, 24.3x 103.3, 5-sty bk tnt & str & 3-sty bk rear loft bldg; Theresa Hammer agt Emanuele Sportaro et al; Harold C Knoeppel (A), 5 Beekman (A); Welles Stump (R); due, \$5,778.77; T&C, \$1496.77; sub to mtg of \$19,000; Joseph P Day.

31ST st, 200 W, see 7 av, 376-8.

39TH st, 309 E, ns, 150.6 e 2 av, 24.6x 98.9, 5-sty bk tnt & str; Louisa Raberg extrx et al agt Annunziata Belsito et al; Chas H Dilley (A), 56 Wall; Rudolph A Seligmann (R); due, \$16,186.58; T&C, \$988.36; Joseph P Day.

116TH st, 322 E, ss, 275 e 2 av, 20x 100.10, 3-sty stn dwg; Francis G Lloyd et al trstes agt Jas A Cunningham; Merrill & Rogers (A), 100 Bway; Fredk C Hunter (R); due, \$8,257.24; T&C, \$118.82; mtg recorded May7'10; Joseph P Day.

99TH st, 8 W, ss, 150 w Central Park W, 25x100.11, 5-sty stn tnt; Arthur L Livermore trste agt Grace C Turner et al; Wm J Walton (A), 30 Broad; Paul C Wolff (R); due, \$26,570.08; T&C, \$1,322.64; Joseph P Day.

Amsterdam av, 2513-5, es. 39.11 s 185th, 40x100, 6-sty bk tnts & str; Harriet D Wolryche-Whitmore et al trstes agt Amsterdam Exchange Realty Co et al; 1/2 or 1-3 equal part; Van Wyck & Mygatt (A), 40 Wall; Jno P Dunn (R); due, \$26,312.42; T&C, \$960.77; Chas A Berrian.

Stebbins av, 1336, on map 1334, es. 138.9 n Freeman, 25x127.2x25x126.11, 2-sty fr dwg & str; Jennie Robitzek agt Susan Reilly et al; action 2; Harry Robitzek (A), 160 Bway; Jos A Warren (R); due, \$344.45; T&C, \$169.23; sub to judgment of \$2,861.44; Joseph P Day.

Vermilyea av, nws, bet 211th & Isham, 148.2x91.6x95.8x75, vacant; Max Marx agt Corn Exchange Realty Co et al; Goldsmith, Cohen, Cole & Weiss (A), 45 Wall; Isidor Niner (R); due, \$11,972.20; T&C, \$1,509.98; sub to first mtg \$14,000; mtg recorded Mar2'10; Joseph P Day.

7TH av, 376-8, swc 31st (No 200), 49x 75, 2-5-sty bk tnts & str; Anna Sands agt Dora Friede et al; Wm A Brown (A), 31 Nassau; Jno H Regan (R); due, \$26,432.56; T&C, \$5,862.35; sub to pr mtgs aggregating \$110,000; Joseph P Day.

OCT. 18.

Charlotte st, swc Boston rd, see Boston rd, ss, bet Charlotte st & Wilkens av.

75TH st, 327 E, ns, 256.8 w 1 av, 28.4x 102.2, 4-sty bk tnt; Rose Bamberg agt Wm L Hayward et al; Jas S McDonogh (R); due, \$14,914.20; T&C, \$1,300; Herbert A Sherman.

75TH st, 228 E, ss, 259.7 w 2 av, 20.4x 102.2, 4-sty bk tnt; Rose Bamberg agt Saml Silverman et al; Hays, Hershfield & Wolf (A), 115 Bway; Geo E Weller (R); due, \$10,526.78; T&C, \$407.24; Joseph P Day.

18TH st, 106 W, ss, abt 110 w Lenox av, 17x100.11, 3-sty & b stn dwg; Sheriff's sale of all right title &c which Alfred Freund had on July 25, 1912, or since; Geo A G Honnecker (A), 309 Bway; Julius Harburger, Sheriff; Henry Brady.

170TH st E, sec College av, see College av, sec 170th.

Boston rd, ss, bet Charlotte st & Wilkens av, runs w & sw183.11xsw & s92.5x 100xn—x100xn11.9 to beg, vacant; Lawyers Title Ins & Trust Co agt Fleischmann Realty & Constn Co et al; Philip S Dean (A), 160 Bway; Jas F Curnen (R); due, \$52,554.52; T&C, \$1,371.05; Joseph P Day.

College av, sec 170th, 109.10x50x107.4x 50.1; vacant; Wilhelmina C Popek agt Leland S Osmun; action 2; March & Wever (A); Karl S Deitz (R); due, \$3,423.00; T&C, \$578.81; sub to a first mtg of \$2,500; mtg recorded July30'10; Joseph P Day.

College av, es. 109.10 s 170th, 100x100; same agt same; action 3; same (A); due, \$4,124.20; T&C, \$183; sub 1st mtg \$4,500; Howard Cohen (R); Joseph P Day.

Findlay av, ws, 209.10 s 170th, 75.6x100 x75x107.6; vacant; Wilhelmina C Popek agt Leland S Osmun et al; action 1; Marsh & Wever (A), 42 Bway; Jas A Foley (R); due \$3,239.58; T&C, \$137.25; sub to first mtg \$3,600; mtg recorded July30'10; Joseph P Day.

Hughes av, 2508, on map 2506, es. 112.10 s Pelham av, 25x87.6, 3-sty bk tnt & str; Rosalie Ulmer agt Giovanina Damiano et al; Wolf & Kohn (A), 205 Bway; Max S Levine (R); due, \$6,525.03; T&C, \$30.88; mtg recorded July8'08; Henry Brady.

Wilkens av, sec Boston rd, see Boston rd, ss, bet Charlotte st & Wilkens av.

7TH av, 291-3, es. 89.5 n 26th, 40x100, 10-sty bk tnt & str; Abr Werner agt Berwyn Investing Co et al; Malcolm Sundheimer (A), 31 Nassau; Arthur M Levy (R); due, \$13,306.13; T&C, \$—; sub to mtgs aggregating \$153,000; Jacob M Mayers.

OCT. 19.

No Legal Sales advertised for this day.

OCT. 21.

Greene st, 138-40, es. 225.5 n Prince, 38.1x100x38.3x100.4, 6-sty bk loft & str

bidg; Greenwich Savings Bank agt Clara O Barclay Bayne et al; B Aymar Stars (A), 31 Nassau; Louis B Hasbrouck (R); due, \$52,634.97; T&C, \$664.50; Bryan L Kennelly.

123D st, 440 E, ss, 166.8 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str; Lincoln Trust Co agt Metropolitan Holding Co et al; Middleton S Borland (A), 31 Nassau; Frank W Chambers (R); due, \$24,023.96; T&C, \$381.65; mtg recorded Oct1'08; Joseph P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

OCT. 12.

No Legal Sales advertised for this day.

OCT. 14.

Greene av, ss, bet Bedford & Franklin avs, Lot 17; Mary A Farley agt Edw C Dixon et al; Jno O Farrell (A), 16 Court; Jos C Conran (R); Wm H Smith.

Myrtle av, ss, intersec nws Cedar, 66.4 x55.3; Jennie Cohen agt Irene M Brobst et al; Manasseh Miller (A), 350 Fulton; Milton H Latner (R); Chas Shongood.

OCT. 15.

Linden st, ses, 133.10 w Hamburg av, 19.10x100; Jno A Astrup agt Margt C Nolpe et al; Aug G Beyer (A), 1323 Greene av; Jos J Speth (R); Wm P Rae.

Pacific st, ns, 326.6 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; North Side Bank agt Monaton Realty Investing Corp et al; Sylvan Bier (A), 37 Liberty, Manhattan; Sidney W Fry (R); Wm H Smith.

W 8TH st, 1812, ws, 120 s Av R, 20x100; Geo Burnham et al agt Taft Constn Co et al; Gregg & McGovern (A), 141 Bway, Manhattan; Edw Kelly (R); Wm H Smith.

39TH st, ss, 125 e 6 av, 16.8x100.2; Abr Sklar agt Roselle Realty & Constn Co et al; Julius Blumofe (A), 140 Nassau, Manhattan; Chas G Bond (R); Chas Shongood.

39TH st, ss, 241.8 e 6 av, 16.8x100.2; same agt same; Action 2; same (A); Chas Tolleris (R); Chas Shongood.

39TH st, ss, 250.4 e 6 av, 16.8x100.2; same agt same; Action 3; same (A); same (R); Chas Shongood.

43D st, sws, intersec ses 12 av, 100x20.3; Minnie D Gescheidt agt Theo J Smith et al; J Hunter Lack (A), 44 Court; Harry L Sokolow (R); Wm P Rae.

57TH st, ss, 140 e 13 av, 20x50.3; Jas S Alexander agt Henrietta B Christensen et al; Henry J Davenport (A), 375 Pearl; Geo C Jeffrey, Jr (R); Chas Shongood.

65TH st, nes, 276.9 nw 18 av, 32x100; Benj F Blair trste agt Pierce W Grace et al; Jno M Blair (A), 55 Liberty; Wm Van Wyck (R); Wm H Smith.

72D st, ss, 200 w 1 av, 20x100; Glens Falls Ins Co agt Realty Dealers et al; Henry J Davenport (A), 375 Pearl; Jas M Kelly (R); Wm H Smith.

72D st, ss, 100 w 1 av, 20x100; Fannie Kenney agt Realty Dealers et al; Henry J Davenport (A), 375 Pearl; Morris Dangler (R); Chas Shongood.

Av N, nec 4th, 100x160; Trustee's sale of Estate of Saml H Myers; Jos S Epstein (A), 149 Bway, Manhattan; Saml Marx.

Grand av, es, 25 s Clifton pl, 37.6x100; Jas M Crafts et al agt Harry Rosenblum et al; Geller, Rolston & Horan (A), 22 Exch pl, Manhattan; J Gardner Stevenson (R); Wm P Rae.

Montrose av, nwc Humboldt, 25x75; Fallert Bwg Co Ltd agt Francesco Mamzo et al; Anson B Cole (A), 63 Wall, Manhattan; Floyd Adams (R); Wm H Smith.

Pitkin av, nes, 183.11 se Eastern pkwy ext, 20.4x51; Germania Savgs Bank, Kings Co agt J Manneschildt Jr et al; Wingate & Cullen (A), 8 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

4TH av, es, 48 n Sackett, 26x80; Bklyn Trust Co agt Herman Galtizka et al; Dykman, Oeland & Kuhn (A), 177 Montague; Edw Kelly (R); Wm H Smith.

OCT. 16.

Clinton st, ws, intersec nes Hamilton av, —x72.5 to Huntington av; U S Trust Co of N Y trstes agt Fredk T Iney et al; Wilson M Powell (A), 29 Wall; Mortimer S Brown (R); Wm H Smith.

Van Buren st, ss, 314.3 w Reid av, 14.3x100; Jas J Dowd agt Chas A Dowd et al; Mark S Feller (A), 44 Court; Chas J McDermott (R); Wm H Smith.

Parcel of land beg at a point on ws of land of Bklyn Flatbush & Coney Island Ry Co, 236.2 ft s of Ocean av, 20x110; Wm D Lent agt Ponce Realty Co et al; Shaffer, Howell & Hinds (A), 115 Bway, Manhattan; Edgar M Doughty (R); Jas L Brumley.

Parcel of land beg at a point on ws of land of Bklyn Flatbush & Coney Island Ry Co, 216.2 s Ocean av, 20x110; Jane B Sill agt Ponce Realty Co et al; Bela, Darwin, Eisler (A), 31 Nassau, Manhattan; Harold G Aron (R); Wm P Rae.

Parcel of land beg on ws land of Bklyn Flatbush & Coney Island Ry Co, 176.2 s Ocean av, 20x110, Caroline F Gorham agt Ponce Realty Co et al; Action 1; Bela, Darwin, Eisler (A), 31 Nassau, Manhattan; Harold G Aron (R); Wm P Rae.

Parcel of land beg on ws land of Bklyn Flatbush & Coney Island Ry Co, 196.2 s

Ocean av, 20x110; same agt same; Action 1; same (A); same (R); Wm P Rae.

OCT. 17.

Barbey st, ws, 185 s Vienna av, 60x45; Jacob Bercowitz agt Chas Schultz et al; Sidney M Gottesman (A), 188 Montague; Edw Kelly (R); Chas Shongood.

Columbia st, ses, 20 ne Woodhull, 20x80; also CORNELIA ST, ses, 179 ne Evergreen av, 19x100; Emma L Heuschober agt Louise Schumacher et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Leon R Jacobs (R); Wm P Rae.

Fulton st, nwc Jerome, 171.6x82.2; Otto E Reimer agt Hope Constn Co et al; Sackett & Lang (A), 99 Nassau; Jas T Williamson (R); Wm H Smith.

3D pl, ns, 50 e Court, 25x133.5; Jos Strauss agt Leopold Rasch et al; Coombs & Wilson (A), 260 Bway; Geo B Serenbetz (R); Wm H Smith.

E 28TH st, es, 700 n Av P, 50x100; Augustus Assenheimer agt Christian T Stotz et al; Bailey & Sullivan (A), 135 Bway; Fredk Cobb (R); Jas L Brumley.

62D st, nec 7 av, —x—; Theo Eitte agt Wm J Gaynor et al; Mabel E Witte (A), 375 Pearl; Wm H White (R); Wm H Smith.

OCT. 18.

Crescent st, es, 41 n Glen, 21x77; Sarah C Sandford agt Alphonse M Moses et al; Jas S Graves (A), 309 Bway; Wm Liebermann (R); Wm P Rae.

Gold st, es, 210.3 s Concord, 21x77.3; Francis Rausch exr agt Augustus F Gardner et al; Theo Burgmyer (A), 40 Court; Jacob Neu (R); Wm H Smith.

73D st, ss, 324 e Narrows av, 34x100; Sargent & Co agt Louis Baptiste et al; Foody & Day (A), 2 Rector st, Manhattan; Walter H Cragg (R); Chas Shongood.

OCT. 19.

No Legal Sales advertised for this day.

OCT. 21.

Van Sicklen st, ws, 44.3 s Av T, 20x92.5; Minnie P Saddington agt Harry Shaw et al; Geo F Alexander (A), 315 Washington; Geo H Herman (R); Wm H Smith.

65TH st, ns, 940 w 14 av, 114.9x100.2; Renard S Padgett agt Danl F Lewis et al; Chas J Ryan (A), 26 Court; Edw B Thompson (R); Chas Shongood.

Eastern pkwy, ss, 150 e Classon av, 3.4x61; Emma Quinn agt Margt McCormick et al; Thos J Evers (A), 26 Court; Eugene F O'Connor (R); Chas Shongood.

WILLIAM G. MORRISEY

BENSONHURST and 30th WARD PROPERTIES

189 MONTAGUE STREET

Established 1879

Telephone Main 5357

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

A RENTING MAN OF ABILITY

Wanted by an active downtown office. Must have a successful record, and for such a man a good position with best prospects is open. Address Henry, Record and Guide.

ATTENTION!

BUILDING MATERIAL MAN.

Have you got an opening for a live-wire salesman? I am well acquainted among Builders, Contractors, Architects, and can produce results. Have A1 references. Want to connect with staple firm on commission basis. Can furnish my own motor car. Box 15, 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.

REAL ESTATE BROKER wants small office adjoining established concern, or desk room, on or near Fifth Avenue, from 30th to 59th Street. Would want privilege of use of maps and telephone. Necessary to make arrangements quickly. BOX 7, Record and Guide.

WANTED—By a Real Estate Firm, a man to fill the position of Superintendent of repairs. Must have thorough knowledge of electricity, steam and machinery. Address "MANHATTAN," Box 19, Record and Guide.

YOUNG MAN well acquainted with Long Island and with intimate knowledge of the eastern end, desires connection with firm wanting to develop business in that territory. Box 17, Record and Guide.

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

RESPONSIBLE position desired by gentleman; many years' experience in leasing and management high class realty. BOX 32, Record and Guide.

RENTING MEN WANTED.

Competent renting men for business property, one for section above 14th st., one for section below. Liberal arrangement for right man. H. L. MOXLEY, 320 Broadway.



Mortgage Money

We are prepared to accept at once any high-class first mortgage loan of

\$1,000,000 at 4½%

Or, will consider several smaller loans to aggregate this amount.

M. MORGENTHAU Jr. CO.

Telephone, Cortlandt 1884
95 LIBERTY STREET

TELEPHONE 5511 TREMONT EST. 1895

PAINTING, DECORATING and PAPER HANGING

In all its branches

Special Attention Given to Real Estate Agents and Receivers

S. DAVIDSON, Office and Shop, 1424 Wilkens Ave., N. Y.

We want the following Back Numbers of The Record and Guide

Our office stock of the following numbers of the MANHATTAN Edition of The Record and Guide is entirely exhausted, and we have orders that we cannot fill:

- May 6, 1911
- August 5, 1911
- April 6, 1912 (both sections)
- April 27, 1912 (both sections)

We will pay twenty cents each for any one or all of the above numbers, delivered to us in good condition. Don't neglect to write your name and address on the package.

This offer will expire October 18, 1912

The Record and Guide Co.

11 East 24th Street, New York

NEW ESTATE BUILDERS' GUIDE
 ESTABLISHED MARCH 21, 1868.
 DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION
 BUSINESS AND THEMES OF GENERAL INTEREST

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
 By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary and Treasurer

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

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1912, by The Record and Guide Co.

STATEMENT OF THE OWNERSHIP,
 MANAGEMENT, ETC.,

of
 Real Estate Record and Builders' Guide, published weekly at New York (required by Act of August 24, 1912).

Managing Editor:

M. A. Mikkelsen, Georgetown, Conn.

Business Manager:

W. D. Gregory, Newark, N. J.

Publisher:

Record and Guide Co., New York.

Owners:

F. W. Dodge Co., New York.

Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO.,

F. T. Miller, Treas.

Sworn to and subscribed before me this third day of October, 1912.

HENRI DAVID,

Notary Public, New York County, No. 136, Register's No. 4153.

Certificate filed in New York County.
 (My commission expires March 30, 1914.)

Owing to the tendency shown recently on the part of the publishing trade to move uptown, it is interesting to note that the Simmons-Boardman Publishing Company, now in Fulton street, will go no farther north than the Woolworth Building, where it has taken half of the twenty-second floor for its executive offices.

The Bureau of Economy and Efficiency in the Department of Water Supply, Gas and Electricity has issued a pamphlet on "Standard Specifications, Uniform Procedure and Forms Relating to Coal," which contains much useful information concerning the heat value of the different kinds and grades of coal. Building managers who buy coal in quantity will find it suggestive.

The papers and proceedings of the First National Conference on Housing, held in New York last year, appear in a volume, entitled the "Housing Problem in America," just published by the National Housing Association, of 105 East Twenty-second street. The volume should be of great value to real estate men, as it not only reflects reform sentiment on the subject of corrective legislation, but contains many practical hints of interest to operators, particularly with respect to small houses, of which so many are now being built in the suburbs.

According to newspaper despatches, the German Government will construct a million dollar embassy building near Sheridan Circle, in Washington. A commission, composed of Herr Kettner and Herr Saran, of the German Foreign Office, and Prof. Peter Behrens, an architect of the German Government, is studying the site with a view to submitting preliminary plans. German achievements in architecture are not so well known in America as are those of French architects, for example, and the design eventually adopted for the embassy building will be studied here with interest.

Government By Commission.

In view of the circumstance that the New York movement in favor of municipal government by commission seems to be gaining in favor, the following facts about the progress of commission government all over the country may be of some interest to the readers of the Record and Guide. The full list of the cities, governed by this method now comprises over two hundred, situated in thirty-four different states in the Union. More than half of these cities contain, however, less than five thousand population and only six of them contain more than one hundred thousand people. The most recent recruits to the method are Menominee, Superior and Janesville in Wisconsin, Nebraska City in Nebraska and Holton in Kansas. While the method is still spreading it is also being subjected to severer criticism than ever before. It is pointed out, for instance, that the calibre of the men elected to municipal office, under the new plan, does not differ essentially from that of the men elected to offices in cities governed in the old way. An examination of ten typical cities shows that of the fifty commissioners now in office no fewer than thirty-five were municipal office holders before the adoption of the commission plan.

It is inferred consequently that while the new method of municipal administration may enable the office holders to do their work more efficiently than was possible under the old type of urban government, it does not essentially modify the type of men selected for office by the voters. The complaint is also made that no marked increase in the recognition given to administrative experts can be detected in the cities governed by commissioners. It is merely taken for granted that an inexperienced man can be converted into an expert by giving him some high sounding title, such as Commissioner of Public Safety. This last criticism undoubtedly points in the direction of the most serious drawback to municipal government by commissioners. By failing to distinguish between that part of the government, which is concerned with public policy, and that part which is concerned with the carrying out of public policy, it falls into a really dangerous confusion.

The commissioners are both policy makers and policy executors. It is right that they should determine the policy of the city, but in executing it they need the assistance of permanent expert officials, whose work is essentially scientific and who should be independent of party politics. The commissioners, instead of actually administering any department themselves, should appoint a Mayor, who would be responsible for the carrying out of any policy which the commission wish to put into effect. The Mayor would be the permanent head of the administration, but would have nothing to do with the major function of deciding the general objects, which the government would be sure to realize. Of course, the distinction between these two aspects of municipal government is of smaller importance in a little city than it is in a big city, because the government of a little city

does not raise difficult and complicated questions of technical administration. Hence it is natural and desirable that the commission form of government should be adopted chiefly by small cities.

Excess Condemnation.

In view of the fact that a renewed attempt will be made to secure the adoption of a constitutional amendment in this State that will permit the city to condemn more land than it needs for a public improvement, it is interesting to note that the matter is attracting more attention all over this country than ever before. In Europe excess condemnation has long been practiced both in England and all over the continent. Baron Haussmann a half a century ago employed it in putting through his great scheme for street reconstruction in Paris. The London County Council has more recently used somewhat similar methods for financing the magnificent thoroughfare known as "Kings Way." This latter undertaking was carried out at practically no cost to the Public Treasury, because the increased value of adjacent property almost entirely compensated the municipality for the expenses both of acquiring title to the land and of construction. In this country cities in almost all the states in the Union suffer under the same disabilities as New York. Constitutional provisions forbid the condemnation of private property for other than very rigidly defined public purposes.

These constitutional limitations have so restricted the authority of cities in the matter of land condemnation that, no matter how much public improvements may add to the value of adjacent property, the city can share in the increment only by the arbitrary and unjust method of betterment assessments—a method that allows many owners to obtain benefits to which they are not entitled and imposes upon other owners payments for which they obtain no return. These legal limitations constitute the great obstacle to the adoption by municipalities of any economical and systematic plan of street modification and development. Considering the serious nature of this handicap to the development of New York, it is encouraging to remember that these limitations are being broken down in other states. Eight years ago there was passed in Ohio the first American act recognizing the principle of excess condemnation. A similar measure was adopted in Maryland in 1905, and more recently Virginia, Pennsylvania and Massachusetts have made progress along the same line. At its last session the Legislature of Massachusetts took advantage of its new constitutional authority, and several street-widening projects which had been considered by the municipality of Boston during the past few years are now being pushed forward.

No doubt New York would be equally energetic in undertaking street improvements in case its hands were not tied by the constitutional restriction. The extension of Seventh avenue and the widening of Varick street is now being carried out under the old method; but the inevitable disagreement is taking place in respect to area of as-

assessment. If in this instance the city could have condemned a strip of land at least 100 feet wide on each side of the line of the new avenue—including, of course, as much more as the survey of adjacent property rendered desirable—this improvement might well have paid for itself because the property would have the benefit not merely of the street improvement but of a new subway. In any event the deficit would have been comparatively small and the business development of the new thoroughfare would have been accelerated because the property condemned in excess of actual needs could have been sold to builders in plots adapted to the actual business requirements of the neighborhood. In the same way the city could begin immediately to lay out the proposed new street to connect 7th avenue and 34th street with 5th avenue and 40th street. New York traffic experts are agreed that this connecting street, which it is proposed to call "The Crossway," would do more to relieve the congestion of traffic in New York than would any improvement which could be carried out for any similar sum of money. Real estate experts are also agreed that it would furnish a considerable amount of street frontage to that district in Manhattan in which additional lots available for the retail trade are most needed. Yet, although the plan has not been abandoned, it is doubtful whether it will ever be undertaken under existing conditions. Neighboring property owners oppose it because they dread the frequent unfairness of the method of assessment.

The city officials hesitate to undertake it because they are afraid of adding to the burdens of an already overtaxed city. Yet, in this instance, the increase in value of adjoining property, provided it could be sold in properly sized lots, would be enormous. At present there are very few expensive buildings which would have to be destroyed. The property on the side streets, which would have to be condemned, is worth, roughly, \$40 a square foot. Such property, when fronting on a street which would connect the Grand Central, the Pennsylvania Terminal and Fifth and Seventh avenues, would be worth three or more times as much. The crossway would be a combination of Broadway and Fifth avenue and would have a unique value for purposes of retail trade. It would be thronged with traffic and people from the day it was opened, because it would cut all the most important longitudinal thoroughfares in Manhattan in the district of their greatest activity. The opening of such a street, instead of being an expense to the city, might well be directly as well as indirectly profitable. Yet it may have to be postponed until the present constitutional prohibition of excess condemnation is removed; and by that time the side streets on the line of the proposed "Crossway" may be occupied by so many new buildings that all possibility of direct profit will be destroyed.

THE WEEK IN REAL ESTATE.

A performance that took place in the auction room this week may be cited as an amusing but entirely faithful illustration of the present temper of a considerable section of the professional ele-

ment in the real estate market. The property at 138 and 140 East Fifty-seventh street, just off Lexington avenue, was being offered from the stand of Joseph P. Day in foreclosure of a mortgage. The plaintiff started the bidding at \$48,000. A furious competition then set in between professional operators, who were eager to acquire so desirable a piece of realty adjacent to the new subway. The ninety-ninth bid taken by the auctioneer recorded an advance of only \$9,500. Beyond this the professional operators declined to adventure, and a firm of clothiers, Adelberg & Berman, got a handy warehouse on a plot 37.6x100.5 in a rising neighborhood for the low price of \$57,500.

The incident bears out the statement made by brokers generally, and reported in this column last week, that there is plenty of shopping around by operators in speculative neighborhoods, but that it is difficult to close deals, partly because there is as yet no consensus of opinion as to where the building activity of the near future will be. The professional element will not pay anything like market value for property in untried localities, no matter how promising, because of the modern tendency of building enterprises to concentrate in small, well-defined neighborhoods.

Real estate movements, with their accompanying building activity, are created nowadays by groups of big operators working in concert, and such groups take action only after having studied the needs of given mercantile trades or classes of tenants, whether commercial or residential. On the first sign of a new move by the big operating syndicates or groups of leaders, the rank and file of market followers rush in. As yet the leaders have given no sign, and the average operator is afraid to act on his own judgment; if he builds, he may find that the class of tenants he expected to recruit from has in the meantime been diverted to a new trade or residential center created by a strong group of operators acting in common.

This hesitation on the part of the professional element explains in large measure the character of the current real estate market. Feeling is optimistic, and brokerage trading is on the increase, compared with the corresponding season of last year; but no well-defined, important seats of activity have developed. Some notable building enterprises are being undertaken, but they are inconsiderable in number and are mostly belated operations in neighborhoods recently built up. The general expectation is that the big operators will presently lead the way into fresh territory. Meanwhile, the support of the market, as is to be expected after a period of industrial depression, comes mainly from professional buyers, investment purchasers being relatively few.

Building Materials Go Higher.

Continued upward movement of building materials was a feature of the week. Hardware and metal ceilings were the active factors, although in the case of metal ceilings the activity is due primarily to an impending increase rather than to actual lift now. It is rather remarkable that the buying movement in building materials is not more active than it is, in view of the general increase in prices in practically every department. The apparent reason for this is hesitancy due to the timidity of money covering building construction in the immediate future. Consumers lean to the position that they would rather pay a little more for building materials next year than to hazard cash in building operations that might prove disastrous if there is any reaction following the election. This may account for the

very heavy inquiry in all lines of building materials and a corresponding inactivity as far as actual buying is concerned.

All lines outside of brick and Portland cement have felt this change. At present Portland cement is very inactive, sales being taken at prices below \$1.58, the asking price. Dealers are buying in stock, anticipating a possible further advance. In the case of common brick, Brooklyn and Newark interests are fairly well stacked, while Manhattan is just beginning. This accounts for the heavy buying movement of last week at the brickyards, which, therefore, did not have the earmark of permanency to it sufficiently pronounced to warrant an interpretation of real stability.

Building managers are in the peculiar position of actually being forced to pay higher prices for coal when there is a large quantity available. This shows the effect of car shortage upon the average consumer of coal, because it reflects the inability of the carrying roads to move vast quantities stored at the mines as rapidly as consumers can take it.

The average consumer of building materials or building supplies is advised to take advantage of whatever concessions that can obtain at this time, because prices are bound to move up between now and the first of January in almost every line and will continue to hold a stiff level until a break occurs in the iron market. In view of the fact that steel deliveries are now being contracted for well into the first quarter of 1913, thus insuring a heavy demand for pig iron well into next spring, it is not considered that any weakness will develop in that department. However, the stiffness of the general building market may be expected to continue through the winter at least.

Overburdened Taxpayers.

Editor of the RECORD AND GUIDE:

In calling attention editorially to the burden of the increasing tax rate in the City of New York, you point out that "people who own real estate in speculative districts where property would ordinarily advance in price can stand the strain, but all those property owners whose holdings are stationary or retrogressive in value are having their property taken away from them without any redress."

One reason why the increasing tax rate is so severely felt by many property owners is that the tax fails alike upon land and buildings. We all know that a building does not increase in value after it is erected but, on the contrary, depreciates both from ordinary usage and from the competition of newer types of buildings subsequently erected. Unless therefore there is an increase in the value of the land on which the building stands, sufficient to take care of this depreciation, it is evident that an increase in the tax rate will decrease the total earnings from the land and building.

Several suggestions have been advanced to relieve improved property of this burden. One is that in the assessment a greater allowance should be made for depreciation, but this involves an arbitrary use of judgment that might lead to much discrimination. Another suggestion has been for a general reduction in the tax rate on buildings. Still another suggestion, which I made about a year ago, was for a fixed rate upon buildings which would not increase or fluctuate as does the ordinary tax rate.

None of these suggestions for the positive relief of buildings have as yet received much general support. Therefore, it may be advisable to attack the

problem from the other end and levy a special tax which will produce sufficient revenue to obviate the need of the increase in the tax rate, of which complaint is made.

Your editorial points out that even under the present system people who own real estate that is advancing in price can stand the strain of the increased tax rate and, in fact, if the value of their land rises with sufficient rapidity, the increase is no burden at all. It might be well, therefore, to devise a special tax that would reach only these increases in value and fall in proportion to the increase.

In fact, suggestions have been made for a tax of this kind under the name of an "unearned increment" tax. The plans put forth, however, have been quite complicated, as they have contemplated taking a large share of the increased value at some interval of time, as, for example, when a sale is made or at a ten or twenty-year period. And as it has been suggested that this tax should be as high as ten or twenty per cent. of the enhanced price, its payment at one time would be a considerable burden.

There is, however, a simple method of reaching this increased value that will not require any change in our assessing machinery or place any additional work upon the Tax Department, except some slight clerical work; and which will provide a considerable and increasing annual revenue without any appreciable burden upon those who pay the tax.

This plan is to impose a special tax, say at the rate of one per cent. annually, upon future increases in value only. The method of assessing and collecting it would be as follows:

The land value assessment of 1912 would be taken as the basis (and as this is admittedly a high assessment it would be fair to real estate owners). Every year subsequently the assessment roll should carry an additional column which would contain the land value assessment of 1912; and, of course, the record would show as now the land value assessment of the current year. Then a simple clerical computation would show the difference between the value as assessed in 1912 and the assessment of another year. Then place this one per cent. tax upon the increase.

Take, for example, a lot assessed in 1912 at \$10,000. If the assessment of 1914 showed a value of \$15,000, this \$5,000 increase would pay a tax of \$50 for that year—and this would be only a hundredth part of the increase.

If the next year the assessment was still \$15,000, there would be no increase in the special tax, which would continue at \$50. But if two or three years later, there was another rise in value, and the property was assessed at \$20,000, it would then be subject annually to a special tax of \$100.

If this plan were adopted now, and the same ratio of increase in land value continued for ten years as in the past ten years (and making allowance for the nearer approach to full value today than ten years ago), this special tax would by the year 1922 be yielding at least \$10,000,000. This tax would help pay for the public improvements which establish an increase in real estate values without requiring the present increase in the tax rate that falls upon property stationary, or declining in value. This would be a relief to the owners of old buildings and certainly could not be considered a hardship to those paying it who would be in possession of an increase in value amounting to a billion dollars, or perhaps fifteen hundred million.

A. C. PLEYDELL.

New York, Oct. 9.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

MORTGAGES

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Amount, Interest not given, and Amount.

MORTGAGE EXTENSIONS

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1912 (Oct. 5 to 11) and 1911 (Oct. 7 to 13). Rows include New buildings, Cost, Alterations, and a summary for Jan. 1 to Oct. 11.

BRONX CONVEYANCES

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include Total No., No. with consideration, Consideration, and a summary for Jan. 1 to Oct. 11.

MORTGAGES

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Amount, Interest not given, and Amount.

MORTGAGE EXTENSIONS

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1912 (Oct. 5 to 11) and 1911 (Oct. 7 to 13). Rows include New Buildings, Cost, and Alterations.

Jan. 1 to Oct. 11 Jan. 1 to Oct. 13

Summary table for New buildings, Cost, and Alterations for Jan. 1 to Oct. 11 and Jan. 1 to Oct. 13.

BROOKLYN CONVEYANCES

Table with columns for 1912 (Oct. 3 to 9) and 1911 (Oct. 5 to 11). Rows include Total No., No. with consideration, Consideration, and a summary for Jan. 1 to Oct. 9 and Jan. 1 to Oct. 11.

MORTGAGES

Table with columns for 1912 (Oct. 3 to 9) and 1911 (Oct. 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Amount, Unusual rates, Amount, Interest not given, and Amount.

Jan. 1 to Oct. 9 Jan. 1 to Oct. 11

Summary table for Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to Oct. 9 and Jan. 1 to Oct. 11.

BUILDING PERMITS

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 5 to 11). Rows include New buildings, Cost, Alterations, and a summary for Jan. 1 to Oct. 10 and Jan. 1 to Oct. 11.

QUEENS BUILDING PERMITS

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include New buildings, Cost, Alterations, and a summary for Jan. 1 to Oct. 10 and Jan. 1 to Oct. 11.

RICHMOND BUILDING PERMITS

Table with columns for 1912 (Oct. 4 to 10) and 1911 (Oct. 6 to 11). Rows include New buildings, Cost, Alterations, and a summary for Jan. 1 to Oct. 10.

Prof. Morris Loeb.

Dr. Morris Loeb, formerly professor of chemistry in New York University, died of typhoid fever at his summer home on the Rumson road at Seabright, N. J., Tuesday morning. His father was one of the founders of the banking firm of Kuhn, Loeb & Co.

Among the monuments to his memory is the fine new home of the Chemists' Club, at 50 East 41st street, which was built and equipped primarily through his efforts and his generosity. He was one of the founders of the club in 1898, when it still had quite modest quarters in rooms at Mendelssohn Hall, 108 West 55th street.

In 1895 Professor Loeb married Miss Eda Kuhn, of Cincinnati, of the Kuhn family that represented the second branch of the founders of the banking firm of Kuhn, Loeb & Co. His sister, Miss Theresa Loeb, was the wife of Jacob H. Schiff, now senior member of that firm. James L. Loeb, a retired banker, now living in Munich, is a brother of Professor Loeb. He was a director of the Hebrew Technical Institute and interested in many philanthropic and charitable works.

—The ferry service between College Point, L. I., and Clason Point, Bronx, has been suspended until next spring, principally because of the torn-up condition of the Clason Point route.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

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

By Cecil C. Evers

Copyright, 1912, by the Record and Guide Co.

VALUATIONS.

AS most property in this country is owned in fee simple, or absolutely, freehold valuations will only be considered. The value of buildings on leasehold property is ascertained in the same manner as with freehold estates, subject to the conditions of the lease under which the land is held.

In "Rating," by Faraday, it is stated that although the rent of a property is prima facie evidence of its value, yet it cannot be held as conclusive.

The rent which may be derived from property is, however, the most important factor in establishing its value, subject to certain modifications, to which attention has been called.

In Chapter IV. it has been stated that the value of a building is its market value, or what the average purchaser will be willing to pay for it in normal times and under normal conditions; the value of land may be similarly described, and both are derived from the capitalization of the actual or potential net rent which the property may earn.

Vacant land which has no earning power, and property inadequately improved, of which the rents do not indicate the value, have a potential value which represents future earning capacity, less carrying charges to the time when it will come into full use.

In ascertaining the value of improved real estate, the land and building should be estimated separately, even though the combined value of the two may be required. Fewer errors are likely to occur by following this course, which also facilitates the checking of any discrepancy which may arise owing to misleading rents or other causes. Moreover, sometimes the value of the land or of the building only may be desired, as frequently occurs in the case of leaseholds or for condemnation proceedings.

GROSS RENTALS.

The first consideration will be the gross rents which

should be ascertained, or if, owing to the building or portions of it being vacant, occupied by the owner, or for any reason they cannot be obtained, they should be estimated by comparison with rents obtained for similar accommodation in the neighborhood.

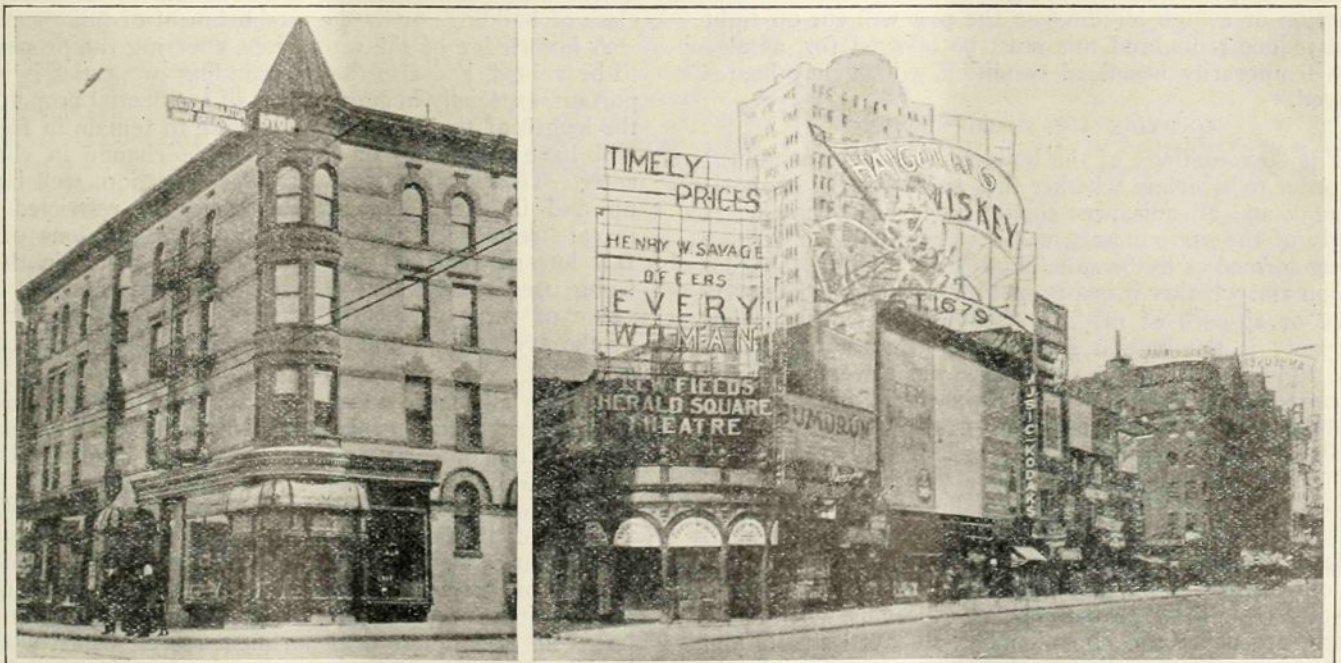
Rents are normal if they represent a fair return on the investment and do not vary too greatly from the rents of similar accommodations in competing sections of similar character. On the smaller properties it is customary to average the rental per room; in large office buildings and lofts, and in some cases in apartment houses, the square foot of rentable area is a better basis for comparison. The available net accommodation, after deducting light wells, public corridors, public toilets, elevators and stairways, will be about eighty to ninety per cent. in loft buildings, fifty to sixty-five per cent. in office buildings and forty-five to fifty-five per cent. in apartment houses, based on the area of the plot.

GOOD WILL.

Sometimes a seemingly high rent may be explained by the fact that a tenant who has an established business will frequently, rather than move, pay more rent for his premises than he would have to do for equally good accommodation elsewhere; part of his rent in this case is paid for the good will of the business which he has built up; if the premises were vacated the owner would probably have to accept a lower rental.

Tenants with an established business may similarly purchase the premises they occupy for a larger sum than the average investor would pay, the excess price being payment for the good will of their own business.

In Professor Banister Fletcher's "Valuations and Compensations," which covers English practice, the value of good will is given as one to one and one-half years' purchase for small trades, and about three to four and one-half years' purchase for large trades, which would be difficult to work up again; one year's purchase being the net profit of a year's business.



(1) RENTAL VALUE AFFECTED BY GOOD WILL.—Ground floor occupied as a saloon at a rental of \$125 a month, raised by owner to \$140. Tenant, who owned the license, vacated premises, asking \$2,500 for license; owner offered \$1,000, which tenant refused and canceled the license, which, on account of school having been erected on opposite corner since its issuance is difficult to be replaced; rental for other purposes about \$60 a month, showing a diminished revenue from building of \$780 per annum. Brooklyn, N. Y.

(2) ADVERTISING VALUE OF BUILDING FRONTS.—Where buildings become unsuited to their location it is sometimes more profitable to cover the entire fronts with advertisements than to rent the floors above the ground floor. Broadway and 35th St., New York, N. Y.



EXAMPLE OF RENTAL VALUES OF ROOFS AND SIDES OF BUILDINGS WHEN USED FOR ADVERTISEMENTS.
View from Elevated Railroad station, Broadway and Myrtle Ave., Brooklyn, N. Y.

There is sometimes an additional rental value to be derived from advertising, especially where buildings can be viewed from an elevated position or where in central locations there is a great demand for advertising space, such as the roofs of buildings, etc.

ABNORMAL SALES AND RENTS IN ACTIVE MARKETS.

In times of great real estate activity and increasing values property frequently rents and sells for more than it is normally worth, owing to the discounting of future increases in value which occurs at such times, and to the fact that the prices of real estate, as well as those of other commodities, are pushed up by speculators who are willing to pay almost any amount, regardless of true value, income or other considerations, if they think that some one else will take the property off their hands at a profit to themselves.

The rents having been verified, it should be ascertained whether they are likely to be permanent. The rentals for several previous years should be ascertained and, if possible, the proportion of vacancies during that time. By comparing with rents of similar properties, proper allowances can be made if they are too low, owing to inefficient management, long leases, which have not allowed for increased values, or other causes; also they may be too high, owing to the temporary insufficiency of accommodation, special tenants, etc. Sometimes rents are temporarily higher than normal owing to their procuring light over an adjoining low-built property. The erection of a high building on the plot will cut off light and reduce rents, and this must be allowed for, as also any temporarily beneficial condition, which may be removed.

LOCATION AND SURROUNDINGS.

The surroundings of the building should be examined in order to ascertain whether they are beneficial or detrimental, and all nuisances should be carefully noted. A study of the surroundings will also permit of an opinion being formed as to the suitability of the building to its location and whether it is a proper improvement. The presence or absence of modern street improvements is important; is the section supplied with water, gas, electric light; has it proper drainage and sewers; if these improvements are installed, are they paid for? Suburban properties sometimes have no improvements, and when deprived of proper sewerage, for instance, may be unhealthy and subject to periodical outbreaks of typhoid fever, which diminishes their value and reduces rentals. The quality and condition of street paving and of sidewalks should be taken into consideration; asphalted or otherwise well-paved streets furnish easier access and greater cleanliness, whilst cobbles, especially when badly worn, are noisy and objectionable; unpaved streets and poor sidewalks are dirty and unpleasant, especially in wet weather, and detract from the desirability of a section.

The means of access and of communication with other

sections should be studied. Proper transportation facilities ensure permanency of tenants; poor or insufficient transportation results in a cheaper class of tenants who are constantly shifting in search of better facilities and low rentals.

Access to a section through neighborhoods of cheaper character is detrimental, especially in the smaller communities.

A section may be active, it may be fully built up, and accommodation in great demand, in which case there is a probability, unless general ownership of the buildings by their occupants or restrictions interfere, that there will be a steady increase in rents and probably a more intensive use of the land and rebuilding to take advantage of increased rents; or a section may be inactive, with vacant accommodation and consequent competition to secure tenants at reduced rentals. Very low rents may attract a cheap class of tenants and result in a permanent cheapening of the section and a general reduction in values.

Careful inspections and a knowledge of local conditions will show whether the section is of established character, whether it is changing or liable to change in the near future; this also will be a guide to the permanency of rentals. A well-established built-up section will resist encroachment of detrimental buildings far more strongly than a thinly built-up, scattered settlement which may be injured by the erection of a different class of buildings or by the establishment of nuisances.

A knowledge of the restrictions covering the property to be valued, and also the surrounding properties is important, especially in good classes of residential property; the length of time the restrictions are to remain in force will have a bearing on any probable change in character. Thus, in a detached residence section, well built up and in good demand, and generally restricted to private residences, the freedom from restrictions of a few lots of sufficient size will probably result in their being used more intensively for apartment houses; the value of these parcels will be much greater than that of the average lot, and at the expense of the restricted property.

Proper allowance must be made for differences between corner and inside lots, depending on the character of the property and the benefits to be derived by the extra light and greater accessibility furnished by the former; against which on cheaper property is offset the greater cost of assessments for street improvements. In certain sections "plottage," which means the ownership by one person of a sufficiently large plot of ground to permit of certain forms of improvement, such as large office buildings or department stores, which would be impossible on small plots, must be considered and an allowance of from five to ten per cent. may be made in such cases, though this is in the nature of a discounting of future possibilities.

JOHNSON SHOWS 'EM HOW.**A Practical Exhibition of Fire Prevention and Fire Fighting.**

Public attention was attracted this week to the buildings of the National Cloak and Suit Company, at 207-217 West 24th street, by the spectacular fire drill conducted by the Fire Department in celebration of Fire Prevention Day. Mayor Gaynor was present and delivered an address. Fire Commissioner Johnson and Chief Kenlon conducted the exercises and there was a notable gathering of public men.

The invited guests included the Superintendent of Buildings, Rudolph P. Miller; Commissioner Thompson of the Board of Water Supply, Comptroller Prendergast, Tenement House Commissioner John J. Murphy, James A. Henderson, Superintendent of Buildings in The Bronx; State Labor Commissioner John Williams, Senator Wagner and other members of the State Factory Investigating Committee, President George A. Just and other members of the Board of Examiners, Corporation Counsel Watson, F. J. T. Stewart of the Board of Fire Underwriters, N. B. Kilmer of Brooklyn's Allied Board of Trade, Dr. William Tolman of the Museum of Safety, State Fire Marshal Ahearn and Secretary Willis of Fire Commissioner Johnson's office.

The heads of the Building Bureau and the Fire Prevention Bureau appreciate what the National Cloak and Suit Company has done to provide in the way of safe construction and for the cause of fire prevention. When the first of the buildings was erected six years ago and the second three years ago the company had no thought that they would be designated as model buildings of their kind. The officers, realizing the responsibility that goes with the housing of over two thousand employees, simply started with the idea of putting up the safest and most comfortable buildings possible.

What a Fireproof Building Is.

They first put up a solid and substantial building, with both exterior and interior fireproof stairways, fire walls, fireproof doors, cement floors and fireproof trim. The two buildings are of the kind in which, if a fire occurred, it could with prompt action be confined to one room. As part of the equipment there is a sprinkler system, the working of which everybody understands.

In addition to the sprinkler system, as Vice-President Rosenfield explained, there are 52 lines of fire hose, 48 chemical fire extinguishers and 500 pails of water and sand distributed through the building, besides fire hooks, fire axes and tarpaulins. On the front of the building there is a water curtain.

All of the apparatus named is for the purpose of putting out fires after they have started, but the company has taken the more important step of trying to prevent fires. There is, of course, a prohibition against smoking and parlor matches, to start with. There is a competent building superintendent and an ample cleaning force. For each floor there is a dirt chute, and all rubbish goes into the chutes and is dropped into a fireproof vault in the basement.

The guests at the exhibition were convinced that the fire drills are thoroughly familiar to the employees, who can quickly pass from one side of a fire wall to another and be perfectly safe behind fire doors. They can leave the buildings by four exits on each floor to interior fireproof stairways, by two exits on each floor to exterior stairways and by six exits on each floor to elevators.

In answer to the question, does it pay? Vice-President Rosenfield said: "It

certainly does. It pays in the peace of mind it gives to know that your employees and property are perfectly safe. It pays in lower insurance rates. Before we moved into these buildings we paid in a well constructed loft building as high as \$1.36 per \$100 for fire insurance. In these buildings our fire insurance averages less than 10 cents per \$100 per annum.

How It Pays.

"Intelligent business men know, however, that fire insurance does not cover the loss which an active business sustains in case of a fire. Your insurance does not repay you for the interruption to your business, nor for what is most serious to your employees, the loss of employment. If our business men would fully realize that they are themselves paying for fire losses due to flimsy construction and careless methods there would very soon be a substantial reduction in insurance rates. Every one of us are today paying for losses that occurred in the Baltimore and San Francisco fires, and we will continue to pay for them for years to come."

The climax of the occasion arrived when the sounding of a fire alarm brought a battalion of fire companies to give a realistic exhibition of fire-fighting and rescue work.

ELECTRICAL SHOW.**Opens With a Luncheon to Thomas A. Edison.**

Four hundred men, among them former associates, present associates, and representatives of many lines of business which in some way or other are due to his genius, drank to the health of Thomas Alva Edison on Wednesday when John W. Lieb, Jr., vice president of The New York Edison Company, offered the toast at the luncheon which opened the 1912 Electrical Exposition.

The luncheon was served in a specially prepared room on the third floor of the building, and within the enclosure of the electric automobile track.

In keeping with his custom of never making an address, Mr. Edison bowed his thanks. Mr. Samuel Insull, president of the Commonwealth Edison Company of Chicago and secretary to Mr. Edison in the days when the problems of which they are now the masters were still unsolved, speaking for the inventor, recalled some of the incidents of the early days of the industry. An informal reception followed.

In addition to many exhibits of electric lighting and heating devices, there are hundreds of utensils and machines to exemplify the great variety of uses to which electricity is put in the commercial and industrial world.

The industrial development of Brooklyn is portrayed at the exhibition by a panoramic painting of the waterfront, from the foot of Sixty-fifth street, Brooklyn, to Queensboro Bridge. The painting is supplemented with miniature reproductions of the docks and factories along the waterfront.

In addition to the novel features, all the household electrical devices are on view, including musical instruments, hair drying and rubbing machines, pencil sharpeners, electrical incubators, new types of incandescent lamps, carpet sweepers, electric irons and cooking utensils.

A model of the Gatun Dam of the Panama Canal is loaned by the Isthmian Canal Commission. Through the courtesy of the Navy Department there has been prepared by the United States Navy Electrical Class at the Brooklyn Navy Yard a Naval Electrical Exhibit, which is operated by enlisted men of the Navy now under instruction at this school.

BUILDING ACTIVITY.**Naturally in a Descending Scale in Most Cities at This Season.**

In most cities of the country the month of September is one of the least productive months of the year for new architectural plans. Building energies are then more engaged with the work in hand than in planning new operations. Thus the total estimated cost of the buildings planned last month in 123 cities of the United States reporting to Bradstreet's was but \$55,650,000, as against \$63,817,000 in September a year ago.

There is here shown a decrease of 21.2 per cent. from August and of 12.7 per cent. from September a year ago, which month, however, showed a gain of 11.6 per cent. over September, 1910. Compared with September last year, it might be noted that fifty-six cities show increases, while sixty-seven show decreases. The showing for the third quarter of the year has suffered from the unfavorable returns made in August and September, and the decrease of 4.3 per cent. from a year ago follows an increase of 11 per cent. over 1910. For the nine months of 1912, however, the total expenditures compare favorably with the best of past years, the gain over 1911 of 4.3 per cent. following a decrease in that year of 11 per cent. from 1910, and that year in turn marking a loss of 4.7 per cent. from 1909.

In Manhattan the total number of new buildings planned from the first of the year up to the close of September is one-third less than in the same period last year, but the total estimated cost of the work is 15 per cent. greater. In other words, the average operation is larger. The number of operations in The Bronx has been about the same as last year, but the average cost is 65 per cent. greater. Queens is the only borough which is not doing better on the whole than last year.

Why Queens Building Is Slow.

Two reasons are given by builders in Queens for the falling off in the total amount of their operations this year. The delay in building new transit lines and the restrictions imposed by the Tenement House law and building ordinances are named. A tenement house cannot be erected where there is no sewer connection and a brick house erected outside the fire limits must conform to the same regulations as one inside the line. It is also claimed by builders that the rule requiring cesspools to be cemented and sealed works a hardship because of the frequency with which they must be cleaned.

About two million dollars' worth of building operations are reported to be awaiting municipal rapid transit. The estimated cost of the buildings planned during the past nine months in Queens is \$4,700,000 behind the value represented by the plans filed last year in the corresponding time.

New Dock at Garrison Avenue.

The Dock Department is preparing to construct a dock at the foot of Garrison avenue, on the Bronx river, to accommodate the heavy traffic of that neighborhood. When this improvement has been made the borough authorities will grade and pave the block and a half of the avenue between the water front and the section already paved.

—The National Park Bank, which completed its present edifice opposite St. Paul's Church less than ten years ago, will put in new safety vaults at a cost of \$60,000, from plans by Donn Barber, who was the architect.

BOARD OF EXAMINERS.

Its Jurisdiction Settled in Important Cases—Fireproofing Questions.

Provisions relating to fireproofing form the basis of the greatest number of appeals to the Board of Examiners from the decisions of the Superintendent of Buildings in Manhattan. Of these appeals a large number are on the question whether the interior trim of buildings over twelve stories in height should be made of incombustible materials or of wood treated to render it fireproof as required by Sec. 105 of the Building Code.

The Manhattan bureau has consistently held that a so-called pent house on the roof of a twelve-story building, whether it covers an area equal to the story below or not, if used for other purposes than the bulkhead of stairs or the enclosure of tanks, elevator machinery or ventilating apparatus, must be considered as a thirteenth story, and places the building within the requirements of section 105 above noted. It is the exemption from these requirements that has constituted the basis of the large proportion of the appeals above referred to.

Supt. Miller says the number of appeals with reference to exit facilities also seem large. A good many of them are in connection with requirements for emergency courts for theatres. A question raised by the Manhattan bureau as to the authority of the Board of Examiners to grant appeals in such cases was decided by an opinion of the Corporation Counsel to the effect that the matter was quite within the jurisdiction of the board.

A notable case that was appealed during 1911 and which became the basis of litigation to determine the jurisdiction of the Board of Examiners, was the appeal taken by the Greeley Square Hotel Company, owners of the Hotel McAlpin, from the action of the Manhattan bureau with respect to the required uncovered area in the proposed new hotel at Broadway and 34th street. The application was disapproved by the bureau for the reason, among others, that a greater lot area was to be covered than is permitted by Section 10 of the Building Code. The area of the lot in question is about 31,000 square feet, of which all was to be covered in the lower stories and about 83 per cent. in the upper part where the sleeping rooms are.

Supt. Miller maintained in this case that under Sec. 10 of the Building Code only about 51 per cent. of the lot area may be covered above the first story. The appeal was granted by the Board of Examiners, but conditioned on certain changes in the lower stories.

Because of the opinion of the Corporation Counsel in the case of the St. Regis Hotel in 1904, an approval of the plans for the Hotel McAlpin was still withheld by the Manhattan bureau, in spite of the granting of the appeal. The applicants took the matter to the Supreme Court and secured a writ of mandamus directing the approval of the plans (all other objections having been satisfactorily met) and establishing the jurisdiction of the Board of Examiners in this matter.

Although questions such as the above have arisen from time to time, the relations of the Board of Examiners and the Manhattan Bureau of Buildings have been most amicable as Supt. Miller testifies in his latest annual report. In forwarding papers in any appeal it is the practice of the bureau to state its reasons for disapproval and to quote the provisions of law on which such disapproval is based. Only in rare cases does a representative of the bureau appear before the board to urge the disap-

proval of an appeal. On the other hand, it happens occasionally that the board requests the appearance of the Superintendent either to further state or explain his grounds of disapproval or to furnish additional information.

White Granite for Western Union Building.

George H. Bickford, general manager of the Woodbury Granite Co., has closed a contract for the stonework of the new Western Union building to be erected at the corner of Broadway and Dey street, with a rear wing extending to Fulton street. The facades will be composed of Bethel white granite, twenty-nine stories high. Carved Doric columns will adorn the lower three stories

WASHINGTON IRVING SCHOOL.

Will Cost Less to Build Than Other Public Edifices, and Will Be Safe.

The cost per cubic foot for constructing the Washington Irving High School for Girls will be very low compared with the cost of other fireproof public buildings. The Bronx Court House will cost 70 cents per cubic foot, and the Municipal Building, 65 cents per foot, according to statements in the Board of Estimate. At the office of the superintendent of buildings of the Board of Education it was stated this week that the Washington Irving High School will cost but 19 cents per cubic foot.

The total cost of the building, exclusive of the land, and not including the heating, ventilating and electrical work,



Irving Place.

C. B. J. Snyder, Architect.

FIRST PICTURE OF THE WASHINGTON IRVING HIGH SCHOOL.

and above this level eight sets of Ionic columns, each rising three stories, will further enrich the structure. Theodore N. Vail, the president of the company, was born among the granite hills of Vermont where the Bethel white granite will be quarried. He knows the advertising value of a beautiful building. The Woodbury Granite Company's contract calls for the entire granite exterior of the building delivered and set in place. Marc Eidlitz & Son, 489 Fifth avenue, are the general contractors and William Welles Bosworth, of 527 Fifth avenue, is the architect. The building will be erected in sections and the existing Broadway building will not be torn down until the rear section in Dey street is completed.

—Track-laying for the new trolley line that is to be built on Queens Boulevard from the Queensboro Bridge to Jamaica will probably be started within a week or ten days.

will be \$1,068,386. The furniture bill will total \$70,000. Eight floors, with an average surface of 21,500 square feet, will provide ninety-six class rooms, or a total of one hundred and thirty-five working units.

Ten segregated fireproof stairways will be available in an emergency, besides the elevators. While the building will not be entirely fireproof, according to the latest definitions of the term, it will be classed as such under the law. The floors will be surfaced with wood, but the trim will be kalameined, or metal covered. The desks will have wood tops.

"But in case of fire in any room, you could shut the door and let the flames burn themselves out without any other damage being done to the building," it was said.

—Flushing's new railroad station will have two stories of brick and granite, 92x39 feet. It will be situated on Grove street, 110 feet from Main.

BUILDING MATERIALS.

NET HARDWARE DISCOUNTS AFFECT BUILDING CONSTRUCTION.

Advance in Metal Ceilings Imperative—New Cement Prices Weak—Atlas and the Panama Contracts—Brick Buying Moderate.

FOLLOWING the action of Sargent & Co., many of the hardware interests recently announced that all prices for iron and steel builders' hardware, including locks, have been withdrawn and new prices, including quotations recently made for bronze and brass goods, will be issued to the trade. These quotations are now being compiled, and in the meanwhile prices to architects and specifiers are quoted on application. The hardware market has been startled by a large run on wire cloth, but as this is considered to be in the form of manipulation due to a quarrel among manufacturers, it is not taken seriously as an evidence of general weakness.

The demand for hardware is not especially acute just now. It is entirely probable, however, that the new lists will show a general advance in prices, as advance reports from the leading companies show that the strengthening of the steel market has had its effect upon that part of the market depending upon steel and iron.

Other departments which show signs of stiffening in quotations are metal ceilings, slate and crushed stone.

Portland cement is not in a keen market. Dealers are taking some cement, but most of these is for yard stacking. The new price level of \$1.58 to \$1.63 represents merely asking prices. The general market is weak and there is little disposition to close future business.

Common brick is also a dull factor. The \$7.25 level is still maintained, although most of the brick going out is sold on the \$6.75 quotation, although some brick began to go out at the end of the week at \$7 flat.

In the lumber market yellow pine and spruce are still active elements, although prices are inclined to continue to stiffen.

ATLAS IN PANAMA.

Inside Story of How Big Company Finally Got Into the Competition.

The cement market has been speculating more or less upon the reason why the Atlas Portland Cement Company's name did not appear in the list of those putting in bids for the million barrels required for the Panama Canal. The final bids when opened fixed the price at 90 cents, mill, and on this basis the Alpha and Lehigh companies in joint action were accorded the lowest bidders. After the bids had been submitted, according to current report, the Atlas people wrote to the Washington authorities stating that they would be willing to supply the extra million barrels at the same price which they are now supplying cement, namely, at about 65 cents, mill. The result is that it now seems probable that the Atlas people will get the contract.

John R. Morron, president of the Atlas Portland Cement Company, has been out of town, and in his absence no one would discuss the matter. It was stated, however, that the Atlas Portland Cement Company has taken considerable pride and has found considerable advertising power in the fact that the great waterway was built entirely of Atlas Portland cement, and in

view of the fact that the work is so near completion the officials of the company decided that it was well worth the sacrifice to maintain their strategic advertising position.

Incidentally, the action of the Atlas Portland Cement Company has stirred its rivals to more or less caustic comments, some of whom alleged that the Atlas Company was the first to assume the leadership in the demand for higher mill prices. It seems that financial conditions in the valley made higher prices advisable, and according to certain factors in the trade the action of the Atlas Company is criticised, as is the government for apparently going behind the advertisement for sealed bids and considering a subsequent proposition.

BRICK IN ACTIVE DEMAND.

Manhattan Dealers, Following Lead of Brooklyn Yards, Are Beginning to Stack Here.

A marked improvement in the demand for common brick was noticed last week, when fifty-seven cargoes were sold, as against forty-seven cargoes arrived. This reduced the number of available brick on the market to twelve. On Monday and since that time the buying movement has been gaining in strength. It is a noteworthy incident that the prices are running nearer to \$7 than to either the top level, \$7.25, or the lower level, \$6.75. There were only two sales reported at the \$7.25 level, these being brick of exceptional quality, specified for a special operation. The Raritan situation is said to be satisfactory both for the metropolitan market and also for the New Jersey market.

The transactions for last week, with those of the corresponding week in 1911, follow:

1912.		
Left Over, September 28-22.		
	Arrived.	Sold.
Monday	10	8
Tuesday	2	4
Wednesday	6	11
Thursday	6	7
Friday	10	20
Saturday	13	7
Totals	47	57
Condition of market, stiffening. Prices, \$6.75 to \$7.25. Raritan, \$6.75 to \$7.25. (Wholesale dock New York. Allow for cartage and dealers' profit for retail prices.) Left over October 5-12 1911.		
Left Over September 30-34.		
	Arrived.	Sold.
Monday	19	8
Tuesday	4	9
Wednesday	11	9
Thursday	4	10
Friday	6	13
Saturday	10	6
Totals	54	55
Condition of market, nervous. Prices: Hudson, \$6.12 to \$6.50; Raritan, \$5.87½ to \$6.12½. Left over, October 7-33.		

NEW YELLOW PINE LIST.

All Items on August, 1909, List Except Lath Increased \$5—General Market.

The general lumber market is firmer as to price, but weaker on demand. Spruce and yellow pine are the strongest factors in the market. In both these departments subway shoring and roofing-over requirements are such as to keep prices exceptionally stiff.

A new price list for yellow pine lumber has been issued and is being generally adopted. The list supplants that of August 4, 1901, which has outlived its usefulness and will be denominated Basic List No. 2, or the September, 1912, list.

The method inaugurated a few years ago of quoting certain figures off the list of August, 1909, instead of quoting the net price delivered, seems to have found favor, as the individual lists now being issued are almost entirely on the

plan of giving only the concessions from the list.

The September 10 list adds \$5 to all items on the August (1909) list except lath, wagon bottoms and battens. The addition to lath is \$2 a thousand and to wagon bottoms \$1 a set, while on battens there is added 20 cents per 100 lineal feet. There is an advance in the discount on mouldings of 10 per cent. gross.

Some of the concessions quoted from the new list by individual concerns show as follows: Heart face B and better flooring, \$10; edge grain A and B, \$8; edge grain C, \$7; flat grain A, B and C, \$7.50. A and B ceiling is \$5 off, in ¾ and \$7.50 off in ½-inch, while in ⅝ and ¾-inch the concession is \$8. On partition the concession is \$7.50 and on bevel siding it is \$7, while on drop sliding it is \$8.50. Finish is \$9 off the new list. On boards, fencing and dimension, the concessions range between \$4 and \$5.50 and on heavy joists and timbers the stock may be had at from \$5.50 to \$7.50 below basis.

As the new basic list has been sent out in pamphlet form to all members of the retail trade whose names are available, those who have not secured a list can obtain it by sending 10 cents to George K. Smith, secretary, 7th floor, Lumbermen's building, St. Louis, Mo.

METAL CEILINGS COST MORE.

Why This Commodity Will Assume New Levels Shortly.

In conformity with the general tendency of all building materials to advance in price, the building trade is advised to prepare for a considerable advance in the cost of metal ceilings in the near future.

While advances have been made in the price of nearly all building materials during the last five years, no advance has been made in the cost of metal ceilings. An advance is now imperative, owing to the increased cost of steel sheets, wood furring strips and the increase in wages which will become effective on January 1, 1913.

Reports from all the metal ceiling companies in New York City indicate clearly that an upward movement is imminent. Competition has been exceptionally keen in this department for some time, with the result that the trade in general has not dared to distribute the quotation lists which have been in vogue since 1907. The demand of the sheet metal workers, which affects the manufacturers of metal ceilings, for higher wages, unquestionably has brought the manufacturers to a realization that in order to come out whole on the producing end they could not give higher wages to their men unless a corresponding advance was made on the market. In view of the fact that the new wage rate becomes effective on January 1, consumers will do well to secure their products early.

NEW HARDWARE LISTS.

Substitutes for Discounts Withdrawn on September 19 Now Practically Ready for Distribution.

The constant increase in the price of steel and iron has, as The Record and Guide intimated on several occasions recently, resulted in the withdrawal of some discount lists, pending the establishment of new ones, which are about ready for distribution. Among the companies taking action in this matter were Sargent & Co., which recently made the following announcement:

"All prices for iron and steel, builders' hardware, in effect prior to September 19 are withdrawn. New prices, to— (Continued on page 695.)"

CURRENT BUILDING OPERATIONS

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

New Milk Plant in The Bronx.

Frank A. Rooke, 489 Fifth avenue, is preparing plans for the erection of another milk plant for the Sheffield Farms-Slawson Decker Company, of 524 West 57th street, to be erected on the west side of Brook avenue, south of 165th street, in The Bronx. The building will be strictly fireproof, five stories in height, 92x89 feet, with an exterior of glazed terra cotta. George F. Hill, 150 Fifth avenue, is the refrigerating engineer. The cost is estimated at \$250,000.

Plans for Two 98th Street Apartments.

G. Ajello, of 1 West 34th street, announces that he will complete plans about Oct. 17 for the erection of two nine-story high class apartment houses, 62x101 feet, to be erected by the A. C. & H. M. Hall Realty Company, of Broadway and 108th street, in the north side of 98th street, 100 feet west of Broadway. The owners will handle the general contract, awarding all contracts separately.

To Enlarge Lakewood Hotel.

The Florence Hotel in The Pines Company, of which C. Woehr is proprietor, contemplates the erection of a large addition to the hotel at Lexington avenue and 6th street, Lakewood, N. J. If plans carry, the building will be double its present size, making it one of the largest hotels at Lakewood. The plans are being prepared by private architects.

Plans for Brooklyn Theatre.

P. Kaplan, 184 Dresden street, Brooklyn, is ready for bids on all subcontracts for a new \$50,000 theatre to be erected at Greene street and Covert avenue. Construction will be of light brick and limestone, 50x125 feet, one story, with a seating capacity of 1,000. S. S. Sugar, 104 West 42d street, N. Y. C., is the architect.

Lithographing Co. to Build.

Heywood, Strasser & Voight Lithographing Company has just purchased the southwest corner of Ninth avenue and 26th street, a plot fronting 98.9 feet on the avenue and 100 feet in the street, for improvement with a ten-story fireproof business building. Shire & Kaufman are preparing the plans.

New School for Jamaica.

The Board of Aldermen have made a special appropriation of \$218,000 for the erection of a twenty-room school to be situated in the Eastwood section of Jamaica.

CONTEMPLATED CONSTRUCTION Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

17TH ST.—Foundations are under way for alterations changing the residence at the northeast corner of 17th st and Irving pl, for John S. Foster, 54 Irving pl, into stores and bachelor apartments. Charles C. Thain, 4-6 East 42d st, architect; Theodore Starrett Co., 103 Park av, general contractor. Cost, \$20,000.

72D ST.—The Campagna Construction Co., of which Anthony Campagna, Northern av and 187th st, is president, and Joseph Paterno, Broadway and 115th st, treasurer, contemplates the erection of a 12-sty apartment house at 303-307 West 72d st. The entire investment when completed will be about \$600,000.

79TH ST.—P. H. Ohm, 15 West 38th st, has completed plans for a 6-sty apartment, 102.2x101.9, to be erected at the southwest corner of

Exterior and 79th sts, for the City & Suburban Homes Co., 15 West 38th st, owner. Cost, \$100,000.

MADISON AV.—Morrell Smith, Far Rockaway, N. Y., has completed plans for alterations to the 10-sty apartment house, 102x99 ft, at 663-7 Madison av and 30 East 61st st, for Frederick Halerman, 667 Madison av, owner. Cost, \$4,000.

WEST END AV.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment house, 100.11x90 ft, to be erected at the southwest corner of West End av and 104th st, for the M. E. Paterno Realty Co., 601 West 115th st, owner. Cost, \$500,000.

RIVINGTON ST.—M. Bernstein, 131 East 23d st has completed plans for alterations to the 6-sty tenement 44x67.6 ft, at 66 Rivington st and 149 Allen st, for Rosa Vesell, 763 5th av, owner. Cost, \$2,500.

69TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty apartment house, 55x100 ft, to be erected at 102-106 West 69th st, for the Westport Construction Co., owner, care of architect. Lawrence Ball, 6 West 18th st, steel engineer.

49TH ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for a 9-sty house to be erected at 146-148 East 49th st, for the Maze Realty Co., 148 East 49th st, owner.

WEST END AV.—The 483 West End Av. Co., of which William L. Sutphin is president, contemplates the erection of a 12-sty apartment house at 481-485 West End av, having a total frontage of 59 ft.

ARMORIES.

KINGSBRIDGE RD.—Bids were received by the Armory Board for the armory to be erected at Kingsbridge rd and Jerome av, for the 8th Coast Artillery, care of Armory Board, owner. Pilcher & Tachau, 109 Lexington av, architects. The Owego Bridge Co., Owego, N. Y., was low bidder for item 1 for the construction of steel, \$537,000; item 2, \$532,000; item 3, \$533,000; item 4, \$528,000. Cost, \$1,000,000.

STORES, OFFICES AND LOFTS.

24TH ST.—The D. & M. Co., Henry B. Mulliken, president; Edgar J. Moeller, vice-president; B. Mordecai, treasurer, 103 Park av, is taking bids on plastering for the 12-sty store and loft building at 121-123 East 24th st, from plans by Mulliken & Moeller, 103 Park av, architects. The Fullam Construction Co., 103 Park av, has the mason work. Cost, \$125,000.

WASHINGTON ST.—Densmore & Le Clear, 88 Broad st, Boston, Mass., architects, are taking bids for the 2-sty brick loft and garage, 60x80 ft, to be erected at 741-745 Washington st, for Little & Hoyt, owner, care of architect.

44TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the store and loft building at 3 East 44th st, from plans by Edward Necarsulmer, 507 5th av, architect, and desire bids on all subs prior to October 14.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST.—Adelstein & Avrutine, 82 Rutgers st, contemplates the erection of 5-sty flats in Tiffany, Fox and Beck sts, on plot 328x145x148 ft.

WEBSTER AV.—Gross & Kleinberger, Bible House, have completed plans for two 5-sty brick and terra cotta apartment houses, 50x88 ft each, to be erected on the west side of Webster av, 148 ft south of 169th st, for the Times Realty & Construction Co., 65 Hamilton pl, owner, who builds. Cost, \$80,000.

FACTORIES AND WAREHOUSES.

3D AV.—Foundations are under way for the 1-sty brick factory, 50x100 ft, on the east side of 3d av, 192 ft south of 170th st, for John T. Tully Co., 1608 Boston rd, owner. Kreymborg Architectural Co., 1330 Wilkins av, architect. F. Willetts, 526 East 149th st, has the mason work. Cost, \$12,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were received by the Board of Education, October 7. For the general construction and plumbing of P. S. 52, The Bottsford-Dickinson Co. was low bidder, \$250,690; for plumbing and drainage, John J. Foley Plumbine and Heating Co., \$17,499.

STABLES AND GARAGES.

THE BRONX.—The Robbins Ripley Co., 50 Church st, is taking bids on subs for a brick and steel garage to be erected in the Bronx.

THEATRES.

PROSPECT AV.—The Midas Amusement Co. has had plans prepared for a vaudeville and moving picture theatre, accommodating 1,800 persons, to be erected on the west side of Prospect av, between 163d and 165th sts, plot 375x160 ft. Cost, \$200,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

3D AV.—A builder has purchased through the Samuel Galitzka Co. a plot 120x100 ft, at the northeast corner of 3d av and 87th st, on which he contemplates the erection of an apartment house.

CHURCHES.

CONEY ISLAND.—The Talmud Torah Congregation, in conjunction with the Sea Gate Sisterhood, has purchased property at the northside

corner of Mermaid av and West 23d st, Coney Island, on plot 60x100 ft, on which they contemplate the erection of a synagogue.

DWELLINGS.

75TH ST.—Foundations have been completed for the 2½-sty frame and stucco residence, 48x36 ft, in the south side of 75th st, 200 ft west of Ridge Boulevard, for Patrick J. Carley, 275 74th st, owner. Eisenla & Carlson, 16 Court st, architects. Owner builds. John Johnson, 828 51st st, has the carpenter work, and John Clayton, 55th st near 2d av, the masonry. Cost, \$25,000.

52D ST.—Tom Bennett, 303 52d st, Brooklyn, has completed plans for the 2-sty brick residence, 20x52 ft, to be erected in the south side of 52d st, 160 ft west of 8th av, for Denni Megher, 425 41st st, owner. John H. O'Rourke Co., 264 39th st, general contractor. Cost, \$5,000.

84TH ST.—W. L. Dowling & Son, 83d st and Ridge Boulevard, Brooklyn, owners, are completing three 2½-sty frame residences, 24x36 ft, in the north side of 84th st, 242 ft west of Ridge Boulevard, costing \$6,000 each.

HOSPITALS AND ASYLUMS.

GATES AV.—Pilcher & Tachau, 109 Lexington av, N. Y. C., have completed plans for alterations to the sanitarium at the corner of Gates av and Grand av for Dr. L. S. Pilcher, 145 Gates av, owner. Cost, \$10,000.

MISCELLANEOUS.

PROSPECT PARK.—Foundations are under way for the glass greenhouses to be erected at Prospect Park West and 19th st, for Patrick McGovern, on premises, owner. James A. Boyle, 367 Fulton st, architect. Hitchings & Co., Spring st, Elizabeth, N. J., general contractor. Cost, \$7,000.

Queens.

DWELLINGS.

SYOSSET, L. I.—Guy Lowell, 225 5th av, N. Y. C., and 1128 Tremont Building, Boston, Mass., architect, is taking bids for alterations to the 2-sty frame residence for J. H. Sears, care of H. B. Hollins, 15 Wall st, N. Y. C., owner.

LAURELTON, L. I.—Foundations are under way for the 2½-sty frame residence, 35x29 ft, to be erected on the east side of the Cortland Boulevard, 220 ft north of Vandever Boulevard, for Charles A. Siebert, 3136 Broadway, N. Y. C., owner. A. White Pierce, 59 Court st, Brooklyn, architect. Cost, \$5,000.

ARVERNE.—The Shore Building Company will erect five 2½-sty frame dwellings on Gaston av north of Morris av, Arverne, at a cost of \$22,500.

RICHMOND HILL.—Philip Brandmeier will erect four 2½-sty frame cottages on Lincoln av and Grant av south of Orchard st, Richmond Hill, at a cost of \$12,800.

JAMAICA.—The Brotske & Arvinity Building Co. will erect four 2½-sty frame dwellings on Orchard av north of Highland av, Jamaica, at a cost of \$20,000.

GREAT NECK, L. I.—Geraldine S. Delmater has purchased property from the McKnight Realty Co. and contemplates the erection of residences at Cedar and Gateway Drives.

KEW, L. I.—Excavating is under way for a 2½-sty brick residence, 30x64 ft, for W. C. Cuntz, 90 West st, N. Y. C., owner. J. R. Corbin, 1500 Av J, Brooklyn, general contractor. Cost, \$16,000.

WOODHAVEN, L. I.—Foundations are under way for the 2½-sty frame residence, 26x30 ft, on the west side of Dumas pl, 106 ft north of Ferris st, for Henry A. Wuerst, 55 Franklin st, Brooklyn, owner, who builds. Robert E. No-back, 194 Ridgewood av, Brooklyn, architect. Cost, \$5,000.

FT. WASHINGTON, L. I.—The Robbins Ripley Co., 50 Church st, N. Y. C., is taking bids on two hollow tile and stucco residences to be erected here.

JAMAICA, L. I.—C. Bauer, Jr., 6 Bedford av, Brooklyn, is preparing plans for three 2½-sty frame residences, 18x30 ft, to be erected on the south side of Stewart av, 40 ft east of Morris av, for James S. Rourke, 158 Heyward st, Brooklyn, owner, who builds. Cost, \$3,000.

ISLIP, L. I.—Palmer Hornbostle & Jones, 63 William st, architects, are taking bids for the erection of the 2½-sty brick and stone residence, 50x70 ft, for Richard Ranft, 213 East 19th st, N. Y. C., owner.

ROCKAWAY PARK, L. I.—Excavating is under way for 2½-sty frame residence, 26x40 ft, to be erected at the corner of 6th av and Washington av, for Thomas McGee, this place, owner. Colton Bros., this place, are general contractors. Cost, \$7,500.

CORONA, L. I.—William McIntyre, 27 Grand av, has completed plans for two 2½-sty frame stores and residences, 20x40 ft, to be erected on the north side of Corona av, 111 ft east of Southern Boulevard, for Albert Lips, Atlantic st, Jamaica, L. I., owner. Cost, \$5,000.

CORONA, L. I.—William McIntyre, this place, has completed plans for a 2½-sty frame residence, 20x28 ft, to be erected at Mulberry and Railroad avs, for Michael Palandre, owner. Cost, \$4,500.

BEECHHURST, L. I.—Excavating is under way for a 2½-sty brick and stucco residence, 25x40 ft, for R. B. Brown, owner, care of Albert Swasey, 47 West 34th st, N. Y. C., architect. Reynolds Metz & Co., 1 Madison av, N. Y. C., is general contractor. Cost, \$20,000.

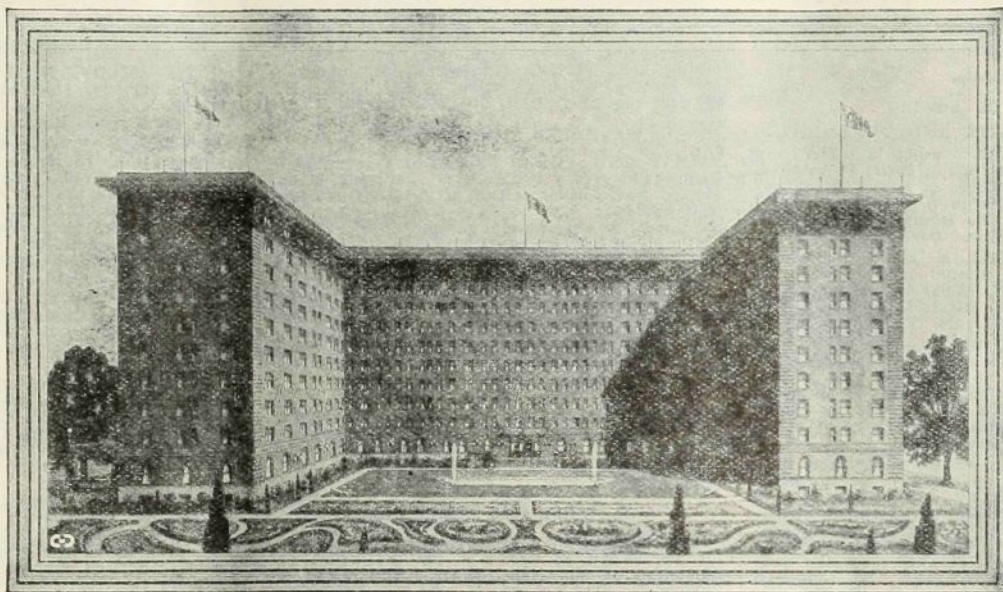
HERE'S A CASE OF WISDOM WORTH NOTING

WHAT WOOD DO YOU THINK WAS USED FOR

THE INTERIOR TRIM

of the superb HOTEL LEAMINGTON, MINNEAPOLIS (*shown below*)? It was

SAP GUM



F. E. LOCKWOOD, Archt., Leonard Construction Co., Contractors

NOT some "better" wood—*there is NO BETTER WOOD for such use* in cases where *reliability*, ease of handling, adaptability to the finest staining effects, and moderate cost are to be considered.

NOT some more expensive wood—why lay out unnecessary money when SAP GUM, beautifully finished and skillfully installed, is *an honor to* this fine structure?

SO THEY USED 6 CARLOADS OF GOOD SAP GUM

—160,000 board feet of it—in this one building.

Thrifty and up-to-date builders are fast learning that they can benefit themselves and *add to their reputation by recommending SAP GUM to their clients.* DO YOU?

SAP GUM has all the good qualities of RED GUM except the beautiful markings. On the other hand SAP GUM *takes stains as no other wood does*, and thus lends itself to the nicest requirements of the architect's color schemes by permitting a wide variety of differing decorative effects.

Builders desiring to see samples of RED GUM and SAP GUM, both rough and finished, or who wish market prices of selected RED GUM and SAP GUM, are invited to correspond with any of the following firms:

- | | |
|--|--------------------------|
| CARRIER LUMBER & MANUFACTURING COMPANY | Sardis, Mississippi |
| PAEPCKE-LEICHT LUMBER COMPANY | Chicago |
| ANDERSON-TULLY COMPANY | Memphis, Tennessee |
| CHARLES F. LUEHRMANN HARDWOOD LUMBER CO. | St. Louis, Missouri |
| LAMB-FISH LUMBER COMPANY | Charleston, Mississippi |
| HIMMELBERGER-HARRISON LUMBER COMPANY | Cape Girardeau, Missouri |

ASBURY PARK, N. J.—Howland & Donnelly, Atlantic Highlands, N. J., have received the general contract for the asphalt paving of Oak Bluff rd. R. S. Savage, Asbury Park, N. J., engineer. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Harris & Richards, Drexel Building, Phila., Pa., have completed plans for an addition to the factory of the General Vehicle Co., 505 5th av, N. Y. C., and Fox st, L. I. City, owner, Peter D. Wagner, president, Myron F. Westover, secretary. L. C. Reynolds, care of owner, steam and electrical engineer. The Raymond Concrete Pile Co., 90 West st, N. Y. C., is contractor for foundations. Cost, \$50,000.

POWER HOUSES.

LONG ISLAND CITY.—Excavating is under way for the 3-sty power plant, 50x100 ft, in Hamilton st, for the N. Y. & Queens Electric Light & Power Co., 444 Jackson av, owner. W. W. Knowles, 1133 Broadway, architect. J. H. Deeves & Bro., 103 Park av, N. Y. C., have the general contract. Cost, \$40,000.

STABLES AND GARAGES.

ELMHURST, L. I.—C. Bauer, Jr., 6 Bedford av Brooklyn, has completed plans for a 1½-sty garage to be erected in 10th st, for Mrs. T. Gately, owner, care of architect. Cost, \$1,500.

STORES, OFFICES AND LOFTS.

BROADWAY-FLUSHING.—Arthur W. Jenkins, of Staten Island, contemplates the erection of a store building on the south side of Crocheron av, 100 ft east of 22d st.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—H. Pelcher, Port Richmond, S. I., is preparing plans for a 2½-sty frame residence to be erected in Terrace st, for Dr. Masor, owner, care of architect. Cost, \$7,000.

WEST NEW BRIGHTON, S. I.—H. Pelcher, Port Richmond, S. I., is preparing plans for a 2½-sty frame residence to be erected on Manor rd, for C. Driscoll, owner, care of architect. Cost, \$6,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Excavating is under way for the 4-sty brick apartment, 50x88 ft, at 664-6 South Broadway, for Thos. A. Ryan, 162 Woodworth av, owner. George S. Cowles, 8 South Broadway, architect. M. Matus, 336 Ashburton av, is general contractor. Cost, \$60,000.

SYRACUSE, N. Y.—E. A. Howard, Bastable Block, is preparing preliminary plans for a 4-sty brick apartment, 40x60 ft, to be erected on Harrison pl, for the Misses May and Ida Van Heusen, North Syracuse, N. Y., owners.

NEWARK, N. J.—Foundations are under way for a 3-sty flat, 23x49 ft, at 47 Speedway av, for Conrad Decker, 49 Speedway av, owner. Aug. M. Kleemann, 741 Broad st, architect. Vreeland & Kolster, 532 4th st, have the mason work, and Klein & Mahler, 610 South 11th st, the carpentry. Cost, \$6,000.

BLOOMFIELD, N. J.—Excavating has been completed for the 3-sty flat at the northeast corner of Watsessing av and Molter pl, for Arthur Wolters, 41 Belmont av, Newark, owner. Gustavus Staehlin, 238 Washington st, Newark, architect. The New Jersey Cement Construction Co., 359 Park av, Newark, has the general contract. James Connolly, 48 Brentnall pl, Newark, the masonry. Cost, \$25,000.

YONKERS, N. Y.—Frank Phillips, 79 Morning-side av, is preparing plans for a 4-sty brick apartment house, 21x80 ft, to be erected in Orchard st, for James J. Sullivan, 94 Orchard st, owner, who will take bids on separate contracts. Cost, \$15,000.

BANKS.

GOVERNEUR, N. Y.—Plans have been completed for alterations to the bank at 55 Main st, for the 1st National Bank of Gouverneur, owner, F. N. Burdick, on premises, president. J. W. Wets, of this place, has the general contract. Cost, \$2,000.

STAMFORD, CONN.—Excavating is under way for the 1-sty brick and stone bank building, 50x115 ft, in Atlantic st, for the Stamford Trust Co., John A. Brown, president; Walter Ferguson, vice president; W. D. Daskam, secretary. H. J. Hardenburgh, 47 West 34th st, N. Y. C., architect. Harris Construction Co., this place, has the general contract. Cost, \$68,000.

RED BANK, N. J.—The Red Bank Trust Co., controlled by the Fidelity Trust Co., of Newark, Prudential Building, Newark, contemplates the erection of a 3-sty brick and stone bank in Wallace and Broad sts. No architect has been selected. Project will probably go ahead in the spring. Cost, \$60,000.

DWELLINGS.

DARIEN, CONN.—Foundations have been completed for the 3-sty frame and stucco residence, 56x35 ft, at Tokeneke Park, for J. W. Shepard, 111 Broadway, N. Y. C., owner. Charles Voltz, 2 West 45th st, N. Y. C., architect. St. John & Keyser, South Norwalk, Conn., general contractors. Cost, \$10,000.

RIDGEWOOD, N. J.—H. Fritz, 237 Main av, Passaic, has completed plans for two 2½-sty frame and stucco residences, 21x40 ft, for the Smith Singer Co., this place, owner. Cost, \$5,000.

NEWARK, N. J.—The Mersfelder Construction Co., Firemen's Building, owner, will soon start work on two 2½-sty frame residences, 22x51 ft, which they will erect at 817-819 South 13th st. Cost, \$5,000.

RUTHERFORD, N. J.—H. Fritz, 237 Main av, Passaic, has completed plans for a 2½-sty frame and stucco residence for Fred Ogden, this place, owner. Cost, \$5,000.

STAMFORD, CONN.—F. C. Parsons, 483 Sumner st, owner, is taking bids for a 2½-sty frame residence to be erected on Grandview Heights. Cost, \$5,000.

LARCHMONT GARDENS, N. Y.—Excavating is under way for two 2½-sty hollow tile and stucco residences, 40x70 ft, for the Wood-Harmon Co., 261 Broadway, N. Y. C., owner. T. J. Steen Co., 30 Church st, N. Y. C., is general contractor. Cost, \$9,000.

CALDWELL, N. J.—Foundations are under way for a 2½-sty frame and stucco residence, 30x22 ft, on Elm rd, for Harry Smith, Elm rd, owner. W. E. Rathburn, Valley Way, West Orange, N. J., is general contractor. Cost, \$5,000.

YONKERS, N. Y.—E. S. Clark, 231 Jessamine av, has completed plans for a 2-sty frame residence, 21x43 ft, to be erected in Hurst st, for Mrs. A. L. Humphrey and E. S. Clarke, 231 Jessamine av, owners. Architect builds. William Rohde, Nepperhan Heights, has the mason work. Cost, \$5,000.

ESSEX FELLS, N. J.—W. W. Knowles, 1133 Broadway, N. Y. C., is preparing plans for a 2½-sty frame and stone residence, 50x40 ft, for A. Cressy Morrison, owner, care of architect. Cost, \$10,000. Bids will be taken on the general contract about Nov. 1.

POWER HOUSES.

GUTTENBERG, N. J.—The steel work has been completed on the power house No. 221 for the American Cotton Oil Co., 27 Beaver st, N. Y. C., owner; Robert F. Munro, president; Justus E. Ralph, secretary. A. M. Ross, 149 Broadway, N. Y. C., engineer. Theodore Starrett Co., 103 Park av, general contractor. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

SOUTH RIVER, N. J.—The United Cigar Manufacturing Co., 1016 2d av, N. Y. C., owner, Jacob Wertheim, president; Maurice Wertheim, secretary; George L. Storm, treasurer, is taking bids for a 3-sty brick cigar factory, 76x95 ft, from plans by B. E. Stern, 7 West 38th st, N. Y. C., architect.

PERTH AMBOY, N. J.—The New Jersey Terra Cotta Co., 149 Broadway, owner, Karl Mathiasen, president; E. V. Eskesen, secretary and treasurer; L. B. Eskesen, vice president, is taking bids on general contract for four 1-sty factory buildings from plans by K. H. Dayton, engineer. Cost, \$40,000.

HALLS AND CLUBS.

WEST NEW YORK, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has completed plans for a 1-sty brick dance hall, 30x80 ft, to be erected at 11th st and Bergenline av, for Ferdinand Zeiber, at site, owner.

BUFFALO, N. Y.—Colson & Hudson, 35 Dun Building, are preparing plans for a 2-sty brick clubhouse, 82x97 ft, to be erected at Jefferson and Mortimer sts for the Jewish Federation of Buffalo, Solomon Ginsberg, president, 360 Linwood av, Miss Cecil B. Wiener, secretary, 174 West Chippewa st, Buffalo. Cost, \$50,000.

PUBLIC BUILDINGS.

HEMPSTEAD, N. Y.—Ground has been broken for the post office building to be erected in Main st north of Centre st for Louis Cohen, on premises, owner. Dugan & Webber are contractors.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—Excavating is under way for the school in Grove st for the Board of Education of Montclair, owner. Van Vleck & Goldsmith, 111 5th av, N. Y. C., architects. Russell G. Cory, 39 Cortlandt st, N. Y. C., heating and ventilating engineer. Chas. F. Cuyne, 132 Day st, Orange, N. J., is general contractor.

POUGHKEEPSIE, N. Y.—Excavating has been completed for the 3-sty brick high school, 140x180 ft, in Hamilton st, for the Board of Education of Poughkeepsie, S. R. Shear, superintendent in charge, High School Building. Wilson Potter, 1 Union sq, N. Y. C., architect. Douglas Sprague, 39 Cortlandt st, N. Y. C., heating and ventilating engineer. George T. Kelly, 8 John st, Yonkers, is general contractor. Cost, \$211,000.

STABLES AND GARAGES.

BUFFALO, N. Y.—The Grabesky Power Wagon Co., Detroit, Mich., Louis Wortheimer, 433 Brisbane Building, contemplates the erection of a 2-sty garage, store and loft at 1067 Main st. No architect has been selected. Cost, \$50,000.

STORES, OFFICES AND LIFTS.

PORTCHESTER, N. Y.—Pasquale La Rosa, on premises, owner, is taking bids for alterations to the 1-sty brick store at 103 Midland av, from plans by W. S. Wetmore, 1 North Main st, architect. Cost, \$5,000.

SOUTH RIVER, N. J.—Work has been started on the Gordon Building in Main st, between the post office and the Knapp Building. Broger & Smith will do the mason and carpenter work.

CORONA, L. I.—William McIntyre, this place, has completed plans for a 2½-sty brick residence, 25x52 ft, to be erected on National av, for Fred Pirone, care of architect, owner. Cost, \$6,500.

MISCELLANEOUS.

YONKERS, N. Y.—Steel work is under way for the Glenwood Station, 47x17x81 ft, for the N. Y. Central & H. R. R. Co., 335 Madison av, N. Y. C. Warren & Wetmore, 70 East 45th st, N. Y. C., architects. Charles H. Peckworth, 631 Hudson st, N. Y. C., is general contractor. Cost, \$28,000.

LESTERSHIRE, N. Y.—S. O. Lacey, Phelps Building, Binghamton, N. Y., is preparing plans for a steel and concrete grandstand for George F. Johnson, owner of the Binghamton Baseball Team, this place. Cost, \$25,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

LINCOLN PL.—John Posch, 696 Flushing av, has received the plumbing work for three 5-sty tenements in the north side of Lincoln pl, 367 ft, 320 ft, and 433 ft west of Franklin av, for Otto Singer, 248 Kings Highway, owner. Slee & Bryson, 153 Montague st, architects. Cost, \$55,000-\$45,000 each.

WEBSTER, N. Y.—Kettleberger Bros., 95 Clay av, Rochester, N. Y., have received the general contract to erect the 2-sty store and apartment, 73x80 ft, for Gottleib Kettleberger, this place, owner. U. S. Government, Treasury Department, Washington, D. C., lessee of store for postoffice. Eldridge & Upham, 1227 Granite Building, Rochester, architects.

NEW BRUNSWICK, N. J.—William Huston, this place, has received the roofing contract for the 2-sty brick apartment, 38x80 ft, to be erected at 234 George st, for Patrick Byrne, owner. W. H. Boylan, 390 George st, architect. Richard Bainwell, Highland Park, has the mason work, and Lewis Board, 120 Eaton av, the carpentry. Cost, \$12,000.

62D ST.—J. C. McGuire & Co., 50 Church st, have received the general contract to erect the 9-sty apartment house, 57x100 ft, at 27-33 East 62d st, for Judson S. Todd, 11 Pine st, owner. Lawlor & Haase, 63 Wall st, architects.

SYRACUSE, N. Y.—James H. Coleman, 942 Euclid av, has received the general contract to erect a 3-sty brick tenement, 54x90 ft, at 133 Dewitt st, for Thomas V. McMahon, 524 Teall av, owner. Cost, \$30,000.

BANKS.

JERSEY CITY, N. J.—W. W. Ferrier & Co., 44 Montgomery st, have received the plumbing work for the 1-sty stone bank building to be erected at the northwest corner of Central av and Bowers st, for The People's Safe Deposit & Trust Co., corner of Central av and Hutton st, William C. Heppenheimer, president. Clinton & Russell, 32 Nassau st, N. Y. C., architects.

DWELLINGS.

SOUTH AMBOY, N. J.—William L. Munn, South Amboy, has received the general contract to erect a frame residence in John st, near Clinton st, for Thomas Hickey, owner. Cost, \$3,000.

YONKERS, N. Y.—The Westchester Electrical Equipment Co., 15 Nepperhan st, has received the wiring and Fred B. Bennetts, 25 Willow pl, the painting for the 3-sty frame residence on Leighton av, for T. Lyman Turney, 55 Highland av, owner. Benj. F. Proctor, Jr., 46 Cornhill st, Boston, Mass., architect. R. L. Stewart, 32 Jackson av, is general contractor. Cost, \$9,000.

5TH ST.—H. J. Piper, 320 5th av, has received the painting for alterations at 112 East 55th st, for John Bottomley, 254 West 132d st, owner. Hewitt & Bottomley, 527 5th av, architects. Walter M. Collins, 1133 Broadway, general contractors.

BINGHAMTON, N. Y.—George M. Moffat, 22 Lewis st, has received the general contract to erect the 2½-sty hollow tile, stucco and frame double residence, 40x80 ft, in Stuyvesant st, for A. D. Fancher, 32 Carroll st, owner. T. I. Lacey & Son, Press Building, architects. Cost, \$12,000.

BAY RIDGE.—Albert Jansen, 218 76th st, has received the general contract to erect a frame and hollow tile 2½-sty residence, 40x40 ft, on Bay Ridge for Mrs. W. A. Brodie, 423 56th st, Brooklyn, owner. Slee & Bryson, 153 Montague st, architects. Cost, \$15,000.

HASTINGS, N. Y.—J. Hooker, at site, has received the mason work for the 2½-sty residence, 48x36 ft, to be erected on Scenic Drive-way, for J. V. McAdams, 417 East 93d st, N. Y. C., owner. F. Y. Parsons, 1133 Broadway, N. Y. C., architect. Weatherlow & Korn, 25 West 42d st, N. Y. C., general contractors. Cost, \$12,000.

18TH ST.—Albert Jansen, 218 76th st, has received the general contract to erect a 2-sty residence, 36x41 ft, in the west side of East 18th st, 142 ft south of Dorchester rd, for John L. Vandever, 1823 Dorchester rd, owner. Slee & Bryson, 153 Montague st, architects.

FACTORIES AND WAREHOUSES.

BLISSVILLE, L. I.—The Raymond Concrete Pile Co., 90 West st, N. Y. C., and Chicago, has received the contract for the concrete piles for the foundations of a building to be erected for the American Agricultural Chemical Co., at Blissville, L. I. A. H. Nickerson, engineer. Turner Construction Co., 11 Broadway, N. Y. C., general contractors.

MUNICIPAL WORK.

PORTCHESTER, N. Y.—The Warren Bros. Co., 59 Temple pl, Boston, Mass., has received the contract for paving Glen av, for the Village of Portchester Board of Trustees. C. A. Studwell, Main st, engineer.

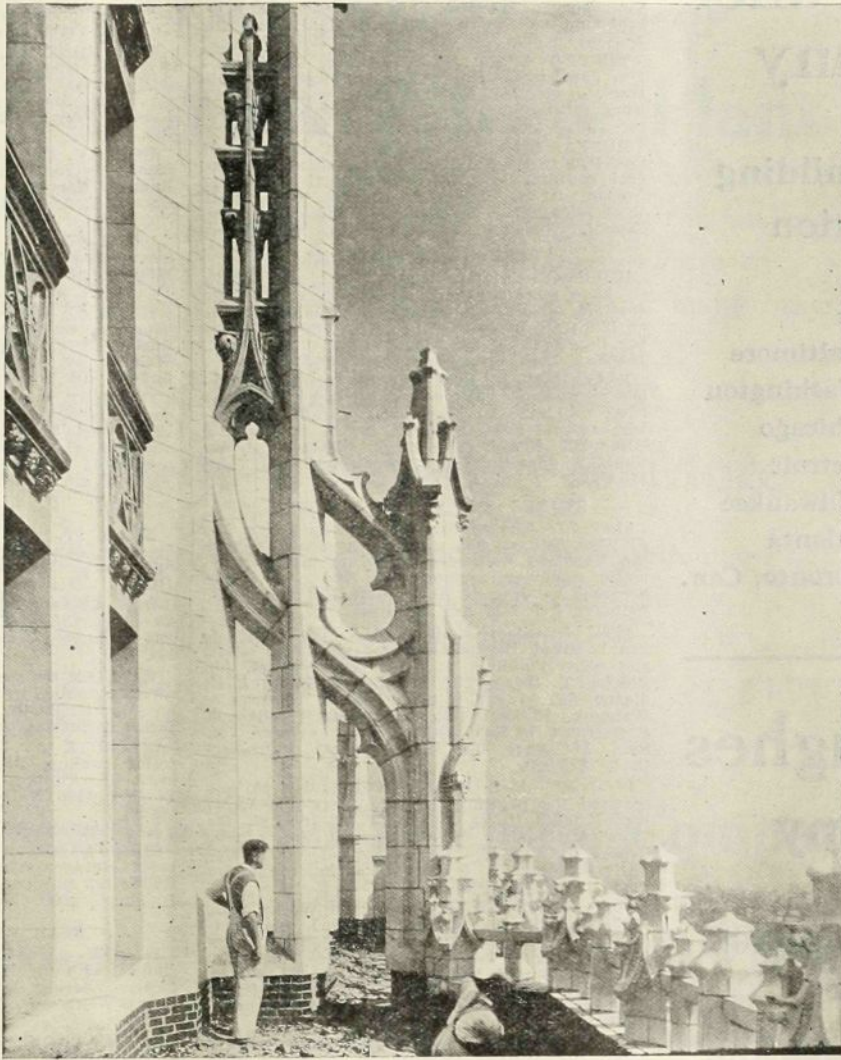
PASSAIC, N. J.—The De Vogel Contracting Co., this place, has received the contract for the asphalt paving of Waverley pl, for the Board of Public Works, W. A. Reid, superintendent. Cost, \$8,000.

PASSAIC, N. J.—The De Vogel Contracting Co., this place, has received the contract for paving sidewalk and gutters in Blaine st, for the city of Passaic. Cost, \$8,000.

HERKIMER, N. Y.—The Aetna Engineering & Contracting Co., of this place, has received the contract for the barge canal terminal at \$73,882.

ASBURY PARK, N. J.—E. A. Arend, Mattison av, is preparing plans for a 3-sty brick and stone business building, 50x100 ft, to be erected at Bond st and Bangs av, for R. A. Tusting, Mattison av, owner. Cost, \$30,000.

MANHATTAN.—William Horne Co., 71 West 132d st, has received the contract to construct and improve the old Croton Aqueduct, at \$111-



Flying Buttress at 42nd Story

Before Cleaning and Pointing

Cass Gilbert, Architect

Thompson-Starrett Co., Builders

The Chance We Wanted

The Woolworth Building gave us exactly the chance we wanted to show what we could do.

Designed with minute attention to modeled detail, and with extensive but restrained use of color, it took full advantage of possibilities in Atlantic Terra Cotta that were unthought of a few years ago, and proved that the blank wall with holes for windows is no longer an economic commercial necessity.

As a direct result the five plants of the Atlantic Company are cheerfully busy and ready for more.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, New York

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 BROADWAY
New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY ENGINEERS CONTRACTORS & BUILDERS 1 LIBERTY STREET, N. Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

A. L. GUIDONE & CO. MASON BUILDERS AND GENERAL CONTRACTORS

162 East 23rd Street, New York

C. O. MAILLOUX - C. E. KNOX CONSULTING ELECTRICAL ENGINEERS 90 WEST STREET, NEW YORK

710, for the City of New York, Henry S. Thompson, commissioner Water Supply, Gas and Electricity.

SCHOOLS AND COLLEGES.

BUFFALO, N. Y.—The Eastern Concrete Steel Co., Morgan Building, has received the general contract for the construction of the State Normal School building at \$363,398.

TUPPER LAKE, N. Y.—Albert Linquist & Co., Jamestown, N. Y., have received the contract, at \$22,725, for the mason and carpenter work for the erection of the 3-sty high school for the Tupper Lake Board of Education.

BUFFALO, N. Y.—The Eastern Concrete Steel Co., Prudential Building, has received the general contract to erect the Normal School at Normal av and Jersey st, for the N. Y. State Department of Education. Herman W. Hoefler, Capitol, Albany, state architect. Cost, \$100,-

STABLES AND GARAGES.

169TH ST.—A. Hamilton & Son, 114 East 28th st, have received the general contract for the erection of a 2-sty garage on Washington av nr 169th st, Bronx, for the John Eichler Brewing Co., 3582 3d av, owner. Mortensen & Co., 114 East 28th st, engineers and contractors.

ELIABETH, N. J.—Fred K. Fatzler, 120 Market st, Newark, has received the general contract to erect the 2-sty brick garage at Madison av and East Grand st, for L. F. Hersh & Bro., 207 Broad st, owners. Nathan Myers, Court Theatre Building, Newark, architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

31ST ST.—The Globe Automatic Sprinkler Co., 47 West 34th st, has received the contract from the Napoleon Construction Co. to install automatic sprinkler equipment in the new 12-sty fireproof building at 25-29 West 31st st. G. F. Pelham, 507 5th av, architect.

47TH ST.—Jas. A. Reid, 114 West 39th st, has received the painting for the 5-sty store and office building, at 8-14 East 47th st, for Eldrich T. Gerry, 201 Broadway. W. & J. S. Sloane, 5th av and 47th st, lessees. Warren & Wetmore, 16 East 47th st, architects. Balcom & Darrows, 70 East 45th st, steel engineer. M. Reid, 114 East 39th st, is general contractor. Cost, \$75,000.

18TH ST.—J. S. Kelly, 8 Christopher st, has received the painting for the 12-sty loft building, 100x140 ft, at 216-222 West 18th st, for Thomas Monahan, 61 Greenwich av, owner. George McCabe, 96 5th av, architect. Harry McNally Building Co., 5 East 42d st, has the mason work. Cost \$300,000.

17TH ST.—The A. Perlman Iron Works, Inc., 1725 West Farms rd, has received the ornamental iron work necessary for the 12-sty loft building to be erected at 205-9 West 17th st, for Hugh E. O'Reilly, 205 7th av, owner. Walter Haefeli 17 Madison av, architect. Hasco Building Co., 17 Madison av, is general contractor.

5TH AV.—William F. Eastberg & Co., 413 West 59th st, has received the painting work for the 10-sty office building, 53x100 ft, at 597-599 5th av, for Charles Scribners Sons, 153 5th av, owner. Charles Scribner, president; Arthur H. Scribner, treasurer; George R. D. Schieffelin, secretary. Ernest Flagg, 100 Broad st, architect. John T. Brady & Co., 103 Park av, have the mason work.

16TH ST.—T. J. Steen Co., 30 Church st, has received the general contract for alterations to the 7-sty loft building at the southeast corner of 16th st and 7th av, for the Van Allen Estate, owner, care of Tracy Swartwout & Litchfield 244 5th av, architects. Liggett & Meyers, 1170 Broadway, lessees. Francisco & Jacobus, 200 5th av, steam and electrical engineers.

BROADWAY.—The American Telephone and Telegraph Co. has awarded to the Woodbury Granite Co., 1 Madison av, the contract for furnishing the entire white granite facades of the new Western Union Building at Broadway and Dey st, through Marc Eidlitz & Son, general contractors, and William Wells Bosworth, architect, of 527 5th av. The contract calls for furnishing, cutting and setting the material in place.

MISCELLANEOUS.

NEWPORT, R. I.—The chief of the bureau of yards and docks, Navy Department, Washington, D. C., has awarded the contract for constructing a radial chimney at the naval station, to Alphons Custodis Chimney Construction Co., 99 Nassau st, New York City, at \$3,600.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

HOUSTON ST. 105-107 E, rear 4-sty dwelling, 29x29.4; cost, \$8,000; owner, Corp of Trinity Church, 187 Fulton st; architect, Thomas Nash, 1170 Broadway. Plan No. 577.

FACTORIES AND WAREHOUSES.

143D ST. 246 West, rear 1-sty dyeing establishment, 13.4x16.4; cost, \$250; owner, Margaret F. Johnston, 253 East 61st st; architect, Robert T. Rogers, 1133 Broadway. Plan No. 578.

WASHINGTON ST. 741-745, 2-sty brick warehouse, 59.11x24; cost, \$22,000; owners, Luther Little and James K. Hoyt, 30 Church st; architects, Densmore & Le Clear, 88 Broad st, Boston, Mass. Plan No. 580.

STORES, OFFICES AND LOFTS.

10TH AV. 383-389; 32D ST, 503 W, 1-sty office and platform, 63x109; cost, \$7,000; owner, American Express Co., 65 Broadway; architect, Vernon Jarboe, 381 4th av. Plan No. 579. Caudwell-Wingate Co., 381 4th av, has general contract,

Bronx,

APARTMENTS, FLATS AND TENEMENTS.

181ST ST. s w c cor Valentine av, 5-sty brick tenement, plastic slate roof, 54.1x99; cost, \$50,000; owners, Rosa Realty Co, Jerry Atiere, 470 Tremont av, pres.; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 769.

BEAUMONT AV. es, 170 s 187th st, two 5-sty brick tenements, tin roof, 50x88; cost, \$90,000; owners, The Wm. Slattery Construction Co., Wm. Slattery, on premises; see Architect Lucian Pisciotta, 391 East 149th st. Plan No. 768.

HOE AV. s e cor 173d st, 5-sty brick tenement, tin roof, 75x90; cost, \$100,000; owner, Raffaele Marrazzi, 410 East 116th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 759.

165TH ST. n s, 107.3 e Kelly st, 5-sty brick tenement, slag roof, 25x88; cost, \$35,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 764.

175TH ST. n e cor Mt Hope av, 5-sty brick tenement, tin roof, 39x63; cost, \$30,000; owners, Phelan Bros. Const. Co., Wm. Phelan, 1910 Webster av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 766.

179TH ST. n e cor Grand Boulevard and Concourse, 5-sty brick tenement, tin roof, 46.6x79.60; cost, \$40,000; owners, Phelan Bros. Construction Co., Wm. Phelan, 1910 Webster av, president; architect, M. W. Del Gaudio, 1101 Tremont av. Plan No. 765.

DWELLINGS.

256TH ST. s w cor Sylvan pl, 2-sty frame dwelling, shingle roof, 21x31; cost, \$2,800; owner, Henry Berk on premises; architect, Wm. Heapy, 159 Beech st, Yonkers. Plan No. 755.

ELY AV. e s, 393.9 s 222d st, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner and architect, Chas. Rheinland, 225th st. Plan No. 762.

WILLIAM av. s e cor Scofield st, 2 1/4-sty frame dwelling, shingle roof, 22x50; cost, \$3,200; owner, Wm. H. Booth, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 761.

CHANUTE AV. e s, 100 s Story av, 1-sty frame dwelling, 24x20; cost, \$350; owner, Frederick C. Fulling, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 767.

FACTORIES AND WAREHOUSES.

COURTLANDT AV. e s, 100 s 149th st, 1-sty brick storage, 6.8x5.8; cost, \$100; lessee, Jos. Gudowitz, 532 Courtlandt av; architect, Harry L. Smith, 2309 Crotona av. Plan No. 760.

STABLES AND GARAGES.

142D ST. s s, 206.5 e Alexander av, 2-sty brick stable and loft, slag roof, 50x40; cost, \$10,000; owners, Beeker Bros., 2692 3d av; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 757.

BRONX PARK ZOO. 1050 e 183d st and Southern Boulevard, 1-sty frame stable and abattoir, 14x16.8; cost, \$400; owner, City of New York; architect, Geo. M. Burbower, 2431 Southern Boulevard. Plan No. 756.

STORES, OFFICES AND LOFTS.

SO BOULEVARD. sec 172d st, 1-sty brick stores and amusement hall, slag roof, 100x100; cost, \$20,000; owners, P. J. Reville (Inc.), P. J. Reville, 1054 Trinity av, pres.; architect, M. J. Garvin, 3307 3d av. Plan No. 771.

WESTCHESTER AV. n s, 149.9 e Edison av, 1-sty frame store, 16.1x24; cost, \$500; owner, Andrew Quinto, 1938 Mayflower av.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 773.

TREMONT AV. n s, 150 e Prospect av, 1-sty brick stores, slag roof, 36x70; cost, \$5,000; owners, Borough Estates, Joshua L. Evans, 3219 3d av, secretary; architect, Harry T. Howell, 3d av and 149th st. Plan No. 763.

STORES AND TENEMENTS.

180TH ST. ss, 95.9 w Mapes av, 5-sty brick stores and tenement, slag roof, 50x106; cost, \$38,000; owners, Libro Construction Co., L. Boroschek, 368 Grand st, pres.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 770.

HOE AV. s w cor 165th st, 8-sty brick stores and tenements, tar and gravel roof, 76x100; cost, \$300,000; owners, Fox Square Bldg. Co., Wm. Oppenheim, 773 Westchester av, president; architects, Goldner & Goldberg, 391 East 149th st and Emery Roth, 507 5th av, associate. Plan No. 758.

MISCELLANEOUS.

EXTERIOR ST. e s, 78 s 138th st, 1-sty frame lumber rack, 90x17; cost, \$1,000; owners, Harlem River Lumber & Wood Working Co., Gerard av and 138th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 772.

STEPHENS AV. e s, 50 n Bronx River av, 1-sty frame pump house, 8x16; cost, \$250; owner, Clinton Stephens on premises; architect, Anton Pirner, 2063 Blackrock av. Plan No. 754.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DEKALB AV. Nos. 795 & 797, 5-sty brick tenement, 57x85, slate roof, 29 families; cost, \$45,000; owner, DeKalb Construction Co., 1935 Bedford av; architect, Samuel Sass, 32 Union Square, N. Y. Plan No. 6108.

KOSCIUSKO ST. n s, 250 w Throop av, 4-sty brick tenement, 52x88, tin roof, 20 families; cost, \$25,000; owner, Max Schoenberg and ano, 316 Throop av; architect, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 6000.

ST. JOHN'S PL. n s, 143.10 w Washington av, 4-sty brick tenement, 50x93, tar and gravel roof, 16 families; cost, \$25,000; owner, Emanuel Liebman, 180 Martense st; architects, Cohn Bros., 86 1/2 Stone st. Plan No. 6040.

The *REAL* Cost of Your Private Plant

There are many expenses that are traceable, in the final analysis, to your private plant. *Waste* is just one of these—waste of power, fuel and money—due to faulty shafting and belting and many other causes.

Edison Service Costs Less—Gives More

Edison Service is always ready to fill your requirements better than any private plant. It *saves* money, so it *earns* money. No cost for power until it is turned on—cost stops immediately when you shut it off. It is far less expensive than a private plant. One of our representatives will gladly prove this. No obligation.

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

ST. JOHN'S PL, n s, 268.10 w Washington av, two 4-sty brick tenements, 50x93, tar and gravel roof, 16 families each; total cost, \$50,000; owner, Emanuel Liebman, 180 Martense st; architects, Cohn Bros., 361 Stone av. Plan No. 6041.

CHESTER ST, w s, 225.11 s East N Y av, 4-sty brick tenement, 50x89, tin roof, 16 families; cost, \$20,000; owner, Ike Cooper, 604 Stone av; architect, Cohn Bros., same address. Plan No. 6142.

ALABAMA AV, e s, 140 s Sutter av, two 4-sty brick tenements, 40x89, — roof, 16 families each; total cost, \$22,500; owner, S Millman & Son, 1780 Pitkin av; architect, Edw. I. Bauermann, 24 East 99th st, N. Y. Plan No. 6147.

DWELLINGS.

JEROME ST, es, 150 n Pitkin av, two 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$7,000; owner, Solomon Agness, 353 Schenck av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6110.

EAST 17TH ST, es, 100 s Av N, 2-sty frame dwelling, 20x41.6, shingle roof, 1 family; cost, \$4,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 6098.

WEST 24TH ST, es, 280 s Neptune av, nine 1-sty frame dwellings, 13x42.4, shingle roof, 1 family each; total cost, \$9,000; owner, Herman Brandstein, 1858 7th av, N. Y.; architects, Slee & Bryson, 153 Montague st. Plan No. 6097.

68TH ST, ss, 260 w 20th av, five 2-sty frame dwellings, 16.8x42.4, tin roof, 1 family each; total cost, \$12,500; owner, West End Improvement Co., 16 Court st; architects, Cohn Bros., 361 Stone av. Plan No. 6119.

67TH ST, n s, 260 w 20th av, five 2-sty frame dwellings, 16.8x42.4, shingle roof, 1 family each; total cost, \$12,500; owner, West End Improvement Co., 16 Court st; architects, Cohn Bros., 361 Stone av. Plan No. 6118.

TROY AV, ws, 188 n Av L, three 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$6,000; owner, United Realty Alliance (Inc.), 350 Fulton st; architect, Chas. G. Weisel, 1456 35th st. Plan No. 6105.

HENDRICKSON ST, e s, 340 n Av Q, 2-sty frame dwelling, 22x47, shingle roof, 2 families; cost, \$4,000; owner, Mrs. Jas. Schoonmaker, Kimballs road; architect, H. V. B. Dittmas, 2601 Av G. Plan No. 5998.

WEST 24TH ST, e s, 130 n Mermaid av, eight 1-sty frame dwellings, 10.6x46, shingle roof, 1 family each; total cost, \$8,000; owner, Herman Brandstein, 1858 7th av, N. Y.; architect, Slee & Bryson, 153 Montague st. Plan No. 6028.

MERMAID AV, n w cor West 31st st, 1-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$1,000; owner, Chas. and Louisa Batchelor, 271 Lenox rd; architect, Geo. H. Suess, 2986 West 29th st, Coney Island. Plan No. 6023.

LEADERS IN HOUSE WRECKING

Our years of experience in house wrecking have made us experts in the work and placed us at the head of our calling.

Modern equipment makes possible the greatest haste in our accomplishments.

Our several corps of men, skilled in the occupation of razing, afford efficiency from foremen down.

Hauling is provided for by many trucks. Thus we are enabled to rid the premises of wreckage as rapidly as it is down and ready. No waiting and no second handling.

We carry to our extensive yards on Long Island where stock is assorted for future use.

Ample facilities enable us to conduct a dozen or more contracts at the same time.

Our promises as to time are kept, hence no disappointment. We are usually off the premises *ahead* of the promised time.

We accept contracts from the smallest to the largest and are always busy during the building season. Consult us at once.

JUMP HOUSE WRECKING COMPANY

OFFICE

45 West Thirty-fourth St., N. Y.
Telephone, 3332 Greeley

YARDS

Borden and East Ave., Long Island City
Telephone, 3750 Hunters Point

GLASS FOR NEW BUILDINGS AND ALTERATIONS

SEND FOR PARTICULARS OF MY NEW

METAL BAR FOR STORE FRONTS

Which Is Strong, Ornamental and Low in Price; Copper or Oxidized

GLASS TOPS FOR FURNITURE

MIRRORS MADE TO ORDER OR RESILVERED

J. H. WERBELOVSKY

93 MESEROLE STREET

Telephone Wmsburg. 5300

BROOKLYN

Advertise in the RECORD and GUIDE to reach Brokers,
Operators, Contractors and Owners.

The Advantage of an Expert

In devising and installing **ELECTRIC** work is offered to our clients.

Hotels, Apartment Houses and Loft Buildings specialized.

Our representative will call upon request.

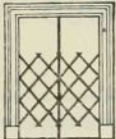
DENNIS G. BRUSSEL
ELECTRICAL
Engineering and Construction
 39-41 West 38th St., N. Y.
 Telephone, 189-190 Greeley

ELEVATORS

PASSENGER AND FREIGHT
WELSH MACHINE WORKS
 276-277 West Street
 NEW YORK
 Telephone Spring 3729

A. BATAILLE & CO.

MANUFACTURERS OF **Elevator Enclosures**



Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron, Bank and Office Railings

587 Hudson St., New York
 Ross Bldg., Cor. Bank St.
WINE BOTTLE RACKS

P. O. 891 Chelsea

ELEVATOR REPAIRS

(Electric-Steam-Hydraulic)

LORD ELECTRIC CO.

103 W. 40th St. Day and Night Telephones

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 East 20th Street
 Telephone, 4 Gramercy NEW YORK

WM. H. OLIVER

Late Hobbs & Oliver
 Established 1846

PLAIN and DECORATIVE Painting

Paper Hangings and Interior Decorations
 104 and 106 UNIVERSITY PL., NEW YORK
 Telephone, 833 Stuyvesant

Telephone, 3583 Williamsburgh

EASTERN FIRE-PROOF SASH, DOOR AND CORNICE CO.

Fire-Proof Doors, Window Frames and Sash covered with Kalamain Iron, Brass or Copper
BOARD OF FIRE UNDERWRITERS DOORS
 Doublesliding Elevator and Dumbwaiter Doors
 109-111, COOK STREET, BROOKLYN, N. Y.

BURWAK ELEVATOR COMPANY

Elevators and Dumbwaiters of every description
ELEVATORS
 Phone, 8463 Cort. 216 FULTON STREET

ESTABLISHED 1868

SKYLIGHTS, LATHING & METAL

HAYES

71 8TH AVE NEW YORK

FIREPROOF WIRE-GLASS WINDOWS

TROY AV, ws, 140 n Av L, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owner, United Realty Alliance (Inc.), 350 Fulton st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 6104.

WEST ST, e s, 200 n Av C, ten 2-sty frame dwellings, 18x36, slag roof, 1 family each; total cost, \$25,000; owner, Bristol Bldg. Co., 2111 East 7th st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 6034.

57TH st, s s, 270 e 16th av, 2-sty frame dwelling, 15.6x26, shingle roof, 1 family; cost, \$1,500; owner, Erick P. Bloomberg, 1041 62d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6003.

61ST ST, n s, 190 w 20th av, seven 2-sty brick dwellings, 16x31.6, slag roof, 1 family each; total cost, \$18,900; owner, B. J. McBrearty, 1971 61st st; architect, Jno. C. Wandell Co., 4 and 5 Court Square. Plan No. 6017.

AV N, s s, 80 e East 17th st, 2-sty frame dwelling, 20.2x41.4, shingle roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 6029.

SUTTER AV, n e cor Ashford st, 3-sty brick dwelling, 28x20, tin roof, 2 families; cost, \$3,000; owner, Sam'l Hemelin; architect, Max Cohn, 280 Bedford av. Plan No. 6001.

WEST 6TH ST, w s, 320 n Av U, 2-sty frame dwelling, 18x36, slag roof, 1 family; cost, \$2,000; owner, Bristol Bldg Co. (Inc.), 2111 East 7th st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 6052.

EAST 14TH ST, e s, 140 s Neck rd, two 2-sty frame dwellings, 17x30, shingle roof, 1 family each; total cost, \$5,200; owner, Chas. I. Mauder, 536 East 8th st; architect, M. M. Foley, 2251 Homecrest av. Plan No. 6054.

WEST 24TH ST, e s, 120 s Neptune av, eight 1-sty frame dwellings, 10.6x46, shingle roof, 1 family each; total cost, \$8,000; owner, Herman Brandsten, 1858 7th av, N. Y.; architects, Slee & Bryson, 153 Montague st. Plan No. 6036.

WEST 24TH ST, e s, 100 s Mermaid av, five 2-sty brick dwellings, 18x25, tar and gravel roof, 2 families each; total cost, \$10,000; owner, Volman Ghez, 185 Greenwich st, N. Y.; architect, Louis Allmendinger, 926 Broadway. Plan No. 6057.

AV N, s s, 40 s e 17th st, 2-sty frame dwelling, 21.8x35, shingle roof, 1 family; cost, \$4,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 6035.

KENMORE PL, es, 220 n Voorhies av, 2-sty frame dwelling, 25x54, shingle roof, 2 families; cost, \$8,000; owner, Mrs. F. Rehder, 2665 Kenmore pl; architects, Rupp Bros., 186 Remsen st. Plan No. 6089.

REPOSE ST, n s, 160 e Schenck av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Susanna May, 7 Repose pl; architect, Ernest Dennis, 241 Schenck av. Plan No. 6078.

61ST ST, s s, 260 e 6th av, ten 2-sty brick dwellings, 20x20, tar and gravel roof, 2 families each; total cost, \$45,000; owner Wm Braun Construction Co., 615 75th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 6088.

FORBELL AV, n w cor Magenta st, 2-sty brick dwelling, 20.3x55, tin roof, 2 families; cost, \$3,500; owner, Magenta Development Co., on premises; architect, Harry Rockmore, 1733 President st. Plan No. 6074.

IRVING AV, n e cor Cornelia st, 2-sty brick dwelling, 20x60, tin roof, 2 families; cost, \$4,000; owner, Anthony Moyer, 1015 Hancock st; architect, L. Allmendinger, 926 Broadway. Plan No. 6076.

IRVING AV, s e cor Putnam av, nine 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$36,000; owner, Anthony Moyer, 1015 Hancock st; architect, L. Allmendinger, 926 Broadway. Plan No. 6075.

WEST 16TH ST, w s, 90 s Neptune av, 1-sty frame dwelling, 13x42.4, shingle roof, 1 family; cost, \$1,000; owner, Herman Brandstein, 1858 7th av, N. Y.; architects, Slee & Bryson, 153 Montague st. Plan No. 6122.

WEST 25TH ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 12x36, tar and gravel roof, 1 family; cost, \$800; owner, Abbott B. Konnell, 2936 West 25th st; architect, Jas. McDonald Sons, West 24th st and Surf av. Plan No. 6127.

85TH ST, n s, 260 w 2d av, 2-sty frame dwelling, 39.2x42, tile roof, 1 family; cost, \$13,000; owner, Nellie C. Brodie, 423 56th st; architects, Slee & Bryson, 153 Montague st. Plan No. 6121.

FACTORIES AND WAREHOUSES.

SANDS ST, No. 133, 4-sty brick storage, 24.1 x89, slag roof; cost, —; owner, Ralph Cohn, 131 Sands st; architect, David A. Walsh, 398 Lexington av. Plan No. 6004.

LEXINGTON AV, s s, 375 w Marcy av, 1-sty brick storage, 25x28, felt and gravel roof; cost, \$1,000; owner, Martin D. Walsh, 332 Lexington av; architect, John L. Young, 372 Quincy st. Plan No. 6026.

LAFAYETTE AV, n s, 200 e Bedford av, 2-sty brick storage, 42x22, slag roof; cost, \$2,000; owner, Julius Bendreni, 511 Lafayette av; architect, Harry Rocker, 371 Fulton st. Plan No. 6070.

HOTELS AND CLUBS.

SURF AV, ns, 68.10 e West 17th st, 3-sty brick hotel, 40x74, tar and gravel roof; cost, \$10,000; owner, Burt G. Lewis, West 17th st and Mermaid av; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 6107.

STABLES AND GARAGES.

STERLING PL, n w cor Virginia pl, 1-sty brick garage, 16x19.9, slate roof; cost, \$1,000; owner, Betty Samuels, on premises; architect, Wm. Meehan, 255 Irvington av. Plan No. 6006.

FOSTER AV, n s, 125 e East 18th st, 1-sty brick garage, 12x18, shingle roof; cost, \$500; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 6055.

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 23, 1912.—**SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 4th day of November, 1912, and then opened, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States post office and court house at McCook, Nebr. The building is three stories and basement, with a ground area of approximately 5,820 square feet; the first floor only is of fireproof construction; stone and stucco facing; wood cornice and tile roof. Drawings and specifications may be obtained from the custodian of site at McCook, Nebr., or at this office, at the discretion of the Supervising Architect.

OSCAR WENDEROTH,
 Supervising Architect.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., October 1, 1912.

Sealed proposals will be received at this office until 3 o'clock p. m. on the 12th day of November, 1912, and then opened, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring system, and interior lighting fixtures) of the United States post office and court-house at Harrisburg, Pa.

The extension is about 46 by 121 feet, one story and basement, stone faced, tin roof, fireproof construction. Drawings and specifications may be obtained from the custodian at Harrisburg, Pa., or at this office, at the discretion of the Supervising Architect.

OSCAR WENDEROTH,
 Supervising Architect.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., October 1, 1912.—**SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 12th day of November, 1912, and then opened, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring system, and interior lighting fixtures) of the United States post office and court house at Harrisburg, Pa. The extension is about 46 by 121 feet, one story and basement, stone faced, tin roof, fireproof construction. Drawings and specifications may be obtained from the custodian at Harrisburg, Pa., or at this office, at the discretion of the Supervising Architect.

OSCAR WENDEROTH,
 Supervising Architect.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., October 9, 1912.—**SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 6th day of November, 1912, and then opened for painting (interior and exterior) at the U. S. Post Office, Hoboken, New Jersey, the work to be in accordance with the specification, copies of which may be obtained from the Custodian of the building at Hoboken, N. J., or at this office, at the discretion of the Supervising Architect. OSCAR WENDEROTH, Supervising Architect.

OSCAR WENDEROTH,
 Supervising Architect.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., October 9, 1912.—**SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 6th day of November, 1912, and then opened for painting (interior and exterior) at the U. S. Post Office, Hoboken, New Jersey, the work to be in accordance with the specification, copies of which may be obtained from the Custodian of the building at Hoboken, N. J., or at this office, at the discretion of the Supervising Architect. OSCAR WENDEROTH, Supervising Architect.

OSCAR WENDEROTH,
 Supervising Architect.

DIVIDEND NOTICE

"BOND AND MORTGAGE GUARANTEE COMPANY"

175 Remsen St., Brooklyn, Sept. 23, 1912. A QUARTERLY DIVIDEND of three and one-half per cent. has been declared, payable on November 15, 1912, to the stockholders of record at the close of business on November 8, 1912.

WILLIAM B. CLARKE, Secretary.

AV Q, n s, 100 w Coney Island av, 1-sty brick garage, 50x35, tar and slag roof; cost, \$2,250; owner, Cecelia Bresnahan, 656 East 176th st, N. Y.; architect, J. J. Smith, 4241 Park av, N. Y. Plan No. 5996.

EAST 19TH ST, n e cor Foster av, 1-sty brick garage, 12x18, shingle roof; cost, \$500; owner, Teresa M Strong, 600 East 18th st; architect, Arthur H. Strong, same address. Plan No. 6056.

E 9TH ST, w s, 260 s Av I, 1-sty brick garage, 13x12, shingle roof; cost, \$150; owner, Alfred Dayhels, 930 East 9th st; architect, —. Plan No. 6091.

BEDFORD AV, w s, 100 s Foster av, 1-sty brick garage, 14x18, shingle roof; cost, \$150; owner, Geo. Baur, 620 East 26th st; architect, Benj. Driesler, 153 Remsen st. Plan No. 6090.

EAST 16TH ST, e s, 269.1 n Ditmas av, 1-sty frame garage, 12x18, shingle roof; cost, \$350; owner, Ida Coles, 495 East 16th st; architect, Fredk Dunn, 403 East 11th st. Plan No. 6120.

59TH ST, s s, 80 w 12th av, 2-sty brick stable, 20x25, tar and gravel roof; cost, \$500; owner, Ofania Curratura, 1174 59th; architect, J. R. Edwards, 7616 Ridge blvd. Plan No. 6134.

STORES AND DWELLINGS.

DEKALB AV, No. 799, 3-sty brick store and dwelling, 18x62, slate roof, 3 families; cost, \$15,000; owner, DeKalb Construction Co., 1935 Bedford av; architect, Samuel Sass, 32 Union Square, N. Y. Plan No. 6109.

65TH ST, s s, 87.1 w New Utrecht av, 1-sty brick store and dwelling, 20x45, — roof, 1 family; cost, \$1,850; owner, Camello Viola, on premises; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6061.

Would you endorse a note without value received?

CERTAINLY NOT!!

And it might be dangerous to ask a friend to go on your bond, for some day you might be called on to pay his note.

BE SAFE

And buy your bond of the

UNITED STATES FIDELITY AND GUARANTY CO.

49 CEDAR STREET

TOTAL RESOURCES OVER \$7,000,000

Special Agents

COLIHAN & COMPANY

METROPOLITAN BUILDING

Gramercy 3888, 3889

1 MADISON AVENUE

NEW YORK,

**CONTRACT BONDS
PROMPT SERVICE**

**LIABILITY INSURANCE
REASONABLE RATES**

BROADWAY, n s, 20.4 w Forbell av, five 3-sty brick store and dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,500; owner, Perfect Const. Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 6066.

WEST 15TH ST, e s, 740 n Neptune av, 1-sty frame store and dwelling, 16x50, tar and gravel roof, 1 family; cost, \$1,200; owner, Natale Rubolo, 2717 West 15th st; architect, Jas. McDonald & Sons, West 24th st & Surf av. Plan No. 6126.

BROADWAY, n w cor Forbell av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$6,500; owner, Perfect Const. Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 6067.

STORES, OFFICES AND LOFTS.

RALPH AV, es, 19.10 s Madison st, 1-sty brick office, 8x17, tin roof; cost, \$200; owner, Peter Joslen, 77 Ralph av; architects, Louis Berger & Co., Myrtle av & Cypress av. Plan No. 6093.

MISCELLANEOUS.

NORTH HENRY ST, No. 63, 1-sty frame blacksmith's shop, 23x34.8, tin roof; cost, \$300; owner, Sam'l Stein, 122 Newton st; architect, Max Cohn, 280 Bedford av. Plan No. 6002.

EAST 92D ST, w s, 266.3 s Flatlands av, 1-sty frame mushroom house, 15x25, tarpaper roof; cost, \$250; owner, Gottlieb Lorch, 1212 East 92d st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 6042.

WARREN ST, No. 365, 1-sty brick wagon shed, 40x16, tar and gravel roof; cost, \$150; owner, Matteo Grecco, 365 Warren st; architect, Geo. W. Bush, 97 Liberty st. Plan No. 6045.

HEGEMAN AV, n s, 60 e Hinsdale st, 1-sty brick poultry market, 25x45, tar and gravel roof; cost, \$1,000; owner, Benj Israel & ano, 105 Belmont av; architect, Morris Rothstein, 627 Sutter av. Plan No. 6133.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—6th av, es, 250 n Vandeventer av, two 3-sty brick tenements, 25x66, gravel roof, 6 families; cost, \$12,000; owner and architect, Andrew Piptone, 487 Broadway, L. I. City. Plan No. 3118.

RIDGEWOOD.—Bleecker st, ns, 100 w Onderdonk av, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, \$5,500; owner, John Kull, 637 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 3119.

DWELLINGS.

MASPETH.—Clinton av, ss, 250 e Astoria rd, 2-sty frame dwellings, 25x27, tin roof, 2 families; cost, \$2,000; owner, George Zelinski, 170 Clinton av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 3120.

BELLE HARBOR.—Chester av, ws, 530 n Bayside Drive, 2-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$3,500; owner, August Gunther, Ruffebar, L. I.; architect Edward Berrian, Thompson av, Rockaway Beach. Plan No. 3102.

DOUGLASTON PARK.—Virginia rd, ss, 446 e Douglaston av, 2½-sty frame dwelling, 24x41, shingle roof, 1 family; cost, \$3,500; owner, Addison W. Hodson, 63 Northern av, N. Y. C.; architect, Robert C. Edwards, 347 5th av, N. Y. C. Plan No. 3121.

DOUGLAS MANOR.—Park lane, ss, 335 w Centre Drive, 2½-sty frame dwelling, 36x29, shingle roof, 1 family; cost, \$7,000; owner, Miss L. Chapman, Bowne av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3109.

DOUGLASTON.—Main av, ws, 1280 n Broadway, 2½-sty frame dwelling, 20x30, gravel roof, 1 family; cost, \$3,200; owner, William Watson, 150 Nassau st, N. Y. C.; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3103.

ELMHURST.—Briton av, nwc Hampton st, 2½-sty frame dwelling, 22x50, shingle roof, 2 families; cost, \$3,500; owner, Joseph Bierwirth, care of architect; architect, Chas. Hendry, Elmhurst. Plan No. 3112.

FAR ROCKAWAY.—Amstel boulevard, ns, 220 e Remington av, 2½-sty frame dwelling, 34x43, shingle roof, 2 families; cost, \$5,000; owners, Springheil & Guthman, Arverne, L. I.; architect, Jos. H. Cornell, Far Rockaway. Plan No. 3106.

To Manufacturers Who Operate Their Own Power Plants

We are supplying Electric Power to a majority of the Factories in Brooklyn Borough at a Lower Rate Than They Could Operate a Private Plant

If you are considering making changes, alterations or additions to your plant or any part of it—

If you are outgrowing your present power equipment—

If you are about to move from your present location to another building—

If your power supply or any part of it fails you suddenly—inopportunately—

Send at once for one of our power engineers. Do not make arrangements for power or light without ascertaining just what Edison service will cost and what it will do for you.

We have facilities for helping you out in an emergency.

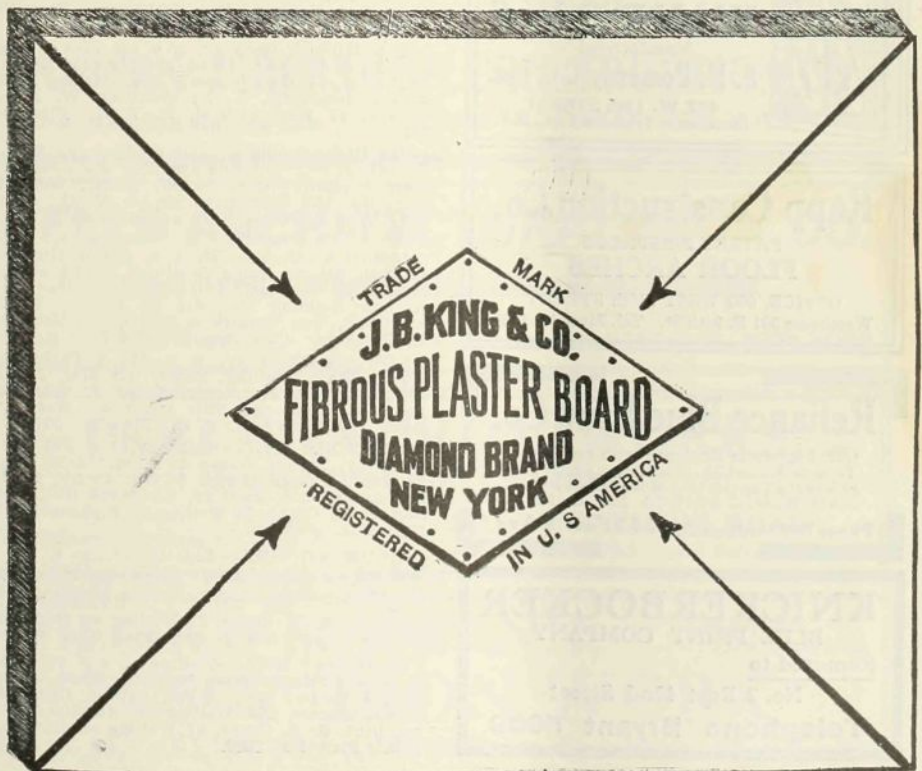
Always at your service.

Power Engineering Bureau, Sales Department

EDISON ELECTRIC ILLUMINATING COMPANY OF BROOKLYN

Telephone, 8000 Main

360 Pearl Street



**BERGER'S METAL
CEILINGS**

S. E. CORNER 11th AVENUE AND 22d STREET
Telephone, 1409 Chelsea

182d Street East of Third Ave.
Telephone, 2853 Melrose

**BERGER'S METAL
LATH**

WHEELING

STEEL CEILINGS OF QUALITY

Manufactured and erected at lowest competitive rates by
WHEELING CORRUGATING CO.

14 DESBROSSES STREET, NEW YORK
Telephones, Spring 5935-5936-5937

CEILINGS

METAL CEILINGS

Some Exceptional Patterns Especially Adapted for Residences

STEEL TILING

For Bathrooms, Kitchens, Shafts, Etc.

Northrop, Coburn & Dodge Co.
Tel. 1481 Beekman 40 CHERRY ST.

IRON FOUNDRY PATTERN SHOP
Brooklyn Vault Light Co.

Manufacturers of
VAULT LIGHTS, SKYLIGHTS

and Patent Light Work of Every Description
270 MONITOR STREET
Telephone Connection BROOKLYN

 **VOIGTMANN
FIREPROOF
WINDOWS**

Manufactured by
S. H. Pomeroy Co., Inc.

427 W. 13th STREET
Successors to Voigtman & Co., N. Y.

Rapp Construction Co.

PATENT FIREPROOF
FLOOR ARCHES

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

Reliance Blue Print Co.

Our Factory is Equipped with the Latest Type of Electrical Machinery which Enables us to Turn Out the Most Perfect BLUE AND BLACK PRINTS Day or Night

Phone 7946 Madison Sq. 373 Fourth Ave.

**KNICKERBOCKER
BLUE PRINT COMPANY**

Removed to
No. 2 East 42nd Street
Telephone Bryant 5929

FLUSHING.—Franconia av, nec 19th st, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$1,800; owner, Mary A. Reed, 170 Franconia av, Flushing; architect, J. W. Reed, same address. Plan No. 3117.

FLUSHING.—20th st, ws, 180 n Cypress av, ½-sty frame dwelling, 28x33, shingle roof, 1 family; cost, \$4,000; owner, Elizabeth Holmes, 767 Union st, Brooklyn; architect, E. Dunning, 2901 Jamaica av, Richmond Hill. Plan No. 3115.

JAMAICA.—Grove st, nec Ray st, 2½-sty frame dwelling, 35x32, shingle roof, 1 family; cost, \$6,500; owner, Henry Gotthelf, 1411 Dean st, Brooklyn; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 3111.

NEPONSET.—Mohawk st, ws, 416 s Washington av, 2-sty brick dwelling, 58x57, tile roof, 1 family; cost, \$10,000; owner, Neponset Building Co., Neponset, L. I.; architects, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 3107.

ROCKAWAY BEACH.—Undine av, es, 175 n Washington av, five 1-sty frame dwellings, 16x20, shingle roof, 1 family; cost, \$1,500; owner, Frank Kelsey, Undine av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 3108.

ROCKAWAY BEACH.—Hollywood lane, ws, 300 n Carlton av, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$4,500; owner, A. S. Tally, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 3101.

WOODHAVEN.—Johnson av, ws, 390 s Jamaica av, 2-sty frame dwelling, 18x60, tin roof, 2 families; cost, \$3,500; owners, Gatehouse Bros. (Inc.), 39 Chestnut st, Brooklyn; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3105.

WOODHAVEN.—Brandon st, ns, 90 e Manor av, two 2½-sty frame dwellings, 16x45, shingle roof, 1 family; cost, \$6,000; owner, Wilmot D. Losee, 726 Napier av, Woodhaven; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3104.

COLLEGE POINT.—12th st, e s, 125 n Monument av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner, C. W. Weddle Co., 321 13th st, College Point; architect, Harry T. Morris, 609 14th st, College Point. Plan No. 3124.

COLLEGE POINT.—12th st, e s, 100 n Monument av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owner, C. W. Weddle Co., 321 13th st, College Point; architect, Harry T. Morris, 609 14th st, College Point. Plan No. 3123.

FLUSHING.—17th st, w s, 372 s Sandford av, 2½-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$3,800; owner, Oscar W. Holcombe, 3 Prospect st, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 3131.

FOREST HILLS.—Burns st, s w s, 99 n w Bye st, three 2½-sty brick dwellings, 30x30, tile roof, 1 family; cost, \$9,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 3129.

JAMAICA.—Kusuko st, n s, 380 e Strensky pl, 1-sty frame dwelling, 18x29, tin roof, 1 family; cost, \$1,200; owner, Karl Guosky, 19 Pacific st, Jamaica; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3122.

MASPETH.—Prospect st, s s, 220 w Fisk av, 2-sty frame dwelling, 22x40, tin roof, 2 families; cost, \$2,500; owner, John Commick, Prospect st, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3127.

WOODHAVEN.—Elmwood av, s s, 130 e Manor av, 2½-sty frame dwelling, 16x40, shingle roof, 1 family; cost, \$4,000 (two buildings); owner, Gutting Bros., 10 Forest Parkway, Woodhaven; architect, Chas. W. Ross, 45 West 34th st, N. Y. C. Plan No. 3126.

ARVERNE.—Remington av, e s, 100 s Story pl, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$3,000; 2 buildings; owner, Remington Realty Co., 114 5th av, N. Y. C.; architects, Howard & Callman, Far Rockaway. Plan No. 3086-87.

BEECHURST.—16th av, n e cor 27th st, 2½-sty frame dwelling, 42x36, shingle roof, 1 family; cost, \$12,000; owner, Mrs. Maude J. L. Brown, Beechurst, L. I.; architect, W. Albert Swasey, 47 West 34th st, N. Y. C. Plan No. 3073.

ELMHURST.—Paris Boulevard, s s, 302 w Broadway, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$4,200; owner, Hugh S. Connolly, 133 Edgecombe av, N. Y. C.; architect, Fred Hoffman, Main av and Gay st, Elmhurst. Plan No. 3088.

JAMAICA.—Orchard st, e s, 350 n Highland av, four 2½-sty frame dwellings, 24x40, shingle roof, 1 family; cost, \$20,000; owner, Brotski & Arvintz Building Co., 414 2d av, N. Y. C.; architects, Von Buskirk & Leslie, 180 Montague st, Brooklyn. Plan Nos. 3074-5-6-7.

KEW.—Greenfell av, w s, 115 s Park lane, 2½-sty brick dwelling, 22x34, tile roof, 1 family; cost, \$10,000; owner, Peter J. Cole, 523 Beech st, Richmond Hill; architects, Marvin & Davis, 303 5th av, N. Y. C. Plan No. 3078.

RICHMOND HILL.—Grant av, e s, 375 s Orchard av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$6,400; owner, Phillip Brandmeier, 328 Grant av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 3083-84.

RICHMOND HILL.—Lincoln av, w s, 375 s Orchard av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,200; owner, Phillip Brandmeier, 328 Grant av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill; buildings cost, \$6,400. Plan Nos. 3081-82.

RICHMOND HILL.—Welling st, e s, 425 n Atlantic av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,500; owners, Chas. and Annie Wagner, 284 Welling st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3080.

KEW.—Newbold pl, s s, 324 e Austin st, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$8,500; owner, John R. Corbin, 1500 Av J, Brooklyn; architect, A. M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 3085.

ROCKAWAY BEACH.—Washingtons av, n s, 275 w Center st, nine 1-sty frame dwellings, 13x50, shingle roof, 2 families; cost, \$4,500; owners, F. & P. J. Fingerlin, Boulevard and Pier av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 3071.

ROCKAWAY BEACH.—Bond av, No. 32, 1-sty frame dwelling, 30x12, slag roof, 1 family; cost, \$450; owner, C. Drakes, 32 Bond av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 3072.

BROOKLYN MANOR.—Avondale pl, s s, 100 e Woodhaven av, 2½-sty brick dwelling, 20x61, asbestos shingle roof, 2 families; cost, \$5,000; owner, Joseph Ferris, 26 Dennington av, Woodhaven; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3092.

CORONA.—Central av, e s, 25 s Crown st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$5,000; owner, Frank Greco, 74 Sycamore av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3100.

CORONA.—De Witt st, w s, 270 n Jackson av, 2½-sty frame dwelling, 17x32, shingle roof, 1 family; cost, \$2,000; owner, J. Gallo, 14 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3098-3099 (2 buildings).

JAMAICA.—Lake st, w s, 190 n Oceanview av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$3,500; owner, Emma S. Woodin, Kew, L. I.; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3095.

JAMAICA.—Lewis st, w s, 129 n Fulton st, five 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, \$22,500; owner, Sophie Cozine, 22 Beaufort st, Jamaica; architect, E. Jackson, 605 World Building, N. Y. C. Plan No. 3094.

METROPOLITAN.—Frederick st, s s, 90 e Prospect av, two 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$8,000; owner, Thomas McCormick, 21 Marshall st, Metropolitan; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3091.

RICHMOND HILL.—Manor av, e s, 473 s Jamaica av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$6,000; owner, Herman Peterson, Oak st, Richmond Hill; architect, Chas. Peck, 2802 Jamaica av, Richmond Hill. Plan No. 3093.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Newtown Creek, es, 200 s Spring st, 3-sty brick factory, 60x355, tar and gravel roof; cost, \$90,000; owner, American Agricultural Co., 2 Rector st, N. Y. C.; architect, owner's engineer. Plan No. 3113.

LONG ISLAND CITY.—Starr av, w s, 247 s Borden av, 6-sty brick factory, 100x327, concrete roofing; cost, \$200,000; owner, General Vehicle Co., premises; architect, Harris & Richards, Drexel Building, Philadelphia, Pa. Plan No. 3134.

JAMAICA.—Norris av, w s, 125 n Pacific st, 1-sty frame storehouse, 14x24, tin roof; cost, \$275; owner, Richard Gibson, 182 Norris av, Jamaica. Plan No. 3097.

STABLES AND GARAGES.

RICHMOND HILL.—Oceanview av, e s, 91 n Jamaica av, 1-sty brick garage, 20x42, tin roof; cost, \$500; owner, Frank Wyant, Oceanview av, Richmond Hill; architect, McCloskey & Boyle, 367 Fulton st, Jamaica. Plan No. 3089.

ROCKAWAY PARK.—North 7th av, No. 75, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner, J. Connolly, premises. Plan No. 3130.

JAMAICA.—Victoria st, w s, 160 n Degraw av, 1-sty frame garage, 16x15, shingle roof; cost, \$150; owner, Emma S. Woodin, Kew, L. I.; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 3096.

STORES AND DWELLINGS.

JAMAICA.—Rockaway rd, w s, 60 n Fleming pl, two 3-sty brick stores and dwellings, 40x52, tar and gravel roofs; 2 families; cost, \$8,000; owner, H. A. O'Brien, Flushing av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3079.

STORES, OFFICES AND LOFTS.

JAMAICA.—Jamaica av, nec Newtown rd, 1-sty frame office, 15x21, shingle roof; cost, \$200; owner, Henry Schroeder, 430 Elm st, Richmond Hill; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 3110.

FAR ROCKAWAY.—Cedar and Wavecrest avs, 1-sty frame office, 10x10; cost, \$75; owner Joseph Cassidy, Carlton av, Far Rockaway. Plan No. 3090.

MISCELLANEOUS.

COLLEGE POINT.—13th st, n e cor 3d av, interior addition to moving picture show. cost, \$200; owner, Jos. Hefner, premises. Plan No. 3125.

FLUSHING.—20th st, es, 160 s Franconia av, 1-sty frame shed, 11x16, paper roof; cost, \$50; owner, A. L. Carpenter, 20th st, Flushing. Plan No. 3116.

GLEN MORRIS.—South Vine st, ws, 140 n Hawtree av, 1-sty frame coop, 10x8; cost, \$50; owner, Mrs. Guildner, Glen Morris. Plan No. 3114.

AQUEDUCT.—Jamaica av, n s, 236 w Centerville av, 2-sty frame cow barn, 108x81, tar and gravel roof; cost, \$3,000; owner, Abraham Goldstein, Jamaica South rd, Aqueduct; architects, Edw. Rose & Son, Elmhurst. Plan No. 3128.

LONG ISLAND CITY.—Dutch Kills st, No. 18, 1-sty frame shed, 10x15; cost, \$25; owner, Wm. Novatny, premises. Plan No. 3133.

LONG ISLAND CITY.—Potter av, w s, bet Bartow and Blackwell st, 1-sty frame bin, 14x25, paper roof; cost, \$500; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 3132.

Richmond.
DWELLINGS.

SLEIGHT ST s e cor Nicholas av, Port Richmond, 2-sty frame dwelling, 20x44; cost, \$2,900; owner, John Kaminski, Port Richmond; architect, P. P.; builder, A. Hagaman, Port Richmond. Plan No. 667.

FRANKLIN AV, s w s, 130 s Egbert st, Grant City, 2 1/2-sty frame dwelling, 18x24; cost, \$1,500; owner, Lulu Griswold, Grant City; architect, Jas. E. Grunert, New Dorp; builder, J. Griswold, Grant City. Plan No. 666.

FRESHKILL RD, n s, 2,000 e Gifford's lane, Richmond, 1 1/2-sty frame dwelling, 20x30; cost, \$1,600; owner, H. M. Bailey, Richmond; architect, S. H. Bailey, Richmond; architect builds. Plan No. 662.

MANHATTAN AV, w s, 150 s Belmont, Tottenville, 1-sty frame bungalow, 30x34; cost, \$800; owner, Mrs. Nettie Schauer, Tottenville; architect, P. P.; owner builds. Plan No. 665.

NEW DORP LANE, s s, 240 e Cedar Grove av, New Dorp, 1-sty frame bungalow, 18x37; cost, \$850; owner, Bertha Applegate, New Dorp; builder, Aug. Mathon, Grant City. Plan No. 669.

WASHINGTON AV, s s, 175 e Egbert st, Grant City, 2-sty frame dwelling, 24x32; cost, \$3,500; owner, Louis Neilson, Grant City; architect, Frank A. Miller, Grant City; builder, Aug. Mathon, Grant City. Plan No. 672.

FACTORIES AND WAREHOUSES.

TOMPKINS AV, s s, 200 n Virginia av, Rose Bank, 1-sty frame storage, 10x23; cost, \$40; owner, H. Bundow, Rose Bank; owner builds. Plan No. 668.

STANLEY AV, s s, 300 e Webster av, New Brighton, 1-sty frame coal storage, 30x44; cost, \$2,750; owner, S. R. Smith Infirmary, Tompkinsville; architect, Henry Wilcox, New Brighton (Davis av); builder, Ransom Eng. Co., New York City. Plan No. 673.

MISCELLANEOUS.

OAKWOOD HEIGHTS, Oakwood, reviewing stand, frame, 100x28; cost, \$500; owner, Aeronautical Society, N. Y. C.; architect, Chas. O. Conklin, Oakwood; architect builds. Plan No. 664.

JEWETT AV, e s, 50 s Bennett st, Port Richmond, 1-sty frame shop, 18x30; cost, \$250; owner, Harvey Wygant, Port Richmond; builder, Jonas Palin, Port Richmond. Plan No. 663.

VAN DUZER ST, s s, 60 w Metcalf st, Stapleton, 1-sty frame shed, 17.6x25; cost, \$150; owner, Aug. Kempf, Tompkinsville; owner builds. Plan No. 670.

CUNARD PL, No. 818, 1-sty frame barn, 15x18; cost, \$250; owner, John Bentz, Concord; owner builds. Plan No. 671.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ALLEN ST, 137-123, partitions, toilets, windows to 6-sty tenement; cost, \$300; owner, David Schoenfeld, 738 Kelly st, Bronx; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 2634.

FRONT ST, 63, partitions, windows to 2-sty factory; cost, \$150; owner, Samuel T. Bell, 160 East 81st st; architect, Geo. H. Hardy, 108 West 30th st. Plan No. 2623.

CHAMBERS ST, n e cor Washington st, awning to 4 and 6-sty store and loft; cost, \$1,500; owner, Brent Good, 45 Murray st; architect, A. S. Traub, 217 West 125th st. Plan No. 2644.

CORTLANDT ST, 60, windows to 4-sty loft; cost, \$500; owner, Henry J. Schnitzer, 141 Washington st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2593.

DIVISION ST, n w cor Orchard st, partitions, windows, toilet to 5-sty tenement; cost, \$950; owner, Rosa A. Block, 137 West 118th st; architects, Shampian & Shampian, 772 Broadway, Brooklyn. Plan No. 2656.

ELIZABETH ST, 211-215, rear; partition, toilets to 1-sty store and dwelling; cost, \$150; owner, Dominick Abbato, 226 Lafayette st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2591.

GRAND ST, 580, partition, windows to 2-sty moving picture and office; cost, \$1,500; owner, Joseph Geisler, 56 North 112th; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2062.

JOHN ST, 45-49, remover encroachments to 12-sty store and office; cost, \$200; owner, Northward Realty Co., 576 5th av; architect, H. N. Paradise, 231 West 18th st. Plan No. 2611.

MANHATTAN ST, 101, toilets, partitions to 4-sty factory; cost, \$500; owner, Independent Order of Bnai Brith, 1161 Madison av; architect, P. S. Crosier, East 223d st and White Plains av. Plan No. 2613.

MARKET ST, s w cor Cherry st, partitions, windows, toilets to 3-sty store and tenement; cost, \$2,500; owner, Chas. H. Meyer, 221 Cherry st; architect, Max Muller, 115 Nassau st. Plan No. 2631.

NORTH ST, 106-108, staircase to 5-sty show-room; cost, \$2,500; owner, Charles Steward Smith, 45 Wall st; architect, Frank E. Vitolo, 16 East 23d st. Plan No. 2606.

RUTGER'S PL, 5-7, iron stairs, alter floors to 3-sty public bath; cost, \$22,000; owner, City of New York; architect, Chas. G. Armstrong, 149 Broadway. Plan No. 2657. Neptune B. Smyth, Inc., 1123 Broadway, has general contract.

ANDREW J. ROBINSON, President

DREW K. ROBINSON, Treasurer

Andrew J. Robinson Co.
BUILDERS

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

Telephones { 6970 } Gramercy
 { 6971 }
 { 6972 }

123 EAST 23D ST., NEW YORK

THOMAS J. STEEN CO.
BUILDERS

Hudson Terminal Building

30 Church Street
New York

Tel. 2418 Cortlandt

HECLA IRON WORKS

Architectural Bronze
and Iron Work

North 10th, 11th, 12th and 13th Streets

BROOKLYN

NEW YORK

FIREPROOF SPECIALISTS Partitions, Ceilings, Stairways, Elevator, Dumbwaiter Enclosures

{ Hoey Fire Prevention Law
Underwriters' Requirements
Building Code,
Tenement House Law

IN COMPLYING WITH

MODERN FIREPROOF CONSTRUCTION CO.

PHONE, MADISON SQUARE 4534

1265 BROADWAY, NEW YORK CITY

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose

River Ave. and East 151st St., NEW YORK

A. PERLMAN IRON WORKS, Inc.
Ornamental Iron Contractors

Telephone, Tremont { 2412 }
 { 3225 }

1735 WEST FARMS ROAD

4 Blocks East of 174th Street Subway Station

WILLIAM SCHWENN

Telephone
1700 Bushwick

Ornamental and Structural **IRON WORK**

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

PHONE 3503 WMSBG.

JOHNSON BROTHERS

LUMBER

TIMBER AND MOULDINGS

45 CLASSON AVE
BROOKLYN, N.Y.

COLLINS, LAVERY & CO.

LUMBER AND TIMBER
Comb Grain Y. P. Flooring a Specialty

New York Office
32 Cortlandt Street
Tel. 5450 Cort.

Yards
Jersey City
Tel., 1180 Bergen

WILLIAM A. HAASE
Plumbing Contractor

1513 SECOND AVE.
Tel. Call,
2932—79th St. NEW YORK, N. Y.

Atlanta Contracting Co.

EXCAVATING, DIRT and RUBBISH REMOVED
Sand, Gravel and Broken Stone, Filling Material
All Kinds of Trucking Done
General Contractors and House Wreckers
Telephone 846 Murray Hill

230 E. 42nd St. New York

ROCK BLASTING

Small Rock Jobs Requiring Care.
Extensions—Rock Sewers—Boiler,
Elevator and Gasoline Pits.

ROCK TRIMMING

John Coombs, 253 W. 126th St.
Phone, 7173 Morr.

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

DODGE REPORTS, 11 E. 24th St., N. Y.

STANTON ST, 300, partitions, windows to 3-sty store and tenement; cost, \$450; owner, J. August Boos, 328 52d av, Mt. Vernon, N. Y.; architect, A. E. Fischer, 23 Park Row. Plan No. 2610.

5TH ST, 609 East, interior changes to 1-sty infirmary; cost, \$1,500; owner, Sisters of the Poor of St. Francis, premises; architect, Thos. J. Duff, 407 West 14th st. Plan No. 2629.

5TH ST, 222 East, partitions, toilets, windows to 3-sty store and dwelling; cost, \$5,000; owner, Mallie Simon, 374 Bowery, architects, Cantor & Levingson, 39 West 38th st. Plan No. 2632.

9TH ST, s e cor Av D, windows, partitions to two 3-sty stores and dwellings; cost, \$2,000; owner, K. & W. Holding, Corp., 130 Fulton st; architects, Gross & Kleinberger, Bible House. Plan No. 2605.

12TH ST, 284 West, toilets, partitions to 4-sty tenement; cost, \$350; owner, Henry B. Welcher, 104 Franklin av, Passaic, N. J.; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2653.

13TH ST, 105-107 East, general interior changes to 4-sty storage; cost, \$25,000; owner, August Luchow, 105 East 13th st architect, Frank Wennemer, 2136 Honeywell av, Bronx. Plan No. 2655.

14TH ST, 3 East, change windows, partitions to 5-sty store and office; cost, \$500; owner, Frederick Van Beuren Estate, 65 5th av; architect, A. Wallace McCrea, 23 East 15th st. Plan No. 2595.

22D ST, 32 East, elevator, shaft to 4-sty restaurant; cost, \$2,000; owner, Joseph W. Stern, 102 West 38th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2651.

23D ST, 210 East, partition, windows to 5-sty store and loft; cost, \$3,000; owner, Samuel Riegler, premises; architect, L. A. I. Sheinart 194 Bowery. Plan No. 2590.

28TH ST, 102 West, 1-sty rear extension, 16.5x15.3, lower floor, store fronts to 4-sty residence; cost, \$1,400; owner, M. P. Rich, 127 Madison av; architects, Howell and Howell, 1182 Broadway. Plan No. 2645.

32D ST, 15-17 East, iron stairway to 12-sty loft; cost, \$300; owner, Geo. R. Caughlan, 49 Wall st; architect, Geo. F. Pelham, 507 5th av. Plan No. 2638.

44TH ST, 3 East, partitions, windows, change fronts to 4-sty lofts; cost, \$30,000; owner, Margaret E. Moran, 2306 North Grotz st, Philadelphia, Pa.; architect, E. Necarsulmer, 507 5th av. Plan No. 2626.

50TH ST, 351 West, partitions to 4-sty dwelling; cost, \$600; owner, Polyclinic Hospital, 341 West 50th st; architect, H. H. Holley, 39 West 27th st. Plan No. 2596.

56TH ST, 154 West, columns, partitions to 2-sty garage and apartment; cost, \$2,000; owner, M. C. D. Borden Sons, 90 Worth st; architect, James S. Bush, 239 Broadway. Plan No. 2636.

57TH ST, 153 East, windows to 3-sty court; cost, \$1,200; owner, City of New York, City Hall; architect, W. R. Patterson, 13 Park Row. Plan No. 2627.

58TH ST, 347 West, partitions, windows to 5-sty tenement; cost, \$125; owner, Wm. S. Thomson, 327 East 40th st; architect, Wm. Huenerberg, 782 East 165th st. Plan No. 2642.

74TH ST, 16 East, shaft, partitions to 4-sty dwelling; cost, \$1,000; owner, Emily Scott, premises; architect, H. N. Paradies, 231 West 18th st. Plan No. 2633.

74TH ST, 42 East, 1sty rear extension, 8.5x 5.4 to 4-sty dwelling; cost, \$150; owner, Louis Lowenstein, 42 East 74th st; architect, John Ph. Voelker, 979 3d av. Plan No. 2658.

91ST ST, 74 East, 2-sty rear extensions, 3.4x 20.6, partitions, toilets to 3-sty dwelling; cost, \$4,000; owner, Louis Borgenicht, 84 5th av; architects, Slee & Bryson, 153 Montgomery st, Brooklyn. Plan No. 2614.

97TH ST, 305-307 West, passageway, iron stairways to 7-sty tenement; cost, \$500; owner, Avonel Co., premises; architect, A. Brociner, 4 East 42d st. Plan No. 2619.

97TH ST, 222 East, toilets, partitions to 4-sty tenement; cost, \$850; owner, Noel B. Sanborn, 37 Liberty st; architect, A. R. Kehoe & Co., 1 Beekman st. Plan No. 2654.

100TH ST, s e cor Columbus av, partitions to 5-sty store and tenement; cost, \$150; owner, Minna Bogner, premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 2604.

100TH ST, s s, Lexington to Park av, change car barns; cost, \$20,000; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 2594.

100TH ST, 195 East, partitions, windows to 5-sty tenement; cost, \$1,500; owner, Henry Newgrass, premises; architect, M. Bernstein, 131 East 23d st. Plan No. 2609.

104TH ST, 135 East, partitions, toilets to 3-sty store and dwelling; cost, \$800; owner, Sophie Glaser, 147 East 103d st; architect, F. Straub, 25 West 42d st. Plan No. 2599.

115TH ST, 322 East, partitions to 4-sty tenement; cost, \$100; owner, Louise Garafala, premises; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2597.

116TH ST, 70 West, sinks, windows to 6-sty store and tenement; cost, \$1,000; owner, Max E. Bernheimer, 39 West 72d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2616.

118TH ST, 83 West, cut windows to 3-sty dwelling; cost, \$150; owner, John D. Arthur, P. O. Building, Asbury Park, N. J.; architect, N. Langer, 81 East 125th st. Plan No. 2607.

121ST ST, 503 West, toilets, partitions to 6-sty tenement; cost, \$20; owner, Norman Realty Co., 32 Nassau st; architect, Geo. F. Pelham, 507 5th av. Plan No. 2640.

128TH ST, s s, 143.1 e Amsterdam av, install beams, trusses to water tanks; cost, \$2,000; owner, Bernheimer & Schwartz Pilsener Brewing Co.; architect, F. S. Keller, 140 Cedar st. Plan No. 2637.

AV A, 166, dumbwaiter to 2-sty office and dwelling; cost, \$600; owner, Rev. Chas. L. Orbach, 166 Av A; architect, Emery Roth, 507 5th av. Plan No. 2608.

AMSTERDAM AV, s e cor 73d st, install electric lights, doors to 12-sty apartments and stores; cost, \$1,900; owner, Morewood Realty Holding Co., 71 Broadway; architect, Chas. A. Bruhns, 152 Amsterdam av. Plan No. 2647.

AMSTERDAM AV, w s, 136th to 138th sts, partitions to 4-sty orphan asylum; cost, \$1,000; owner, Hebrew Orphan Asylum, premises; architect, C. B. J. Snyder, 500 Park av. Plan No. 2659.

BROADWAY, 474½ and 476, store fronts to 11-sty store and loft; cost, \$800; owner, Improved Property Holding Co., 303 5th av; architect, Abraham H. Zacharius, 305 5th av. Plan No. 2643.

BROADWAY, s w cor 181st st, change store fronts, doors to 1 and 2-sty store and office; cost, \$1,000; owner, Alexander Grant, 25 Broad st; architect, Samuel Sass, 32 Union sq. Plan No. 2646.

BROADWAY, n w cor 19th st, interior changes to 8-sty stores, lofts & offices; cost, \$20,000; owner, Estate Ogden Golet, 9 West 15th st; architect, John H. Duncan, 208 5th av. Plan No. 2625.

BROADWAY, n w cor 40th st, partitions, windows to 7-sty store and office; cost, \$750; owner, Wall Realty Corp., 22 Exchange pl.; architects, Eberle & Demmer, 1269 Broadway. Plan No. 2630.

BROADWAY, 2628-2630, sign to 3-sty store and loft; cost, \$350; owner, Wm. L. Loew, premises; architect, W. F. Wentz, 935 Broadway. Plan No. 2628.

BROADWAY, s w cor 49th st, change windows, partitions, fronts to 2-sty restaurant; cost, \$500; owner, James Churchill, premises; architect, Herbert M. Baer, 21 West 45th st. Plan No. 2624.

BROADWAY, s e cor 44th st, marquise to 13-sty hotel; cost, \$4,000; owner, Chas. E. Rector, premises; architect, D. H. Burnham & Co., 80 Maiden Lane. Plan No. 2620.

BROADWAY, 865, change stairway, fire escapes, walk, loft to 5-sty store and loft; cost, \$5,000; owner, Beers Realty Co., Westfield, N. J.; architects, Hunt & Hunt, 28 East 21st st. Plan No. 2612.

LEXINGTON AV, 335, stairs, fire escapes, skylights to 3-sty school and dwelling; cost, \$1,500; owner, Wm. Laffan, 335 Lexington av; architect, O. Reissmann, 30 1st st. Plan No. 2652.

MADISON AV, 667, partitions, bath tubs, windows to 10-sty apartment house; cost, \$4,000; owner, Frederick Haberman, 667 Madison av; architect, M. Smith, Far Rockaway, N. Y. Plan No. 2618. Gillies, Campbell Co., G. C.

PARK AV, n e cor 77th st, iron marquise to 12-sty apartment house; cost, \$1,000; owner, 863 Park Av Corp., 863 Park av; architect, Robert Thorne, 863 Park av. Plan No. 2650.

PARK AV, 1381, partitions, beams to 3-sty dwelling and store; cost, \$800; owner, Robert Fisher, 101 East 103d st; architect, Jacob Fisher, 25 Av A. Plan No. 2639.

WEST BROADWAY, 272-274, partitions, windows to 3-sty store and loft; cost, \$1,500; owner, M. B. Baer, 60 Liberty st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2601.

WEST BROADWAY, s w cor Park pl, change windows to 4-sty store and office; cost, \$1,500; owner, Trustees Columbia Union, 116th st and Amsterdam av; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 2603.

1ST AV, n w cor 46th st, 1-sty ext, 10x10.8, partitions, windows to 5-sty tenement; cost, \$1,200; owner, M. F. Schmitt, 826 1st av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2617.

2D AV, 78, 1-sty front extension, 9x6.6, store fronts to 4-sty store and dwelling; cost, \$600; owner, Abraham King, 545 West 111th st; architect, Jacob Fisher, 25 Av A. Plan No. 2641.

5TH AV, 127, partitions to 5-sty store; cost, \$1,000; owner, Estate Susan M. E. Livingston, 156 Broadway; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 2622.

5TH AV, 129-131, partitions to 8-sty store; cost, \$1,000; owner, Estate James A. Roosevelt, 33 Wall st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 2621.

5TH AV, s w cor 20th st, interior changes to 9-sty office; cost, \$500; owner, Methodist Book Concern, premises; architects, Milton See & Son, 6 West 22d st. Plan No. 2600.

5TH AV, 416, change windows, partitions to 12-sty loft; cost, \$1,500; owner, 416 5th Av Co, premises; architect, E. Necarsulmer, 507 5th av. Plan No. 2592.

5TH AV, 106, balcony to 4-sty store; cost, \$600; owner, Rothschild Realty Co., 100 5th av; architect, C. B. Meyers, 1 Union Sq. Plan No. 2615.

6TH AV, n e cor 58th st, partitions, windows to 10-sty apartment house; cost, \$2,000; owner, Estate Wm. H. Burgess, Boston, Mass.; architect, Chas. I. Berg, 331 Madison av. Plan No. 2649.

6TH AV, n w cor 30th st, sign to 3-sty theatre, cost, \$250; owner, Marcus Loew, 260 West 42d st; architect, S. S. Sugar, 104 West 42d st. Plan No. 2635.

7TH AV, n e cor 24th st, partitions, windows to 1-sty loft; cost, \$400; owner, 7th Av Corp., 1170 Broadway; architect, J. O. Bunce, 1 West 34th st. Plan No. 2648.

8TH AV, s w cor 40th st, partitions, toilets, windows to 4-sty store and dwelling; cost, \$10,000; owners, Isadora Jackson & A. Stern, 31 Nassau st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2598.

Bronx.

CROSS ST, n s, 100 e Minniford av, two 1-sty frame extensions, 13.6x10.6 and 12x18, to 2 1/2-sty frame yacht clubhouse; cost, \$500; owners, City Island Yacht Club, on premises; architects, Siefert & Webb, 104 West 42d st. Plan No. 462.

169TH ST, n s, 62 w Findlay av, 1-sty frame extension, 11x8 to 2-sty frame dwelling; cost, \$350; owner, E. A. Streck, on premises; architect, Wm. Kitchen, 1728 Barnes av. Plan No. 467.

BOSTON ROAD, No. 1997, 1-sty frame extension, 2.6x15 to 3-sty frame store and dwelling; cost, \$200; owner, Wm. Wray, 1883 Vyse av; architect, Geo. W. Killitz, 800 East 175th st. Plan No. 464.

CAULDWELL AV, e s, 75 n 158th st, move 2-sty frame dwelling; cost, \$250; owner, W. Burland, 811 Cauldwell av; architects, Koppe & Daube, 830 Westchester av. Plan No. 466.

CLAY AV, No. 1133, 1-sty frame extension, 10x30, to 1-sty frame store and dwelling; cost, \$500; owner, Louis Gabriel, 456 East 151st st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 465.

DECATUR AV, n e cor Oliver pl, 3-sty frame extension, 4x23, to 3-sty concrete studio; cost, \$2,000; owner, Thos A. Edison, Inc., Orange, N. J.; architect, J. J. McMillan, 2793 Marion av. Plan No. 460.

GLEBE AV, n e cor St Peters av, move 3-sty frame dwelling and storage; cost, \$5,000; owner, Wm. A. Mallett, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 463.

MORRIS PARK AV, s s, 88 w Unionport rd, 1-sty frame extension, 17.6x11, to 3-sty frame store and dwelling; cost, \$300; owner, Robt. Adelmann, 1760 Westchester av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 459.

WELLMAN AV, n s, 275 w Mayflower av, 2-sty frame extension, 16.3x10.6, to 2-sty frame dwelling, cost, \$700; owner, Josephine K. Garry, on premises; architect, John E. Cahill, 2216 Ellis av. Plan No. 469.

WHITE PLAINS AV, w s, 200 n 213th st, 1-sty frame extension, 20.6x20 to 3-sty frame store and dwelling; cost, \$1,000; owner, Michael Brennan, 3628 Willis av; architect, Enrico A. Russo, 731 East 215th st. Plan No. 468.

WHITLOCK AV, No. 705, new sprinkler tanks to 5-sty brick factory; cost, \$700; owner, Ernest Gabler, on premises; architect, R. J. Mansfield, 135 William st. Plan No. 461.

Brooklyn.

COLUMBIA ST, w s, 16 s Degraw st, New wall, etc.; cost, \$1,500; owner, Ludwig Lazar, 182 Columbia st; architect, F. P. Imperato, 356 Fulton st. Plan No. 5994.

CONCORD ST, No. 245, exterior alt; cost, \$450; owner, United Neighborhood Guild, 176 Nassau st; architect, Aymer Embury, 132 Madison av, N. Y. Plan No. 5982.

CONOVER ST, nec Beard st, new plumbing, &c; cost, \$400; owner, John Melson, 178 Beard st; architect, W. J. Conway, 400 Union st. Plan No. 6101.

DEAN ST, No. 55, new plumbing, &c; cost, \$125; owner, Nat'l Kelly, 247 Pacific st; architects, Strauss & Co., 442 West 42d st, N. Y. Plan No. 6049.

FREEMAN ST, s s, 200 w Whale Creek, interior alt; cost, \$1,200; owner and architect, The Texas Co., 17 Battery pl, N. Y. Plan No. 6032.

FULTON ST, s s, 40 e Rockaway av, new store front, etc.; cost, \$400; owner, Fred Wahle, on premises; architect, Fred Webber, 192 Woodhull st. Plan No. 6072.

HENRY ST, No. 750, interior alt; cost, \$200; owner, Jacob Frank, 942 8th av; architect, Jas. A. Boyle, 357 Fulton st. Plan No. 6027.

HILL ST, ss, 125 e Crescent st, interior alterations; cost, \$165; owner, Andrew Renner, 88 Hill st; architect, Geo. F. Maxwell, 29 Marion st. Plan No. 6043.

INDIA ST, No. 161, exterior alterations; cost, \$200; owner, Chas. McAllister, on premises; architect, Jos. McKillop, Jr., 154 India st. Plan No. 6115.

INDIA ST, No. 96, new plumbing, &c; cost, \$175; owner, John Bartenberger, on premises; architect, Jos. McKillop, Jr., 154 India st. Plan No. 6116.

JACKSON ST, No. 180, new roof; cost, \$300; owner, Peter Brady, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 5984.

KOSCIUSKO PL, No. 13, replace booth, &c; cost, \$120; owner, I. J. McMahon, 904 Union st; architect, W. Springer, 110 3d av, N. Y. Plan No. 6038.

LAKE ST, w s, 400 s Kings Highway, new plumbing, etc.; cost, \$125; owner, Wm. Voorhees, on premises; architect, Chas. Bort, 18th av and 84th st. Plan No. 6131.

MONTGOMERY ST, s s, 200 e Nostrand av, interior alterations; cost, \$800; owner, Tony Costello, on premises; architect, Alex. McLean, 883 East 35th st. Plan No. 6129.

MOULTRIE ST, e s, 75 s Calyer st, new extensions, etc.; cost, \$600; owner, A. K. Peterson, Calyer and Moultrie sts; architect, P. O. Connor, 212 Nassau av. Plan No. 6007.

OAKLAND ST, e s, 200 s Nassau av, new windows, &c; cost, \$250; owner, Mary E. Brennan, 80 Oakland st; architect, S. A. Crawford, 1095 Lorimer st. Plan No. 6123.

PALMETTO ST, No. 84, raise building, etc.; cost, \$1,600; owner, Estate of Geo Hinck, 171 Halsey st; architect, Wm. A. Gorman, 974 Jefferson av. Plan No. 6138.

PEARL ST, No. 273, new plumbing, etc.; cost, \$250; owner, Mary O'Farrell, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6065.

PIERREPONT ST, s s, 200 e Clinton st, interior alt; cost, \$1,650; owner, Brooklyn Public Library, 26 Brevoort pl; architect, W. B. Tubby, 81 Fulton st, N. Y. Plan No. 6030.

CAULDWELL-WINGATE COMPANY
BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President
WALTER S. FADDIS, Vice-President
ROY W. WINGATE, Sec'y and Treas.
FRANK C. POUCHER, Chairman
Board of Directors

381 FOURTH AVENUE **NEW YORK**
Tel. 4380 Madison Square



"REECO" Electric Water Pumps.
Large and Small. Latest Improved
Designs. Built by
RIDER-ERICSSON ENGINE CO.
20 Murray Street, New York
Telephone 6415 Barclay for Estimates, etc.

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and
Small Factories

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

JOHN C. ORR COMPANY Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

WEISBERG-BAER COMPANY
MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK
WINDOW FRAMES, SASH AND DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA Phone Astoria 433

ALTERATION WORK ON BUILDINGS

IN ORDER TO INCREASE RENTALS AND COMPLY WITH THE NEW BUILDING LAWS, ETC.

LET MY EXPERIENCE AID YOU

J. SCHLESINGER, General Contractor and Builder

Phones 6496-97 Madison Square 1265 BROADWAY, N. Y. C.

MANHATTAN FIREPROOF DOOR CO.

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.

Manufacturers of Best Classes of Tel., 911-912 Newtown
Kalameined and Metal Covered Work

Barrett Specification Roofs

We are experts in laying roofs of coal tar pitch, tarred felt and gravel, slag or tile, and in the application of pitch and felt waterproofing for foundation and tunnel work.

Large "Barrett Specification Roof" Contracts a Specialty

BOOKLET ON REQUEST

Commonwealth Roofing Co.
17 BATTERY PLACE, N. Y.

Gnybco

COPYRIGHT APPLIED FOR

☞ Gibraltar is symbolical of Strength.

☞ Gnybco brands of common brick have the fortitude of the Mediterranean Fortress. Their quality makes them impregnable against Time, Frost and Flood.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands

Phone, Murray Hill, 761

103 Park Ave.

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

HENRY MAURER & SON Manufacturers of EVERY DESCRIPTION
Fireproof Building Materials
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles

Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

Brooklyn Builders Supply Co.

Brick, Lime, Cement, Lath
Plaster Boards, Etc.

6th St. Basin and Gowanus Canal

Tel. 2000, 2001 South

BROOKLYN, N. Y.

WOODBURY GRANITE COMPANY

Woodbury Granite
Hardwick White Granite

General Manager Main Office:
GEO. H. BICKFORD HARDWICK, VT.
New York Office: 1 MADISON AVE.
Pittsburg Office: 1101 FARMER'S BANK BLDG.

A. KLABER & SON

MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

STOCKTON ST, No. 25, new windows, &c; cost, \$350; owner, Sebastian Schaeffer, 54 Noll st; architect, L. Allmendinger, 926 Bway. Plan No. 6053.

TILLARY ST, n s, 70 e Hudson av, add new story to present building; cost, \$4,000; owner, Peter Theobalt, 173 Front st, N. Y.; architect, B. Finkensieper, 134 Broadway. Plan No. 6010.

UNION ST, No. 989, move building, etc.; cost, \$800; owner Margaret Burke, on premises; architect, Jas. F. Bly, 422 St Mark's av. Plan No. 6132.

WATKINS ST, n w cor Belmont av, exterior alterations; cost, \$500; owner, Bessie Colman, 149 Watkins st; architect, Farber & Nurick, 1028 Gates av. Plan No. 6136.

WATKINS ST, No. 414, exterior and interior alt.; cost, \$250; owner, Gabriel Scherffel, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5983.

1ST ST, No. 284, interior alterations; cost, \$100; owner, Joseph Rezzo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6100.

SOUTH 3D ST, No. 141, add new story to present building; cost, \$1,200; owner, Industrial Home Ass'n, on premises; architect, Emil Meisinger, 394 Graham av. Plan No. 6022.

EAST 4TH ST, n w cor Church av, exterior and interior alt.; cost, \$1,000; owner, Wm. Hatch, 304 Argyle rd; architect, Ernest H. Tatje, 658 Jamaica av. Plan No. 6013.

EAST 33D ST, ws 180 s Av I, move building, &c; cost, \$350; owner, Joseph Ernst, East 33d st & Av I; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 6046.

40TH ST, n e cor 12th av, interior alt.; cost, \$200; owner, Louise Hoffman, 1201 40th st; architect, A. J. Hoffman, 1201 40th st. Plan No. 6064.

60TH ST, No. 1260, New extension, etc; cost, \$1,200; owner, Chas. Moscarelli, on premises; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6135.

72D ST, s s, 280 e 10th av, new plumbing, etc.; cost, \$300; owner, Mrs. E. A. Maywald, 1028 72d st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6062.

75TH ST, n s, 550 w 15th av, new plumbing, etc.; cost, \$300; owner, Betty Rosenstock, 1411 75th st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6063.

75TH ST, n s, 273.6 w 15th av, new plumbing, etc.; cost, \$300; owner, A. F. Roderick, 1443 75th st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6059.

86TH ST, No. 2211, underpin extension; cost, \$—; owner, Henry Orloff, on premises; architects, Slee & Bryson, 153 Montague st. Plan No. 6076.

ALABAMA AV, ws, 183.4 n Pitkin av, new plumbing; cost, \$500; owner, Morris Jacobowitz, 527 East 13th st, N. Y.; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 6079.

ALBEMARLE RD, s s, 50 w East 18th st, interior and exterior alterations; cost, \$2,000; owner, Geo. Hadden, 1716 Albemarle rd; architect, John E. Nitchie, World Bldg., N. Y. Plan No. 6159.

ATLANTIC AV, n s, 180 w New York av, exterior and interior alt.; cost, \$1,000; owner, T. J. Walsh, 1272 Atlantic av; architect, Le Roy C. Morris, 82 Wall st, N. Y. Plan No. 5995.

ATLANTIC AV, Nos. 1199 and 1201; repair damage, post, etc.; cost, \$300; owners, Louis and Matteo Metra, 28 West 33d st, N. Y.; architect, J. J. Garland, 89 4th pl. Plan No. 6025.

CANARSIE RD, n s, 325.6 e Av E, interior alterations; cost, \$1,100; owner, David Podolsky, 447 East 9th st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5937.

CENTRAL AV, 298, new store front, etc.; cost, \$350; owner, estate of Jos. Eppig, 176 Greene av; architect, Benjamin Finkensieper, 134 Broadway. Plan No. 5876.

CHRISTOPHER AV, 240, new extension; cost, \$300; owner, Wm. Schaeffer, on premises; architect, L. Danacher, 7-9 Glenmore av. Plan No. 5969.

CHURCH AV, ns, 35 w East 4th st, exterior and interior alt.; cost, \$800; owner, Wm. Hatch, 304 Argyle rd; architect, Ernest H. Tatje, 658 Jamaica av. Plan No. 6012.

CHURCH AV, n w cor East 5th st, interior alt.; cost, \$1,000; owner, Fred and Clara Ernst, on premises; architect, Chas. G. Wessel, 1456 35th st. Plan No. 6011.

EVERGREEN AV, s s, 25 w Stanhope st, interior alterations; cost, \$200; owner, Cath. Jung, 316 Evergreen av; architect, Albert Ullrich, 371 Fulton st. Plan No. 6130.

FLATBUSH AV, No. 335, new store front, &c; cost, \$150; owner, Abe Peace, 645 Carlton av; architect, Frank Larson, 335 Flatbush av. Plan No. 6051.

GRAVESEND BAY, No. 789, replace booth, &c; cost, \$120; owner, Hartmann Febler, 151 Kent st; architect, W. Springer, 110 3d av, N. Y. Plan No. 6039.

JOHNSON AV, n s, 100 e Lorimer st, interior alt.; cost, \$150; owner, Sam Smith, 73 Johnson av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 6020.

KINGSLAND AV, No. 285A, interior alt.; cots \$350; owner, Peter Manning, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 6033.

KNICKERBOCKER AV, No. 350, exterior & interior alterations; cost, \$1,200; owner, Elias Samit, on premises; architect, Tobias Goldstone, 2 Fayette st. Plan No. 6094.

MANHATTAN AV, No. 1115, exterior and interior alterations; cost, \$175; owner, Chas. Schreiter, on premises; architect, Jos. McKillop, Jr., 154 India st. Plan No. 6117.

MYRTLE AV Nos. 1463 & 1465, interior alterations; cost, \$350; owner, Frank Eller, 359 Palmetto st; architect, Wm. Debus, 96 Cedar st. Plan No. 6114.

MYRTLE AV, n w cor Carlton av, new plumbing; cost, \$150; owner, Meyer Aransberg, 137 Myrtle av; architect, James McGuinness, 105 Ft. Greene pl. Plan No. 5909.

METROPOLITAN AV, n s, 50 w Graham av, interior alterations; cost, \$350; owner, Jacob Gullinsky, 876 Grand st; architect, Tobias Goldstone, 22 Fayette st. Plan No. 5781.

OCEAN PARKWAY, n w cor Church av, new extension; cost, \$300; owner, Thos. C. Adams, on premises; architects, McCloskey & Boyle, 367 Fulton st. Plan No. 6140.

PARK AV, s s, 100 e Nostrand av, new extension, 75x20; cost, \$200; owner, Joseph F. Morgan, 572 Park av; architect, Albert Ullrich, 371 Fulton st. Plan No. 5999.

PITKIN AV, No. 1562, replace booth, &c; cost, \$150; owner, Moses Bernstein, 361 Stone av; architect, W. Springer, 110 3d av, N. Y. Plan No. 6037.

ROCKAWAY AV, 973, new plumbing, etc.; cost, \$150; owner, Gaetano Long, on premises; architect, John M. Ricca, 90 New Lots rd. Plan No. 5858.

SNYDER AV, s s, 149.4 w Locust st, interior alterations; cost, \$300; owner, Ebinger Bkg. Co., 1316 Cortelyou rd; architect, C. D. Cooley, 513 Bellaire av. Plan No. 6125.

STONE AV, es, 30 s Newport av, add new story to present building; cost, \$5,000; owner, Frank Cohen Co (Inc), on premises; architects, Louis Danacher & Co., 7 Glenmore av. Plan No. 6095.

SUTTER AV, No. 915, new windows, etc.; cost, \$300; owner, Israel Lefel on premises; architect, Max Cohn, 433 Glenmore av. Plan No. 6128.

THROOP AV, n e cor Myrtle av, new store front; cost, \$200; owner, Julius Koehler, 1274 Bergen st; architect, Chas Wuttke, 15 Hull st. Plan No. 6031.

THROOP AV, No. 47, interior alterations; cost, \$250; owners, Welz & Zerweck Brewing Co., 1562 Myrtle av; architect, L. Allmendinger, 926 Bway. Plan No. 6077.

3D AV, No. 5317, new plumbing, &c; cost, \$200; owner, Morris Fischer, 531 3d av; architect, David A. Lucas, 983d st. Plan No. 6047.

3D AV, No. 503, new plumbing, &c; cost, \$300; owner, Geo. Tanzola, 162 9th st; architect, David A. Lucas, 98 3d st. Plan No. 6048.

8TH AV, ws, from 14th to 15th sts, interior alterations; cost, \$23,750; owner, Armory Board, City N. Y., Hall of Records, N. Y.; architect, F. L. Robinson, 331 Madison av, N. Y. Plan No. 6068.

14TH AV, No. 5914, new store front, &c; cost, \$150; owner, Antonio Condini, on premises; architect, Salvatore Barone, 6314 New Utrecht av. Plan No. 6058.

15TH AV, n w cor 75th st, ne wplumbing, etc.; cost, \$300; owner, Sofia Hoffman, 7422 15 av; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6060.

Queens.

BAYSIDE.—Bell av, ns, 200 s RR tracks, repair store front; cost, \$300; owner, John J. Crawford, Jamaica. Plan No. 1067.

CORONA.—Polk av, No. 120, 2-sty frame extension, 20x20, tin roof; cost, \$750; owner, John D. Kroeger, premises. Plan No. 1069.

COLLEGE POINT.—11th st, es, 100 e 7th av, install new plumbing; cost, \$50; owner, N. Plucnach, premises. Plan No. 1075.

ELMHURST.—Shell rd, ns, 300 e Walnut st, 1½-sty frame extension, side, 25x19, shingle roof; cost, \$500; owner, Wilhelmina Hendry, Shell rd, Elmhurst. Plan No. 1057.

ELMHURST.—Hoffman boulevard, install new plumbing; cost, \$300; owner, Chas. Scholl, 151 Hoffman boulevard, Elmhurst. Plan No. 1079.

FAR ROCKAWAY.—Broadway, sec Cornaga av, 2½-sty frame extension, rear, 10x16, shingle roof, interior alterations; cost, \$1,800; owner, Mrs. Empehan Flitter, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 1063.

FAR ROCKAWAY.—Hollywood av, No. 167, raise building and erect new foundation; cost, \$250; owner, F. X. McKenna, 11 Cedar av, Far Rockaway. Plan No. 1070.

FOREST HILLS.—Station Square, es, 174 s Continental av, 1-sty frame extension, side, 24 x17, tin roof; cost, \$500; owner, Sage Foundation Homes Co., 7 Washington sq, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1078.

FLUSHING.—23d st, ws, 100 s Sandford av, 1-sty frame extension, rear, shingle roof, new plumbing; cost, \$2,500; owner & architect, Alfred A. Birek, 623 Sandford av, Flushing. Plan No. 1081.

FLUSHING.—Washington st, ns, 225 e Parsons av, 1-sty frame extension, rear, 8x10, tin roof; cost, \$200; owner, R. L. Lon, 276 Washington st, Flushing. Plan No. 1080.

JAMAICA.—Highland av, ns, 200 e Park av, 2-sty frame extension, front, 12x12, asbestos shingle roof, interior alterations; cost, \$1,000; owner, Richard Van Sicken, Highland av, Jamaica. Plan No. 1062.

JAMAICA.—South Plank rd, ns, 352 w Linden st, 2-sty frame extension, front, 20x16, tin roof, interior alterations; cost, \$700; owner, G. Christianier, premises; architect, John O. Olson, 56 Hearne av, Jamaica. Plan No. 1055.

JAMAICA.—Norris av & South st, erect new foundation; cost, \$200; owner, Jamaica Consumers Ice Co., premises. Plan No. 1059.

LONG ISLAND CITY.—15th av, ws, 520 n Vandeventer av, install new plumbing; cost, \$100; owner, H. Kiefaber, premises. Plan No. 1054.

LONG ISLAND CITY.—15th av, No. 421, install new plumbing; cost, \$300; owner, Henry Kiefaber, premises. Plan No. 1051.

LONG ISLAND CITY.—Jackson av, No. 398, erect new steel electric sign; cost, \$110; owners, Kerr & Muller, premises. Plan No. 1076.

LONG ISLAND CITY.—Flushing av, ns, 125 w 2d av, erect new brick foundation; cost, \$300; owner, Wm. Frey, 171 Flushing av, L. I. C. Plan No. 1066.

LONG ISLAND CITY.—Hancock st, ws, 60 n Pierce av, raise building and erect new foundation, new plumbing; cost, \$300; owner, P. Sbarra, premises. Plan No. 1068.

LONG ISLAND CITY.—Baylis st, ns, 85 e Remsen av, install new plumbing; cost, \$50; owner, Kate Rooney, 108 Remsen st, L. I. City. Plan No. 1052.

LONG ISLAND CITY.—11th av, nwc Newtown rd, install new plumbing; cost, \$50; owner, Mrs. W. Geipel, 12th av & Grand, L. I. City. Plan No. 1074.

METROPOLITAN.—Starr st, ss, 225 w Woodward av, install new plumbing; cost, \$50; owner, M. Fertusch, premises. Plan No. 1073.

RIDGEWOOD.—Elm av, No. 74, erect new chimney; cost, \$10; owner, Sebastian Kerzner, premises. Plan No. 1071.

RIDGEWOOD.—Decatur st, ns, 263 w Wyckoff av, general interior alterations; cost, \$650; owner, Diogenes Brewing Co., premises; architect, Theo. Englehardt, 905 Broadway, Brooklyn. Plan No. 1056.

RIDGEWOOD.—Cornelia st, nec Woodward av, install new plumbing; cost, \$40; owner, Frank Groene, premises. Plan No. 1053.

ROCKAWAY BEACH.—Division av, es, 200 n Ocean av, 3-sty frame extension, front, 24x30, tar and gravel roof; cost, \$1,500; owners, Rafiel & Rosenthal, premises; architect, Phil. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 1058.

ROCKAWAY BEACH.—Horton pl, es, 100 n Remsen av, 1-sty frame extension, 8x10, paper roof; cost, \$100; owner, Guy A. Rose, Inwood, L. I. Plan No. 1064.

WHITESTONE.—8th av, swc 18th st, 1-sty frame extension, 16x4, tin roof; cost, \$900; owner, W. A. Seaman, 25 West 20th st, Whitestone. Plan No. 1072.

WOODSIDE.—Cleveland av, Nos. 52-58, erect retaining wall; cost, \$1,200; owner, Henry S. Story, premises. Plan No. 1060.

WOODHAVEN.—Garrison st, es, 322 n Flushing av, 1-sty frame extension, rear, 20x16, tin roof, new plumbing; cost, \$650; owner, August Keller, 169 Suydam st, Woodhaven; architect, L. Allmendinger, 926 Bway, Brooklyn. Plan No. 1077.

WOODHAVEN.—Willard av, swc Brandon st, 1-sty frame extension over present extension; cost, \$125; owner, Chas. L. Reis, Briggs av, Woodhaven. Plan No. 1082.

WOODHAVEN.—Trotting Course Lane, ws, 400 n L. I. R. R., 1-sty frame extension, front, 27x16, tin roof; cost, \$500; owner, Wm. Wicke Ribbon Co., Woodhaven av, Woodhaven. Plan No. 1061.

ARVERNE.—Gaston av, es, 150 s Amstel boulevard, install new plumbing; cost, \$50; owner, Patrick O'Connell, Arverne. Plan No. 1046.

GLENDALE.—Van Dorn st, es, 100 n Cooper av, install new plumbing; cost, \$60; owner, Mrs. Weber, premises. Plan No. 1041.

JAMAICA.—Fulton st, No. 316, erect new steel electric sign; cost, \$50; owner, J. P. Van Siclen, Jamaica. Plan No. 1040.

JAMAICA.—Kosciusko st, ss, 140 e Strenski pl, roof to be raised 9 in. and repaired; cost, \$500; owner, John Dedo, premises; architect, W. A. Finn, 358 Fulton st, Jamaica. Plan No. 1050.

LONG ISLAND CITY.—15th av, ws, 370 s Wilson av, install new plumbing; cost, \$200; owner, J. Devito, 423 15th av, Long Island City. Plan No. 1048.

LONG ISLAND CITY.—Jackson av, ss, 101 w Buckley st, 1-sty added to top and interior alterations; cost, \$40,000; owner, American Locomotive Co., 30 Church st, N. Y. C.; architects, Mulliken & Moeller, 103 Park av, N. Y. C. Plan No. 1043.

RIDGEWOOD.—Putnam av, No. 672, interior alterations and repairs, new plumbing; cost, \$500; owner, William Adel, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1049.

ROCKAWAY BEACH.—South Hammills av, No. 57, cut new windows; cost, \$180; owner, K. A. Fegen, 64 Centre av, New Rochelle, N. P. Plan No. 1045.

ROCKAWAY BEACH.—Boulevard, No. 71, erect new concrete foundation; cost, \$130; owner, K. A. Feges, 64 Centre av, New Rochelle, N. Y. Plan No. 1044.

UNION COURSE.—Shaw av, nwc 3d st, interior alterations to church; cost, \$2,000; owner, Union Course Baptist Church, premises; architect, Oscar S. Teall, 35 Bway, N. Y. C. Plan No. 1042.

WOODHAVEN.—Jamaica av, No. 1149, erect new steel electric sign; cost, \$80; owner, Chas. F. Douglas, premises. Plan No. 1047.

WOODHAVEN.—St. Anthony's Hospital, install six elevators; cost, \$15,000; owner, St. Anthony's Hospital, Woodhaven. Plan No. 1039.


BELLE HARBOR.—Brighton av, e s, 80 s Washington av, 2-sty frame extension, rear, 18x13, shingle roof; cost, \$200; owner, Thomas McKeon, Brighton av, Belle Harbor. Plan No. 1038.

CORONA.—Prospect st, w s, 20 s Grove st, erect new stone stoop; cost, \$100; owner, Gustave Walter, 106 Prospect st, Corona. Plan No. 1030.

JAMAICA.—Chichester av, n s, 109 e Rose av, erect new concrete foundation; cost, \$300; owner, Charles Trautman, Rockaway Park, N. Y. Plan No. 1032.


JAMAICA.—Puntine st, e s, 225 n L. I. R. R., 1-sty frame extension over present extension, 13x27, tin roof; cost, \$250; owner, John H. Ludlow, 85 Puntine st, Jamaica. Plan No. 1035.

LONG ISLAND CITY.—Hancock st, e s, 200 n Washington av, install new plumbing; cost, \$50; owner, Mr. Lynch, premises. Plan No. 1031.



ATLAS

PORTLAND CEMENT



The standard by which all other makes are measured

THE ATLAS PORTLAND CEMENT CO.


39 BROAD STREET, NEW YORK

Productive Capacity Over 50,000 bbls. per day—Largest in the World.

CALMSEMENT

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

45 BROADWAY, NEW YORK



Brooklyn Bridge Brand

Rosendale Hydraulic Cement

WHOLESALE PRICE

Barrels or Duck Bags, 85c. per Bbl.

Price for Portland, \$1.63 " "

INSIST ON THE ABOVE "BRAND."



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., Fifth Ave. Bldg., N. Y.

Phone, Gramercy 1000

The Kreisler Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

SAYRE & FISHER COMPANY

MANUFACTURERS OF Fine Face Brick

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,

GENUINE HARVARD BRICK, St. James Building, 1133 Broadway, cor. 26th St.

TEXTURE BRICK, PAVING BRICK, ETC. Tel. 1152 and 1153 Madison Sq., NEW YORK

HOUGHTALING & WITTPENN

IMPERVIOUS FACE BRICKS

ALL COLORS

44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK

When in the Market

for building materials or expert services, consult the advertising columns of the RECORD AND GUIDE. Should our advertisers be unable to help you, write us, and we will refer you to the right firms.

RECORD AND GUIDE

CLASSIFIED LIST OF ADVERTISERS

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

Awning Fittings

John Simmons Co., 110 Centre st.

Blue Prints

Kulckerbocker Blue Print Co., 2 East 42d st.
Reliance Blue Print Co., 373 4th ave.

Brick

Carter, Black & Ayres, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Houghtaling & Wittpenn, 44 East 33d st.
Kreischer Brick Mfg. Co., The, 119 E. 23 st.
Pfothenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')

Brooklyn Builders Supply Co., 6th St. Basin
and Gowanus Canal, Brooklyn.
Candee, Smith & Howland Co., Foot E. 26 st.
Heaney Co., P. J., 172d st & West Farms Rd.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports

Dodge Co., F. W., 11 East 24th st.

Cement

Alsen's Am. Port. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50
Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Thelle, E., 99 John st.
Vulcanite Portland Cement Co., 5th Ave. Bldg.

Cement Work

Harrison & Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th st.

Contractors' Bonds

Collihan & Co., 1 Madison ave.
Ritch-Hughes Co., 1133 Broadway.

Contractors (General)

Cauldwell-Wingate Co., 331 4th ave.
Corning Co., E., 100 William st.
Egan, J. F., 162 West 30th st.
Fuller Co., G. A.,
Guidone, A. L. & Co., 162 E. 23d st.
The Kerner Contracting Co., 31 First st.
Robinson Co., A. J., 123 East 33d st.
Steen Co., Thos. J., 30 Church st.
Schlesinger, J., 1265 Broadway.
Vogel Cabinet Co., 525 East 79th st.
Whitney Co., The

Consulting Engineers

Mallou, C. O.-Knox, C. E., 90 West st.

Cornices and Skylights

Hayes, Geo., 71 8th ave.

Cypress

Southern Cypress Mfr. Assoc., 1213 Hibernia
Bank Bldg., New Orleans, La.

Doors and Sashes

C. R. Macaulay, 18th st & 5th ave.
Weisberg-Baer Co., Astoria, L. I. City.

Electrical Contractors

Brussel, D. G., 89 West 33th st.

Electrical Service

N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st.
Otis Elevator Co., 26th st and 11th ave.
See Electric Elevator Co., A. B., 220 Bway.
Welsh Machine Works, 276 West st.

Fire Extinguishers

The Safety Fire Extinguisher Co., 291 7th
ave.

Flooring

Metropolitan Flooring Co., Flatiron Bldg., N. Y.

Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 109
Cook st, Brooklyn.
Maurer & Son, H., 420 East 33d st.
Rapp Construction Co., 600 W. 110th st.

Glass

Werbelevsky, J. H., 98 Meserole st. Bklyn.

Granite

Woodbury Granite Co., Hardwick, Vt.

House Mover and Sherer

Vorndran's Sons, C., 413 East 147th st.

Insurance

Collihan & Co., 1 Madison ave.
Ritch-Hughes Co., 1133 Broadway.

Interior Woodwork

Empire City-Gerard Co., 40 East 33d st.

Iron Grille Work

Bataille & Co., A., 517 Hudson st.

Iron Work (Arch. and Struc.)

Cornell Iron Wks., 28th st & 11th ave.
Grand Central Iron Works, 313 East 53d st.
Hecla Iron Works, North 10th st, Bklyn.
Perlman Iron Works, 1735 West Farms Rd.
Schwenn, Wm., 523 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave & E. 151 st.

Lime

Farnam Cheshire Lime Co., 33 Cortlandt st.

Lumber

Collins, Lavery & Co., 33 Cortlandt st.
Finch & Co., Chas. H., Coney Is. ave & Ave.
H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st & East River, Bklyn.

Marble

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

Metal Ceilings

Berger Mfg. Co., 11th ave. & 33d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.
Wheeling Corrugating Co., 14 Desbrosses st.

Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I.
Modern Fireproof Constr. Co., 1265 Bway.
Pomeroy Co., Ins., S. E., 437 West 13th st.

Mortgages

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Lawyers' Mortgage Co., 59 Liberty st.
McLaughlin & Co., A. W., 123 Broadway.
McMahon, J. T., 183 Montague st, Bklyn.
N. Y. Real Estate Security Co., 43 Bway.

Paint

Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.

Painting

Davidson, S., 1424 Wilkens ave.
Oliver, W. H., 194 University pl.

Plumbers

Haase, W. A., 1513 3d ave.

Pumps (Electric)

George & Co., E., 134 Front st.
Rider-Eriksen Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)

American Real Estate Co., 527 5th ave.
Ames & Co., 26 West 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 West 23d st.
Archibald, Wm. H., 316 West 33d st.
Armstrong, J., 1924 3d ave.
Ashforth, A. B., 10 East 33d st.
Balley, F. S., 163 East 33d st.
Beckmann, A. G., 1055 So. Boulevard.
Boylan, J. J., 403 West 31st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 West 40th st.
Brown, Inc., W. E. & W. I., 4223 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 795 6th ave.
Cokeley, W. A., Grand Central Term., Manhtn
Cole, M. H., 509 5th ave
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 West 33d st.
Davies, J. C., 149th st and 3d ave.
Day, J. P., 31 Nassau st.
De Seiding Bros., 128 Broadway.
De Walltears & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 155 West 14th st.
Eckerson, J. C. R., 85 West 30th st.
Eckhardt, P. C., 693 9th ave.
Edgar, Herman, L. R., 81 Nassau st.
Elliman & Co., D. L., 431 Madison ave.
Ely & Co., H. S., 31 Liberty st.
Finsgan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 West 46th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 3 Pine st.
Goodwin & Goodwin, Lenox ave & 133d st.
Hart, Chas., 53 East 8th st.
Hell & Stern, 1165 Broadway.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 27 East 45th st.
Jackson, H. C., 1419 Wilkins ave.

Kennelly, B. L., 156 Broadway.

Kirwan, J. P., 138 West 43d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 West 43d st.
Lumms, B. R., 25 West 33d st.
McLaughlin, T. F., 2637 Broadway.
McNally, G. V., 47 West 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfeider, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 West 30th st.
Ogden & Clarkson, 17 West 30th st.
O'Hara Bros., Webster ave & 200th st.
Palmer, E. D., 179 Columbus av.
Payton, Jr., P. A., 67 West 34th st.
Pease & Elliman, 340 Madison ave.
Pfomm, F. & G., 9 West 23rd st.
Polak, E., 149th st and 3d ave.
Polliz & Co., 192 Bowers.
Porter & Co., 159 West 125th st.
Price, George, 138th st and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Romeo & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1261 3d ave.
Schmuck, A. J. C., 47 West 34th st.
Schrag, L., 142 West 32d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 East 53th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 143 Broadway.
Steinmetz, J. A., 1009 East 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 8221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 63 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Wilcox & Shelton, 245 West 125th st.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton ave.
Cederstrom, Sig., 201 Montague st., Bklyn.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 337 Manhattan ave.
Corwith Bros., 351 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Welch, S., 207 Montague st.

(Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.

Real Estate Operators.

Alliance Realty Co., 115 Broadway.
City Investment Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 West 42d st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Reports (Building)

Dodge Co., F. W., 11 East 24th st.

Rock Blasting

John Coombs, 253 W 126th st.

Roofers and Materials

Commonwealth Roofing Co., 17 Battery Pl.

Slate

Johnson, E. J., 33 Park Row.

Stone Renovating.

Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Trucking

Atlanta Contracting Co., 230 East 42d st.

Vault Lights

Berger Mfg. Co., 11th ave. & 33d st.
Brooklyn Vault Light Co., 270 Monitor st, Bklyn.

Wall Paper

Oriental Wall Paper Co., 28 DeKalb ave., Bklyn.

Waterproofing

Obelisk Waterproofing, 1 Madison ave.

RIDGEWOOD.—Buchman av, n s, 40 n Van Cortlandt av, install new plumbing; cost, \$100; owner, Mr. Faber, premises. Plan No. 1028.

RIDGEWOOD.—Buchman av, w s, 60 n Van Cortlandt av, install new plumbing; cost, \$100; owner, Mr. Cordet, premises. Plan No. 1029.

RIDGEWOOD.—Buchman av, w s, 160 n Van Cortlandt av, install new plumbing; cost, \$100; owner, Mr. Elbert, premises. Plan No. 1023.

RIDGEWOOD.—Buchman av, n s, 140 n Van Cortlandt av, install new plumbing; cost, \$100; owner, Mr. Miller, premises. Plan No. 1024.

RIDGEWOOD.—Buchman av, n s, 20 n Van Cortlandt av, install new plumbing; cost, \$100; owner, Mr. Rampon, premises. Plan No. 1027.

RIDGEWOOD.—Buchman av, n s, 80 n Van Cortlandt av; install new plumbing; cost, \$100; owner, Mr. Koehler, premises. Plan No. 1026.

ROCKAWAY BEACH.—Bayview av, w s, 195 s Boulevard, erect new locust post foundation and new plumbing; cost, \$100; owner, Wm. Holland, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1034.

ROCKAWAY BEACH.—North Division av, e s, 125 n Boulevard, 1-sty frame extension on side, 7x49, felt and gravel roof; cost, \$150; owner, Walter Verity, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1033.

WOODSIDE.—5th st, w s, 125 n Anderson av, raise building and erect new brick foundation; cost, \$250; owner, Alexander S. Burns, 125 4th st, Woodside. Plan No. 1036.

WOODSIDE.—5th st, w s, 150 n Anderson av, raise building and erect new brick foundation; cost, \$250; owner, Henry Schulz, 107 5th st, Woodside. Plan No. 1037.

LONG ISLAND CITY.—Paynter av, 628, install new plumbing; cost, \$300; owner, Antonio Adamo, premises. Plan No. 1002.

LONG ISLAND CITY.—Boulevard, 625, erect brick retaining wall; cost, \$70; owner, Joseph Moser, 625 Boulevard, L. I. C. Plan No. 998.

ARVERNE.—North Atlantic av, No. 17, 1-sty frame extension on present extension, tin roof; cost, \$100; owner, Hallmann, premises. Plan No. 1004.

COLLEGE POINT.—11th st, w s, 175 s 3d av, 1-sty frame extension, rear, 13x14, tin roof; cost, \$200; owner, John Rowkin, premises. Plan No. 1015.

FAR ROCKAWAY.—Central av, s s, 152 e Clark av, 2½-sty frame extension, rear, 23x31, shingle roof, interior alterations, new plumbing; cost, \$5,000; owner, John Gaffney, Far Rockaway; architect, Thomas A. Kane, Jr., Far Rockaway. Plan No. 1009.

GLENDALE.—Copley av, n s, 25 e Wyckoff av, new cellar and alter interior partition; cost, \$1,000; owner, S. C. Williams, 97 South 6th st, Brooklyn. Plan No. 1016.

JAMAICA.—Chichester av, n s, 135 e Rose av, erect new concrete foundation; cost, \$300 (two houses cost \$600); owner, Charles Trautman, Rockaway Park. Plan Nos. 1019-1020.

JAMAICA.—South st, s s, 25 e Phraner av, interior repairs; cost, \$50; owner, John Poone, premises. Plan No. 1006.

JAMAICA.—Liberty st, s s, 225 e Grand av, 1-sty frame extension, 10x18, tar and gravel roof; cost, \$100; owner, Damon-Munson Corporation, Grand st, Jamaica. Plan No. 1008.

LONG ISLAND CITY.—William st, w s, bet Henry and South Jane sts, install new plumbing; cost, \$900; owner, Walter H. Warner, 286 5th av, New York City. Plan No. 1011.

LONG ISLAND CITY.—Brodan av, Nos. 225-227, erect bridge across Court; cost, \$250; owner, American Druggist Syndicate, premises; Plan No. 1017.

RICHMOND HILL.—Jamaica av, s s, 68 e Chestnut st, alter interior of store to provide for rooms; cost, \$100; owner, John H. Wagner, Greenwood av, Richmond Hill. Plan No. 1013.

RIDGEWOOD.—Gates av, s s, 200 e Forest av, erect bath room compartment; cost, \$25; owner, Peter Harris, Gates av, Ridgewood. Plan No. 1014.

RIDGEWOOD.—Himrod st, n s, 200 w Grandview av, building to be raised and repaired; cost, \$1,800; owner Marie Klein, 95 Leonard st, Brooklyn; architect, Max Mettner, Willow st, Richmond Hill. Plan No. 1018.

ROCKAWAY BEACH.—Boulevard, No. 374, erect frame sign; cost, \$15; owner, John H. Taylor, premises. Plan No. 1003.

SPRINGFIELD.—Rockaway rd, s s, 200 e Dock rd, 1-sty frame extension on rear, 20x20, tin roof; cost, \$175; owner, Carolyn Effler, premises. Plan No. 1005.

Richmond.

EGBERT PL, e s, 200 s Fingerboard rd, Rose Bank; addition to concrete garage; cost, \$150; owner, W. S. Lee, Rose Bank; owner builds. Plan No. 388.

MAIN ST, e s, 10 s Arents av, Tottenville, alteration to frame church, store and dwelling; cost, \$300; owner, South Baptist Church, Tottenville; builder, Wm. H. Daggett, Tottenville. Plan No. 380.

SEASIDE PL, w s, s cor Sand lane, South Beach, addition to frame dwelling; cost, \$2,000; owner, W. J. O'Brien, South Beach; architect, D. Santoro, Tompkinsville; builder, Angelo Lorenzini, South Beach. Plan No. 398.

ADELAIDE AV, s w cor Mill rd, Oakwood, addition to fence, cost, \$100; owner, Aeronautical Society, N. Y. C.; builder, Chas. Conklin, Oakwood. Plan No. 381.

AMBOY RD, n s, 1,500 e Richmond Valley rd, Richmond Valley, addition to frame residence; cost, \$2,200; owner, David Dobbs, Richmond Valley; architect and builder, H. Thrane, Tottenville. Plan No. 396.

BRITTON AV, w s, 100 s Pierce st, Concord, alteration to frame dwelling; cost, \$150; owner, Mrs. Louis Hannon, Concord; builder, Philip Hannon, Concord. Plan No. 404.

BROADWAY, w s, 400 s Division av, West Brighton, addition to frame dwelling; cost, \$400; owner, Col. Harding, West Brighton; builder, Alfred Deppi, West Brighton. Plan No. 388.

BUSH AV, 872, Mariners Harbor, addition to frame residence; cost, \$275; owner, Chas. Wynans, Jr., Mariners Harbor; builder, Walter, Martineau, Mariners Harbor. Plan No. 400.

CASTLETON AV, s e cor Broadway, West New Brighton, alteration to saloon; cost, \$10; owner, Mr. Flynn, West New Brighton; builder, E. Harding, West New Brighton. Plan No. 402.

CASTLETON AV, n s, 100 w Glen av, Tompkinsville, addition to frame dwelling; cost, \$400; owner, Mr. Nolan, Tompkinsville; architect, Chas. B. Hewcker, Tompkinsville; builder, J. Karlsson, Tottenville. Plan No. 397.

CATLIN AV, e s, 100 s Cebra av, Tompkinsville, addition to frame dwelling; cost, \$475; owner, F. Seeman, Tompkinsville; builder, W. S. Lee, Rose Bank. Plan No. 382.

CEDAR GROVE AV, n s, 120 s New Dorp lane, New Dorp, addition to frame dwelling; cost, \$550; owner, Ocean Edge Land Co, New Dorp; builder, H. Heit, New Dorp. Plan No. 379.

COLLEGE AV, s s, 130 e Ohio pl, West New Brighton, frame addition to dwelling; cost, \$650; owner, James K. Whitford, New Brighton; architect, owner; builder, Fred Deppe, West New Brighton. Plan No. 371.

CLIFTON AV, n s, 25 Way av, Rose Bank, addition to frame store and dwelling; cost, \$300; owner, Jas. Yorkston, Rose Bank; builder, Rocco Scocca, Rose Bank. Plan No. 394.

HAMILTON AV, cor Lenox pl, New Brighton, alteration to frame dwelling; cost, \$100; owner, Mr. Dumbell, New Brighton; builder, Ed. Brabyn, New Brighton. Plan No. 393.

METCALF AV, n s, 450 e Van Duzer st, Stapleton, alteration to frame dwelling; cost, \$150; owner, Jacob Braun, Stapleton; builder, Chas. Spruck, Stapleton. Plan No. 391.

RICHMOND AV, e s, 100 n Elizabeth st, West New Brighton, alterations to garage; cost, \$50; owner, I. A. Silvie, Jr., Port Richmond; builder, American Sign Co., Liberty st, N. Y. C. Plan No. 375.

RICHMOND TER, s s, 75 e Richmond av, 2040, Port Richmond, frame alterations to dwelling; cost, \$54; owner, L. G. Dawn, Port Richmond; builder, American Sign Co., Liberty st, N. Y. C. Plan No. 373.

RICHMOND TER, e s, 200 s Westervelt av, New Brighton, alteration to stone store and dwelling; cost, \$50; owner, M. Isaacs, New Brighton; builder, American Sign Co., 135 Liberty st, N. Y. C. Plan No. 385.

RICHMOND RD, 275 s De Kalb av, Concord, alteration to frame blacksmith shop; cost, \$75; owner, Mrs. Patrick Sheehan, Concord; builder, Philip Hannon, Concord. Plan No. 405.

RIVERSIDE AV, e s, 700 n Richmond Valley rd, Richmond Valley, addition to frame dwelling; cost, \$500; owner, H. B. Woylom, Tottenville; builder, Gabriel Dissoaway, Tottenville. Plan No. 389.

SEAVIEW AV, e s, 100 n St. George rd, Richmond, addition to frame dwelling; cost, \$400; owner, Chas. O. Johnson, Richmond; owner builds. Plan No. 392.

SHARROF AV, s s, 230 s Amboy rd, Annadale, frame alterations to barn; cost, \$75; owner, Adelbert Price, Annadale; owner builds. Plan 368.

SHORE RD, 200 n Rossville av, Rossville, frame addition to dwelling; cost, \$950; owner, Mrs. Eugert Rossville, S. I.; architects, Klein & Co., Huguenot Park; architect builds. Plan 369.

PORT RICHMOND, alteration to brick bank; cost, \$10; owner, Port Richmond National Bank, Port Richmond; builder, E. Harding, West New Brighton. Plan No. 403.

TURNPIKE, w s, 100 n Grand av, West New Brighton, addition to frame dwelling; cost, \$500; owner, Mrs. B. Mollnar, West New Brighton; builder, John Racha, West New Brighton. Plan No. 390.

Government Work.

HARRISBURG, PA.—Sealed proposals will be received until Nov. 12 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits, wiring system and interior lighting fixtures), of the United States post office and court house at Harrisburg, Pa. Oscar Wenderoth, supervising architect.

NEWPORT, R. I.—Proposals for vitrified brick pavement will be received until Oct. 26 for furnishing and installing vitrified brick pavement, curbing, catch basins, manhole and drainage connections complete at the naval station, Newport, R. I. Plans and specifications can be obtained on application to the bureau or to the commandant of the naval station, Narragansett Bay, Newport, R. I. H. R. Stanford, chief of bureau.

NEW YORK.—Proposals for dredging will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Oct. 26, for dredging at the navy yard, New York, N. Y. Appropriation now available, \$50,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, chief of bureau.

NORFOLK, VA.—Proposals for heating and ventilating system for Building No. 23 will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Oct. 19, for heating and ventilating system for building No. 23 at the navy yard, Norfolk, Va. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, chief of bureau.

TROY, N. Y.—Sealed proposals for building a lock and dam and lock operating house at Troy, will be received at this office until 12 m., October 28. Information on application. W. M. Black, colonel, engineers.

Personal and Trade Notes.

CHARLES T. COLEY, M. E., building manager for Douglas Robinson, Charles S. Brown Compy, real estate agents and brokers, has been drawn on the jury in the Becker trial before Justice Goff.

THE DIEBOLD SAFE & LOCK COMPANY, 262 Broadway, New York, has recently opened a salesroom and offices at the location named and will make a specialty of handling fire and burglar-proof safes, as well as bank safety deposits and jail work.

ONE of the newest firms in the general contracting line in the Bedford section of Brooklyn is the Lexow-Northridge Company, recently opened at 1311 Bedford avenue. They will specialize in electric wiring and installations as well as decorating and painting. The firm consists of Frederick R. Lexow and Smye C. Northridge.

A CERTIFICATE of incorporation has been filed with the Secretary of State by the Renwick Construction Co. of the Borough of Queens. The capital stock is placed at \$10,000, and the Directors are Edward D. Langley and Arthur D. Kinney of New York City, and Herbert H. Duckworth of Yonkers.

THE U. S. CIVIL SERVICE COMMISSION announces an open competitive examination for draftsman (marine engines and machinery) on Nov. 6, 7, 8. From the register of eligibles resulting from this examination certification will be made to fill a vacancy in the position of marine-engine draftsman, at \$1,380 per annum, in the Bureau of Lighthouses, Washington, D. C.; a vacancy in the position of draftsman familiar with marine work, at \$1,500 per annum, in the Bureau of Lighthouses, Third District, with headquarters at Tompkinsville, N. Y.; a vacancy in the position of clerk qualified as skilled marine draftsman, at \$1,400 per annum, Division of Revenue Cutter Service, Treasury Department.

BUILDING MATERIALS.

(Continued from page 679.)

gether with prices recently made for bronze and brass goods, will be issued to the trade as soon as possible. Meanwhile prices will be quoted on application.

This action was followed by others, and the result is that the market today is in a rather nervous state. There is a tendency to wait for the announcement of the regular lists, and in the meantime buying is restricted.

According to authoritative sources, there is a large movement of wire cloth for immediate acceptance in this market. This is said to be the result of pique among certain manufacturers not in harmony, and it is believed that the market is being manipulated by interests who are desirous of booking the bulk of next year's orders at the present time.

In the general hardware line there is reported a betterment in the requirements of building managers for supplies, especially for machinery and equipment. There is a marked inquiry for packing, with preference running to cotton, indicating that building managers are overhauling their pumps in anticipation of the approach of winter and are looking to their water and steam fittings. Prices are ruling evenly.

The average run of brick is going at the \$7 level, mostly to Brooklyn distributors, who have been stacking steadily during the last few weeks. It was significant that a large quantity of this brick was Hudson River brick during the last ten days, although there is a fair quantity of Jersey brick moving into the same district. A large number of Connecticut brick are moving in.

The wholesale department is especially strong. Manufacturing branches report increasing orders for late winter and spring deliveries and already complain of being unable to get raw material fast enough to keep their mills running to full capacity. The retail trade is not as active as it was last month. This probably is due to hesitancy on the part of small builders, who are most likely to be affected by the political bugaboo. Car shortage is being felt at the mills, and they, in turn, declare that they are up to the limit of their capacity to supply material.

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.

- OCT.
- 7 Axelrod, Wm—Lord & Taylor . . . 47.66
 8 Antonello, Angelo & Raffaele—C Fischetti . . . 155.40
 8 Adams, Belle—N Y Tel Co . . . 17.24
 8 Acker, Samuel—same . . . 20.56
 8 Ascher, Hulda L—same . . . 32.46
 9 Appleyard, Edw—Polygraph Printing Co . . . 223.99
 9 Aurilla, Giuseppe—M Montagnino . . . 80.15
 9 Andrews, Frank C—Cadillac Hotel Co . . . 721.39
 9 Allen, Fred—J Weisenberger Co . . . 73.31
 10 Avidan, Henry G—A Blum Jr Sons . . . 171.66
 10 Adams, Jas & Jas Adamkos—F Maldan . . . 138.96
 10 Allermann, Herman—F Lesser . . . 45.66
 10 Adelson, Arthur O—F Klauber . . . 71.20
 11 Abrahams, Jos—G Cohn et al . . . 49.31
 5 Brodsky, Hyman & Morris—H Miritz . . . 45.48
 5 Bolton, Mary—N Y Tel Co . . . 26.66
 5 Bell, Robt W—Armour Packing Co . . . 30.67
 5 Berman, Nathan—M Dreyfuss et al . . . 293.47
 5 Batavia, Herman & Jno J Ryan—Geople & Co . . . 500.00
 7 Baar, Jno—H W Vogel et al . . . 29.41
 7 Bailey, Chas—L Ernst . . . 117.53
 7 Bailey, Al—N S Feldman . . . 82.19
 7 Brody, Gerson—Sulzberger & Sons Co . . . 33.81
 7 Botta, Giuseppe—S Carlo . . . 469.72
 7 Burr, Harry M—M Glaser . . . 119.63
 7 Baker, Frank C—I F Heaphy et al . . . 200.58
 7 Busweller, Geo J—Wm H Henry & Co . . . 63.57
 7 Brill, Isaac L—Libbie Suchoff . . . 34.72
 8 Bunimowitz, Sol—Francis H Leggett & Co . . . 20.35
 8 Buffa, Vincent—R Cronin . . . 99.41
 8 Birnbaum, Emanuel—E Kaufman et al . . . 139.32
 8 Baron, Abr—N Y Tel Co . . . 28.77
 8 Bladowsky, Barnett—same . . . 47.39
 8 Barabin, F Hyde—Higgins Mfg Co . . . 17.91
 8 Brand, Jos & Jos Franz—N Y Tel Co . . . 18.82
 8 Brand, Frank E—same . . . 46.49
 8 Brown, Gertrude—same . . . 17.05
 8 Bloch, Merwin S C—L Gravano . . . 137.39
 8 Brown, Nathan—N Y Tel Co . . . 70.31
 8 Bergfeld, Sol—same . . . 19.06
 8 Buchner, Saml—same . . . 13.47
 8 Blumberg, Saml—H K Mulford Co . . . 20.07
 8 Bauer, Albt—C B Bentz . . . 82.18
 8 Block, Frank—G England . . . 4,093.52
 9 Beckert, Edw & Sonia I Beckert—W L Schack . . . 248.38
 9 Bastone, Domenick—A Hupfels Sons Inc . . . 200.00
 9 Bond, David—A Aaronson . . . 150.21
 9 Boyd, Emma & Jas—H Wald . . . 30.65
 9 Biernbaum, Saml—Gaertner Constn- & Engine Co . . . 61.61
 9 Betts, Fredk—Aluminum Cooking Utensil Co . . . 66.31
 9 Boehme, Marie—W Goensch . . . 529.70
 9 Bombina, Jno & Luigi Concratti—People, & Co . . . 400.00
 9 Braunstein, Harris—S Gelfand . . . costs, 17.41
 10 Brookman, Barnett—Eastern Machine Co . . . 188.26
 10 Bernard, A Clifford—J O Whitten Co . . . 171.61
 10 Bernstein, Mike & Dora Nutman—B Schorr . . . 84.65
 10 Barber, Bernice—J F Taylor et al . . . 36.92
 11 Bradley, John P—W W Farley . . . costs, 81.47
 11 Butcher, Wm W—L Crosby . . . 147.26
 11 Bonner, Oliver R—J W Nix . . . 346.95
 5 Colwell, Wm J—C Dugan . . . 2,688.15
 5 Coyle, Ocea I—White Rats of America Pub Co . . . 116.57
 5 Callendo, Giovanni & Louis De Luca—Morris & Co . . . 469.41
 7 Chatfield, Jose or Jose Collins & Leslie Chatfield—E E Myers . . . 96.54
 7 Chlclacos, Chas—V Scheidell . . . 1,265.33
 7 Cowen, A Frank—W Hall . . . 101.90
 7 Comyns, David J—A Sachs . . . 74.65
 7 Clark, Jas T—W Malcolm . . . 1,574.67
 7 Cohen, Meyer—J Golub . . . 308.29
 7 Campbell, Robt—M M Waks . . . 166.16
 7 Curtis, Saml—T A Keppler . . . 46.52
 7 Clifford, Kathleen—E E Myers . . . 114.33
 8 Cooper, Saml & Aaron Eckstadt—I Polansky . . . 124.41
 8 Courtney, Wm J—J W Butler . . . 270.85
 8 Carniglia, Faustino—G Ferri . . . 504.67
 8 Ciacco, Isidoro—M Adler et al . . . 220.41
 8 Coloa, Anthony—Rock Island Butter Co of N Y . . . 139.00
 8 Cohen, Amelia—C C Bates . . . 352.65
 8 Clark, Jas T—W Malcolm . . . 1,574.67
 8 Clark, Wm C—Oppenheim Collins & Co . . . 45.67
 8 Cameron, Duncan—M Beltzer . . . 323.22
 8 Cohen, Jos D—J Blacharsh . . . 61.72
 8 Cowan, Jas K—E Badt . . . 323.33
 8 same—same . . . 153.72
 8 Connolly, Jas F & J F Connolly Mfg Co—J A Shields Jr . . . 447.77
 8 Cavette, Robt—M Newgold . . . 84.65
 9 Calvery, Jas J—J Brodie . . . 67.02
 9 Cohen, Morris—N Y Edison Co . . . 9.64
 9 Ciatto, Katherina adm—Low Moor Iron Co . . . costs, 55.50
 9 Capozzolo, Carmosina & Filippo—Van Nest Wood Working Co . . . 367.37
 9 Caswell, Louis S—F J Berman . . . 588.50
 9 Cordes, Jno—S L Marcus . . . 624.63
 10 Crozier, Geo H—L Cohen . . . 178.45
 10 Cohen, David—Lord & Taylor . . . 54.40
 10 Clark, Harold A Jr—A H Skillin . . . 32.46
 10 Catlin, Donald C—J Quinn . . . 2,001.81
 10 Chapin, Harry D—Broadway Auto Accessories Store, Inc . . . 52.04
 10 Canton, Allen A—M Grossfield Jr . . . 325.40
 10 Clarke, Frank M & Thos J O'Donnell—E S Howard et al . . . 46.59
 10 Cox, Jas J—S Pizer . . . 31.31
 10 Cipriani, Orlando & Michele Balognese—F Spadaccini . . . 181.89
 10 Cunningham, Jos J exr—J F Ahren . . . 456.00
 11 Chappell, Helen A—A H Murdock . . . 1,139.95
 11 Castano, Thos—W W Farley . . . costs, 84.47
 11 Collins, Harry—M Dann . . . costs, 32.41
 11 Cassel, Benj or B—A Oettinger et al . . . 33.14
 11 Califano, Ernest—A Snyder . . . 31.06
 11 Chalkiadi, Thrasylbulus—L Abramson . . . 352.89
 11 Crawford, Harry—J Leger . . . 166.78
 5 Dincin, Philip & Isaac—C Rump . . . 235.45
 5 Degego, Carmine—N Y Tel Co . . . 43.94
 5 Dessauer, Hanna G, David I Shapiro & Jas F Scott—P Liberman et al . . . 519.41
 7 Dockertl, Thos E—W C Jones . . . 45.48
 7 Drefeu, Louis gdn—A Gottschs . . . costs, 23.60
 7 Dwyer, Jas S—J H McCarthy . . . 262.49
 8 Dworkowitz, Saml—L Imersheim . . . 84.20
 8 Dixon, Laurens P—L K Corbett . . . 126.40
 8 same—same . . . 103.63
 8 Davidson, Adelaide C & Dorothy P Tyson—J Hickey . . . 124.67
 8 Drucker, Armin—P Kousker . . . 39.41
 8 Demarest, Alfd—E R Breck . . . 183.91
 9 Dean, J Herbert—Albert Heep & Co . . . 176.56
 9 Dale, Chalmer—Will & Baumer Co . . . 17.25
 9 Diroman, Saml or Saml Ramuth or Saml Rach—L Wallach . . . 1,242.58
 10 Dreyfus, Ralph—A Bloch et al . . . 36.41
 10 Dwyer, Edmond—J F Murphy Lum-ber Co . . . 48.56
 10 Diamond, Harry—S W Johnson . . . 299.83
 11 Dean, Geo A—V S Undermuslin Co . . . 408.43
 11 Di Lorenzo, Pasquale—F Palladino . . . 64.41
 11 Delafino, Virginia & Gregory Gan-non—People, Co . . . 1,000.00
 11 Dolphin, Henry D—R H Donnelley . . . 39.12
 11 Doernberg, Milton J—H Miller et al . . . 67.57
 11 De Villers, Yves—L Martins . . . 399.68
 5 Eisenhauer, Peter—N T Swezey's Son & Co . . . 119.57
 7 Ehrigott, Geo M, Seveniz & Mildred B—Ivy Courts Realty Co . . . 364.09
 7 Eysler, Saml—Anheuser Busch Agency . . . 48.38
 10 Ericson, Alfred—Broadway Auto Accessories Store, Inc . . . 30.50
 10 Eckel, Julius & Dora—A Riche . . . 444.72
 10 Eichner, Nathan—Cohen Drutman Upholstery Co . . . 101.21
 11 Eastberg, Wm F—F W Dodge Co . . . 136.15
 11 same—same . . . 76.35
 5 Francisco, Virgil A—W E Edge . . . 267.44
 7 Falco, Michl—Federal Sign System Electric . . . 46.17
 7 Falkin, Jos—S Weiner et al . . . 37.35
 7 Feldman, Harry—Sulzberger & Sons . . . 93.07
 7 Farrell, Nellie—M Glaser . . . 92.91
 7 Froese, Minna—A W Middleton et al . . . 119.54
 8 Farrell, Edw—Cramer-Meyer Co . . . 46.60
 8 Fuchs, Mery—L Roosin . . . 95.90
 8 France, Chester—Fluri Constn Co . . . 112.77
 8 Felstein, Freda & David—D B Phillips . . . 233.11
 8 Falkin, Jos—E H Sayre et al . . . 38.71
 8 Finkler, Geo F—B C Samuels et al . . . 128.51
 8 Foxlocker, Paul—J Hamburger . . . 36.26
 8 Federman, Leo G—I Ipp et al . . . 188.04
 8 Fitch, Laura B—E M Hussey . . . 810.14
 9 Flaherty, Michl—J Brodie . . . 66.90
 9 Friedman, Harold J—J Barnett . . . 271.95
 9 Foster, Harry A—K A Fox . . . 1,219.91
 9 Franklin, Jno J—American Distribut-ing Co . . . 30.29
 9 Friedrich, Saml—R A S Realty Co . . . 74.31
 9 Froese, Minna—N Christatos . . . 484.65
 9 Friedman, Louis—L Turtel . . . 596.93
 10 Florsenthal, Rose or Frach—L Peter . . . 192.45
 10 Ford, Wm—Knickerbocker Ice Co . . . 321.95
 11 Forlenza, Nunziante & Wm Pfeiffer—People, & Co . . . 3,000.00
 11 Flesch, Alex—J Corbua . . . costs, 17.41
 11 Feline, Henriette—A M Leslie . . . 119.41
 11 Flashenberg, Louis—A Wald Hat Co . . . 102.83
 11 Frank, Emanuel—John Wanamaker, N Y . . . 62.95
 11 Frazier, M Leonard—M S Thompson et al . . . 3,683.61
 5 Gordon, Otto—R Federman . . . 97.33
 5 Goldberg, Dora & Abr H—H H Har-ris . . . 148.26
 5 Gutman, Anna V—G E Wilson . . . 80.56
 8 Garone, Martin—R Guarini et al . . . 710.96
 8 Ginsberg, Elias J, Max Rubenstein & Harris Hoffman—J Myer . . . 176.29
 8 Goldberg, Nathan—E Kaufman et al . . . 97.04
 8 Greenbaum, Harris—Sulzberger & Sons Co . . . 24.20
 8 Gaerner, Adolph—H B Hardenburg et al . . . 85.95
 8 Gilmore, Nathl—Warwick & Thomp-son . . . costs, 13.08
 8 Genyo, Geo—M D Firstman . . . 224.80
 8 Giles, Arthur J—E C Striffler . . . 189.23
 8 Geeringer, Max & Jacob Brodheim—A Waldman . . . 345.46
 9 Grolman, Herman—N Y Edison Co . . . 10.21
 9 Gallo, Louis—same . . . 9.01
 9 Goldschmidt, Rachel—Robt Reis & Co . . . 70.47
 9 Gerth, Aug—I Drechsel . . . 687.55
 9 Green, Willard R—M Markland . . . 5,994.22
 9 Gallagher, Jos J & Irene Hill—People & Co . . . 300.00
 10 Glickman, Louis—E K Bloch . . . 206.53
 10 Gleason, Edw—J S Coleman et al . . . 484.19
 10 Guilfoyle, Mary—S W Johnson . . . 74.88
 10 Gilde, Sarah, pres—K Simon . . . 69.41
 11 Goldman, Mayer—G Myers . . . 19.39
 11 Goldberg, Benj B—M Zimmerman Co . . . 255.41
 11 Goldschmidt, Gustave—Blue & Quer-igel-Co, Inc . . . 118.58
 11 Gotteher, Hermine—W W Farley . . . costs, 85.47
 11 Gimonet, Alex & Louise—Paul Schaad Co . . . 951.08
 11 Gibson, Jos M—M Daly . . . 62.67
 11 Gold, Jacob—M Glasberg . . . 27.97
 11 Grohs, Hulda or Hannah—M Stein-heimer . . . 129.91
 11 Goldman, Abr—A J Bates & Co . . . 1,285.82
 5 Hogg, Jas A—J Townsend . . . 53.46
 5 Heims, Newton B—American Typo-graphic Co . . . 55.15
 5 Halperin, Chas—A Bachrach . . . 489.41
 5 Hubbell, Geo S—S J Bloomingdale et al . . . 33.41
 7 Heddink, Cornelius—Henry Miles & Sons . . . 40.26
 7 Holmberg, Emma G—Rockland & Rockport Lime Co . . . 76.03
 7 Hinden, Brina—L Fishman . . . 92.85
 7 Hafers, Herman—J M Holmes . . . 27.41
 7 Hoffman, Jno—C C Sibley et al . . . 163.25
 7 Hoffman, Chas—G C Baerlocher . . . 949.69
 8 Hipkins, Jno C—Brooklyn Furniture Co . . . 94.05
 8 Horn, Louis—H B Hardenburg et al . . . 41.20
 8 Hodcs, Benj & Phillip Paltrowitz—L Solomon . . . 230.41
 8 Hatten, Frank A & Winifred M Jan-sen—M Mandelbaum . . . 1,843.70
 9 Held, Reuben J—Brainerd & Arm-strong Co . . . 293.71
 9 Haugh, Jas F—P B Wightman et al . . . 347.44
 9 Huttner, Elias & Nathan Bailor—N Y Edison Co . . . 44.67
 9 Haupt, Bernard—Stanley & Patter-son, Inc . . . 123.37
 9 Hess, Moses J—J Klugman . . . 68.26
 9 Hillerbrand, Mathias—P Brokaw . . . 36.72
 9 Hanlon, Danl E—Title Guarn & Trust Co . . . 111.52
 9 Harvey, Annie L—W F Russell . . . 90.01
 9 Henderson, Harriett B & Wm, Jr—B H Kelly . . . 127.02
 9 Hennessy, Forbes J—H Cockshaw . . . 629.21
 10 Hawes, Jno J—Fox, Stiefel & Co . . . 131.83
 10 Hawes, Jas C—B D Conklin . . . 35.23
 10 Haupt, Benj—Manhattan Electrical Supply Co . . . 266.26
 10 Hults, Geo—N Halperin . . . 221.09
 10 Heitman, Francis & Robt—Blumen-thal & Bickart Inc . . . 387.68
 10 Hamilton, Jas C—Kewanee Water Supply Co . . . 237.65
 10 Headen, Wm H—Mfgs Supplies Co . . . 36.09
 11 Harris, David—L Feibusch . . . 550.00
 11 Hinkson, Jas R—J D Neuwirth . . . 74.66
 11 Hall, Chas M—H L Frost & Bartlett Co . . . 267.92
 11 Hender, Morris & Morris Freund-lich—A Axler et al . . . 122.73
 11 Hughes, Fannie—J W Cushman & Co . . . 49.67
 11 Hine, Fredk L—Richardson & Boyn-ton Co . . . 221.90
 11 Himmelstein, Isaac—Lyn Oil & Var-nish Co . . . 58.44
 11 Harish, Fred—N Y Veal & Mutton Co . . . 187.22
 11 Haight, Mary T—S W Hughes . . . 140.00
 10 Iseks, Jos—L Greenberg . . . 202.15
 11 Itala, Giuseppe—J W Brown . . . 683.02
 5 Jump, Geo W—Seaside Bank . . . 738.60
 5 Jones, Harry H—J Krusch . . . 39.76
 7 Jones, Lewis A—T W Morris et al . . . 66.10
 9 Josephson, Max—N Y Edison Co . . . 12.77
 9 Jensen, Peter C—same . . . 154.32
 9 Johnson, Clarence B—E N Adler . . . 122.76
 9 Johnson, Adolph J—A W Jefferies & Co . . . 173.16
 9 Jewel, Thos J & Harold J—C E Dief-enthaler et al . . . 35.51

30TH st, 44-52 E; E & J Marrin Co agt P C Stuart Co; Oct1'12. 5,981.25
88TH st, 451 E; Dimock & Fink Co agt Michaels Realty Co et al; July24'12. 164.79

OCT. 11.

Prospect av, sec Tremont av; Klok Contracting Co agt Friedmann Constn Co et al; Sept6'12. 175.00
Robbins av, ws, 50 n Pontiac pl; Diedrich Geroken agt S Conforti Contg Co et al; Sept30'12. 251.85
Prospect av, es, 96.2 n 181st; Harbison Walker Refractories Co agt Michelina S Cullo et al; Sept19'12. 213.75
Powell av, ss, 205 e Havemeyer av; Emanuel Scarpinato agt Glebe Constn Co et al; Sept20'12. 400.00
Old Broadway, es, 70 s Lawrence; Carter Tile Co agt Estate Eilerman et al; Aug15'12. 213.25
Hoffman st, 2438; Chas Shapiro agt Cimilir Realty Co et al; Oct10'12. 189.00

Borough of Brooklyn.

OCT. 3.

S 8TH st, nes, 221 se Driggs av, 20x61.2x 20.8x66.10; Geo W Schaedle agt Caroline Gage & Jas W Gage; Sept19'12. 30.80
Same prop; Thos F McEnaney agt same; Sept19'12. 157.06
Jay st, sec Nassau, runs e176.1 to Flatbush avxs100xw91.4xn52xw84.9 to st xn48 to beg; Vulcan Rail & Constn Co agt Cary Mfg Co & Hennebique Constn Co; Aug21'12. 4,000.00
Same prop; Jos H Colyer & ano agt same; Aug2'12. 400.00
Same prop; Peelle Co agt same; Sept5'12. 1,000.00
Same prop; Barbara Strubel agt same; Aug29'12. 4,000.00
Same prop; Davis Laheney & Co agt same; Aug12'12. 4,000.00
Same prop; Arthur C Jacobson et al agt same; Aug15'12. 250.00
Same prop; Durie & Davidson agt same; Sept16'12. 400.00
E 24TH st, ws, 140 s Av M, 40x100; Wm H Colson agt Manor Realty Co & El Van Constn Co; Aug3'12. 150.50
Same prop; same agt same; Aug3'12. 150.50
E 26TH st, es, 140 s Av M, 40x100; Wm H Colson agt Jacob H Reiff & El Van Constn Co; Aug3'12. 30.50
Same prop; same agt same; Aug3'12. 65.50
Montague st, 189; Katie Burke agt Bklyn Real Estate Exchange; June24'12. 152.85

OCT. 4.

Alabama av, es, 180 n Dumont av; Jacob Rubinstein & ano agt Angello Constn Co & Angello Perazzo; Aug30'12. 2,930.00

OCT. 5.

No Satisfied Mechanics Liens filed this day.

OCT. 7.

E 7TH st, es, 160 s Av O, —x—; R L Williams agt N Drucker; Sept18'12. 25.00
Same prop; Simon Gasner agt Drucker Constn Co; Aug3'12. 650.00
79TH st, nwc 20 av, 320x100; Harbison-Walker Refractories Co agt Marloe Construction Co; Sept30'12. 456.00
W 9TH st, es, 200 n Av U, —x—; Jos Koppel agt Pietro Comando; Aug20'12. 125.00

OCT. 8.

Johnson st, ss, 225 e E 8th, 50x100; Fiske & Co agt P & S Const Co; Sept24'12. 165.00
S 3D st, ss, 64 e Driggs av, —x—; Paul Basile Roofing Co agt Jos Segal, Stecker, Feder & Chudnoff; Sept19'12. 97.00
New Lots av, ns, bet Williams & Alabama avs, —x—; Hochman Sons Iron Works agt Hegeman Bldg Co (Inc) & Alex Volner; Sept19'12. 500.00
New Lots av, from Williams av to Alabama av, 200x88x158x—; Standard Lime Co agt Hegeman Bldg Co; Sept20'12. 57.50
New Lots av, ns, from Williams av to Alabama av, 211.10x100; also HEGEMAN AV, nwc Georgia av, 100x95; Saml Cohen & ano agt Hegeman Bldg Co; Aug27'12. 2,535.00
Georgia av, nwc Hegeman av, 100x100; Louis Kroll agt Hageman Bldg Co; Sept 10'12. 145.34
New Lots av, ns, 211.10xirreg; Louis Brook agt Hegeman Bldg Co & Hoboken Plaining Mills Co; Aug6'12. 63.00
Hinsdale st, es, 164.4 n New Lots av, 60x100; Jos Egel agt Gizdew Realty Co; July18'12. 85.00
Hegeman av, nwc Georgia av, 120x100; Rubin Tidovsky agt Hegeman Bldg Co; July31'12. 120.00
Hegeman av, nwc Georgia av, 100.95; Scharff & Blankoff agt same; July10'12. 111.96
Hegeman av, nwc Georgia av, 100x100; Saml Feinstein agt same; July9'12. 275.00
Hegeman av, nwc Georgia av, —x—; Stein & Ellenrub agt Hegeman Bldg Co & Sam Cohen; June19'12. 330.00
Bedford av, es, 72.7 s St Marks av, 17.6x 56.8; Moses Helman agt Rose Diringer & Jacob Littman; Aug26'12. 310.98
Same prop; Jacob Littman agt Rose & Nachan Diringer; June3'12. 175.75
Prospect pl, ns, 100 w Ralph av, 328x 128.8; Edwin H Houghtaling & ano agt Miller Bldg Co; Sept24'12. 595.00

Bristol st, es, 150 n Sackett, 70x100; Philip Silner agt Barrington Realty Co; Sept27'12. 254.30

OCT. 9.

Hegeman av, nwc Georgia av, 100x100; Morris Foxman agt Hegeman Bldg Co; July29'12. 150.00
Same prop; Homer L Bartlett agt same; July26'12. 41.00
Hegeman av, nwc Georgia av, 100x95; Metropolis Lumber Co agt same; Aug16'12. 215.16
Hegeman av, c Georgia av, —x—, Levin, Kronenberg & Co agt same; July11'12. 121.45
New Lots av, nec Williams av, —x—; Steinfeld Cut Stone Co agt Hegeman Bldg Co; Aug16'12. 2,153.00
New Lots av, nec Williams av, 200x100; David Weiss agt same; Sept12'12. 308.00
New Lots av, nwc Williams av, 211x118x 211x88; Homer L Bartlett agt same; July 26'12. 44.00
E 16th st, es, 380 s Av Q, 40x100; Jno Rosendall agt Josephine Rodde; July31'12. 44.75
Martense st, ss, bet Flatbush & Bedford avs, 25x100; Thos H Radcliff agt Phillip Scherer; Dec12'11. 49.00
 Discharged by deposit.
 Discharged by bond.
 Discharged by order of Court.

ORDERS

Borough of Brooklyn.

OCT. 3.

56TH st, ns, 80 e 8 av, —x—; Myer Gratstein & ano on Arthur Iba to pay Louis Greenberg. 175.00
Vienna av, ss, 100 e Crescent, 20x100; Stanislaw Wernikovsky on Nassau Co-op B & L Assn to pay Klein Material Co. 289.44
53D st, ss, 80 w 11 av, 140x100; L W Beveridge (Inc) on Robt Ward Jr to pay Jno A Driscoll. 400.00
Pacific st, swc Troy av, —x—; Troy-Pacific (Inc) on Title Ins Co N Y to pay Estate of S Weinstein. 582.10

OCT. 5.

No Orders filed this day.

OCT. 7.

Alabama av, es, 200 n Dumont av, 120x 100; Angelo Constn Co on Title Ins Co NY to pay Block & Greenberg Lumber Co. 800.00
Same prop; Same on same to pay same. 497.63

OCT. 8.

Williams av, ws, 130 s Hegeman av, 80x 100; Nathan Rolnick on Julius Lehrenkrauss & ano to pay Richd Worob. 300.00

OCT. 9.

57TH st, ns, 420 w 8 av, 140x100; York Penn Co on Home Title Ins Co to pay Martense Contracting Co. 72.29

METAL SITUATION ACUTE.

Why It Is Necessary to Pay Premiums for Prompt Deliveries.

The average consumer of steel today has to pay premiums for prompt deliveries. When months ago new business was taken at a minimum profit basis in order to keep up a fair standard of capacity, few builders took advantage of the opportunity. Those on the inside—and every reader of the Record and Guide who follows these reports was put on the inside track—placed their orders for new requirements then. Those who have expected steel deliveries up to the first of October have been receiving them fairly satisfactorily, although here and there some have paid small premiums for prompt delivery. Those who waited, however, until the market began to stiffen are those who lately have been paying high premiums for prompt delivery, so that, as it works out, the buyer is in reality paying an advance on old steel business which brings his actual delivery price practically up to the existing level for new business, which is extremely high. A man who is in a position to know the inside of the steel market informed us this week that no substantial increase in prices of structural steel would have been possible if there had not been a foundation for it in the large tonnage booked at lower price levels, and that if the advance had not come, sales agents would not be congratulated by their superiors for having taken November business to keep mills running in a period of slow trade.

This condition has clogged the mills so that the man who comes into the market today finds it almost impossible to get deliveries before the end of the second quarter.

There is a firm tone for building metals. In the pig iron industry, which reflects the future activity of steel, the actual volume of business is smaller, but there is heavier tonnage called for. This is a normal condition in view of the times and it bespeaks further activity in the steel market.

A Fine Record.

State Comptroller Sohmer, in discussing the administrative reforms which he has introduced in his office, says that in consequence of the improved methods employed he has collected under the laws which existed at the beginning of his term \$4,262,000 more revenue than had ever before been obtained by the Commonwealth. He has also organized a Secured Debt Tax Bureau, made necessary by the enactment of the Secured Debt Tax Law, and from this source has collected \$1,411,567. The Private Banking Bureau, organized after he took office, provides protection for the deposits of more than 25,000 small depositors.

Under the Court and Trust Fund Law all banks are now examined and the beneficiaries of thousands of dollars of court and trust funds, who have been at the mercy of the banks and attorneys, are protected by the State, and their money is earning interest. The Comptroller has also secured the right to examine the accounts of twelve hundred towns in the State which had previously had no supervision. The Bureau of Municipal Accounts under his administration has, he states, examined a greater number of municipalities than had been examined from the creation of the bureau in 1905 until he assumed office. The result has been that thousands of dollars have been returned to municipalities and waste and illegal expenditures stopped.

Map Changes in the Bronx.

A hearing will be held by the Board of Estimate, October 17, on a proposal to modify the street plan for territory in the East Bronx. The plan provides for decreasing the width of Truxton street, between Longwood avenue and Leggett avenue from 80 feet to 60 feet; for extending East 156th street, from Truxton street to Worthen street; and for discontinuing Craven street, between Truxton street and Randall avenue.

Chief Engineer Nelson P. Lewis states that changes are requested by the property owners. Truxton street has an unimportant position in the four blocks affected by the change, while the extension proposed for East 156th street will provide access to the area north of the New York, New Haven and Hartford Railroad right-of-way where a highway bridge has been constructed. There appears to be some question as to the retention of Craven street in the section south of Randall avenue as well as Grinnell place, which is intended to form one of the northerly outlets. For this reason the discontinuance of this portion of the street is desired, this carrying with it the elimination of a large open space at its junction with Truxton street.

The grade changes proposed are of a minor character and consist of an adjustment of grades of the platforms formed at intersecting streets. In case the map is approved, it will be necessary to amend the proceeding now in progress for acquiring title to East 156th street and to Truxton street.

JOHN P. KANE COMPANY

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., N. Y.
FOOT WEST 96TH ST., N. Y.

145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN.

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

CANDEE, SMITH & HOWLAND CO.
MASONS' BUILDING MATERIALS

Main Office, FOOT OF EAST 26th STREET

Yards: Foot E. 26th Street

Foot E. 53d Street

139th Street and Harlem River, Bronx

EMPIRE BRICK & SUPPLY COMPANY

YARDS

12th Ave., 47th to 48th Sts., Manhattan
150th St. and East River, Bronx
Morgan Ave. and Newtown Creek (near
Stagg St.), Brooklyn
Foot Twenty-fifth St., South Brooklyn

MANUFACTURERS OF **BRICK** AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 Park Avenue, cor. 41st Street, New York

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

IN USE SINCE 1889
 **Dragon**
PORTLAND CEMENT
The Lawrence Cement Co.
Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Distributor for Northern New Jersey
THE F. E. MORSE CO.
17 State Street New York

DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. **DRAGON** has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

"WATERPROOF DRAGON" Write us for Information

Flooring
Platinum Bldg. Mfg.
Phone 3317 Broadway
Oak - maple - Pine - Parquet, Sq.
mill to you - Stock carried here
Metropolitan Flooring Co.

DODGE REPORTS

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity.

We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.

Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY

11 East 24th Street, New York

PHONE 362 CORTLANDT

E. J. JOHNSON
38 Park Row, New York
QUARRIER OF
ROOFING

SLATE

BLACK - GREEN - PURPLE - RED

BLACKBOARDS

STRUCTURAL SLATE

QUARRIES
BANGOR, PA. NORTH POULTNEY, VT.

N. & W. J. PECK CO.

MASONS' BUILDING MATERIALS

Agents Meier's Non-Staining Cement

Office: 103 Park Avenue

Yards: Foot of East 48th St.

Phone, 5787 Murray Hill

FORDHAM STONE RENOVATING CO.
STONE AND BRICK BUILDINGS

Established 1883

CLEANED

REPAIRED

PAINTED

Office: 1123 BROADWAY, Townsend Building

Telephone, 371 Madison Square

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. 2326

New York, October 12, 1912

(15) 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.

45-pt lt 11	582-44	1134-12	1650-8	2075-46
116-31	583-24-25	1139-14-16 & 51	1653-3 & 48	2080-51
131-31	585-49	1144-5½	1661-10-12	2081-47
229-pt lt 20	611-12	1186-77	1673-37	2098-53
250-64-65	714-20	1208-54	1678-8	2116-17
255-20	719-79	1212-52	1729-40¼	2118-48
273-18	735-17	1243-63½	1730-72	2119-21½
312-22	745-44	1284-8	1736-1	2132-47
346-3-4	760-73	1288-62	1748-67	2135-60
354-5-46	768-70-71	1330-41	1795-22	2176-58
356-1	777-55	1331-21½	1800-35	
409-5-6	805-64	1364-15	1811-21-24	
412-69	807-12-13 & 72	1414-38	1834-56	
421-18	821-14	1425-20	1917-55	708-46
437-40-41	863-75	1430-20	1927-42½	913-23
451-34	880-82-83	1436-3-4	1929-54	1284-12
471-21	882-89	1513-63	1930-5	1351-7
481-39	910-2	1543-21	1933-30	1634-57
496-12	1031-58	1546-40	1941-36	1756-12
529-47	1059-38-39	1583-50C	1968-pt lt 29	1785-19
573-31	1083-54	1630-23 & 46	2054-18	1935-12
577-42				

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$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.
adm—administrator.
admtr—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.

extr—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—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.

strs—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.

OCT. 4, 5, 7, 8, 9, 10.

Bleecker st, 11 (2:529-47), ns, 145 w Bowery, 20x61.9x20x60.11, 3-sty bk tnt & str; John A Anger et al, to Louis J Anger, 118 E 85; Oct10'12; A\$11,000-12,500. O C & 100

Broome st, 396 (2:481-39), ns, 75.11 w Mulberry, runs n45.2&72xsw30.7x94.7 to st x25.1 to beg, 3-sty bk tnt & str bldg; Italian Book Co, a corp, to Vincenzo De Luca, at Montclair, NJ; mtg \$17,000; Oct 3; Oct4'12; A\$24,500-27,500. O C & 100

Carmine st, 69 (2:582-44), ns, 200 w Bedford, 25x90, 5-sty stn tnt & str; Louis J Anger et al to Geo F Anger, 72 E 122; Oct10'12; A\$14,000-26,000. O C & 100

Charles st, 54 (2:611-12), ss, 121.7 e 4th, 20x95, 3-sty & b bk dwg; Elde H Tewes to Eliz A Tewes, 54 Charles; mtg \$5,000; June14; Oct9'12; A\$9,000-11,500. nom

Cherry st, 244 (1:255-20), ns, abt 105 w Rutgers, 25.3x138, 5-sty bk tnt & str & 3-sty bk rear tnt; Jacob Finkelstein to Max Mandel, 517 16th, Bklyn; mtg \$23,000; Oct 1; Oct9'12; A\$14,000-22,000. O C & 100

Christopher st, 177 (2:636-36), ns, 99.6 e Weehawken, 22x95.3, 4-sty bk tnt & str bldg, 3-sty ext; re mtg; Mutual Life Ins Co of NY to Alban Spooner at Beverly, NJ; QC; Sept20; Oct4'12; A\$14,000-14,500. nom

Christopher st, 130, see Hudson, 500.

Crosby st, 101-3 (2:496-12), ses, 53.3 sw Prince, 40x64.9x39.4x61.6, 7-sty bk tnt & str; Philip Suval to Emma Josephson, 85 Lenox av; mtg \$42,000; Oct5; Oct7'12; A \$29,000-57,000. O C & 100

Delancey st, 85-7, see Orchard, 102-4.

Essex st, 167 (2:412-69), ws, 225 s Houston, 25x87.6, 5-sty bk tnt & str & 3-sty fr & bk rear tnt; Israel Walfish to Jos Kleinberg, 62-4 Forsyth; mtg \$30,700 & AL; Oct9; Oct10'12; A\$22,000-30,000. nom

Grand st, 73-7 (1:229-pt lt 20), ss, 18 e Wooster, runs e 66x96x16x5x10xw100 to es Wooster (Nos 22-6), xnl7x16x18x75 to beg, 2-5 & 1-6-sty bk tnt & str bldgs; A L Mordecai & Son, a corp, to Broad Street Holding Co, a corp, 128 Bway; B&S; mtg \$170,000; Oct3; Oct7'12; A\$—\$. O C & 100

Grand st, 389 (363) (1:312-22), swc Suffolk (Nos 35-7), 25x70, 5-sty bk tnt & str; Louis J Anger et al to Helena Hoops, 328 W 89; Oct10'12; A\$40,000-52,000. O C & 100

Hudson st, 500 (2:585-49), see Christopher (No 130), runs e5.4x9x32x4.6x54.6x w66.9 to st xnl7.11 to beg, 4-sty bk tnt & str; Louis J Anger et al to Geo F Anger, 72 E 122; Oct10'12; A\$21,000-23,000. O C & 100

Lewis st, 140 (2:356-1), es, 68 n Houston, 30.8x100, 6-sty bk tnt & str; Geo Holober to Esther Holober his wife, 270 W 4; B&S; AL; Oct4; Oct7'12; A\$19,500-42,000. nom

Liberty st, 22 (30) (1:45 pt lt 11), ss, abt 115 w Wm. 25.6x76.10x23.4x80, ws, pt 15-sty bk office bldg; Equitable Life Assur Soc of the U S to Mutual Life Ins Co of N Y, 59 Cedar; Sept1'92; Oct9'12; A\$—\$. 95,000

Liberty st, 18-20 (1:45 pt lt 11), ss, abt 80 w Wm, 36.1x46.1x32.10x51.6, ws, pt 15-sty bk office bldg; Eugene Smith to Mutual Life Ins Co of N Y, 59 Cedar; CaG; June 27'93; Oct9'12; A\$—\$. 130,000

Madison st, 193 (1:273-18), ns, abt 110 w Rutgers, 23.10x100, 5-sty bk tnt & str; Annie Frank to Bernard Shlanowsky, 120 W 120; ½ pt; mtg \$26,000; Oct8; Oct 9'12; A\$18,500-38,000. O C & 100

Market st, 85 (1:250-65), ws, abt 25 s Cherry, 20x51, 5-sty bk tnt & str; Israel Jacobson to Bell Impt Co, a corp, 315 E 72; AL; Oct8; Oct9'12; A\$5,300-10,000. nom

Market st (1:250), ws, 20 s Cherry, strip 0.6x51; re mtg; Aaron Bloch to Israel Jacobson, 315 E 72; QC; June13; Oct9'12. nom

Market st (1:250), same prop; re mtg; Nellie Orth to same; QC; Aug13; Oct9'12. nom

Market st (1:250); same prop; Sarah Shimberg to same; QC; June13; Oct9'12. nom

Market st, 87 (1:250-64), ws, 40.6 s Cherry, 20x51, 5-sty bk home; Israel Jacobson to Bell Impt Co, a corp, 315 E 72; AL; Oct8; Oct9'12; A\$5,300-8,000. nom

Morton st, 38-40 (2:583-24-25), ss, 125.2 w Bedford, 49.11x96.6, 2-5-sty bk tnts; Marcus Rosenthal to Rae Hartman, 109 Vernon av, Bklyn; mtg \$59,500; June14; Oct8'12; A\$27,500-57,500. O C & 100

Mulberry st, 163 (2:471-21), ws, 100.4 n Grand, 25x98.4x24.11x102.11, 6-sty bk tnt & str; Maria Voccoli to Gelsumina Voccoli at Spring Valley, NY; AL; Sept5; Oct7'12; A\$19,500-42,000. O C & 100

Norfolk st, 144-6 (120-2) (2:354-45-46), es, abt 200 n Rivington, 50x100, 2 5-sty bk tnts & str & 2 4-sty bk rear tnts; Louis J Anger et al to August C Anger, 124 E 85; Oct10'12; A\$48,000-64,000. O C & 100

Oak st, 30-2, on map 32 (1:116-31), ns, 100 w James, 30.8x138.7x27.7x138.7, 6-sty bk tnt & str; Thos Sileo to M Santangelo & Co, a corp, 72 Catherine; ½ pt; AL; Mar13; Oct9'12; A\$20,000-57,000. nom

Oak st, 30-2, on map 32, M Santangelo & Co et al to Michl Santangelo, 72 Catherine, all of; mtg \$40,500; Sept25; Oct9'12. nom

Oak st, 30-2, on map 32 (1:116-31), ns, 100 w James, 30.8x138.7x27.7x138.7, 6-sty bk tnt & str; ½ pt; AT; A\$20,000-57,000, also MORRIS AV, 687 (9:2442), swc 154th, 45.6x100, 6-sty bk tnt & str, all of above; Julius H Reiter, TRSTE to Michl Santangelo, 72 Catherine; CaG; AL; Sept25; Oct9'12. 11,070

Orchard st, 102-4 (2:409-5-6), sec Delancey (Nos 85-7), 61.8x87.6x61.10x87.6, 3 6-sty bk tnts & str; Sarah Elterman to Elterman Realty Co, a corp, 102 Orchard; AL; Oct9; Oct10'12; A\$88,000-138,000. O C & 100

Stanton st, 33½ (2:421-18), ss, 100.8 e Chrystie, runs e24.5x100xw24.9x24.10xe 0.8x75.1 to beg, 5-sty bk tnt & str; Bernard Shlanowsky to Annie Frank, 13 E 131; 2-3 pts; mtg \$25,000; Oct8; Oct9'12; A\$23,000-43,000. O C & 100

Suffolk st, 35-7 see Grand, 389 (363).

Suffolk st, 44 (2:346-3), es, 100 n Grand, 25.5x100, 5-sty bk tnt & str; Louis J Anger et al to Kath E Ach, 419 Beverly rd, Bklyn; Oct10'12; A\$22,000-37,000. O C & 100

Suffolk st, 46-8 (2:346-4), es, 125.5 n Grand, 34.2x100.7, 6-sty bk stable; Louis J Anger et al to John A Anger, 243 E 14; Oct10'12; A\$29,500-43,500. O C & 100

West st, 175 (1:131-31), es, 26.6 s Warren, 26.6x88.1x26.6x88.4, 4-sty bk lodging house & str; Alex Thain, ref to American Mtg Co, 31 Nassau; FORECLOSED & drawn June11; Oct4'12; A\$30,000-32,500. 32,500

Wooster st, 22-6, see Grand, 73-7.

9TH st, 423-5 E (2:437-40-41), ns, 300 e 1 av, 33.4x85, 2-4-sty bk tnts, str in No 425; Rae Levy to City Real Estate Co, 176 Bway; mtg \$18,000 & AL; Oct5; Oct9'12; A\$20,000-24,000. O C & 100

10TH st, 22 W (2:573-31), ss, 331.11 w 5 av, 20.7x92.3x21x92.3, 4-sty stn dwg; Kath P Bacon, widow, to Francis M Bacon Jr, 135 E 39; mtg \$17,000; Oct6; Oct10'12; A\$24,500-500,000.

13TH st, 1 W, see 5 av, 74-6.

16TH st, 427 W (3:714-20), ns, 325 w 9 av, 25x92, 5-sty bk tnt & str; Maurice N Eder, ref, to Patk G Tighe, 124 Park av, Yonkers, NY; FORECLOSED Sept20; Oct9; Oct10'12; A\$9,500-16,000. 12,000

19TH st, 39-47 W (3:821-14), ns, 244.4 e 6 av, 105.8x92, 12-sty bk tnt & str bldg; Kroywen Realty Co to Concreco Co, a corp, 114 E 23; AL; Sept27; Oct9'12; A\$245,000-500,000. O C & 100

19TH st, 262 W, see 19th, 260 W.

19TH st, 260 W (3:768-70), ss, 513 w 7 av, 17.1x92x14.4x92, 5-sty bk tnt; mtg \$6,000; A\$7,500-10,500; also 19TH ST, 262 W (3:768-71), ss, 530.17 w 7 av, runs w25x through old Fitz Roy rd 92x25x92 to beg, 4-sty bk tnt & str & 3-sty bk rear tnt; mtg \$10,000; A\$11,500-17,000; John F Bammann to Peter F Bammann, 262 W 19; Oct8; Oct10'12. O C & 100

22D st, 310 W (3:745-44), ss, 140 w 8 av, 20x98.9, 3-sty & b bk dwg; Maria S Simpson to Mary J Irwin, 73 S 10, Bklyn; mtg \$11,000; Oct1; Oct4'12; A\$10,500-13,500. nom

22D st, 468 W (3:719-79), ss, 141.9 e 10 av, 16.8x98.9, 4-sty stn dwg; Oliver J Wells to Jennie E McLellan, 548 W 160; C a G; Oct10'12; A\$8,000-10,500. O C & 100

24TH st, 211 E, see 25th, 208 E.

25TH st, 208 E (3:905), ss, 146.4 e 3 av, 25x98.9 (owned by parties first part); also 24TH ST, 211 E (3:905), ns, 97.7 e 3 av, 97.7x98.9 (owned by party second part); agmt as to release of all claims, suits, &c, agst party second part; David A, Abr, Jos, Nathan, Louis & Annie Schoen & Lena Weinberger with J M Horton Ice Cream Co, 205 E 24; Oct3; Oct9'12. nom

25TH st, 114-6 E (3:880-82-83), ss, 183.4 w Lex av, 41.8x98.9, 2-4-sty & b bk & stn dwgs; Tinguie, Brown & Co, a corp, to Wm J Tinguie, Jr, 40 E 62; ½ pt; mtg \$78,500 & AL; Oct3; Oct4'12; A\$50,000-61,500. O C & 5,750

28TH st, 220 W (3:777-55), ss, 230.2 w 7 av, 16.8x98.9, 4-sty bk tnt & str; Jas E Garner to Gustav Kaliski, 2412 7 av; Ada Brower at Perth Amboy, NJ, & Tillie Bruck, 331 E 103; mtg \$9,000; Sept27; Oct7'12; A\$10,500-13,500. O C & 100

30TH st, 106 W (3:805-64), ss, 77 w 6 av, 25.8x90.8x26.3x85.5, 2-sty bk garage; Lawyers Realty Co to Wm H P Oliver, at Morristown, NJ; AT; QC; mtg \$5,500 & AL; Sept21; Oct7'12; A\$55,000-57,000. nom

31ST st, 149-53 W (3:807-12-13 & 72), ns, 165.3 e 7 av, runs n66xw40.3x64.7xe 60x66.10 to ss 32d (Nos 158-60) x27.2xs 198.5 to ns 31st xw65.10 to beg, 3-3-sty bk tnts & str & 5-sty bk tnt & str; Paul Fuller & ano TRSTES Louise M Marcotte to Realty Holding Co, 907 Bway; mtg \$235,000; Oct1; Oct8'12; A\$335,500-343,500. 275,000

31ST st, 149-53 W, & 32d st, 158-60 W; direction to sell above for \$275,000; Marie M Durand & Andre Marcotte, heirs, &c, Louise M Marcotte, to Paul Fuller & ano, TRSTES of Louise M Marcotte; Apr2; Oct 9'12.

32D st, 158-60 W, see 31st, 149-53 W.

34TH st, 8-12 E (3:863-75), ss, abt 155 e 5 av, —, 10-sty stn loft & str bldg; Chas H Ditson to Oliver Ditson Co, a corp, 150 Tremont, Boston, Mass; AT; B&S; Sept21; Oct9'12; A\$415,000-540,000. nom

37TH st, 356 W (3:760-73), ss, 64 e 9 av, 18x49.4, 4-sty bk tnt & str; Cath Loeser & ano EXRS &c Eva E Schabbehar to Morris J Gordon, 461 9 av; Jos Stern, 504 9 av, & Nathan Shapanka, 151-5 W 35; Oct1; Oct7'12; A\$7,000-9,500. 7,000

37TH st, 431 W (3:735-17), ns, 400 w 9 av, 25x98.9, 1-sty fr office & 4-sty bk rear tnt; Geo Kern to Geo Kern Inc, a corp, 496 9 av; mtg \$7,500; Oct3; Oct4'12; A\$10,000-11,000. nom

41ST st, 350 W, see 62d, 145 W.

41ST st, 350 W (4:1031-58), ss, 150 e 9 av, 25x98.9, 5-sty bk tnt; A\$15,000-31,000; also 62D ST 145 W (4:1134-12), ns, 275 e Ams av, 25x100.5, 5-sty stn tnt; Ella F Babcock to Edna A Babcock, or Deike & Fredk H Babcock or Deike, both at 949 E 156; 1-6 pt; AL; Sept30'12; A\$13,000-\$24,000; corrects error in last issue when st No on first parcel was 35. nom

42D st, 18-26 E, see Mad av, 310-4.

47TH st, 41 W (5:1263-13), ns, 595 w 5 av, 25x100.5, 4-sty & b stn dwg; trust agmt as to payment of mtg on above from proceeds of sale of property in Pittsborough, Pa, &c; Orlando M Harper with Commonwealth Trust Co of Pittsburgh, Pa, in trust; Dec1'06; Oct9'12; A\$65,000-74,000. nom

48TH st, 9 E (5:1284-8), ns, 175 e 5 av, 25x100.5, 7-sty bk tnt & str bldg; Jos Keen to Forty-fifth St Realty Co, a corp, 261 Bway; mtg \$115,000 & AL; Oct5; Oct 7'12; A\$95,000-145,000. nom

48TH st, 9 E; Forty-fifth St Realty Co to Jos Keen at Bronxville, NY; B&S; mtg \$135,000 & AL; Oct7'12; nom

50TH st, 406-8 W (4:1059-38-39), ss, 125 w 9 av, 50x100.5, 2-4-sty bk tnts & str in 408 & 2-3-sty bk rear tnts; Emma Kerrigan to Andw Beer & Mary K his wife, 11 Duer pl, Weehawken, NJ; tenants by entirety; mtg \$28,000; Oct7'12; A\$24,000-34,500. O C & 100

52D st, E, ns, 115 e 5 av, see 5 av, 665-71.

52D st, 427 E (5:1364-15), ns, 339 e 1 av, 20x62.9x—x66.4, 4-sty bk tnt & str; Jno Nikolaus to Theodora Nikolaus, his wife, 159 3d, Union Course, E of Q; mtg \$8,475; Oct8; Oct10'12; A\$4,000-9,000. nom

53D st, E, see 5 av, see 5 av, 665-71.

53D st, 14 E (5:1288-62), ss, 132.6 w Mad av, 25x100.5, 5 & 6-sty bk dwg; Edwin Mather et al to Penton B Turek, 14 E 53; mtg \$175,000; Oct8'12; A\$85,000-155,000. O C & 100

55TH st, 538 W (4:1083-54), ss, 250 e 11 av, 24.11x100.5, 5-sty bk tnt; Helen Schmidt to Wm H McIntyre, 259 W 11; mtg \$12,000; Oct9; Oct10'12; A\$9,000-16,000. O C & 100

57TH st, 249 E, see 57th, 218 E.

57TH st, 218 E (5:1330-41), ss, 191.3 e 3 av, 18.9x100.4, 4-sty stn tnt & str; A \$10,500-16,000; also 57TH ST, 249 E (5:1331-21½), ns, 60 w 2 av, 16.8x100.5, 3-sty & b stn dwg; A\$9,000-12,000; Marie M Karrenberg to Caroline S Stetler, 28 W 20 or 249 E 57; AL; Oct4'12. O C & 100

58TH st, 538 W; Augusta S Leary to same; QC; Oct9; Oct10'12. nom

60TH st, 222 E (5:1414-38), ss, 333.4 w 2 av, 19.2x100.5, 3-sty & b stn dwg; Moses Neuberger to Holda Neuberger, his wife, 222 E 60; Feb2'12; Oct9'12; re-recorded from Feb3'12; A\$11,500-15,500. nom

62D st, 145 W, see 41st, 350 W.

62D st, 145 W (4:1134-12), ns, 275 e Ams av, 25x100.5, 5-sty stn tnt; A\$13,000-24,000; also 41ST ST, 350 W (4:1031-58), ss, 150 e 9 av, 25x98.9, 5-sty bk tnt & str; Wm E Grebe to Fredk Grebe, 237 E 23; 1-6 pt; AL; Oct8; Oct9'12; A\$15,000-31,000. nom

67TH st, 121-7 W see Bway, 1981-7.

70TH st, 229 E (5:1425-20), ns, 100 w 2 av, 30x100.4; 5-sty stn tnt & str; Jacob Newman to Bertha Fallick, 2 E 107; ½ pt; AL; Aug1; Oct8'12; A\$13,500-32,000. O C & 300

72D st, 167 W (4:1144-5½), ns, 118 e Ams av, 18x102.2, 5-sty bk tnt & str, with 2-sty ext; Alvan W Perry to Hubert E Rogers, 1 W 72; B&S & CaG; mtg \$55,000; Oct8'12; A\$42,000-66,000. O C & 100

75TH st, 241 E (5:1430-20), ns, 105 w 2 av, 20x102.2, 4-sty bk tnt & str with 3-sty ext; Milton M Goldsmith to Progress Holding Co, a corp, 31 Nassau; B&S & C a G; mtg \$18,000; Oct5; Oct7'12; A\$9,000-20,000. nom

80TH st, 337 E (5:1543-21), ns, 125 w 1 av, 25x102.2, 4-sty stn tnt; John A Anger et al to Louis J Anger, 118 E 85; Oct10'12; A\$9,000-14,000. O C & 100

81ST st, 213 E see 8 av, 2494.

82D st, 146 W (4:1212-52), ss, 300 e Ams av, 25x102.2, 6-sty bk tnt; Manhattan Freehold Co to Potential Realty Corp, 149 Bway; mtg \$38,000 & AL; Oct7; Oct8'12; A\$15,000-40,000. O C & 100

84TH st, 273 W (4:1232-3), ns, 68.6 e West End av, 16x80.2, 3-sty bk dwg; A\$11,000-14,500; also 84TH ST, 279 W (4:1232-1½), ns, 20.6 e West End av, 16x80.2, 3-sty bk dwg; A\$11,000-14,500; re dower; Emma F Tyson wid to Marjorie I, Helen E & Chas W Tyson, all at 279 W 84; QC; Sept 30; Oct7'12; A\$—\$. 9,775.95

84TH st, 279 W, see 84th, 273 W.

84TH st, 439 E (5:1564-17), ns, 194 w Av A, 25.1x102.2, 5-sty stn tnt, order of court cancelling deed recorded Sept7'12; Mathilde Wacker Pliff vs Jno F Wacker, deft; Sept27; Oct7'12; A\$8,500-22,500. Court order

84TH st, 279 W, see 84th, 273 W.

84TH st, 273 W (4:1232-3), ns, 68.6 e West End av, 16x80.2, 3-sty bk dwg; A \$11,000-14,500; also 84TH ST, 279 W (4:1232-1½), ns, 20.6 e West End av, 16x80.2, 3-sty bk dwg; A\$11,000-14,500; Marjorie I Tyson et al by Emma F Tyson GND to Waterman Realty Co, a corp, 527 5 av; Sept30

84TH st, 328 E (5:1546-40), ss, 325 w 1 av, 25x102.2, 5-sty stn tnt; Philip Knobloch to Helen Hommel, 56 E 124, & Hy G Riehl, 406 E 83; Oct10'12; A\$9,000-21,000. O C & 100

85TH st, 118 E (5:1513-63), ss, 216.10 e Park av, 18.8x102.2, 3-sty & b stn dwg; John A Anger et al to Louis J Anger, 118 E 85; Oct10'12; A\$12,000-14,000. O C & 100

95TH st, 52 W (4:1208-54), ss, 245 e Col av, 17x109.8, 3-sty & b bk dwg; Emma A Stivers to Geo E W Stivers, 52 W 95; mtg \$12,000; Nov25'11; Oct7'12; A\$11,000-17,000. nom

99TH st, 54 W (7:1834-56), ss, 200 e Col av, 25x100.11, 5-sty bk tnt; Alfred Steckler, Jr, ref, to Morris S Thompson, 75 W 86, & Chas G Koss, 628 West End av, TRSTES Mary A A Woodcock; FORECLOS Sept11; Oct8; Oct10'12; A\$15,000-26,000. 18,000

100TH st, 209 E (6:1650-8), ns, 175 e 3 av, 25x100.8, 5-sty bk tnt; Meyer Solomon to Lizzie M Chery, 464 Grand; mtg \$18,250; Sept30; Oct4'12; A\$9,000-20,500. nom

102D st, 161 E (6:1630-23), ns, 74.6 e Lex av, 27x100.11, 5-sty bk tnt; Jacob Gancfried to Ignatius N Schwarz, 2260 7 av; mtg \$17,000; Sept28; Oct4'12; A\$8,500-21,000. O C & 100

102D st, 324 E (6:1673-37), ss, 250 w 1 av, 24.1x100.11, 5-sty bk tnt; S Howard Cohen ref to Nathan Cohen, 73 E 124; FORECLOS Sept30; Oct8'12; A\$8,000-18,500. 14,700

103D st, 160 E (6:1630-46), ss, 155.6 e Lex av, 27x100.11, 5-sty stn tnt; Konrad Guhring to Anna Guhring, 160 E 103; mtg \$14,000; July5; Oct8'12; A\$11,000-21,000. O C & 100

106TH st, 309 E (6:1678-8), ns, 175 e 2 av, 25x100.11, 4-sty bk tnt & str; Ernesto Anselmi et al to Enrico Da Parma, 306 E 106; mtg \$16,000; Oct8; Oct9'12; A\$10,000-16,000. O C & 100

111TH st, 219 E on map 221 E (6:1661-10), ns, 235 e 3 av, 25x100.11, 6-sty bk tnt & str; Jacob D Lipkowitz to Dora Lipkowitz, 1648 Av A; AL; Oct9; Oct10'12; A\$9,000-26,000. O C & 100

111TH st, 223 E (6:1661-11), ns, 260 e 3 av, 25x100.11, 6-sty bk tnt & str; Jacob D Lipkowitz to Dora Lipkowitz, 1648 Av A; AL; Oct9; Oct10'12; A\$9,000-26,000. O C & 100

111TH st, 225 E (6:1661-12), ns, 284.11 e 3 av, 25x100.11, 6-sty bk tnt & str; Jacob D Lipkowitz to Dora Lipkowitz, 1648 Av A; AL; Oct9; Oct10'12; A\$9,000-26,000. O C & 100

118TH st, 345 E (6:1795-22), ns, 125 w 1 av, 25x100.10, 5-sty bk tnt; Alex Volker to Jos Papp, 192 Lex av; mtg \$19,500; July 23; Oct4'12; A\$9,000-19,000. nom

122D st, 218 W (7:1927-42½), ss, abt 220 w 7 av, 15x100.11, 3-sty & b stn dwg; Hannah M French to Eva Phipps, at Rugby, Eng, in trust; July17'02; Oct8'12; A\$9,000-12,000. nom

123D st, 453-7 E, see Pleasant av, 441-7.

124TH st, 348 E (6:1800-35), ss, 172.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Chas L Cohn ref to Hebrew Orphan Asylum of NY, a corp, 1546 Ams av; FORECLOS; Oct1; Oct4; Oct5'12; A\$5,500-8,500. 6,000

124TH st, 246-S W (7:1929-54), ss, 224.6 e 8 av, 50.3x100.11, 3-sty bk garage; Matilda Weisbecker wid to Chas Weisbecker, a corp, 2833-5 Bway; QC & CaG; mtg \$25,000 & AL; July2; Oct7'12; A\$35,000-55,000. nom

124TH st, 267-9 W (7:1930-5), ns, 100 e 8 av, 50x100.11, 5-sty bk str; Matilda Weisbecker et al EXRS & Chas Weisbecker decd to Chas Weisbecker, a corp, 2833 Bway; AL; July2; Oct7'12; A\$45,000-85,000. 90,000

124TH st, 56 E (6:1748-67), ss, 197 w Park av, 18x100.11, 3-sty & b stn dwg; Helene Riehl et al to Barbara Feiss, 472 W 141; mtg \$7,000; Oct10'12; A\$8,500-10,500. O C & 100

128TH st (7:1968-pt 129), ns, 75.1 e Convent av, 18.1x99.11, vacant; Louis Golde to Manchester Constn Co, a corp, 223 Wooster; B&S; Oct7; Oct9'12; A\$—\$. O C & 100

132D st, 2 W (6:1729-40¼), ss, 75 w 5 av, 17.6x99.11, 4-sty & b stn dwg; Edgar O & Albt C Clark indiv & as EXRS Mary J Clark et al to Michl J Moriarty, 38 Buena Vista av, Yonkers; Oct5; Oct7'12; A\$7,000-10,500. O C & 100

133D st, 158 W (7:1917-55), ss, 200.9 e 7 av, 16x99.11, 3-sty & b bk dwg; Clara B Wright to Woronoco Corp, 320 Bway; correction deed; mtg \$8,500; Sept9'11; Oct 9'12; A\$7,000-8,500. omitted

136TH st, 200 W, see 7 av, 2312.

138TH st, 69-71 W, see Lenox av, 554-6.

144TH st, 530 W (7:2075-46), ss, 312.6 w Hamilton pl, 87.6x99.11, 6-sty bk tnt; re-mtg; Geo W Weill to Potential Realty Corp, 149 Bway; QC; Oct7; Oct8'12; A\$52,000-140,000. nom

144TH st, 530 W; Potential Realty Corp to Douglas Realty Co, a corp, 31 Nassau; mtg \$127,000; Oct1; Oct8'12; A\$—\$. O C & 100

149TH st, 548 W (7:2080-51), ss, 283.4 e Bway, 16.8x99.11, 4-sty & b stn dwg; Martha W Weill to Moses Esberg, 129 E 47; AL; Sept30; Oct7'12; A\$8,600-13,000. O C & 100

150TH st, 540 W (7:2081-47), ss, 370 w Ams av, 15x99.11, 3-sty & b bk dwg; Henry A Dows & Annie O his wife et al children & c of Henry A Dows to Philip Levey, 258 W 34; Oct5; Oct9'12; A\$7,200-11,500. nom

150TH st, 540 W; declaration of trust; Richd M Hoe to Henry A Dows & Annie O his wife during lves; Mar22'1897; Oct 9'12; nom

150TH st, 540 W; Richd M Hoe TRSTE as above to Philip Levey, 258 W 34; CaG; Oct5; Oct9'12. nom

150TH st, 540 W; Philip Levey to Jno F Bernholz, 477 W 142; mtg \$7,000 & AL; Oct9'12. O C & 100

152D st, 622 W, see Riverside dr, 745-9.

152D st W, nwc Bway, see Bway, nwc 152d.

158TH st 536-S W (8:2116-17), ss, 274.9 e Bway, 50.3x99.11, 6-sty bk tnt; Henry M Bloch to Louis Bloch, 416 W 122; ½ pt; A T; mtg \$66,000; Oct4'12; A\$56,000-8—\$. O C & 1000

158TH st W (8:2135-60), ns, 142 w 12 av, prolonged & 257.5 e N Y C & HR R R Co, runs n231.5 & 235.7 & 0.8 to ws Riverside dr, late Boulevard Lafayette & still n — to ns former 160th xw271.11 to es said railroad x5537.2 to ns 158th xe257.5 to beg, 3-sty & b bk dwg & vacant; Harriet E W Strong to Edwina Co, Inc, a corp, 55 Rugby rd; Bklyn; AT; B&S; AL; Sept12; Oct9'12; A\$77,000-85,000. nom

158TH st W (8:2135), same prop; Wm E Wheelock to same; AT; B&S; AL; Sept16; Oct9'12. nom

159TH st, 517-9 W (8:2118-48), ns, 200 w Ams av, 50x99.11, 5-sty bk tnt; Israel J Tombacker to Potential Realty Corp, 149 Bway; mtg \$46,000 & AL; Oct1; Oct8'12; A\$21,000-55,000. O C & 100

159TH st, 517-9 W; Potential Realty Corp to Douglas Realty Co, a corp, 31 Nassau; mtg \$46,000 & AL; Oct1; Oct8'12. O C & 100

160TH st W (if extended), nwc Riverside dr, see 158th W, ns, 142 w 12 av.

161ST st, 552 W (8:2119-21½), ss, 332.6 e Bway, 16x99.11, 3-sty & b stn dwg; Abram L Libman to Lillian G Libman, 254 W 76; B&S; AL; Sept25; Oct7'12; A\$6,400-11,500. O C & 100

176TH st, 501 W, see Ams av, 2340.58.

177TH st, 500 W, see Ams av, 2340-58.

179TH st, 700-2 W, see Bway, swe 179th. Av A 1648 (5:1583-50C), es, 48.10 s 87th, 15.7x81x14.10x81, 3-sty stn dwg; Jacob D Lipkowitz to Dora Lipkowitz, 1648 Av A; AL; Oct9; Oct10'12; A\$6,000-8,000. O C & 100

Amsterdam av, 2340-58 (8:2132-47), ws, extd from 176th (No 501) to 177th (No 500), 199.10x100, 2-6-sty bk tnts & str; Gingold Realty Co to Heslock Real Estate Co, a corp, 43 Exch pl; mtg \$300,000; Oct 8; Oct9'12; A\$114,000-P254,000. O C & 100

Amsterdam av, 2340-58; re asn rents; Joel Newman to Gingold Realty Co, 2344 Ams av; Oct7; Oct9'12. nom

Amsterdam av, 2340-58; re mtg; Title G & T Co to Gingold Realty Co, 2344 Ams av; QC; Oct8; Oct10'12. 60,000

Broadway (7:2099), nwc 152d, —x—; agmt that conveyance dated Apr29'11 from party 2d pt to party 1st pt, that party 1st pt is to hold same for 1 year & to devote the rents, &c, to payment of mtgs, all liens, &c, & sell same within said time for not less than \$325,000, &c; Wm L Levy with Sun Constn Co, a corp, 271 W 125; Apr29'11; Oct4'12. nom

Broadway (8:2176-58), swe 179th (Nos 700-2), 103x103.5x92.6x148.10, vacant; Donald Robertson to Donald Robertson Co, a corp, 312 W 109; AL; Sept6; Oct4'12; A\$80,000-80,000. O C & 100

Broadway, 1991, see Bway, 1981-7.

Broadway, 1981-7 (4:1139-14-16), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8, 3-4-sty & b stn dwgs & 4-4-sty bk tnts & str on Bway; also BROADWAY, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x 25x117.4, 1 & 2-sty bk & fr str; A \$70,000-72,000; Jeannette M Oakley to Herbert J Cochran, 70 Decatur, Bklyn; 1-24 pt; AL; Sept30; Oct9'12; A\$212,000-237,000. O C & 100

Colonial pkwy or Edgecombe av, 371-3 (7:2054-18), ws, 375 n 150th, 50.5x100, 5-sty bk tnt; Martin J Earley Jr to Cath Reisert, 371 Edgecombe av; mtg \$47,000; Oct4; Oct5'12; A\$24,000-45,000. nom

Lenox av, 452 (6:1730-72), es, 75 s 133d, 24.1x84, 5-sty bk tnt & str; Henry C Langen to Ernst Meyer at Westwood, NJ; mtg \$27,500; Oct4; Oct7'12; A\$18,000-29,000. O C & 100

Lenox av, 554-6 (6:1736-1), nec 138th (Nos 69-71), 49.11x85, 6-sty bk tnt & str; Sol Wine to Martha Blond, 784 E 163; mtg \$72,500 & AL; Sept9; Oct5'12; A\$48,000-85,000. O C & 100

Lenox av, 554-6; Martha Blond to United Realty & Mtg Co, a corp, 20 Vesey; mtg \$72,500 & AL; Oct4; Oct5'12. O C & 100

Madison av, 310-4 (5:1276), swe 42d (Nos 18-26), runs s98.9xw100xs98.9 to ns 41st (Nos 19-21) xw44xn197.6 to 42d xe144 to beg; consent to execution, delivery & recording of station platform; agmt dated Aug7'12; Oct4'12; N Y Life Ins Co & City Real Estate Co with City of N Y; Interborough Rapid Transit Co, 165 Bway, & Rapid Transit Subway Constn Co, 165 Bway. nom

Pleasant av, 441-7 (6:1811-21-24), nwc 123d (Nos 453-7), 100.11x87.11, 2-1-sty fr bldgs & vacant; Herman M Solmon et al to Pleasant Avenue Realty Co, a corp, 119 Nassau; AL; Oct1; Oct8'12; A\$24,500-24,500. O C & 100

Riverside dr, ws, 207.10 s 161st, see 158th W, ns, 142 w 12 av.

Riverside dr, 745-9 (7:2098-53), sec 152d (No 622), 104.4x110.1x99.11x140, 6-sty bk tnt & str; Sylvester L Benz to Heslock Real Estate Co, a corp, 43 Exch pl; mtg \$250,000; Oct8; Oct9'12; A\$118,000-270,000. O C & 100

West End av, 732 (632) (4:1243-63½), es, 59 s 96th, 16.6x95, 3-sty bk dwg; Lina M Tompkins et al to Saml N Irwin, 698 West End av; Oct7; Oct8'12; A\$12,500-19,000. nom

West End av, 385 (4:1186-77), ws, 49 n 78th, 20x55.11, 3-sty bk dwg; Ewen McIntyre to Gustav E Schultze, at Hoboken, NJ; AL; Oct9'12; A\$15,000-21,000. nom

18T av, 157 (2:451-34), ws, 46.2 s 10th, 23.1x72, 5-sty bk tnt & str; Max Mandel to Jacob Finkelstein, 783 Beck; ¼ pt; AT; mtg \$21,000; Oct1; Oct9'12; A\$19,000-22,000. O C & 100

2D av, 1166-8 (5:1436-3-4), es, 50.5 n 61st, runs e75xn25xe25xn25xw100 to av xs50 to beg, 2-5-sty bk tnts & str; Oslas Karp to Zeld Berkowitz, 40 Delancey; mtg \$43,000; Sept3; Oct8'12; A\$28,000-46,000. O C & 100

3D av, 1875 (6:1653-48), es, 75.7 s 104th, 24.10x110, 5-sty stn tnt & str; Celia Stern to Alfd & Moritz Weil, 224 E 60; mtg \$22,000; Oct4'12; A\$17,500-29,000. O C & 100

3D av, 417 (3:910-2), es, 24.4 n 29th, 25x 110, 5-sty bk tnts & str; Jos L Buitenvieser to Julius E Fox, 520 Ocean av, at Jersey City, NJ; B&S; AL; Oct1; Oct8'12; A\$21,500-43,000. O C & 100

3D av, 1869-73 (6:1653-3) es, 50.6 n 103d, 50.10x110 with AT to strip on s, 0.1x110., 6-sty bk tnt & str; Isaac Silberberg to Star Mtg Co, a corp, 258 Bway; B&S; AL; Jan 12; Oct9'12; A\$35,000-78,000. nom

4TH av (3:882), es, 98.8 s 27th, a strip, 0.1x100; Mary E Kerr to Neerg Realty Co, a corp, 160 Bway; QC; Aug31; Oct7'12. nom

4TH av, 377 (3:882-89), es, 76.4 s 27th, 22.5x100, 5-sty bk tnt & str; Neerg Realty Co to Wm W Heroy, 47 E 66th; mtg \$60,000; Oct9'12; A\$67,500-79,500. O C & 100

5TH av, 663, see 5 av, 665-71.

5TH av, 665-71 (5:1288), sec 53d, runs e125xss100.5xw25xn15xw100xn85.5 to beg, (owned by party 1st pt); also 5TH AV, 663 (5:1288), es, 50 x 52d, runs n65.5xe100x3 15.5xe30xs100 to ns 52d xw15xn50xw115 to beg (owned by party 2d pt); agmt as to encroachment of metal cornice over premises of party 2d pt; Edw Holbrook, 6 E 52, with Henry Phipps Estates, a corp, 787 5 av; Leasehold Investors Corp, 165 Bway & Title Guar & Trust Co, 176 Bway; July19; Oct4'12. nom

5TH av, 74-6 (2:577-42), ws, 51.7 n 13th, runs n 51.7xw125xs103.3 to ns 13th (No 1) xe25xn51.7xe100 to beg, 12-sty bk loft & str bldg; Kroywen Realty Co to Conreco Co, a corp, 114 E 20, or 347 5 av; AL; Sept27; Oct10'12; A\$195,000-470,000. O C & 100

7TH av, 2312 (7:1941-36), swe 136th (No 200), 25x100, 5-sty bk tnt & str; Harvey T Andrews ref to Morris Lederman, 17 Livingston pl; FORECLOS Oct4; Oct7; Oct8'12; A\$29,000-50,000. 25,500

7TH av, 2246 (7:1938-30), ws, 25 n 132d, 24.9x100, 5-sty bk tnt & str; Henry W Pollock ref to American Bible Society, a corp, 49 4 av; FORECLOS Oct4; Oct7; Oct8'12; A\$18,000-30,000. 25,400

8TH av, 2494 (7:1939), es, 50 n 133d, 25 x100; also 81ST ST, 213 E (5:1527), ns, 152.6 e 3 av, 25.6x102.2; power of atty; Emilie Braimer to Henry Braimer, both at 1127 Park av; Jan13; Oct9'12.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

General release (Misc) of dower of all R T & I to lands wherever situate whereof Falk Rhonheimer died seized Mary Murphy or Mary M Rhonheimer to Rosine Oettinger, 130 E 74th & Saml Rhonheimer, 4515 3 av et al & Seymour Realty Co, a corp, 25 Broad; QC; Oct8; Oct9'12. O C & 100

Power of atty; Sallie H Gill to Jno J Agar; May29; Oct9'12.

Power of atty (Misc); Federico F Oyarvide to Cedar A de Losado; Oct1; Oct9 '12.

Power of atty (misc); Emily M Ferry to Mansfield Ferry, 31 Nassau; June22; Oct5'12.

Power of atty (Misc); Eliz Martin to Michl J O'Haren, 20 Broad; Mar21; Oct10 '12.

WILLS

Borough of Manhattan.

32D st, 245 E (3:913-23), ns, 135.8 w 2 av, 17.10x98.9, 3-sty bk tnt; Chas Jonson Est, Sophia I H Jonson EXTRX, 243 E 32; attys, Arrowsmith & Dunn, 261 Bway; A \$8,560-11,000. Will filed Sept6'12.

37TH st, 518 W (3:708-46), ss, 285 w 10 av, 25x98.9, 1-sty bk garage; Ann O'Neill Est, Jno O'Neill EXTR, 3638 Willett av; atty, Jno Hardy, 265 Bway; A\$8,000-8,500. Will filed Sept14'12.

48TH st, 17 E (5:1284-12), ns, 120 w Mad av, 25x100.5, 4-sty bk tnt; Caroline F Butterfield Est EXRS, Clarence H Kelsey, 115 Prospect, East Orange, NJ, & Lucius H Beers, Westhampton Beach, LI; atty, Howard Mansfield, 49 Wall; A\$90,000-100,000. Will filed June 26'12.

58TH st, 345 E (5:1351-7), ns, 150 e 2 av, 25x100.5, 5-sty bk tnt; Dorothea Gerdau Est, Jacob Gerdau EXR, 315 E 58; atty, Wm Brunner, 220 Bway; A\$11,000-12,000. Will filed Sept6'12.

120TH st, 241 E (6:1785-19), ns, 110 w 2 av, 25x100.11, 5-sty bk tnt; A\$10,000-18,000; also LEXINGTON AV, 1706 (6:1634-57), ws, 51 s 107th, 16.8x75, 3-sty bk dwg; A\$7,000-9,000; Peter A Hentze Est, Eugene Hentze EXR, 888 3 av; attys, R & E J O'Gorman, 51 Chambers. Will filed Sept 25'12.

129TH st, 249 W (7:1355-12), ns, 275 e 3 av, 18.9x99.11, 3-sty bk tnt; Jas McGowan Est, Nellie F McGowan, ADMTRX, 249 W 129; atty, Fred St John, 2 Rector; A\$9,300-10,500. Will filed Sept'12.

131ST st, 17 E (6:1756-12), ns, 111 w Mad av, 25x99.11, 5-sty bk tnt; Carrie Gunther Est, Lydia Katz EXTRX, 219 W 140; atty, Lester B Nelson, 320 Bway; A\$10,000-23,000. Will filed Sept'12.

Lexington av, 1706, see 120th, 241 E.

CONVEYANCES.

Borough of the Bronx.

Beck st, 845 (10:2710), ws, 350 n Longwood av, 40x100, 5-sty bk tnt; Pauline Levy to Bronx County Constn Co, a corpn, 2720 3 av; mtg \$34,000 & AL; Oct3; Oct4 '12. O C & 100

Irvine st, 886 (10:2761), es, 232.5 s Garrison av, 25x100, 2-sty bk dwg; Kate Grannis to Ferd & Benedict J Ensinger, New Rochelle, NY; mtg \$8,500; Sept'13; Oct4'12. nom

Irvine st, 886; Benedict J Ensinger et al to Chas Spieller, 1056 Jackson av; B & S; mtg \$8,500 & AL; Oct3; Oct4'12. nom

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90, vacant; Salvatore Casolaro to Flaviv Imp Co, a corpn, 663 Crescent av; mtg \$3,800; Oct4; Oct5'12. 5,200

Main st (*), es, 100 s Halperin, 32.6x100.11x17x102.10, Westchester; re mtg; Theo J Chabot to Zerega Realty Co, a corpn, 1922 E 177; QC; Oct4; Oct9'12. 2,000

North st, 32 (11:3197), ss, 100 e Grand av, 25x100, 3-sty fr tnt; Helen F Casey wid to Henry A Wood, 73 Carlton, East Orange, NJ; AL; Sept'21; Oct7'12; nom

Parker st (*), es, 300 s Lyon av, 25x100, except part for st; Baxter Howell Bldg Co to Henry Osterholt, 504 Bergen av; mtg \$3,800; Oct8; Oct9'12. O C & 100

Parker st (*) same prop; Henry Osterholt to Hugh Gallagher, 670 Tinton av; mtg \$3,800; Oct8; Oct9'12. O C & 100

Willow la, ss, 75 e Gainsborg av, see Robin av, ws, 150 n Tremont rd.

143D (Garden), 294-300 E (9:2323), ss, 100 e College av, 100x100, 2-6-sty bk tnts; Simon Morris to Altie Springer, 535 W 163d; ½ pt; AL; Feb'1; Oct8'12. O C & 100

146TH st, 447 (715) E (9:2291), ns, 315 w Brook av, 25x99.9, 2-sty & b fr dwg; Jno Pachler to Jno A Pachler, 339 E 155; QC & correction deed; mtg \$6,000; Oct5; Oct9'12. nom

151ST st, 304 E (9:2410), ss, abt 430 w Courtlandt av, 25x118.5, except the east, 3x118.5, 3-sty fr tnt; Otto Lackman to Philipp Papliaro & Christina, his wife, 332 E 148, tenants by entirety; mtg \$4,500 & AL; Oct1; Oct4'12. O C & 100

154TH st E, sive Morris av, see Oak, 30-2, on map 32, Manhattan.

154TH st E, sive Morris av, see Morris av, 687.

165TH st E (9:2447), ss, 103.6 e Grant av, a strip lying w of above & runs s through a party wall to land of Wm H Morris at pt 103.5 w Morris av, —; re mtg; Colwell Lead Co to Mitchell-McDermott Constn Co, a corpn, 1094 So Blvd; Q C; Sept'28; Oct4'12. nom

172D st E (*), ws, 181.8 s Gleason av, 25x100; Anna Lieb to Seymour Realty Co, a corpn, 25 Broad; AL; Oct7; Oct9'12. nom

174TH st E nwe Worth av, see 174th E, nec Worth av.

174TH st E (11:2890), nec Worth av & 39.4 w Webster av, runs n94.1xw50 to ws Worth av xs25xe25 to cl said av xs—; re mtg; Colwell Lead Co to Mitchell-McDermott Constn Co, a corpn, 1094 So Blvd; Q C; Sept'28; Oct4'12. nom

175TH st, 727 E, see Clinton av, 1807.

176TH st, 400-2 E, see Webster av, see 176.

178TH st, 401 E, see Webster av, 1968.

180TH st E (11:3127), ss, 180 w Vyse av, runs s110xe80xs15xe5.2xs154.7xw126.4x n172.4xe14.9xn110 to st x840 to beg, vacant; Hans F N Truelsen et al to Krabo Ernst Realty Co, a corpn, 1009 E 180; Oct3; Oct5'12. nom

180TH st, 510-8 E, see 3 av, 4371.

180TH st, 519-29 E, see Southern Blvd, 2101-11.

180TH st 530-62 E, see 3 av, 4370-2.

191ST st, 600-2 E (12:3273), ss, 50 w Hughes av, 75x57.9x76.4x40.10, 4-sty bk tnt; Amelia M Keiser to Anna Wenzel, 508 Ridgewood av, Bklyn; mtg \$22,000; Oct1; Oct10'12. O C & 100

222D st E, ss, at ws Grace av, see Edson av, ws, abt 116 s Boston rd.

222D st E, svs, at es Ely av, see Edson av, ws, abt 116 s Boston rd.

222D st E, nes, 71.9 se Grace av, see Edson av, ws, abt 116 s Boston rd.

222D st E, es, 133.8 n Edson av, see Edson av, ws, abt 116 s Boston rd.

222D st E, see Bruner av, see Edson av, ws, abt 116 s Boston rd.

222D st E, nes, at svs Ely av, see Edson av, ws, abt 116 s Boston rd.

223D st E (*), ss, 155 e White Plains rd, 25x100; Anton Erdmann to Matthew Butz, 1359 Webster av; mtg \$5,000; Oct1; Oct7'12. O C & 100

229TH st (15th av) E (*), ss, 105.6 e Barnes av, 25x114, Wakefield; Gennaro Fico to Clara M Zoetzel, 826 E 228; mtg \$4,250; Oct7'12. nom

236TH st E (*), ns, 50.1 e Catharine, 25x99.8x25x101.7; re mtg; Geo H Janss to W M Realty Co, a corpn, 41 Park row; QC; Oct7; Oct8'12. nom

237TH st E (12:3335), ss, 137.8 e Martha av, 75x99.11, vacant; Otto G Hupfel to Wesley Constn Co, a corpn, 167 E 56; Oct2; Oct7'12. O C & 100

261ST st, 351 W (13:3423), nwe Fieldston rd, 25.7x104.11x25x99.4, 2-sty fr dwg; Anthony H Miller to Jos J Byrne, 151 W 231; mtg \$3,200; Oct9; Oct10'12. O C & 100

Anthony av, 1807 (11:2891), ws, 45 s 175th, 25x90, 2-sty fr dwg; Bernard F Lynch to Lina Helmuth, 1807 Anthony av; C a G; Sept'25; Oct9'12. nom

Anthony av, 1807; Lina Helmuth to Brendel or Bertha Helmuth, 1807 Anthony av, her daughter; C a G; mtg \$1,800; Sept'25; Oct9'12. gift

Anthony av, 1727 (11:2890-91), ws, 67.9 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Druss Realty Co Inc to Harry Druss, 2875 Atlantic av, Bklyn; mtg \$6,000; Oct7; Oct8'12. nom

Arthur av (11:3070), es, 46.7 n 181st, 50x100, except part for av, vacant; Emory W Ruggles & ano, EXRS & Julia G Gordon, to Rosa Solner, 493 E 166; Sept24; Oct10'12. 6,500

Bailey av (12:3266), ws, 107 s 231st, runs s125xw100.2xn121.2xe31.3 & 116.7 to beg, vacant; Michl Scanlon to Benenson Realty Co, 407 E 153; mtg \$5,000; Oct4; Oct5'12. O C & 100

Barkley av (*), ns, 50 e Dean, 50x100; Carl H Dittmar et al to Emily D Pratt, 102 W 130; Oct4'12. nom

Bathgate av, 1585 (11:2913), ws, 335.3 s 172d, 25x114.5, 2-sty bk market; Herman Nathan to Eva Nathan, 405 Wendover av; ½ pt; AL; Oct5; Oct7'12. nom

Bathgate av (11:2913), ws, 310.3 s 172d, 25x114.5, vacant; Herman Nathan to Eva Nathan, 405 Wendover av; ½ pt; AL; Oct5; Oct7'12. nom

Bedford Park Blvd, 247 (12:3303), es, 35 n Briggs av, 25x100, 3-sty bk tnt; Katie Keller to Martin C Keller, 243 Bedford Park Blvd; mtg \$11,000; Oct3; Oct4'12. nom

Bedford Park Blvd, 245 (12:3303), es, 60 n Briggs av, 25x100, 3-sty bk tnt; Katie Keller to Martin C Keller, 243 Bedford Park Blvd; mtg \$11,000; Oct3; Oct4'12. nom

Bedford Park Blvd, 243 (12:3303), es, 85 n Briggs av, 25x100, 3-sty bk tnt; Katie Keller to Martin C Keller, 243 Bedford Park Blvd; mtg \$11,000; Oct3; Oct4'12. nom

Benedict av (*), ns, 375 w Pugsley av, 25x100; Wm Buhl to Wm B Handelmann, 118 E 102; mtg \$5,000; Oct9; Oct10'12. O C & 100

Birchall av, ses, at ws White Plains rd, see White Plains rd, ws, at ses Birchall av.

Brady av, ss, 50 w Muliner av, see Fowler av, ws, 387.6 s Neil av.

Briggs av (12:3293), ws, 222.6 s 194th, runs w205.2 to es Kingsbridge rd (No 241), xs156.5xe183.4 to Briggs av x155.11 to beg, 2-2-sty fr dwgs & vacant; Bird S Coler to Wm C Oestling Co, 1350 Fulton av; mtg \$25,000; Oct3; Oct4'12. O C & 100

Bryant av, 910 (10:2761), es, 230 s Garrison av, 20x100, 3-sty bk tnt; Martin Pletscher Constn Co to Levi K Smedes, 137 Park av, Mt Vernon, NY; mtg \$7,500; Oct1; Oct7'12; O C & 100

Bryant av, 916 (10:2761), es, 170 s Garrison av, 20x100, 3-sty bk tnt; Levi K Smedes to Martin Pletscher Constn Co, Inc a corpn, 918 Bryant av; mtg \$7,250 & AL; Oct1; Oct7'12. O C & 100

Bruner av, see 222d, see Edson av, ws, abt 116 s Boston rd.

Clay av, 1691 (11:2790), ws, 153 n 173d, 25 x95, 2-sty fr dwg; Marguerite D Morgan et al to Carl H Dittmar, 1691 Clay av; mtg \$4,000; Oct4'12. nom

Clay av, 1691; Carl H Dittmar to Amy J Dittmar, his wife, 1691 Clay av; AL; Oct4'12. nom

Clay av (11:2891), es, 192.6 n 174th, 25x95, vacant; re mtg; Mary K Owen to Julia E Hard, 158 W 131; QC; Oct2; Oct5'12. 1,500

Clay av (11:2891), old, es, 198.6 n 174th, old line, 25x100, except 5 ft strip taken for av; Julia E Hard to Jas S Gross, 1744 Clay av; Oct4; Oct5'12. O C & 100

Clinton av, 1807 (11:2949), nwe 175th (No 727), 90x27, 4-sty bk tnt & str; Jos Zeller et al to Louis Rucht, 367 E 149; & Anton Erdmann, 166 St Anns av; mtg \$26,000; Oct1; Oct7'12. O C & 100

Daly av, 2080 (11:3127), es, 173.5 s 180th, 36.3x180, 4-sty bk tnt; re mtg that part of above which is e of line 100.10 e Daly av; Mary Kaestler to Marie Krabo, 2122 Bryant av; QC; Sept'26; Oct5'12. nom

Daly av, 2080 (11:3127), es, 100.10 s 180th runs e92.11xs25xe90.4xs11.1xw180 to av xn 36.3 to beg, 4-sty bk tnt; re mtg that part of above which is e of line 100.10 e Daly av; Hans F N Truelsen to Marie Krabo, 2122 Bryant av; QC; Oct3; Oct5'12. nom

Daly av, 2074 (11:3127), es, 246 s 180th, 38.9x180x36.2x180, 4-sty bk tnt; re mtg that part of above which is e of line 100.10 e Daly av; Chas Vetterman to Marie Krabo, 2122 Bryant av; QC; Oct3; Oct5'12. nom

Daly av, 2082 (11:3127), es, 137.1 s 180th, 36.3x180, 4-sty bk tnt; re mtg that part of above which is e of line 100.10 e Daly av; Christine M Hinrichs to Marie Krabo, 2122 Bryant av; QC; Oct3; Oct5'12. nom

Davidson av, 2358 (11:3198), es, 134 n North, 17x115, 2-sty bk dwg; Chas E Rudolph to Richd Rudolph, 2358 Davidson av; mtg \$4,200; Oct3; Oct7'12. O C & 100

Decatur av, 3256 (12:2355), es, 158.10 n 207th, 26.6x95, 2-sty fr dwg; Patk J Sullivan to Chas J Ditter, 361 E 143; mtg \$2,500; Oct5; Oct7'12. O C & 100

Decatur av, 3155 (12:3249), ns, 220 w 205th, 25x100, 2-sty fr dwg; Lizzie Cahn to Chas Hulsman, 3155 Decatur av; mtg \$5,500; Oct5; Oct7'12. O C & 100

Delavelle av, (*), ws, 100 n Hollers av, 25x100; Antonio Scagnelli to Giovanni & Luigi Scagnelli both at 56 Delavelle av; mtg \$2,100; Sept7; Oct7'12. nom

Eastburn av (11:2796), es, 88.6 n 174th, 100x95, vacant; Gottfried F Hilgemann to Kay Co, a corpn, 2796 3 av; Oct4; Oct7'12. nom

Edson av (*) ws, 286 s Boston rd, 50x100; Realty & Commercial Co to Jas Montuoro, 170 St Ann's av; AL; Oct7; Oct8'12. O C & 100

Edson av (*), ws, abt 286 s Boston rd, 50x100; re mtg; Crawford Real Estate & Bldg Co to Realty & Commercial Co, a corpn, 30 Church; QC; Oct4; Oct8'12. 750

Edson av (*), ws, abt 286 s Boston rd, 50x100; re mtg; Fredk C Stork to Realty & Commercial Co, a corpn, 30 Church; QC; Oct4; Oct8'12. omitted

Edson av, ws, 179.11 n 222d, see Edson av, ws, abt 116 s Boston rd.

Edson av, ws, 334.11 n 222d, see Edson av, ws, abt 116 s Boston rd.

Edson av, ws, abt 286 s Boston rd, see Edson av, ws, abt 116 s Boston rd.

Edson av (*), ws, abt 116 s Boston rd, 20x95; also EDSON AV (*), ws, abt 286 s Boston rd, 200x95; also 222D ST E (*), nes at svs Ely av, 138.11x107.6 to 222d x175.7; also 222D ST E (*), see Bruner av, 296.6x126.10x249.3x42.6; also EDSON AV (*), ws, 334.11 n 222d, 50x95; also EDSON AV (*), ws, 179.11 n 222d, 55x86.6x58.2x67.8; also 222D ST E (*), es, 133.8 n Edson av, 50x56.7x67.8 to Edson av x50x50.6x39.6 to beg; also 222D ST (*), nes, 71.9 se Grace av, 55x75.6x58.2x56.7; also GRACE AV (*), es, 114.5 n 222d, 50x95; also 222D ST E (*), svs, at es Ely av, 173.2x62.11x67.8 to Ely av x167.9 to beg, gore; also 222D ST E (*), ss, at ws Grace av, 88.7 on 222d & 216 on Grace av x96.5x260.4x73.2; also ELY AV (*), es, 167.9 s 222d, 295.4x95.7x291.11; Irving Realty Co to Realty & Commercial Co, a corpn, 30 Church; AL; Dec'11; Oct8'12. O C & 100

Ely av, es, 167.9 s 222d, see Edson av, ws, abt 116 s Boston rd.

Ely av, es, at svs 222d, see Edson av, ws, abt 116 s Boston rd.

Ely av, svs, at nes 222d, see Edson av, ws, abt 116 s Boston rd.

Ellison av (*), es, 275 n Marrin, 25x100; Theresa Engbarth to Mary Chobot, 154 Lake, Corona, B of Q; mtg \$3,750; Oct3; Oct4'12. nom

Fieldston rd, nwe 261st see 261st, 351 W.

Fordham av (11:2920), old ws, 55.5 ne Bathgate pl, a strip 75x1.3 to new ws 3 av x75x0.5; Benj Tatham heir & Chas B Tatham to Louisa Schultz, 1899 Bathgate av; QC & B&S; Aug'26; Oct8'12. nom

Fowler av (*), ws, 387.6 s Neil av, 25x98.11; also BRADY AV (*), ss, 50 w Muliner av, 25x100; Rose Tobias to Mary C Bischoff, 1225 Webster av; mtg \$1,600; July3; Oct5'12. nom

Fulton av 1236 (10:2612); certified copy adjudication of bankruptcy in matter of Manhattan Properties Co, bankrupt, and ordered that same be referred to Nathl A Prentiss, ref; Aug8; Oct8'12.

Grace av, ws, at ss 222d, see Edson av, ws, abt 116 s Boston rd.

Grace av, es, 114.5 n 222d, see Edson av, ws, abt 116 s Boston rd.

Harrington av (*), es, 625 w Cornell av, 25x92.5x25x93; Elise Wabst to Frank Wabst, 640 E 219; AL; Oct3; Oct7'12. O C & 100

Hoe av, 1291 (11:2980), ws, 425 s Jennings, 50x100, 5-sty bk tnt; The Kay Co to Gottfried F Hilgemann, 418 Mott av; mtg \$40,250 & AL; Oct5; Oct7'12. O C & 100

Hoe av, 1161 (10:2745), ws, 272.3 s Home, 25x100, 5-sty bk tnt & str; Alice C Hennessy to Herman Rosenbaum, 518 W 111; mtg \$19,750 & AL; Oct8; Oct10'12. nom

Holland av, sive Van Nest av, see Van Nest av, sive Holland.

Houghton av (*), ns, 205 e Havemeyer av, runs n66xe50xn17xe150xs83 to av xw 290 to beg, except part for av, Unionport; Francis Stolz to Mary Stolz, 390 E 153; Oct8; Oct10'12. nom

Hunts Point av (10:2761), see Seneca av (No 1200), 77x105.11x75x123.6, vacant; also SENECA AV (10:2761), ss, 123.6 e Hunts Point av, 50x100, 5-sty bk tnt; Harry B Davis et al to Geo G Graham, 195 Clarmont av; Sept3; Oct4'12. O C & 100

Kingsbridge rd, 241 E, see Briggs av, ws, 222.6 s 194th.

Kingsbridge rd (12:3253), nes, 150.11 e Kingsbridge ter, runs ne33 to nes old Sedgwick av xse on curve 64.4 to rd xnw 58.9 to beg, being gore in bed of said old Sedgwick av, vacant; City of NY to Julius A & Dora Fabricius, 2711 Sedgwick av; AT; QC; Oct2; Oct7'12. 1,012.50

Lafayette av (10:2732), nws, at ws Whitlock av, 69.7x148.5x50x100, vacant; Sami Zeitlin to Jennie Amdur, 1028 Prospect av; mtg \$5,000; Sept'17; Oct7'12. nom

Longwood av, 1198, see Southern Blvd, 796.

Marlan st (*), ses, 100 n 240th, 50x100, Washingtonville; Robt F Carter to Geo Carter, 4612 Bronx Blvd; QC; Oct8; Oct10'12. nom

Morris av, 687 (9:2442), swc 154th, 43.6 x100, 5-sty bk tnt & str; Guiseppe Tuoti et al individ & ADMRS Thos Sileo to Michl Santangelo, 72 Catharine; C a G; Sept25; Oct9'12. nom

Morris av, 687, see Oak, 30-2, on map 32, Manhattan.

Murdock av (*), es, 350 s Randall av, 25x100; Land Co "C" of Edenwald to S Alfd Johnson, 2236 Hughes av; AL; Aug 21; Oct4'12. nom

Nelson av, 1676 (11:2876), es, 285 n 175th, 25x97.4x26.2x89.6, 2-sty fr dwg; re mtg; Burdick Realty Co to Inland Holding Co, a corp, 507 E Tremont av; QC; Oct3; Oct4'12. O C & 100

Nelson av, 1676; Inland Holding Co to Jos C Edwards, 1676 Nelson av; mtg \$6,000; Oct4'12. O C & 100

Nereid av (*), ss, 105 e Fulton, 50x105; Helen Van C de P Lung et al to Minna C Lange, 154 E 61; Sept19; Oct12. nom

Newbold av (*), ns, 255 e Havemeyer av, 25x100, Unionport; Wm O Campbell, ref, to Cath Whirtley, 2060 Powell av; FORECLOS; Sept19; Sept23; Oct4'12. 4,000

North Chestnut dr (*), ns, 28 w line bet lots 91 & 92, 28x96.6x28x96.9, being part lots 90 & 91, amended map (1038 in Westchester Co) of Bronxwood Park, 2-sty fr dwg; Alma M & Richd Schandler to Eliz Williams, 3314 Hickory; mtg \$5,000 & AL; Apr30; Oct9'12. O C & 100

Park av (9:2389), es, 166 n 167th, a strip, 0.11x154.1x0.11x154.2; Saml Heyman et al to Frank B Hill, 2387 Walton av; Q C; Sept14; Oct4'12. 225

Pelham rd, ses, 116.9 sw from ws Robin av, see Robin av, ws, 150 n Tremont rd.

Powell av (14th st) (*), ss, 205 e Havemeyer av, 100x108, Unionport; Annie Miller to Glebe Constn Co, a corp, 140 Nassau; Oct4'12. O C & 100

Prospect av (10:2675), ws, 125 n 152d, 100x95, vacant; Prospect Holding Co to Louis B Samuels, 1522 Charlotte; mtg \$51,000; Oct3; Oct7'12. O C & 100

Prospect av, 2350 (11:3114), es, 525 n 183d, 18.9x94.1x18.9x94.6, 2-sty bk dwg; Madeline Hawn to Cath Darling, 1380 Washington av; mtg \$6,000; Sept30; Oct9'12. O C & 100

Robin av (*), ws, 150 n Tremont rd, 100 x100; also PELHAM RD (*), ses, 116.9 sw from ws Robin av, runs s169.3xw50x25xw 50x129.5 to rd xne119.2 to beg; also WILLOW LA (*), ss, 75 e Gainsburg av, runs e2.1x113.10xw100x25x1.9x189.5 to beg, except pt for Westchester av; Cath Colvill & ano to Henry Osterholt, 504 Bergen av; AL; Oct5; Oct8'12. O C & 100

Sedgwick av, nwe Kingsbridge rd, see Kingsbridge rd, nes, 150.11 e Kingsbridge ter.

Seneca av, 1200, see Hunts Point av, see Seneca av.

Seneca av, 88, 123.6 e Hunts Point av, see Hunts Point av, see Seneca av.

Southern blvd, 2101-11 (11:3111), nwe 180th (Nos 819-29), 118.2x112.3, 2-1-sty bk str & 2-sty fr dwg & str; Kellwood Realty Co to J F M Co, 815 Hunts Point av; AL; Oct9; Oct10'12. O C & 100

Southern blvd, 796 (10:2729), see Longwood av (No 1198), 75x100, 2-sty bk tnt & str & 1-sty fr bldg; Kellwood Realty Co to J F M Co, 815 Hunts Point av; AL; Oct9; Oct10'12. O C & 100

Steuben av (12:3337), es, 75 n 208th, 50x100, vacant; re dower; Lizzie A wife Chas Spiegel to Caroline Wilker, 2533 Loring pl; Oct4; Oct7'12. nom

Steuben av (12:3337); same prop; Caroline Wilker to Arno S Rosenbaum, 56 E 87; mtg \$2,200; Oct5; Oct7'12. nom

Steuben av (12:3337), es, 225 n 208th, 50 x100, vacnt; Johanna Schlosser to Belle Propper, 493 Wendover av; 1/2 pt; mtg \$2,000; Oct1; Oct4'12. O C & 100

Sylvan av (13:3421), ws, 56.3 n 256th, 50x 100, vacant; Jas S Seagrave to Danl F Henry, 237 Willis av; Oct7'12. nom

Town Dock rd (*), ss, 75 e Clarence, 50x100; Carl H Dittmar et al to Marguerite D Morgan & Isabel D Peake, both at 102 W 130; Oct4'12. nom

Undercliff av, 1521 (11:2880), ws, 227.1 n of n1 Washington Bridge Park, 33x143.1 x33x143.7, 4-sty bk tnt; Constn Mfg Co to Crestholme Realty Co, a corp, 165 Bway; mtg \$16,500 & AL; Oct3; Oct7'12. nom

Undercliff av (11:2877), es, 736.6 n 176th, 150x167x151.6x145.3, vacant; Danl P De Long to Undercliff Realty Co, a corp, 299 Bway; mtg \$11,500 & AL; Sept28; Oct7'12. nom

Union av, 778-80 (10:2676), es, 66.2 s Westchester av, 50x117.2x50.5x123.7, 5-sty bk tnt; Benenson Realty Co to Michl Scanlon, 243 W 126; mtg \$40,000; Oct4; Oct7'12. O C & 100

Union av, 1093 (10:2671), ws, 68 n 166th, 21.6x90.8, 3-sty fr tnt; Cath Singler & ano, heirs Julia Farrenkopf, to Fredk A Locke, 1006 Seneca av, Evergreen, B of Q; AL; Oct9; Oct10'12. nom

Union av 1093; Fredk A Locke to Cath Singler, 1093 Union av; AL; Oct9; Oct10'12. nom

Valentine av, 2011 (11:3144), ws, 618.8 s 180th, 16.8x96.6x16.8x96.9, 2-sty fr dwg; Maria Von Erden to Eliz Schell, 539 Berge-line av, West New York, NJ; AL; Oct 1; Oct4'12. nom

Valentine av, 2079 (12:3306), ns, 66.1 w 201st, 30.1x68.3x40.5x41.3, 3-sty fr dwg; Danl Houlihan to August F Trube, 915 Caldwell av; mtg \$5,000; Sept30; Oct5'12. O C & 100

Van Nest av (*) swc Holland av, 25x 100; Concetti Amendolari to Jacob Ruppert, a corp, 1609 3 av; mtg \$11,300; Oct7; Oct9'12. nom

Walton av, 2409 (11:3188), ws, 470.11 s Fordham rd, 19.10x96.6, 3-sty bk dwg; Theo L Bailey to Jas T Bunt, 2403 Walton av; mtg \$6,200 & AL; Oct4'12. O C & 100

Walton av 2409; Jas T Bunt to Per-milla A Bunt, his wife, 2403 Walton av; B&S & C a G; mtg \$6,200; Oct4'12. O C & 100

Washington av, 1042 (9:2370), es, 25 n 165th, 25x85.3, 3-sty fr tnt & str; Gertrude L Simpson to Ludwig & Max Levitt, 1042 Wash av; mtg \$6,000 & AL; Sept 30; Oct8'12. O C & 100

Webster av, 1968 (11:3028), nec 178th (No 401), 107.6x31x110.3x34, vacant; Saml S Van Beuren, heir, & C, Alfd Van Beuren, to Van Beuren Realty Co, a corp, 45 Bway; QC & correction deed; AL; Aug5; Oct5'12. nom

Webster av, 1968; Almyra Chalmers to same; QC & Correction deed; AL; Aug6; Oct5'12. nom

Webster av, 1968; Ann E Smith to same; QC & correction deed; AL; July31; Oct5'12. nom

Webster av, 1968; Eva M Riley heir, & C Alfd Van Beuren to same; QC & correction deed; AL; Aug8; Oct5'12. nom

Webster av, 1355 (11:2887), ws, 311.5 s 170th, if prolonged, 25x90, 4-sty bk tnt; Henry Dietz to Herman Weiss, 366 Marion, Bklyn; mtg \$14,000; Oct1; Oct8'12. nom

Webster av, 1734 (11:2899), es, 235 n 174th, 25x97.4 to es Brook x25.8x104.2, 4-sty bk tnt; Saml J Wagstaff, ref, to Adam Seiferth, 215 E 86; FORECLOS, Sept18; Oct8'12. 13,000

Webster av (11:2930), sec 176th (Nos 400-2) 106.10x57.6x107x57.7, except pt for av & st, 2-2-sty fr dwgs; Boscobell Bldg Co to Advance Fireproof Storage Co, a corp, 213 E 135; mtg \$12,500; Oct5; Oct 7'12. O C & 100

West Farms rd (11:3020), es, 189.9 n 174th, 100x— to Bronx River, except part for West Farms rd, vacant; Noonan & Price Co, Inc, to Concourse Impt Co, a corp, 1150 Clay av; mtg \$3,300; Sept17; Oct4'12. O C & 100

White Plains rd (*), ws, at es Birchall av, 51.3x32.5 to av x51, gore; Wm H Sweny to Jno L Tobin, 308 W 21; June27; Oct7'12. nom

Whitlock av, ws, at nws Lafayette av, see Lafayette av, nws, at ws Whitlock av.

Whitlock av, 965 (10:2735), ws, 250 n Barretto, 37.6x100, 4-sty bk tnt; Jno T Korner to Theodora M Korner, his wife, 965 Whitlock av; mtg \$23,000; Oct7'12. nom

Wilkins av, es, 224.6 s Jennings, see Wilkins av, es, 175 s Jennings.

Wilkins av, 1344-6 (11:2976), es, 175 s Jennings, runs e159.6xsw53.6xw142.3 to av xn49.6 to beg; also WILKINS AV, 1340-2 (11:2976), es, 224.6 s Jennings, 50.6x122.5; re asn rents; recorded Oct20'11; Royal Co of N Y to Jacob Streifer Co, a corp, 1135 Intervale av; Oct1; Oct4'12. nom

Wilkins av 1340-6; re asn rents; recorded Apr10'12; Royal Co of N Y to Jacob Streifer Co, a corp, 1135 Intervale av; Oct1; Oct4'12. nom

Wilkins av, 1344-6 (11:2976), es, 175 s Jennings, 49.6x142.3x53.6x159.6; re asn rents; recorded July17'12; Royal Co of N Y to Jacob Streifer Co, a corp, 1135 Intervale av; Oct1; Oct4'12. nom

Willis av, 243 (9:2301), ws, 75 s 139th, 25x100, 5-sty bk tnt & str; Wm Schmullts to August Meyfahrt, 771 Ams av; mtg \$23,000; Oct9; Oct10'12. O C & 100

Worth av, nwe 174th, see 174th E, nec Worth av.

Worth av, nec 174th, see 174th E, nec Worth av.

Worth av (11:2890), ws, abt 400 s 175th, runs s25xe25 to cl said av xn25xw25 to beg, being portion said av, vacant; Wm A Cameron & ano to Albt L Lowenstein, 12 W Fordham rd; QC; Oct1; Oct4'12. O C & 100

Worth av (11:2890), es, 14.4 s 175th, runs s45.4xw25 to cl of av xn45.4xe25 to beg, being land in bed of av; vacant; re mtg; Title G & T Co to Mary A Cleary, 1785 Webster av; QC; Oct8; Oct10'12. nom

3D av, 3827 (11:2912), ws, 25.3 s Wend-over av, 20x100, 5-sty bk tnt & str; Beckie Shatzkin to A S Realty Co, a corp, 496 E 171; Sept5; Oct10'12. O C & 100

3D av, 4371 (11:3045), swc 180th (Nos 510-8), runs w88.9x86.7x81.2x85.11 to 3 av xn175.2 to beg, 3-1-sty bk str, 2-sty fr dwg & str & vacant; Kellwood Realty Co to J F M Co, 815 Hunts Point av; AL; Oct9; Oct10'12. O C & 100

3D av, 4370-2 (11:3061), sec 180th (Nos 530-62), 96.10x267.8x56.6x270.8, 1 & 2-sty bk hall & str; Kellwood Realty Co to J F M Co, 815 Hunts Point av; AL; Oct9; Oct10'12. O C & 100

Interior strip (12:3355), begins 95 e Decatur av & 158.10 n 207th, runs n26.6xe58x 26.6xw5 to beg; re mtg; Title G & T Co to Patk J Sullivan, 3256 Decatur av; QC; Oct4; Oct7'12. nom

Interior plot (*), 26.7 e Taylor av & abt 325 n Patterson av, 93x50.7x82.10x51.7; Nel-lie L Sherman to Lewis A Cocks at Clas-son Point; AL; Sept25; Oct7'12. nom

LEASES

Borough of Manhattan.

OCT. 4, 5, 7, 8, 9, 10.

Ann st, 42, see Fulton, 127.
Barrow st, 93, see Hudson, 463.
Baxter st, 130, see Hester, 200.

Clinton st, 2-4 (2:350); str & b next to cor str; Leo M Rothman & ano to Abr Chapp & Hyman Cohen, on premises; 5yf Oct1; Oct9'12. 1,176

Division st, 28-30 (1:289); west str & front b; Simon Epstein to David Fein-berg, 350 E 4, et al; 4 11-12yf June1; Oct 9'12. 1,380

Fulton st, 127 (1:31), ns, 75 e Nassau, 24.11x118.9 to ss Ann (No 42) x24.6x118.6, the land; Minister, & C, of Reformed Pro-tes-tant Dutch Church to Bertha C Keuff-fel, 512 Hudson, Hoboken, NJ, et al, EXRS & Wm J D Keuffel; 21yf May1'13, with renewal; Oct4'12. taxes, & C, with 5,000

Grand st, 149 (1:233), all; Fredk Feur-ing & ano EXRS Philip Feuring to Er-nest Issler, 149 Grand; from Sept23 to May1'18; Oct4'12. 3,000

Grand st (1:228), swc Wooster, 18x75; asn Ls; A L Mordecai & Son, a corp, to Broad Street Holding Co, 128 Bway; Oct 3; Oct7'12. O C & 100

Grand st, 278 (2:418), all; Morton Trust Co & ano TRSTES Jno A McGaw to Bern-hard Kahn, 278 Grand; 5yf May1'09; Oct7'12. 2,700

Greenwich st, 306 (1:139); str & b; Gus-tave F Lawrence to Geo S Males, 362 Kel-ly; 2yf May1'11; Oct8'12. 2,000

Hester st, 53 (1:310-35), ns, 42.10 w Essex, 22.10x100, all; Rudolph Wallach Co to Susan Goldstein, 172 E 94; 15yf—; Oct5'12; 15y ren; Oct7'12. taxes, & C, & 120

Hester st, 200 (1:207), swc Baxter (No 130); 2 str & bs; Fannie M Wallace to Vincenzo Donato, 202 Hester, & Nicholas Breglio, 130 Baxter; 5yf Sept1; Oct10'12. 1,620 & 1,800

Hudson st, 463 (2:603), swc Barrow st, No 93, 3-sty & b bldg; Anna E wife D Edwin O'Neil to Thos Lynch, 463 Hudson; June19; 5yf May1'17; Oct4'12. 3,300

Hudson st, 463; asn Ls; recorded Mar26 '08; Arthur Jost to same; Sept23; Oct4'12. nom

Hudson st, 463; asn two leases; Thos Lynch to Michl Brosnan, 36 Horatio; Sept 13; Oct4'12. 14,000

Morton st, nec West, see West, 371.

Mott st, 291 (2:509); north str; Chas L de C Saint Paul to Salvatore Isabella & Antonio De Sando, 210 Mott; 2 10-12yf July1'12; Oct9'12. 600 & 650

West st, 371 (2:603), nec Morton, all; Marx & Moses Ottinger to Charlotte Ad-ler, 371 West; 5yf July1; Oct7'12. 2,500

Whitehall st, 57 & 58 (1:4); n str; Fred A L Hillebrecht to Isidor Perlis, 59 E 118, et al; 4yf Oct15; Oct10'12. 2,500

Wooster st, swc Grand see Grand, swc Wooster.

5TH st, 805-9 E (2:360); asn Ls; Adolph Staller to Jos Levine, 131 Av A; Oct1; Oct 8'12. 700

5TH st, 805-9 E; asn Ls; Jos Levine to Lezer Senzer, 308 E Houston; Oct1; Oct 8'12. 700

13TH st, 512 E (2:406); all; Paolo Bono-molo et al to Giovanni & Silvestro Di Giovanni, both at 512 E 13; 3yf Oct1; Oct 10'12. 2,280

14TH st, 5 E (3:842); asn Ls; Douglas Realty Co to Potential Realty Corp, 149 Bway; Oct7; Oct8'12. nom

14TH st, 5 E; agmt as to covenants in Ls by assignee; Potential Realty Co with Fredk T Van Beuren, 60 E 75 et al; Oct7; Oct8'12. nom

29TH st, 327-33 E (3:935), 6th floor; Bush Terminal Bldgs Co to Chas Lippe, 3 W 128, firm Lippe & Co, 329 E 29; 5yf May 1 (5y ren); Oct4'12. 3,500

30TH st W, swc 5 av, see 5 av, 280.

30TH st W, nec 11 av see 11 av, nec 30.

33D st W, nec Bway, see Bway & 6 av, es, bet 33d & 34th.

34TH st, 29 W (3:836); str & b; Jos Her-zig to Benj Doktor, 29 W 34; 3y & 3 days f Sept28; Oct8'12. 15,500

34TH st W, see Bway, see Bway & 6 av, es, bet 33d & 34th.

43D st, 508 W (4:1071); str; Maria Ap-pold to Herman Spielvogel, 805 Green-wood av, Bklyn; 5yf Oct1; Oct9'12. 480

46TH st, 453 W (4:1056); sur Ls; Julia H Brand to Arthur I Goldstein, 253 W 137; Oct5; Oct9'12. nom

48TH st W, see 7 av, see 7 av, 719.

85TH st E, see 2 av, see 2 av, sec 85.

95TH st, 122 W (4:1225); sobr n of Ls to mtg for \$13,000; Marie A Clark & H Alex Seymour with Lawyers Mtg Co, 59 Lib-erty; Oct 1; Oct5'12. nom

95TH st W, nec Bway, see Bway, nec 95th.

101ST st 326-8 E (6:1672), str fl & b; Saml Storch to Mary Ballenzweig & Sam Jacobowitz, both at 48-50 E 103; 3yf Oct 5; Oct5'12. 960

111TH st, 305 E (6:1683); asn Ls & bill of sale; Giovanni Sparagna to Pasquale Di Lacio, 305 E 111; AT; Sept14; Oct9'12. 700

115TH st, 58 E (6:1620); str & b & 5 rooms 2d fl; Jennie Rosenfeld to Jacob Graber, 237 Henry & ano; 5yf Nov1; Oct8'12. 960

119TH st, 179 E (6:1768); str; Nathan Hirsh to Elia M Coffina, 8-10 E 117 & ano; 3yf May1'13; Oct8'12. 840

122D st, 230 E (6:1786), ss, 325 e 3 av, 25x100.10; sur Ls; Louise Meiser, individ & EXTRX Henry Meiser, to Christian Armbruster, 228A N Henry, Bklyn; AT; Sept10; Oct10'12. nom

124TH st, 157-9 W (7:1909), ns, 125 e 7 av, 50x100.11, all; Jimal Realty Co to Geyson Stein, 157 W 124; 10yf Oct1; Oct4'12. 15,000

124TH st, 157-9 W; asn Ls; Gerson Stein to Stein's Old Harlem Casino Co, 157 W 124; AT; Sept17; Oct4'12. nom
137TH st W, nve Bway, see Bway, nw c 137th.
138TH st, 69-71 W (6:1736), all; United Realty & Mtg Co to Lilley H Dean, 172 W 135; 3yf Oct1; Oct7'12. 7,000
145TH st, 569 W (7:2077); str; Est Althea R Ward to Jno Paradiso, 569 W 145; 6 5-12yf May1; Oct9'12. 1,200 to 1,500
171ST st W, nec St Nicholas av, see St Nicholas av, 1220.
Audubon av, 404-12 (8:2157); all; Audubon Amsterdam Co to Carl W Wilmar, 492 E 162; & ano; 3yf Oct1; Oct10'12. 16,200
Broadway, 2824-6 (7:1881); asn Ls as collateral for \$2,000; Louis Kaplan to Philip Wechsler, 96 1st; Oct7; Oct8'12. 2,000
Broadway, 673 (2:532); two rooms or laundry in b; Danl C Webb to Paul Valentino, 381 E 200; 8yf Jan1; Oct8'12. 3,000
Broadway, 2548 (4:1243); asn Ls; Martin J Martell & ano to Danl G Stebbins, 155 W 47; AL; Oct8; Oct9'12. nom
Broadway, 810 (2:557), str, b & rear of sub-b; Surety Realty Co to Chas G Wiloughby, 508 W 114; 5yf May1; Oct4'12. 5,000
Broadway, 865 (3:846), 2d to 5th lofts; Beers Realty Co to Klauber Bros Co, a corpn, 869 Bway; 9 2-12yf Dec1; Oct7'12. 6,000
Broadway (7:2086), nwc 137th, n 1/2 of str No 3, 11.6x60 & part b; Simon E & Max E Bernheimer to Stephen Muller, 3409 Bway; 5yf Sept1'11; Oct7'12. 1,800 to 2,000
Broadway, nec 33d, see Bway & 6 av, es, bet 33d & 34th.
Broadway, nec 33d, see Bway & 6 av, es, bet 33d & 34th.
Broadway & 6th av (3:835), es, bet 33d & 34th, 62.9 on 6 av, 144.4 on Bway, 148.5 on 33d & 150 on 34th, a portion of basement in Hotel McAlpin, contains 2,050 sq ft, for barber shop, &c; Greeley Square Hotel Co to Lewis Morgen, 80 E 116; 10yf completion of premises; Oct10'12. 6,000
Broadway, 872 (3:846); sur Ls; Chas Josephson to Kate P Hawes, 1 Coral av, Winthrop, Mass; AT; June28; Oct10'12. nom
Broadway (4:1243), nec 95th; agmt as to asn Ls & consent, &c; Real Constn Co & Martin J Martell & John V Fitzpatrick to Danl G Stebbins, 155 W 47; Oct7; Oct10'12. nom
Columbus av, 127 (4:1118), b; Geo Gatsos & ano to Salvatore De Jovanni, 2303 1 av; 5 1-12yf Oct1; Oct4'12. 420
Columbus av, 820 (7:1855); asn Ls; Patk J Doyle to Jas Manning, 127 E 122; AL; Oct4; Oct9'12. nom
Columbus av, 440 (4:1212), str & b; Co-Operative Apartment Co to Leo D Shire, 35 W 82; 5yf Oct1; Oct8'12. 4,000
Madison av, 1838 (6:1746); s str & part b; Rosalie Lachmann to Herman Brand, 1838 Mad av; 3yf Nov1; Oct10'12. 660
St Nicholas av, 1220 (8:2128), nec 171st; str & b; Jacob Ruppert, a corpn, to John Schmuck, 1220 St Nicholas av; 7 9-12yf Sept1; Oct10'12. 1,600 to 2,360
1ST av, 1487 (5:1452), all; Emma W Cone to Ernest N Adler, 1506 1 av; from Oct1'12 to Nov1'22; Oct5'12. 1,800 to 2,100
1ST av, 1487 (5:1452), all; Ernest N Adler to Sigmund Meisterles, 1431 1 av; 10yf 1 Oct1; Oct5'12. 2,700 & 3,000
1ST av, 2037 (6:1677); str; Wolf Bloom to Emilio Tonati, 5 6-12yf Nov1'11; Oct9'12. 480
1ST av, 231 (2:455); str & rear b; Harris Lurie to Meyer Raimer, 369 E 10; 4 10-12 yf July1; Oct10'12. 1,200 & 1,320
1ST av, 231 (2:455); asn Ls & consent to same; Meyer Raimer to Gussie Ruff, 231 1 av; Oct5; Oct10'12. nom
12D av, 686 (3:943); str front, b & p; rear b; Sarah A Lott to Thos Fitzgerald & Patk O'Shea, 686 2 av; 3yf Oct1'15; Oct9'12. 1,380
12D av, 2121 (6:1659); asn Ls; Angelo Greco to Pasquale Falsetti, 2121 2 av; Aug12; Oct9'12. nom
12D av (5:1547); see 85th; asn Ls; Jas P McEvoy to Edw McRedmond, 1045 Kelly; AL; Oct8'12. nom
13D av, 801-3 (5:1323), 4th & 5th floors; Anita H H Morrell, 11 E 32, & Janet Von Zwierkowski, 276 5 av, to Delcado Cigar Co, 801-3 3 av; from Nov1 to Oct1'14; Oct4'12. 2,000
13D av, 951 (5:1330); asn Ls; Wm J Gies to Danl Moriarty, 206 E 36, & ano; AT; Oct10'12. nom
13D av, 136 (3:870), all; Harrison K Bird to Grant W Anson, 100 3 av; 6 11-12 yf Mar1; option of ren for 21 yrs; Oct10'12. taxes &c & 2,500
13D av, 136; asn Ls; Grant W Anson to Geo H Epstein, Henchel E Levy & ano; Feb28; Oct10'12. nom
15TH av, 362-4 (3:836); sur & cancellation of Ls; Aeolian Co to Francis B Harrison, 876 5 av individ et al TRSTES for Virginia R Harrison & ano will Mary B Harrison; Sept30; Oct8'12. 212,500
15TH av, 25 (2:567); all; Danl E Sickle to Otto Werber, 25 5 av; 2yf Oct1'11 (1y ren); Oct5'12. 3,000
15TH av, 1364 (6:1597), str fl; Louis Maas to Abr Taffelstein & ano; 5 5-12yf June'09, with extension for 3 yrs; Oct5'12. 2,600
15TH av, 1364; consent to asn above Ls to David Bernbaum & Sam Kurtz; Louis Maas to Abr Taffelstein & Michl Washower; Oct4; Oct5'12.

15TH av, 280 (3:831), swc 30th, 25x125, all; Ella A Rogers & ano to Holland House Co, a corpn; Jan1'07; 21yf May'11, with renewal; Oct4'12. taxes, &c, & 25,250
15TH av, 278, (3:831), all; Sarah R Weits to Holland House Co, a corpn; Jan15'07; 21yf May'11; Oct4'12. taxes, &c, & 17,500
16TH av, 649 (3:813); 1st, 2d & 3d floors; Chas Lehrenkrauss to Mitchell N & Geo C Cambanis, 649 6 av; 5yf Oct1; Oct10'12. 2,160
17TH av, 719 (4:1000), sec. 48th; str & b; Louis M Simson to Jno H Martin, 52 Cathedral pkway; 10yf June12; Oct9'12. 4,000 to 6,000
10TH av, 472, see 10 av, 470.
10TH av, 470 (3:734), str; also 10TH AV, 472 (3:734), 4 rooms 2d fl, ns; Rudolph Federrol to Emma Schunck, 470 10 av; 3 8-12yf Sept1; Oct4'12. 1,200
11TH av (3:702), nec 30th, 31.6x128.4; leasehold; AT; Augustine R McMahon, ref, to Carl R Riedel, 1034 75th, Bklyn; FORECLOS; Sept17; Oct2; Oct4'12. 20,000
11TH av (3:702), nec 30th; asn Ls; Carl R Riedel to N Y C & H R R R Co, a corpn at Albany, NY; Oct3; Oct4'12. O C & 1,000
11TH av, 464 (3:709), n str & c, 6 rooms above str; Aaron Nurick to Jas A Flynn, 457 11 av; 5yf Oct15; Oct7'12. 532

LEASES

Borough of the Bronx.

Tiffany st, 1027 (10:2716), all; Jos G Abramson to Meyer Brown, 1176 Fox; 5yf Oct15; Oct7'12. 2,100
134TH st E (10:2546), ss, 250 e St Ann's av, 50x70x50x75, the land, with option to purchase during 1st 5 yrs for \$8,500 & thereafter at \$9,000; Fredk W Ehsam to Karl Faerber, 71 So Blvd & ano; 10yf Aug 1; Oct4'12. taxes, &c, & 300
135TH st, 521-3 E (9:2263), all; Jacob Brown to Jacob Wolfson, 199 Brook av & ano; 2yf Oct1; 1y ren; Oct7'12. 3,166.80
153D st E, swc Brook av, see Brook av, swc 153d.
156TH st, 720 E (10:2645), see Jackson av, str & part c; Jno C Hegelein to Frank Haferberg, 720 E 156; 5yf Oct1; Oct7'12. 900
166TH st E, nec Jackson av, see Jackson av, nec 166th.
173D st, 495 E (11:2915), all; Fulle Bldg Co to Marcus Fendrich, 481 E 174; 5yf Oct 1; Oct4'12. 3,700
174TH st E, see Southern Blvd, see Southern Blvd, see 174th.
176TH st, 916 E, see Southern Blvd, 1839.
Brook av (9:2361), swc 153d; str, &c; Conron Bros Co to Paul Morgen, 26 Audubon av, & Adolph Waldeier, 198 Myrtle av, Bklyn; 10yf Oct1; Oct9'12. 1,500 to 2,000
Forest av, 872 (10:2658); asn Ls; Henry Gartelman to Arthur Sedlak, 207 E 29; Oct5; Oct8'12. nom
Hughes av, 2243 (11:3071); asn Ls; Francis A Murray to Adolph Kohlenberg, 1084 Forest av; Sept30; Oct8'12. nom
Hunt av, 1914 (*), asn Ls; Jno Sneddon to Thos Fenmore, 1497 — av, Van Nest; Oct3; Oct10'12. nom
Jackson av (10:2651), nec 166th; str & part c; Mary Brode to David W Shoshat, 735 E 166; 5yf May1; Oct9'12. 780 to 900
Jackson av, see 156th, see 156th, 720 E.
Morris Park av, 640 (*), str fl & part b & fl above str; Robt Adelman to Anna Schukraft, 2254 Grand av; 5yf Feb15; Oct7'12. 900 to 1,080
Southern Blvd, 1343-5 (11:2976), south str & north b; Lederer Constn Co to L Shoen & Co, 42 W 116; 2yf Oct15; option of 2 yrs more at \$960 & \$1,020; Oct8'12. 800 & 900
Southern Blvd, 1833 (11:2958), south str; Dwyer & Carey Constn Co to Fred Meyer & Ernst Beckmann, 1833 Southern Blvd; 5yf July1; 2 yrs ren; Oct8'12. 600 to 840
Southern Blvd, 1839; also 176TH ST, 916 E (11:2958); asn Ls & consent; Florence Watson to Wm Berger, 486 E 141; AT; Oct9; Oct10'12. nom
Southern Blvd (11:2983), see 174th; str & part b; Trask Bldg Co to Gustav Bischoff, 920 E 174; 5yf May1; Oct10'12. 1,800 & 2,100
Westchester av (*), ns, 66 e Zerega av, 16x60, 1-sty frame str bldg & cellar; Chas E Devermann to Herman Blau, 1721 Garfield; 3 1-12yf Dec1; Oct7'12. 420 to 720

MORTGAGES.

Borough of Manhattan.

Oct. 4, 5, 7, 8, 9, 10.
Allen st, 24 (1:299), es, 198.5 s Hester, runs e 73.4x87.5xw23.1xn45.5xw50.4 to st xn32.6 to beg; Sept24; Oct10'12. 5y4 1/2%; Louis Sackin, Bklyn, to German Savgs Bank, 100 E 14. 26,000
Barrow st, 93, see Hudson, 463.
Baxter st, 130, see Hester, 200.
Chambers st, 75 (1:149), str Ls; Oct3; Oct4'12; installs, 5%; A Schmidt Co, a corp, 75 Chambers, to Bertha Q Midden-dorf, 59 Montgomery pl, Bklyn. notes 5,000
Chambers st 75; certf as to above mtg; Oct3; Oct4'12; same to same.
Clinton st, 159-61, see Grand, 404.
Cortlandt st, 45 (1:60); ext of \$40,000 mtg to Nov26'14, at 4 1/2%; Sept24'09; Oct9'12; Wilfred A Openhym with Maurice & Saml Brill. nom
Division st, 15 & 15 1/2 on map 15 (1:281), ss, abt 170 e Cath, 25x1 1/2 blk; Oct10'12, 5y4 1/2%; Jacob Gordon, 31 Division, to Eugene A Philbin, 63 W 52, & ano, trstes Adela A Dortic. 40,000
East Bway, 202 (1:285); also SUFFOLK ST, 21 (1:312); asn rents to secure \$4,000; Sept20; Oct10'12; Dean Holding Co to Suff-ran Realty Co, 54 Norfolk. nom
Forsyth st 188 (2:421), es, 75 s Stanton, 25x100; Oct8; Oct9'12; 4y5%; Sarah R Mann to Title Ins Co of N Y. 22,000
Forsyth st, 188; sobrn agmt; Oct8; Oct9'12; Harry L Rosen with same. nom
Forsyth st, 188; pr mtg \$22,000; Oct8; Oct9'12; installs, 6%; Sarah R Mann, 46 W 129 to Fannie Rosen, 203 W 112. 1,000
Grand st, 106 (2:474); ext of \$40,000 mtg to Mar1'14 at 4 1/2%; Mar9'11; Oct9'12; Christine G Openhym & ano trstes Adolphe Openhym with Jno W T Nichols, 42 W 11. nom
Grand st, 404; also CLINTON ST, 159-161 (2:346); ext of \$85,000 mtg to Dec20 '15 at 4 1/2%; July24; Oct9'12; Wilfred A Openhym with Jos D Goldstein, 62 W 119. nom
Hamilton ter, 56 (7:2050), ws, 565 n 141st, 18x100; Oct5; Oct7'12; 3y5%; Spencer Waters to Title Ins Co of N Y, 10,000
Hester st, 200; also BAXTER ST, 130 (1:207); sal Ls; Oct7; Oct10'12; demand, 6%; Vincenzo Donato & Nicholas Breglio to Jacob Ruppert, a corpn, 1639 3 av. 3,417.14
Hudson st, 463; also BARROW ST, 93 (2:603); sal Ls; Sept13; Oct4'12; demand, 6%; Michl Brosnan to Jacob Ruppert, a corpn, 1639 3 av. 6,000
Jumel pl (8:2112), ws, 366.3 n 167th, 25x 100; sobrn agmt; Sept24; Oct4'12; Sol Sim-mons & Margt E Williams & Saml Sim-mons with Manhattan Mtg Co, 200 Bway. nom
Morton st, 57 (2:584), ns, 175.5 e Hud-son, 25x100; pr mtg \$27,000; Oct7'12; due, Apr7'15, 6%; Emil Wagner to Ignatz Ber-man, 738 E 9. 3,000
Mott st, 289-91 (2:509), sal Ls; Sept30; Oct9'12; demand, 6%; Salvatore Isabella & Antonio De Sando to Kips Bay Brewing & Malting Co. 1,500
Oak st, 30-2 (1:116), ns, 100 w James, 30.8x138.7x27.7x138.7; also MORRIS AV (9:2442), swc 154th, 43.6x100; PM; pr mtg \$83,500; Sept25; Oct10'12; due &c as per bond; Michl Santangelo to Julius H Reiter, 9 E 97. 9,470
Pearl st, 256 (1:75), ss, 96.4 w Fulton, 20x60.8x19.2x58.10; Oct10'12, 5y5%; Mary L Speirs to Lawyers Mtg Co, 59 Liberty. 16,000
Prince st, 163-5, see Thompson, 124-6.
Rivington st, 140 (2:354); ext of \$20,000 mtg to Oct2'17, at 5%; Oct2; Oct8'12; Lawyers Title Ins & Trust Co with Fischel Weintraub. nom
South st, 84-5 (1:72); declaration of trust as to mtg for \$30,000; Oct1; Oct9'12; Edw de C Chisholm with Edgar D Pouch, Greenwich, Conn.
Stanton st, 33 1/2 (2:421), ss, 100.8 e Chry-s-tie, runs e24.5x100xw24.9xn24.10xe0.8xn 75.1 to beg; PM; pr mtg \$25,000; Oct8'12; due Oct8'22, 5%; Annie Frank, 13 E 131, to Bernard Shlanowsky, 120 W 120. 6,000
Suffolk st 21, see E Bway, 202.
Thompson st, 124-6 (2:516), nec Prince (Nos 163-5), 95x44; pr mtg \$70,000; July 30; Oct7'12; installs, 6%; Cath Sileo in-divid & as gdn Lucy Sileo et al & Lucy & Carmela Sileo to Julius H Reiter, 9 E 97. 1,000
12TH st, 220 E (2:467), sws, 308.2 nw 2 av, 23.4x106.6; pr mtg \$23,000; Oct7; Oct8'12; 3y6%; Herman Sirotta to Alex Ros-enthal, 204 Henry. 3,000
14TH st, 5 E (3:842); leasehold; ext of \$12,500 mtg to Oct7'14, at 6% & guar; Oct7; Oct8'12; Jacob Hirsh, 25 W 87, with Potential Realty Corp, 149 Bway, & Louis Eisenberg. nom
17TH st, 222 E (3:897), ss, 94 w Ruther-ford pl, 19x80; Oct10'12, 3y4 1/2%; Gertrude S Gillette to German Savgs Bank, 157 4 av. 12,000
18TH st, 167 W (3:794), ns, 80 e 7 av, 20x50.4; Oct1; Oct4'12; 3y5%; Pennlane Realty Co to Margt S Heydt, 301 W 91. 10,000
18TH st, 167 W (3:794), same prop; certf as to above mtg; Oct1; Oct4'12; same to same.
18TH st, 167 W (3:794); sobrn agmt; Oct3; Oct5'12; Pennlane Realty Co & Mabel Goodwin of Fishkill, NY, with Margt S Heydt, 301 W 91. nom
22D st, 310 W (3:745), ss, 140 w 8 av, 20x98.9; PM; pr mtg \$11,000; Oct1; Oct4'12; 1y5%; Mary J Irwin, 73 S 10, Bklyn, to Maria S Simpson, 362 W 30. 5,500
24TH st, 140 W (3:799), ss, 281.3 e 7 av, 18.9x98.9; Sept20; Oct8'12; due, &c, as per bond; Leopold Weil to Saml Charig, 324 Park pl, Bklyn. 7,000
25TH st, 234-6 E (3:905), ss, 158.1 w 2 av, 40.6x98.9; Oct8'12; 3y6%; Saml Mich-elson, 105 W 137, to Alice H Sturges, Shelter Island. 5,000
25TH st, 101 E, see 4 av, 343-61.
26TH st, 100-4 E, see 4 av, 343-61.
26TH st, 132 E, see Lex av, 77.
28TH st, 220 W (3:777), ss, 230.2 w 7 av, 16.8x98.9; pr mtg \$—; Sept27; Oct7'12; 3y6%; Gustav Kaliski, Ada Brower & Tillie Bruck to Sol Cohen, 235 9 av & ano. 6,000
30TH st, 106 W (3:805), ss, 77 w 6 av, 25.8x90.8x26.3x85.5; agmt ratifying mtg; Sept21; Oct7'12; Wm H P Oliver with Wm W Green, Englewood, NJ, & Lydia W Oliver, Morristown, NJ. nom

30TH st, 2-6 W, see 5 av, 276-80.
 30TH st, 2-6 W, see 5 av, 276-80.
 31ST st, 149-53 W (3:807), ns, 165.3 e 7 av, runs n66xw40.3xn64.7xe60xn66.10 to ss 32d (Nos 158-60) xe27.2x198.5 to 31st, xw 65.10 to beg; PM; Oct1; Oct8'12; 3y5% to Realty Holding Co, a corp, 907 Bway, to Paul Fuller, 31 W 10, & ano, trstes Louise M Marcotte. 235,000
 32D st, 158-60 W, see 31st, 149-53 W.
 37TH st, 356 W (3:760), ss, 64 e 9 av, 18x49.4; PM; Oct7'12; due, &c, as per bond; Morris J Gordon, Jos Stern & Nathan Shapanka to Title Guarantee & Trust Co, 176 Bway. 5,000
 42D st, 110 W (4:994), ss, 100 w 6 av, 25x98.9; agmt as to payment of interest at the rate of 4 1/2% on last day of each month; Sept5; Oct4'12; Wm C Wotton & Emma J De Long individ & as trstes Margt C Wotton et al with Paul H Fairchild, Passaic, NJ. nom
 43D st, 401-3 E, see 1 av, 770-4.
 43D st, 508 W (4:1071); sal Ls; Oct3; Oct 9'12; demand, 6%; Herman Spielvogel to V Loewer's Gambrinus Brewery Co, 528 W 42. 947.50
 48TH st, 220-8 W (4:1019); sobrn agmt of mtg for \$70,000 to mtgs aggregating \$210,000, including said mtg for \$70,000; July11; Oct5'12; re-recorded from July12 '12; Jos L Graf, 28 W 89 et al with Union Estates, a corp, 135 Bway. nom
 48TH st, 9 E (5:1284), ns, 175 e 5 av, 25x100.5; pr mtg \$115,000; Oct7'12; 2y6%; Forty-fifth Street Realty Co to County Holding Co, 100 Bway. 20,000
 48TH st, 9 E; certf as to above mtg; Oct7'12; same to same.
 48TH st, 171 W, see 7 av, 721.
 48TH st W, see 7 av, see 7 av, 719.
 53D st, 445 W (4:1063), ns, 175 e 10 av, 25x100.3; Oct7'12; 3y4 1/2%; Annie Reckhart to German Savgs Bank, 157 4 av. 5,000
 54TH st, 15 W (5:1270); ext of \$75,000 mtg to Sept30'15 at 4 1/2%; Oct1; Oct5'12; Bankers Trust Co trste Oliver S Carter with Jas B Dickson, 49 Wall. nom
 56TH st, 419-21 E (5:1368), ns, 254 e 1 av, 40x89.4x40.1x91.11; Oct7; Oct8'12; due Sept1'17; 5%; Mayer Malbin, New Rochelle, NY, to Jos F Steir, 117 W 58. 35,000
 56TH st, 419-21 E; sobrn agmt; Sept30; Oct8'12; Mayer Malbin & Business Men's Realty Co with same. nom
 57TH st, 447 E (5:1369); ext of \$8,550 mtg to June1'15 at 5 1/2%; Sept24; Oct9'12; Marie S Haas with An Association for the Relief of Respectable Aged Indigent Females, 891 Ams av. nom
 60TH st, 120 E (5:1394), ss, 200 e Park av, 20x100.5; pr mtg \$—; Sept30; Oct4 '12; due, &c, as per bond; Constantine J MacGuire to Mutual Life Ins Co of NY, 32 Nassau. 4,000
 63D st, 147 W (4:1135), ns, 414.3 w Col av, 18.6x100.5; pr mtg, \$—; Sept16; Oct 8'12; 2y6%; Patk J Cosgrove to Thos J Brennan, Flushing av & Varrick av, Bklyn. 4,000
 66TH st, 100-6 E, see Park av, 633-7.
 71ST st, 12 E (5:1385), ss, 250 e 5 av, 25 x100.5; ext of \$90,000 mtg to Sept30'15 at 4 1/2%; Aug29; Oct9'12; Rosamond S wife Chas C Auchincloss with N Y Public Library Astor Lenox & Tilden Foundations, 476 5 av. nom
 80TH st, 229 E (5:1526), ns, 254.2 w 2 av, 25.1x102.2; July29; Oct9'12; due July1'12, 6%; Gertrude Scheer, 211 E 82, to Mary Kelly, 1726 Park av. 500
 82D st, 71-7 E, see Park av, 960-2.
 82D st, 146 W (4:1212), ss, 300 e Ams av, 25x102.2; pr mtg \$38,000; Oct7; Oct 10'12; 3y6%; Potential Realty Corp, 149 Bway, to Louis Eisenberg, 561 W 143. 3,000
 82D st, 146 W; certf as to above mtg; Oct7; Oct10'12; same to same.
 83D st, 62 W (4:1196); ext of \$18,000 mtg to Oct22'15, at 5%; Sept11; Oct7'12; Lawyers Mtg Co & Lillie G Phoenix with Cora Sanders. nom
 84TH st, 279 W (4:1232), ns, 20.6 e West End av, 16x80.2; PM; Sept30; Oct5'12; due, &c, as per bond; Waterman Realty Co to Title Guarantee & Trust Co. 14,000
 84TH st, 273 W (4:1232), ns, 68.6 e West End av, 16x80.2; PM; Sept30; Oct5'12; due, &c, as per bond; Waterman Realty Co to Title Guarantee & Trust Co. 13,000
 84TH st, 328 E (5:1546), ss, 325 w 1 av, 25x102.2; PM; Oct10'12; due &c as per bond; Helen Hommel, 56 E 124, & Henry G Riehl, 406 E 83, to Philip Knobloch, 28 Bay 17, Bklyn. 15,500
 85TH st E, sec 2 av, see 2 av, sec 85th.
 88TH st, 124 E, see Lex av, 1300.
 88TH st, 35 W (4:1202), ns, 429 e Col av, 21x100.8; Oct10'12; due &c as per bond; Jane Meenan to German Savgs Bank, 100 E-14. 20,000
 88TH st, 53 E (5:1500), ns, 113.2 e Mad av, 25.6x100.8; ext of \$2,500 mtg to Nov1 '15 at 6%; Oct10'12; Jacob Jung with Anton Friedrich, 49 E 88. nom
 88TH st, 49 E (5:1500), ns, 62.2 e Mad av, 25.6x100.8; ext of \$3,000 mtg to Nov1 '15 at 6%; Oct10'12; Jacob Jung with Anna Friedrich, 49 E 88. nom
 89TH st, 100 E, see Park av, 1095-7.
 91ST st E nwc Av A, see Av A, 1749.
 95TH st W, nec Bway, see Bway, nec 95.
 95TH st, 122 W (4:1225), ss, 530 e Ams av, 20x100.9x18.3x100.8; Oct4'12; 5y5%; Marie E Clark to Lawyers Mtg Co, 59 Liberty. 13,000

95TH st, 122 W (4:1225); sobrn agmt; Oct4; Oct5'12; Marie A Clark with Lawyers Mtg Co. nom
 96TH st, 132 W (4:1226), ss, 350 w Col av, 25x100.8; Oct4'12; 5y4 1/2%; Jno M Hoffman to German Savgs Bank, 157 4 av. 19,000
 102D st, 324 E (6:1673), ss, 250 w 1 av, 24.11x100.11; PM; Oct8'12; 5y5%; Nathan Cohen, 73 E 124, to Harmon W Hendricks, 10 E 44, trste Fanny Hendricks, for Edith Hendricks. 11,000
 104TH st, 224 E (6:1653), ss, 206 e 3 av, 25x100.11; pr mtg \$10,000; Oct10'12, 5y5%; Henry S Schendel & Harry Stark to Emigrant Indust Savgs Bank. 5,000
 106TH st, 211 E (6:1656), ns, 170 e 3 av, 20x100.11; ext of \$3,500 mtg to Jan2'18 at 5%; Sept27; Oct4'12; Jos Casazza with Giuseppe Solimano. nom
 109TH st E nwc 2 av, see 2 av, 2121.
 109TH st, 20 E (6:1614); ext of \$23,000 mtg to Nov22'15 at 5%; Oct3'11; Oct10'12; Phillips Phoenix et al, trstes Stephen W Phoenix, with Max L Schallek & Morris Levy. nom
 111TH st, 305 E (6:1683), sal Ls; Oct8; Oct9'12; demand, 6%; Pasquale Di Lacio to F & M Schaefer Brewing Co, 114 E 51. 1,800
 112TH st, 152 E, see Lex av, 1801.
 112TH st, 70-2 E (6:1617), ss, 26.3 w Park av, 52.6x75.11; Oct10'12; due Nov1 '15.5%; Maria Brann to Jane Remsen Thompson, gdn, 10 E 78. 25,000
 116TH st, 64 W (6:1599), ss, 100 e Lenox av, 25x84.7x26.3x92.9; pr mtg \$40,000; Oct 4'12; demand, 6%; Laura J Anderson, 401 45th, Bklyn, to Mary J L McDonald, 220 Montgomery, San Francisco, Cal. 2,500
 116TH st, 109-11 E (6:1644), ns, 131 e Park av, —; ext of \$36,000 mtg to Sept 21'14, at 5%; Sept28; Oct8'12; N Y Trust Co with Herman B Grossman, 109 E 116. nom
 116TH st, 109-11 E (6:1644); ext of mtg for \$18,000 to Dec18'15; 5%; Oct1; Oct8 '12; David Seidman, 252 W 149, with Herman B Grossman, 109 E 116. nom
 118TH st, 3 W (6:1717), ns, 100 w 5 av, 27.9x100.11; ext of \$20,000 mtg to Dec1'15 at % as per bond; Oct4'12; Ignatz Zigler with Maria Silverberg, 182 St Nicholas av. nom
 119TH st, 401 W, see Morningside av W, 90.
 119TH st, 518 E (6:1815), ss, 248 e Pleasant av, 25x100.10; Oct7; Oct8'12; due, &c, as per bond; Maria Zettler, Regina Reilly & Anna & Andw Zettler to Philippina Stapel, 159 E 91. 4,000
 119TH st, 518 E; sobrn agmt; Oct7; Oct 8'12; Maria Zettler with same. nom
 120TH st, 400 W, see Morningside av W, 90.
 121ST st, 505 E (6:1818), ns, 81 e Pleasant av, 17x84.3; Oct4'12; 3y5%; Louise M Donnelly to American Mtg Co. 2,000
 122D st, 66 E (6:1747); ext of \$16,000 mtg to Nov21'15 at 5%; July3; Oct5'12; Mary L Howlett with Rose Harris, 66 E 122. nom
 122D st, 210 E (6:1786), ss, 130 e 3 av, 25x100.11; pr mtg \$16,000; Oct4; Oct8'12; 1y% as per bond; Planet Realty Co, 214 E 99, to Morris Mayer, 135 W 77. 5,000
 122D st, 230 E (6:1786), ss, 325 e 3 av, 25x100.10; Oct9; Oct10'12, 1y5 1/2%; Christian Armbruster, Bklyn, to Greenpoint Savgs Bank, 807 Manhattan av, Bklyn. 2,000
 127TH st, 122 W (7:1911), ss, 225 w Lenox av, 25x99.11; given as additional collateral security for payment of \$3,000; Sept16; Oct7'12; due May1'13, 6%; Isaac Steinberg & Leo Falkenberg to Henrietta Balzer, 64 E 90. 3,000
 132D st, 2 W (6:1729), ss, 75 w 5 av, 17.6 x99.11; PM; Oct5; Oct7'12; 3y5 1/2%; Michl J Moriarty, 38 Buena Vista av, Yonkers, NY, to Emma J Woolf, 1558 Concourse. 6,000
 144TH st, 472 W (7:2059), ss, 47.6 e Ams av, 17.6x99.11; pr mtg \$—; Oct5; Oct7 '12; 5y6%; Bertha Baum to Benj Baum, 162 W 96. 1,000
 144TH st, 530 W (7:2075), ss, 312.6 w Hamilton pl, 87.6x99.11; PM; pr mtg \$125,000; Oct1; Oct8'12; 1y6%; Douglas Realty Co, 31 Nassau, to Potential Realty Corp, 149 Bway. 2,000
 144TH st, 472 W (7:2059), ss, 47.6 e Ams av, 17.6x99.11; Oct5'12; 5y4 1/2%; Bertha Baum to Seamen's Bank for Savgs in City NY, 76 Wall. 9,000
 146TH st, 454 W (7:2060), ss, 300 e Ams av, 25x99.11; estoppel certf; Apr16; Oct10 '12; John D Van Buren, exr &c Saml Aymar, to whom it may concern.
 148TH st, 554-6 W (7:2079), ss, 175 e Bway, 50x99.11; agmt as to share ownership in mtg; June27'07; Oct9'12; Stuyvesant Mtg Co with Lawyers Title Ins & Trust Co. nom
 148TH st, 558-60 W (7:2079), ss, 125 e Bway, 50x99.11; agmt as to share ownership in mtg; June27'07; Oct9'12; Stuyvesant Mtg Co with Lawyers Title Ins & Trust Co. nom
 150TH st, 540 W (7:2081), ss, 370 w Ams av, 15x99.11; PM; Oct9'12; 3y5%; Philip Levey, 258 W 34 to Richd M Hoe, 11 E 71st trste. 7,000
 151ST st W, nec Bradhurst av, see Bradhurst av, 192-4.
 158TH st W (8:2135), ns, 142 w 12 av (prolonged), & 257.5 e from es of right of way of N Y C & H R R Co, runs n 231.6xn235.7xn 0.8 to ws Boulevard Lafayettee xn— to former 160th xw271.11 to es said railroad xw537.2 to 158th xe257.5 to beg; Sept27; Oct9'12; 5y5%; Edwina Co Inc a corp to Title Guar & Trust Co, 176 Bway. 80,000

158TH st W (8:2135), same prop; certf as to above mtg; Sept27; Oct9'12; same to same. nom
 158TH st W (8:2135), same prop; pr mtg \$80,000; Sept27; Oct9'12; due Jan2'14; 6%; same to Gingold Realty Co, 2344 Ams av. 60,000
 158TH st W (8:2135), same prop; certf as to above mtg; Sept27; Oct9'12; same to same.
 160TH st W, if extended, nwc Riverside dr, see 158th W, ns, 142 w 12 av.
 169TH st W (8:2125), ss, 95 e Audubon av, 50x85; Oct3'12; 5y5%; Fair Deal Realty Co to Jno J Halstead, 253 W 93 & ano trstes Pearson S Halstead; corrects error in last issue when location was 169th st W (8:2125), ss, 95 e Alex av. 41,000
 169TH st W (8:2125), same prop; certf as to above mtg; Oct3'12; same to same.
 179TH st, 700-2 W, see Bway, swc 179.
 Av A, 1749 (5:1571), nwc 91st, 25.4x94; Oct7; Oct9'12; due &c as per bond; Saml D Wohlfeil to Title Guar & Trust Co. 12,000
 Av A, 1751 (5:1571), ws, 25.4 n 91st, 25.4 x94; Oct7; Oct9'12; due &c as per bond; Saml D Wohlfeil to Title Guar & Trust Co. 8,000
 Amsterdam av, 768 (7:1869), ws, 75.5 s 98th, 25.5x92; Oct4'12; 5y4 1/2%; August Stellhorn to U S Trust Co, 45 Wall, 20,000
 Amsterdam av, 768; pr mtg \$20,000; Oct 4'12; 2y6%; same to Geo V Spies, 116 W 102. 3,000
 Amsterdam av, 2183-5 (8:2112); two agmts as to share ownership in two mtgs for \$40,000 each; Oct10'12; Frank C Littleton with Wm R Ware, 121 W 93, & ano, trstes Enoch R Ware. nom
 Bradhurst av, 192-4 (7:2046), nec 151st, 50x124.6; ext of \$13,000 mtg to Sept26'15 at 6%; Oct8; Oct9'12; Geo Mandel with Alfred Bloch, 216 Bergenline av, Union Hill, NJ. nom
 Broadway (8:2176), swc 179th (Nos 700-2), 103x103.5x92.6x148.10; bldg loan; Oct 4'12; 5y6% until completion of bldg & 5 1/2% thereafter; Donald Robertson Co to Metropolitan Life Ins Co, 1 Mad av. 350,000
 Broadway (8:2176), same prop; certf as to above mtg; Oct4'12; same to same.
 Broadway (4:1243), nec 95th; str Ls; Oct8; Oct9'12; installs; 6%; Danl G Stebbins to Martin J Martell, 1543 St Nich av, & ano. 6,392.02
 Claremont av, 175 (7:1994), ws, 475.2 s 127th, 75x91; estoppel certf; Oct8; Oct10 '12; Quincy F Cushing to Eliza L Edgar, 25 Beach, Newport, RI.
 Lexington av, 1475 (5:1524), es, 50.8 n 95th, 25x84; Oct7'12; due, &c, as per bond; Estate John Faeth Inc, a corp, to Dry Dock Savings Instn, 341 Bowery. 15,000
 Lexington av, 1475; certf as to above mtg; Oct1; Oct7'12; same to same.
 Lexington av, 1475; sobrn agmt; Oct7 '12; same & Chas F Faeth with same. nom
 Lexington av, 1300 (5:1516), see 88th (No 124), 100.8x67.1; pr mtg \$38,000; Oct 8'12; 1y5%; Evangelical Lutheran Immanuel Church U A C of Yorkville, N Y City, to Emigrant Industrial Savgs Bank. 6,000
 Lexington av, 1801 (6:1639), sec 112th (No 152), 19.11x73; Sept20; Oct8'12; due, &c, as per bond; Leon Weil to Saml Charig, 324 Park pl, Bklyn. 7,000
 Lexington av, 77 (3:881), sec 26th (No 132), 24.8x62; Oct7; Oct8'12; 5y5%; Michl D Ryan to Johanna McManus, life tenant under will Jno McManus, 60 E 131, 30,000.
 Morningside av W, swc 120th see Morningside av W, 90.
 Morningside av W, 90 (7:1962), nwc 119th (No 401), 163.5 to 120th (No 400), x 127.4x161.10x150; pr mtg \$365,000; Oct3; Oct4'12; 2y6%; West Side Constn Co to Gertrude A Vanderbeck, 149 W 126. 20,000
 Morningside av W 90; certf as to above mtg; Oct3; Oct4'12; same to same.
 Park av, 960-2 (5:1494), nwc 82d (Nos 71-7), 102.2x115; pr mtg \$650,000; Oct3; Oct4'12; due, &c, as per bond; Fullerton Weaver Realty Co, 1 Mad av, to Gertrude M Bain, 17 W 32. 40,000
 Park av, 960-2; certf as to above mtg; Oct3; Oct4'12; same to same.
 Park av 633-7 (5:1400), sec 66th (Nos 100-6), 75.5x80; sobrn agmt; Aug8; Oct7 '12; Fullerton Weaver Realty Co & Gertrude M Bain with Lawyers Title Ins & Trust Co, 160 Bway. nom
 Park av, 1095-7 (5:1517), sec 89th (No 100), runs e 82.2x50.4xw28.11x50.6xw53.3 to Park av xn50.10 to beg; Oct8'12; due Nov1'17; 4 1/2%; Lewis Samuels to Jno B Harrison, New Rochelle, NY, & ano, trstes Andrews Soher. 10,000
 Riverside dr, ws, 207.10 s 161, see 158th, st, ns, 142 w 12 av.
 St Nicholas av, 195 (7:1925), ws, 59.3 s 120th, 29.7x82.11x25.2x67.5; PM; pr mtg \$20,000; Sept30; Oct1'12; 2y6%; Edw Vaczy, Bklyn to Celeste B Levy, 100 W 121. Corrects error in last issue when property was omitted. 2,500
 St Nicholas av, 195 (7:1925); agmt as to share ownership in mtg; Oct1; Oct8'12; Wm Loeb with Celeste B Levy, 100 W 121. nom
 St Nicholas av 410 (7:1958), es, 101.10 n 130th, 32x125; ext of \$20,000 mtg to Mar 11'17 at 4 1/2%; Oct7; Oct10'12; Thos Keitel with Lucius H Beers, Westhampton Beach, NY, & ano, trstes Fredk Battenfield. nom
 West End av, 54 (4:1153), sal Ls; Oct3; Oct4'12; demand, 6%; Nicholas Hardy to Lion Brewery, 104 W 108. 2,500

MORTGAGES

Borough of the Bronx.

West End av, 732 (4:1243), es, 59 s 96th, 16.6x95; PM; Oct7; Oct8'12; 3y5%; Saml N Irwin to Lina M Tompkins, 732 West End av. 10,000

West End av, 385 (4:1186), ws, 49 n 78th 20x55.11; PM; Oct9'12; 5y5%; Gustav E Schultze, Hoboken, NJ to Ewen McIntyre, 303 W 74. 19,000

West End av, 385; PM; pr mtg \$19,000; Oct9'12; 1y6%; same to same. 1,500

1ST av, 1487 (5:1452), sal Ls; Oct4; Oct 5'12; demand, 6%; Sigmund Meisterles to Beadleston & Woerz, 291 W 10. 2,500

1ST av, 770-4 (5:1355), nec 43d (Nos 401-3), 70.5x150; Oct6; Oct8'12; due, &c, as per bond; Dennis Harrington, Jr, to Rebecca S Blumenthal, Jarvis la, Far Rockaway. 75,000

1ST av, 2354 (6:1808), es, 40.11 s 121st, 19.9x80; Sept30'12; 3y5%; Minnie A Brian to Title Ins Co of N Y; corrects error in last issue, when 1 av No was 354. 7,500

1ST av, 1197 (5:1439); ext of \$16,000 mtg to May22'14 at 5%; May2'11; Oct9'12; Christine G Openhym with Sophie B Freund, 108 E 73 & Eva B Frank, 862 Park av. nom

1ST av, 1847 (5:1558), ws, 100.8 s 96th, 25x80; ext of \$10,000 mtg to Sept20'15 at 5%; Sept24; Oct9'12; Howard Huntington, exr Azelia C Huntington, with Anna Dvorak, 1847 1 av. nom

2D av, 2121 (6:1659); sal Ls; Oct7; Oct8'12; demand; 6%; Pasquale Falsetti to F & M Schaefer Brewing Co, 114 E 51. 500

2D av, 1166 (5:1436), es, 50.5 n 61st, 25x 75; pr mtg \$20,000; Sept3; Oct8'12; due Mar1'15; 6%; Zelta Berkowitz to Abr O Karp, 601 W 140. 6,000

2D av, 1168 (5:1436), es, 75.5 n 61st, 25x 100; pr mtg \$23,000; Sept 3; Oct8'12; due Mar1'15; 6%; Zelta Berkowitz to Abr O Karp, 601 W 140. 6,000

2D av (5:1547), sec 85th; sal Ls; Oct8'12; Edw McRedmond to Geo Ehret, 1197 Park av. 1,000

2D av, 2121 (6:1659), nwc 109th, sal Ls; Oct2; Oct4'12; demand, 6%; Pasquale Falsetti, 2121 2 av, to F & M Schaefer Brewing Co, 114 E 51. 3,500

2D av, 2380 (6:1799); ext of \$13,000 mtg to June30'15 at 5%; June13; Oct7'12; Lawyers Mort Co with Jno McKee. nom

2D av, 1382 (5:1446), ext of \$18,000 mtg to July1'14 at 4½%; May18'09; Oct9'12; Wilfred A Openhym with Sarah Waldheimer. nom

2D av, 2161 (6:1661); sal Ls; Oct3; Oct 10'12; due &c as per bond; Lawrence Cioffi to Geo Ringler & Co, 203 E 92. 3,599.50

4TH av, 343-61 (3:881), sec 26th (Nos 100-4), runs e120x88.9xw30x89.9 to 25th (No 101) xw90 to av xn197.6 to beg; pr mtg \$1,550,000; July30; Oct5'12; due, Feb1 '17, 5½%; Armory Holding Co, 320 5 av, to U S Mtg & Trust Co, trstes, 55 Cedar. gold bonds, 125,000

4TH av, 343-61; also 26TH ST, 100-4 E, & 25TH ST, 101 E; consent to above mtg; July30; Oct5'12; same to same.

4TH av, 343-61 (3:881); also 26TH ST, 100-4 E, & 25TH ST, 101 E; certf as to above mtg; July30; Oct5'12; same to same.

5TH av, 276-80 (3:831), swc 30th (Nos 2-6), 98.9x150; fee & leasehold; certf as to mtg for \$50,000; Sept30; Oct5'12; Holland House Co to Benj Welles. 50,000

5TH av, 276-80 (3:831), swc 30th (Nos 2-6), 98.9x150; fee & leasehold; pr mtg \$730,000; Sept30; Oct4'12; 3y6%; Holland House Co, a corp, to Benj Welles, Islip, LI. 50,000

7TH av, 721 (4:1001), nec 48th (No 171), 20x50; Oct8'12; due, &c, as per bond; Edw B Carey, Far Rockaway, NY, to Benj Welles, Islip, LI, et al, trstes for Harriet K Welles, will Benj S Welles. 63,000

7TH av, 719 (4:1000), sec 48th, asn Ls by way of mtg as collateral security for loan of \$7,092; Oct7; Oct9'12; Jno H Martin to Excelsior Bwg Co, 254 Hart, Bklyn. nom

8TH av, 389 (3:753), ws, 49.9 n 29th, runs n21xw70xsl19xsl25x2e58 to beg; pr mtg \$16,500; Oct4'12; 2y6%; Mary E O'Farrell trste Mary Halpin to David Vogel, 215 W 128. 3,000

9TH av, 776 (4:1042), es, 25.5 s 52d, 25 x100; pr mtg \$20,000; Oct4'12; 3y6%; Annie W Schierloh at Great Neck, LI, to Terence F Gallagher, 48 W 60. 3,500

9TH av, 533 (3:737), ws, 58.9 s 40th, 20 x65; pr mtg \$13,000; Oct4; Oct7'12; 2y6%; Fredk Peter & Caroline S Billhardt, both of Bklyn, to Flora E Solomon, 536 W 113. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Car & R R equipment agmt, general mtg, etc (misc): July24; Oct4'12; due, Jan1'13, 5%; American Car & Foundry Co, vendor, with Grand Trunk Railway Co of Canada, vendee. gold note 61,750

Land in Kings Co (file); certf as to mtg for \$135,000; Sept10; Oct8'12; Cary Mtg Co to Title Guar & Trust Co.

Sterling pl, Brooklyn (misc): certf as to mtg for \$70,000; Sept24; Oct4'12; Plaza Impt Co, a cōrpn, to Title G & T Co, 176 Bway.

Consent (Misc): to chattel mtg for \$2,000 on presses, fixtures, &c; May3; Oct 9'12; Camelot Press, a corp, to Martha Hellthaler.

Aldus st (10:2743), nec Southern blvd, runs n100xe110xn58e48xsl105 to st xw194 to beg; sobrn agmt; Oct4; Oct7'12; American Real Estate Co with City Mtg Co, 15 Wall. nom

Aldus st (10:2742), ss, 105 e Southern blvd, 2 lots, ea 42x105; 2 sobrn agmts; Oct4; Oct7'12; American Real Estate Co with City Mtg Co, 15 Wall. nom

Aldus st see Southern blvd, see Southern blvd, sec Aldus.

Aldus st, see Southern blvd, see Southern blvd, sec Aldus.

Barretto st (10:2722), see Fox, 105x150; bldg loan; Oct9'12; demand, 6%; B V Constn Co to City Mort Co, 15 Wall. 145,000

Barretto st (10:2722), same prop; certf as to above mtg; Oct9'12; same to same.

Barry st, swc Longwood av, see Longwood av, swc Barry.

Beck st (10:2707), es, 250 s 156th, 25x100; pr mtg \$6,000; Sept26; Oct5'12; 3y5%; Sarah Budwig, 14 Beck to Pauline Burnett, 996 Tiffany. 1,500

Catharine st (*), es, 150 s 238th, 25x 100; Oct4'12; 3y6%; Wm H Cochran to Eliz Corell, Mt Vernon, NY. 2,600

Chisholm st (11:2970), ws, 145.2 s Freeman, 20x120; ext of mtg for \$5,500 to Dec 15'15 at 5%; Oct4; Oct8'12; Wilhelm Friedrich with Geo Meister. nom

Chisholm st (11:2970), ws, 125 s Freeman, 20.2x120; ext of \$5,500 mtg to Dec15 '15 at 5%; Oct4; Oct8'12; Wilhelm Friedrich with Jno A Warch. nom

Clinton pl, 54 (11:3207), ss, 50 w Grand av, 25x100; Oct3; Oct4'12, 5y5%; Louise E, C F Gustav, Carl A & Ernest W Leonhardt to Frank Leslie, also known as Mrs Frank Leslie, 2039 Bway. 5,000

Featherbed la, swc Macombs rd, see Shakespeare av, es, 111.6 s Featherbed la.

Featherbed la see Jesup av, see Shakespeare av, es, 111.6 s Featherbed la.

Featherbed la, swc Jesup av, see Shakespeare av, es, 111.6 s Featherbed la.

Fox st, see Barretto, see Barretto, see Fox.

Freeman st (11:2968), ns, 98.8 e Union av, 20x86.9; pr mtg \$4,000; Oct7; Oct8'12; 2y% as per bond; Agnes M Pragnell, 819 Ritter pl, to Theo A M Hartung, 2041 Wash av. 1,000

Garden st, nec Crotona av, see Crotona av, 2252.

Jennings st, 752 (11:2969), ss, 170.2 e Union av, 25x100; Oct8; Oct9'12; due, &c, as per bond; Agnes M Pragnell to Wm B Rabell, 1824 Arthur av. 5,000

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90; bldg loan; Oct4; Oct5'12; due Aug 1'13; 6%; Flavius Impt Co to Prospect Investing Co at Purchase, NY. 18,000

Lorillard pl (11:3056), same prop; certf as to above mtg; Oct4; Oct5'12; same to same.

Lorillard pl (11:3058), nec 188th, 30x 97.5; pr mtg \$—; Oct7; Oct9'12; 2y6%; Buonodono Constn Co to Danl Woodcock, 1166 Pacific, Bklyn. 1,500

Lorillard pl (11:3058), same prop; certf as to above mtg; Oct7; Oct9'12; same to same.

Main st (*), es, 100 s Halperin, 32.6x 100.11x17.6x102.10, Westchester; Oct4; Oct 9'12; 2y6%; Zerega Realty Co, 1922 E 177, to Mathilda Weinberg, 847 Col av, 3,000

Main st (*), same prop; certf as to above mtg; Oct4; Oct9'12; same to same.

Mt Hope pl, 121-3 (11:2805), ns, 350 w Mt Hope av, two lots, ea 25x125, two mtgs, ea \$4,000; Oct4'12, 3y5%; Fredk A Reiss to Louis Sahn, 1125 W 8, Plainfield, NJ. 8,000

Merrill st, nwc Commonwealth av, see Commonwealth av, nwc Merrill.

Oakland pl (11:3080), ss, 150 w Crotona av, 25x100; pr mtg \$3,250; Oct3; Oct8'12; 3y6%; Elise Leib, 666 Oakland pl, to Lavina S Hirlman, 2681 Marion av. 1,000

Willow la (*), ss, 75 e Gainsborg av, runs e2.1xsl13.10xw100xn25xe1.9xn89.5 to beg; PM; Oct7; Oct8'12; 5y5½%; Henry Osterholt to Cath Colvill, 242 W 50, &ano. 3,000

135TH st E (9:2280), ns, 315 e Willis av, 19.10x100; pr mtg \$8,000; Oct10'12, 4y 6%; Jane McLaughlin to Edw Early, 316 W 20. 2,000

143D st E (9:2412), ss, 175 w Cortlandt av, 25x100; ext of \$3,500 mtg to Sept11 '17 at 5%; Sept11; Oct10'12; Mary E Kranich with Edw Davi & Sabatino Ruzzo, 358 E 153. nom

145TH st E, swc St Ann's av, see St Ann's av, 427.

146TH st, 447 E (9:2291), ns, 315 w Brook av, 25x99.9; Oct9'12; 5y5%; Jno A Pachler to Lawyers Mort-Co, 59 Liberty. 4,000

147TH st E, see Willis av, see Willis av, sec 147th.

148TH st E (9:2330), ns, 550 w Courtlandt av, 25x106.6; pr mtg \$5,500; Oct3; Oct4'12; due &c as per bond; Mary Cerrillo to Saverio Lacavera, 248 E 152. 500

149TH st E nwc Brook av, see Brook av, nwc 149th.

151ST st, 304 E (9:2410), ss, 25x118.5, except the east 3 ft; ext of \$4,500 mtg to Oct1'15 at 5%; Oct1; Oct4'12; Maria L Seifert with Otto Lackman, 285 E 163. nom

151ST st, 304 E (9:2410), ss, abt 430 w Courtlandt av, 25x118.5, except strip on es, 3x118.5; PM; pr mtg \$4,500; Oct1; Oct 4'12; due Mar1'16, 6%; Philip Pagliaro to Otto Lackman, 285 E 163. 1,000

153D st E, swc Brook av, see Brook av, swc 153d.

153D st E, see Morris av, see Morris av, 658.

154TH st E, swc Morris av, see Oak, 30-2, Manhattan.

156TH st, 937 E (10:2701), ns, 50 e Dawson, 25x100; Oct10'12, 5y5%; Broad Realty Co to Mary Carroll, 327 E 58. 8,000

156TH st, 937 E; consent & certf as to above mtg; Oct10'12; same to same.

156TH st E, nwc Courtlandt av, see Courtlandt av, 735.

166TH st E, nec Grant av, see Grant av, nec 166.

169TH st, 773-81 E (11:2961), ns, 157 e Boston rd, 108.8x98.3x109x98.11; Oct8; Oct 9'12; 3y6%; McKinley Square Casino Co, a corp, to Curtis B Pierce, 56 E 133, trste Mary G Pinkney, decd, for benefit Julia M C Lawrence. 60,000

169TH st, 773-81 E; certf as to mtg for \$60,000; Oct8; Oct9'12; same to same.

169TH st, 773-81 E; pr mtg \$60,000; Oct 8; Oct9'12; due July8'15, 6%; same to J & M Haffen Brewing Co, a corp, 398 E 152. 17,500

169TH st, 773-81 E; certf as to mtg for \$17,500; Oct8; Oct9'12; same to same.

170TH st E, nec Franklin av, see Franklin av, nec 170th.

174TH st E, see Southern blvd, see Southern blvd, sec 174th.

175TH st, 788 E (11:2952), ss, 236.7 e Prospect av, 45x142.2x45x141.10; certf as to payment of share of mtg for \$4,000; Sept30; Oct8'12; Harry T F Johnson, 466 E 138 to Jno W Cornish Constn Co, a corp, 805 Tremont av. 12,000

180TH st E (11:3127), ss, 180 w Vyse av, runs sl10xe80xsl5xe5.2xsl54.7 x w 126.4 x n 172.4xe14.9xnl10 to 180th xe40 to beg; Oct 3; Oct5'12; due &c as per bond; Marie Krabo to Title Guar & Trust Co. 12,000

188TH st E, nec Lorillard pl, see Lorillard pl, nec 188th.

213TH st E, ss, abt 325 e Bronxwood av, see Briggs av, ns, abt 345 e Bronxwood av.

219TH st E (*), ns, 355 e Carpenter av, 50x114, Wakefield; pr mtg \$1,000; Oct8; Oct9'12; 2y6%; Jno M Hicks to Matilda J Edel, 640 E 220. 600

229TH st E (*), ss, 105.6 e Barnes av, 25x114.6, Wakefield; pr mtg \$4,250; Oct7 '12; due, &c, as per bond; Clara M Zoetzi, 826 E 228, to Gennaro Fico, 2366 Lorillard pl. 250

229TH st E (*), ss, 75 e White Plains av, 50x128, Wakefield; Oct8; Oct9'12; due, &c, as per bond; Peter Whittle to Wm M Hubbard at Hartsdale, NY. 1,500

236TH st E (*), ns, 50.1 e Catharine, 25x 99.8x25x101.7; Oct7; Oct8'12; due Dec1'15; 5½%; W M Realty Co to Robina B Knox, trste Mary A Ferguson for Frank W Bartley, 32 Woodland av, New Rochelle, NY. 3,500

236TH st E (*), same prop; certf as to above mtg; Oct7; Oct8'12; same to same.

237TH st E (12:3385), ss, 137.8 e Martha av, 2 lots, ea 37.6x99.11; 2 mtgs, ea \$4,500; Sept1; Oct7'12; 3y5½%; Wesley Constn Co to Central Mtg Co, 60 Wall. 9,000

237TH st E (12:3385), same prop; two mtgs, ea \$1,000; two pr mtgs \$4,500; Oct 7'12; 1y6%; same to Otto G Hupfel, 196 Weyman av, New Rochelle, NY. 2,000

259TH st W, nec Riverdale av, see Riverdale av, nec 259.

259TH st W (13:3423), ns, 50 e Fieldston rd, 25x100, except part for W 259th; Oct1; Oct4'12, 10y6%; Robt Thompson to Robt Ellis, 2280 Sedgwick av. 4,000

261ST st W, nwc Fieldston rd, see Fieldston rd, nwc 261st.

Alexander av, 154 (9:2297), es, 20 s 135th, 20x75; Oct3; Oct4'12; due &c as per bond; Elwood C Davis to Title Guar & Trust Co. 3,000

Anthony av (11:2890), es, 75 s Prospect pl, 25x99.5x25x100; Sept25; Oct10'12; due &c as per bond; Jessie C Bussey & Christina A Salvator, both at 1758 Anthony av, to Anna J Fulton, 561 W 147. 500

Arthur av (11:3070), es, 46.7 n 181st, 50x100, except part for av; PM; Sept 26; Oct10'12; 3y5%; Rosa Solner, 493 E 166, to Emory W Ruggles, 348 University av, Rochester, NY, & ano, exrs &c Julia G Gordon. 5,000

Birchall av, ses, at ws White Plains rd, see White Plains rd, ws, at ses Birchall av.

Boston rd or av (11:3135), ns, 93.2 ne Tremont av, runs along rd 49.11xw69.5xw 71.11x51.2xe120.6xe21.5 to beg; Oct3; Oct 4'12, 5y5%; Frank A Becker to Lawyers Mort Co, 59 Liberty. 35,000

Briggs av (*), ns, abt 345 e Bronxwood av, 50x135.8 to 213th x52.8x152.6; Oct2; Oct8'12; due Jan1'16; 5½%; Annie Kopchovsky to Geo Hauser, 1462 St Lawrence av. 4,500

Brook av (9:2361), swc 153d; sal Ls; Sept30; Oct9'12; demand, 6%; Paul Morgan & Adolf Waldeier to Lion Brewery, 104 W 108. 3,500

Brook av (9:2294), nwc 149th, 49.11x90 x40.11x90.5; pr mtg \$44,000; Oct4'12, 1y 6%; Louise M Repetti, 58 W 124, to Oscar J Mayer, 2085 5 av. 3,500

Castle Hill av (*) swc Gleason av, 108 x105, except part taken for Castle Hill av, Unionport; Oct2; Oct7'12; demand, 5%; Martha Buttner, 1321 Westchester av to Ebling Brewing Co, 760 St Ann's av. 3,200

Castle Hill av (*) swc Gleason av, 108 x105, except part taken for Castle Hill av, Unionport; Oct2; Oct7'12; demand, 5%; Martha Buttner, 1321 Westchester av to Ebling Brewing Co, 760 St Ann's av. 3,200

Clay av (11:2887), es, 17.7 s 171st, 100.6x 54.8 to Webster av x100x64.2, except part for Clay av; Oct3'12; 3y5%; Security Mtg Co to Geo H Fitzgerald, 448 Madison, Bklyn; reprinted from last issue when property was given as lots 7 to 10, map Zborowski property. 55,000

Clay av (11:2887) same prop; certf as to above mtg; Oct1; Oct3'12; same to same.

Clay av (11:2887), same prop; sobrn agmt; Oct1; Oct3'12; same with same. nom

Clay av (11:2799), ws, 125 n 174th, 60 x95; Sept27; Oct7'12; 1y—%; Wm & Minnie Mueser, 1741 Clay av, to Ferd Thun, Wyomissing, Pa. 7,000

Commonwealth av (*), nwc Merrill, 50 x100, except part for Commonwealth av; Oct10'12; 3y5%; Jas J Cahill, 985 Park av to Arthur F Probst, 135 Walter st, Rosindale, Mass. 2,000

Courtlund av, 735 (9:2416), nwc 156th, late Melrose, as on map Melrose South, runs n25xw100.4xsl6 to ns 156th, as legally opened xel00.4 to av xnl to beg, except part for av; pr mtg \$9,000; Oct1; Oct8'12; due, &c, as per bond; Aug C Friedrich, of Lake Katrine, Ulster Co, NY, to Louise Winkler, 218 E 128. 1,500

Creston av, 2519 (11:3175); ext of \$10,000 mtg to Sept30'15, 5%; July30; Oct7 '12; Jno B Taylor & ano with Caroline G Storey. nom

Crotona av, 2252 (11:3100), nec Garden, 70.3x44x79.5x49.2; Oct8'12; 3y5%; Sass-Cal Realty & Constn Co to Italian Savgs Bank, 64 Spring. 27,000

Crotona av, 2252; certf as to above mtg; Oct7; Oct8'12; same to same.

Crotona av, 2252; four sobrn agmts; Oct8'12; Thos P Howley with same. nom

Decatur av, 3256 (12:3355), es, 158.10 n 207th, 26.6x95; pr mtg \$3,500; Oct5; Oct7 '12; installs, 6%; Chas J Ditter to Patk J Sullivan, 3256 Decatur av. 1,300

Edison av, nec Middletown rd, see Middletown rd, nec Edison av.

Fieldston rd (13:3423), nwc 261st, 99.4x 25x104.11x25.7; PM; Oct9; Oct10'12, 1y6%; Jos J Byrne, 151 W 231, to Anthony H Miller, 160 E 3. 1,100

Forest av, 872 (10:2658); sal Ls; Oct 5; Oct8'12; demand; 6%; Arthur Ledlack to A Hupfels Sons, a corp, 842 St Anns av. 2,610.35

Franklin av, es, 68.4 n 170th, see Franklin av, nec 170th.

Franklin av, es, 28.4 n 170th, see Franklin av, nec 170th.

Franklin av (11:2936), nec 170th, 28.4x 99.11x14.3x101; also FRANKLIN AV (11:2936), es, 28.4 n 170th, 40x99.11; also FRANKLIN AV (11:2936), es, 68.4 n 170th, 41.7x99.11x41.2x99.11; agmt amending description in 3 mtgs to read as above; Mar15; Oct7'12; Emil Dimond, 361 Clinton pl, Bklyn; Philip Hill, 3633 3 av; Ernst F Nordstrom, 232 E 198, with Mary A Brady, 552 W 186; N Y Investors Corp, 176 Bway, & Antoinette Schedler, 27 E 81. nom

Garrison av (10:2761), ss, 58 w Faile, 28.8x102.5x25x116.6; agmt as to asn of an \$18,000 mtg & ext of same to Sept1'17; 5% Oct3; Oct4'12; Bernard J Brown with Orrella D Brown, 162 W 76 et al trstes Robt I Brown. nom

Garrison av (10:2761), ss, 57.4 w Faile, 28.8x102.5x25x116.6; pr mtg \$18,000; Oct4 '12, 2y6%; Bernard J Brown to Wilhelm Lauter, 420 E 141. 2,500

Grant av (9:2449, 2452, 2453, 2456 & 2457), nec 166th, 156.6x100; also GRANT AV (9:2449, 2452, 2453, 2456 & 2457), ws, 156.6 n 166th, 50x100; agmt apportioning mtg; Nov19'10; Oct5'12; One Hundred and First St Co with Dollar Savgs Bank, 2308 3 av. nom

Grant av, ws, 156.6 n 166, see Grant av, nec 166.

Hermany av (*), ns, 100 e Olmstead av, 50x103.7, except part Hermany st or av, Unionport; Oct7; Oct8'12; 3y6%; Bernard Amster to Wm H Schumacher, 58 E 161. 800

Hoe av 1533 (11:2982); ext of \$7,750 mtg to Oct21'15 at 5%; Oct4; Oct9'12; Mary S French with Wm J Ehrich, 141 W 74. nom

Hoe av, 1543 (11:2982); ext of \$7,750 mtg to Oct21'15 at 5%; Oct4; Oct9'12; Mary S French with Walter M Wechsler, 216 W 100. nom

Holland av swc Van Nest av, see Van Nest av, swc Holland av.

Hughes av, 2243 (11:3071), sal Ls; Sept 30; Oct8'12; demand; 6%; Adolph Kohlenberg to A Hupfel's Sons, a corp, 842 St Anns av. 3,855.10

Hughes av (11:3087), es, 125 n 183d, 25x 100; Oct2; Oct4'12, 3y5½%; Alice V Conklin to Annie R Daily, 1525 Zerega av & ano. 3,000

Hunts Point av (10:2761), sec Seneca av (No 1200), 77x105.11x75x123.6; also SENECA AV (10:2761), ss, 123.6 e Hunts Point av, 50x100, PM; pr mtg \$116,000; Sept 3; Oct4'12; 2y6%; Geo G Graham to Harry B Davis, Mt Vernon, NY & ano. 37,500

Jesup av, swc Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Jesup av, sec Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Jesup av, es, 225.3 s Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Jesup av, es, 1,238 s Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Jesup av, es, 1,270 s Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Kingsbridge rd (*), ws, 40 n 4 av, 32x 48.7x25x68.7; Oct8; Oct10'12; 2y6½%; Rachel La Porta also known as Rachele Gambacorta, 3192 Webster av, to Jas J Tully, 1790 Holland av. 500

Longwood av (10:2736), swc Barry, 70.3 x88.9x75x84.4; also LONGWOOD AV (10:2737), nwc Barry, 20.2x63.11x20.2x65.2; Oct 7; Oct8'12; due, &c, as per bond; Downey Constn Co to Jas Carney, 153 Brook av. 7,000

Longwood av (10:2736 & 2737); also BARRY ST, same prop; certf as to above mtg; Oct7; Oct8'12; same to same.

Longwood av (10:2736-2737); also BARRY ST, same prop; sobrn agmt; Oct7; Oct 8'12; Michl J Sullivan with Jas Carney. nom

Macombs rd (11:2876), ws, 175 s Nelson av, 25x76.3x26.9x66.8; also NELSON AV, (11:2876), es, 175 s Macombs rd, 50x85.9x 53.6x66.8; ext of three mtgs aggregating \$2,000 to Oct1'14 at 5%; Oct2; Oct4'12; Margt Knox with Jno W Whiteside. nom

Macombs rd, swc Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Macombs rd, ws, abt 275 s Featherbed la, see Shakespeare av, es, 111.6 s Featherbed la.

Middletown rd (*), nec Edison av, 51.3x 119.4x50x130.9; bldg loan; Oct7; Oct8'12; 1y6%, until completion of bldg & 5½% thereafter; Chas H Pillsbury to Title Guar & Trust Co. 4,500

Middletown rd (*), same prop; sobrn agmt; Oct7; Oct8'12; Harry Heilmann with same. nom

Morris av, 658 (9:2412), sec 153d; sal Ls; Oct3; Oct4'12, demand, 6%; Frank D Maglio to F & M Schaefer Brewing Co, 114 E 51. 3,500

Morris av (11:3171), es, 218 s 183d; transfer of tax lien for yrs 1898 to 1908, assessed to unknown; Nov13'11; Oct10'12, 3y12½%; City of N Y to City of N Y. 1,186.75

Morris av, swc 154th, see Oak, 30-2, Manhattan.

Nelson av, es, 175 s Macombs rd, see Macombs rd, ws, 175 s Nelson av.

Nelson av, 1676 (11:2876), es, 285 n 175th 25x97.4x26.2x89.6; Oct4'12; 5y5%; Jos C Edwards, 1676 Nelson av to Frank Leslie also known as Mrs Frank Leslie, 2039 Bway. 6,500

Nelson av, 1676 (11:2876); sobrn agmt; Oct3; Oct4'12; same & Burdick Realty Co with same. nom

Nelson av, 1676; PM; pr mtg \$6,500; Oct 4'12; due &c as per bond; Jos C Edwards, 1676 Nelson av to Inland Holding Co, 507 E Tremont av. 1,150

Nelson av (11:2876), es, 260 n 175th, 25x 89.6x26.2x81.8; Oct4'12; 5y5%; Inland Holding Co to Mrs Frank Leslie, 2039 Bway. 6,500

Nelson av (11:2876), es, 260 n 175th, 25x 89.6x26.2x81.8; certf as to above mtg; Oct 3; Oct4'12; same to same.

Nereid av (*), ss, 105 e Fulton, 50x105; PM; Oct8'12; 5y5%; Minna C Lange, 154 E 61, to Helen Van Courtland de Peyster Lung, 11 E 86, et al. 1,600

Ogden av (9:2528), ws, 367.7 n 167th, 27.3x95; pr mtg \$—; Oct8; Oct9'12; due, &c, as per bond; Carr Bldg Co to Manhattan Mtg Co, 200 Bway. 20,000

Ogden av (9:2528), same prop; certf as to above mtg; Oct8; Oct9'12; same to same.

Olmstead av (*), ws, 50 s Starling av, runs s148.10 to Unionport rd xnw186.2xe 111.10 to beg; Oct5; Oct7'12; due, &c, as per bond; Eliza A Driscoll & Mary F Hurley, 1162 West Farms rd, to Chas A Wirth, 1988 Valentine av. 2,000

Park av (11:2905), es, 100 sw 173d, 50x 150; Oct8'12; 3y5%; Dressell Railway Lamp Works, a corp, to Fredk W Dressell, 28 W 120. 6,000

Park av (11:2905); same prop; certf as to above mtg; Oct8'12; same to same.

Pelham rd (*), sec, 116.9 s Robin av, runs s169.3xw50xs25xw50xnl29.6 to rd xne 119.2 to beg, except part for Westchester av; PM; Oct7; Oct8'12; 5y5½%; Henry Osterholt to Cath Colvill, 242 W 50, & ano. 5,500

Powell av (*), ss, 271 e Havemeyer av, 16.8x108, Unionport; Oct4'12; due &c as per bond; Glebe Constn Co to North Side Mort Corp, 391 E 149. 2,000

Powell av (*), ss, 238 e Havemeyer av, 66.5x108, Unionport; certf as to four mtgs aggregating \$8,600; Oct4'12; Glebe Constn Co to North Side Mort Corp, 391 E 149. nom

Powell av (*), ss, 255 e Havemeyer av, 16.8x108, Unionport; Oct4'12; due &c as per bond; Glebe Constn Co, 140 Nassau, to North Side Mort Corp, 391 E 149. 2,200

Powell av (*), ss, 288 e Havemeyer av, 16.5x108, Unionport; Oct4'12; due &c as per bond; Glebe Constn Co, 140 Nassau, to North Side Mtg Corp, 391 E 149. 2,200

Powell av (*), ss, 238 e Havemeyer av, 16.8x108, Unionport; Oct4'12; due &c as per bond; Glebe Constn Co, 140 Nassau, to North Side Mtg Corp, 391 E 149. 2,200

Prospect av (11:3094), ws, 84 n Oakland pl, 19.9x100x22.9x100; Oct3; Oct4'12, 3y5%; Eliz Luke to Anna Young, 1316 Fulton av. 5,000

Prospect av (11:3094); same prop; certf as to above mtg; Oct3; Oct4'12; same & Jos Zeller with same. nom

Riverdale av (13:3423), nec 259th, 20x 100; ext of \$4,200 mtg to Sept21'15 at 5%; Sept21; Oct4'12; Mary V Sheridan with Jno K Collins. nom

Robin av (*), ws, 150 n Tremont rd, 100x100; PM; Oct7; Oct12; 6y½%; Henry Osterholt to Cath Colvill, 242 W 50, & ano. 1,250

St Ann's av, 427 (9:2271), swc 145th, 49.11x75; pr mtg \$—; Sept27; Oct9'12; 3y 6%; Nacie Gartner, 960 Prospect av, to Louis L Kahn, 974 St Nicholas av. 6,000

St Raymonds av (4th) (*), ns, 455.4 e Green la, 23.7x100x30.4x100; Oct1; Oct7'12; 4y5%; Frank A Smith to Frank A Smith gdn Lawrence D Smith, 2447 St Raymonds av. 2,000

Seneca av, ss, 123.6 e Hunts Point av, see Hunts Point av, sec Seneca av.

Seneca av, 1200, see Hunts Point av, sec Seneca av.

Shakespeare av, es, 650 n Jesup pl, see Shakespeare av, es, 111.6 s Featherbed la.

Shakespeare av, es, 400 n Jesup pl, see Shakespeare av, es, 111.6 s Featherbed la.

Shakespeare av, es, 150 n Jesup pl, see Shakespeare av, es, 111.6 s Featherbed la.

Shakespeare av (11:2872), es, 111.6 s Featherbed la, 375x105.3x387.2x100; also SHAKESPEARE AV (11:2872), es, 650 n Jesup pl, 125x112.11x125x108.5; also SHAKESPEARE AV (11:2872), es, 400 n Jesup pl, 125x103.11x125x99.5; also SHAKESPEARE AV (11:2872), es, 150 n Jesup pl, 125x100; also JESUP AV (11:2872), swc Featherbed la, 1,285x100x1,210x 105; also FEATHERBED LA (11:2872), se c Jesup av, 105x133x100x100.3; also JESUP AV (11:2872), es, 225.3 s Featherbed la, 538 x110.6x irreg x100; also JESUP AV (11:2872), es, 1,238 s Featherbed la, 125x100; also JESUP AV (11:2872), es, 1,270 s Featherbed la, runs s281.2xne355.7 to Cromwell av xw335xw138.7x8350xw110 to beg; also MACOMBS RD (11:2872), ws, abt 275 s Featherbed la, 680x144.2x irreg x 144.9; also MACOMBS RD (11:2872), swc Featherbed la, 151x124.3x133x82.6; pr mtg \$110,000; Oct7; Oct8'12; due, &c, as per bond; Upland Realty Co, a corp, to Title G & T Co, 176 Bway. 40,000

Shakespeare av (11:2872), same prop; certf as to above mtg; Oct3; Oct8'12; same to same.

Shakespeare av (11:2872), es, 787 s Featherbed la, 75.2x103.11x75x106.8; ext of \$10,000 mtg to July16'15 at 5%; Oct3; Oct 4'12; Anna M Phelps with Thos & Martha Mulligan, 1438 Shakespeare av. nom

Southern Blvd, nec Aldus, see Aldus, ne c Southern Blvd.

Southern Blvd (10:2742), es, 50 s Aldus, 42x105; sobrn agmt; Sept13; Oct7'12; American Real Estate Co with City Mtg Co. nom

Southern Blvd (10:2742), es, 50 s Aldus, 42x105; ext of \$41,000 mtg to Oct8'17 at 5%; Oct8'12; Sam Bernard with Eberhardt & Podgur, a corp, 931 Southern Blvd. nom

Southern Blvd (10:2742), sobrn agmt; Oct 8'12; American Real Estate Co with Sam Bernard. nom

Southern Blvd (10:2742), see Aldus, 50x 105; sobrn agmt; Oct8; Oct9'12; American Real Estate Co with Emma Hyams et al extr, &c, Wm Hyams. nom

Southern Blvd (10:2742), same prop; ext of \$65,000 mtg to Oct1'17 at 5%; Oct1; Oct 9'12; Emma Hyams et al extr, &c, Wm Hyams with Eberhardt & Podgur, a corp, 931 Southern Blvd. nom

Southern Blvd (11:2976), ws, 85 s Jennings, runs s40xw107.5xw25.3xe20xnl5.6xe 92.6 to beg; Oct9'12; due, &c, as per bond; Lederer Constn Co to Title Guarantee & Trust Co. 27,000

Southern Blvd (11:2976), same prop; certf as to above mtg; Oct9'12; same to same.

Southern Blvd (10:2742), sec Aldus, 50x 105; certf as to ext of mtg for \$65,000; Oct8; Oct10'12; Eberhardt & Podgur, a corp, to City Mtg Co, 15 Wall. nom

Southern Blvd (11:2983), sec 174th; sal Ls; Oct9; Oct10'12, demand, 6%; Gustav Bischoff to Jacob Ruppert, a corp, 1639 3 av. 6,719.20

Starling av (*), ns, 125 w Jefferson, runs n122.6xsw138 to av xe67 to beg; ext of \$1,100 mtg to Oct5'14 at 6%; Oct5; Oct 7'12; Max W Liebau with Auguste Helmstetter, 2253 Watson av. nom

Starling av (*), ns, 125 w Jefferson av, runs n122.6xsw138 to Starling av xe67 to beg; Oct5; Oct7'12; 2y6%; Max W Liebau to Auguste Helmstetter, 2253 Watson av. 250

Starling av (*), ss, extends from Olmstead av to Unionport rd, 149.4x62.6x18.10 x50; Oct5; Oct7'12; 3y6%; Eliza A Driscoll & Mary F Hurley, 1162 West Farms rd, to North Side Mtg Corp, 391 E 149. 2,000

Sylvan av (12:3421), ws, 56.3 n 256th, 50x100; PM; Oct7'12; 3y5%; Danl F Henry, 237 Willis av, to Park Mtg Co, 41 Park Row. 980

Theriot av (*), es, 137.9 n Davis, 25x100; Sept30; Oct9'12; 3y5%; Giuseppe Rubano, 476 Willis av, to Vito Bruno, 425 E 115. 400

Tinton av, 1125 (10:2661), ext of \$28,000 mtg to Oct3'17 at 5%; Oct3; Oct5'12; Lawyers Title Ins & Trust Co with Wm L Wemple & Philip Zalkind. nom

Unionport rd, sec Starling av, see Starling av, ss, extends from Olmstead av to Unionport rd.

Unionport rd, nes, at ws Olmstead av, see Olmstead av, ws, 50 s Starling av.

Valentine av, 2970 (12:3306), ss, 66.1 w 201st, 30.1x68.3x40.5x41.3; PM; Sept30; Oct 5'12; 3y5%; Aug F Trube to Danl Houlihan, 2867 Bainbridge av. 1,600

Van Nest av (*), swc Holland av, 25x 100; estoppel certf; Sept13; Oct8'12; Giuseppe Natale, 617 Morris Park av, to whom it may concern. nom

^mWashington av, 1042 (9:2370), es, 25 n 165th, 25x85.3; PM; pr mtg \$6,000; Sept30; Oct8'12; due as per bond; 4%; Ludwig & Max Levitt to Gertrude L Simpson, 118 W 123. 3,100

^mWebster av (11:2887), ws, 311.5 s 170th, if prolonged, 25x90; ext of \$4,650 mtg to Jan1'15 at 6%; Oct1; Oct4'12; Eliz Yaeger with Henry Dietz, 1355 Webster av. nom

^mWebster av (12:3330), ss, 25 w 204th, 100x100; Oct1; Oct4'12, 3y5½%; Peter Seery to Jas H Grace, 2550 Grand av. 10,000

^mWestchester av (*), ss, 51 e 173d, 25.6x 125.6x25x120.3; pr mtg \$9,858; Oct1; Oct4 '12; demand; 6%; Chas S Schnepf to Dimock & Fink Co, 220 E 125. 825.04

^mWestchester av (*), ses, 230.8 sw Green av, runs se— to pt 140.8 from ses Westchester av xne25.7 to sws Parker st or av xnw140.2 to av xsw25.7 to beg; Oct2 '12; due Dec1'15, 5%; Benj Packer to Dollar Savings Bank, 2808 3 av; corrects error in last issue when amount of mortgage was \$3,000. 8,000

^mWhite Plains rd (*), ws, at ses Birchall av, runs s51.3xw32.5 to ses Birchall av xse51 to beg; Sept18; Oct8'12; due July1 '16; 5%; Jno L Tobin to Adam G Gowans, at Edzell, Scotland. 3,000

^mWhite Plains av (*), bet 216th & 219th; asn of all R T & I to moneys secured by bond & mtg made by Olinville M E Church to Francis Crawford for \$25,864.

which is to be held in escrow by parties 2d pt; July27'11; Oct7'12; Eliz A Diller et al to F Mason North, Wm E Diller & Jos Fettretch.

^mWillis av (9:2291), sec 147th, 50x100; Oct10'12; due &c as per bond; Eliz C Doherty to Dry Dock Savgs Inst, 341 Bowery. 5,000

^mWillis av (9:2301), ws, 75 s 139th, 25x 100; PM; Oct10'12, 5y5%; August Meyfahrt, 771 Ams av, to Wm Schmults, 969 Fox. 23,000

^m3D av 3786 (11:2927), es, 25 s 171st, 25 x100; Oct2; Oct7'12; due, &c, as per bond; Fannie Zwilling to Title Guarantee & Trust Co. 7,000

^m3D av, 3786; sobrn agmt; Oct2; Oct7'12; Millie H Rensdorf with same. nom

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

IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from

the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

Architectural Record

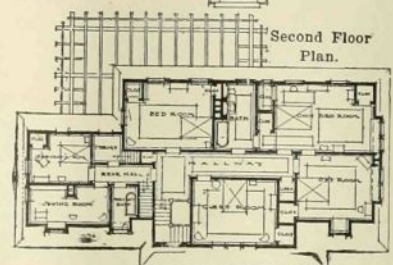
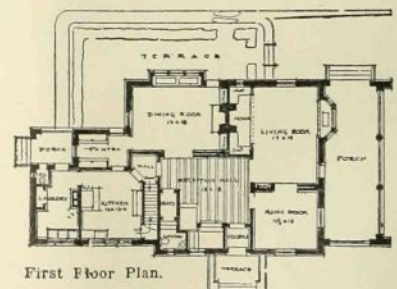
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

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

Our Special Offer

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



FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

THIS \$1.00 SHOULD SAVE YOU HUNDREDS

THE ARCHITECTURAL RECORD

224 Metropolitan Annex, New York City

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name _____

Address _____