

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

OCTOBER 19, 1912

## BROOKLYN'S SHORE ROAD HAS GREAT FUTURE

Is Being Made One of the World's Fine Waterfront Streets and the Federal Government Approves Extension Past Fort Hamilton.

COMPARATIVELY few people in the greater city, including those in Brooklyn, realize the great improvement the City of New York is making, through its Department of Parks, in the Ridge Boulevard, Brooklyn, which is more familiarly known as the Shore Road. Skirting New York harbor along the high ridge from 65th street to 100th street, the Shore Road, with its rises and declivities, is probably the most picturesque thoroughfare in the greater city. From its magnificent views of the lower bay are obtained, and the shore front below the road is uncluttered with railroad tracks, piers and whatnot. The city has acquired the entire shore front in its primeval state during the last

it having closed it at the outbreak of the Spanish-American War as a matter of military precaution.

Col. John B. White, commandant at Fort Hamilton, has recommended that the government allow the city to reclaim an area in front of the fort at the water's edge and make it a part of the Shore Road improvement; and the government has approved the recommendation. This will allow a promenade beneath the guns of the fort. Pertaining to a blue print submitted with his recommendation, Col. White says:

"By reference to the inclosed blueprint, it will be seen that it would not be practicable to reopen the extension of the Shore Road, that formerly passed

ably be necessary on those days during the open season on which sub-calibre practice is held at Fort Hamilton."

As proposed by Col. White, the Shore Road will be connected with Dyker Beach Park—owned by the city—and with Cropsey avenue, thus making a grand driveway from 67th street and the Shore Road through Bay Ridge, Bath Beach and Bensonhurst. Facing on Gravesend Bay, Dyker Beach Park adjoins the Fort Hamilton military reservation, extends to Bay 8th street, and as far inland as 92d street. At present only a single street leads to the park from the Fort Hamilton side of it.

The government reservation is a great obstacle to easy access between Bath



WORK ON SHORE ROAD IMPROVEMENT AT 77TH STREET.



SHORE ROAD AT 82D STREET.

ten years, and will preserve it for park and recreation purposes. It has already joined the Shore Road to Fort Hamilton Parkway through 67th street, and has made a public park on either side of this street.

The great improvement of the Shore Road, however, is now in process of completion. Following the shore line from 66th street to 92d street, the city has built a sea wall and is putting between it and the wall an earth fill of 40 feet. On this extension below the ridge will be built a grand concrete promenade similar in appearance to the sea wall at the Battery. Driveways will lead from the Shore Road proper, every few hundred feet, to the promenade; and the entire improvement will make the Shore Road one of the finest streets in the world. An appropriation of \$1,500,000 was made for this work, but it will undoubtedly require further appropriations before it can be completed. In addition, the Federal government recently agreed to open the Shore Road in front of Fort Hamilton for public use,

through the reservation, because of the location of certain seacoast batteries constructed since this extension was closed; nor would it be advisable to open any other extension of the Shore Road through the reservation on the same level with that road, as such extension would necessarily have to run between some of the batteries and at the foot of the superior slope of others.

"The city is now building a roadway along the waterfront north of the post by constructing a wall to the seaward of an approximated parallel to the shore line and filling in between the two.

"I understand that this roadway is to connect with Fort Hamilton avenue at the reservation line. I see no objection to the continuation of the roadway along the front of the batteries, provided a suitable fence be erected to assist in keeping out all trespassers, and that it is understood that such continuation of the road would be closed by the government should military reasons require it. The closing of this road would prob-

ably be necessary on those days during the open season on which sub-calibre practice is held at Fort Hamilton."

Beach and the Fort Hamilton section of Brooklyn; and citizens of both parts of the borough are seeking to have streets opened and extended through the reservation on the ground that, as it is, the reservation is a barrier to easy communication. It remains to be seen whether the government will agree to this invasion of its property for municipal purposes. It is pointed out that numerous streets penetrate the Brooklyn Navy Yard and connect with city streets, the government merely maintaining gates to close them when necessary. The 4th Avenue Subway is about to be extended to 89th street, and the fact presages a dense population in the Fort Hamilton section.

The Board of Estimate has the power to provide the funds for improving the Shore Drive, in front of the fort. Inasmuch as this particular part is owned by the United States, no revenue bonds for it may be issued. Borough President Steers will include in the coming budget a sum sufficient to make the improvement. City engineers have in-

spected the land and will submit an estimate of the cost. If the money is reasonably soon available the work can be pushed to completion along with the rest of the Shore Road improvement. Riverside Drive, in Manhattan, has nowhere near as many scenic attractions as the Shore Road; and, when the subway extension to Fort Hamilton is in operation, the Shore Road will undoubtedly undergo a great structural change. Fee values are bound to increase greatly as a result of the greater accessibility.

Since its inception, in the old village days of the Town of New Utrecht, the Shore Road has been a place of fine old homesteads of native families,

edly many lots are restricted, but if values ascend rapidly it is a question how long owners of lots there could afford to hold them for the purposes to which they are now devoted. At the present time lots 20x100 feet are held at not less than \$5,000 each, and in many cases at higher figures. This size is only a basis of value, as most of the properties fronting on the Shore Road are large ones and of varied depth. Many of them extend through to Narrows avenue, and their exact depth depends on the detours of the Shore Road, and the nearness or remoteness of parallel streets. They vary from 150 to 500 feet in depth.

The only land development along the

#### TAXPAYERS' MASS MEETING.

##### To Protest Against the Big City Budget and Proposed Diagonal Street.

Some of the topics that will be discussed at the mass meeting of property owners at Turn Hall on Thursday evening of next week, besides the increased city budget, will be the proposed diagonal street across town from the Pennsylvania station and the proposed purchase of the Pennsylvania station. Among the speakers will be Hon. A. F. Murray, Hon. George W. Schultz, Joseph L. Bottenweiser, Adolph Bloch, Michael J. Horan and Ira J. Ettinger.

Dr. Abraham Korn is president, and Charles H. Schnelle is secretary of the United R. E. Owners' Associations, under whose auspices the meeting is being held. The latter states that the following propositions will be supported at the meeting:

"That the bonded debt of the city of New York shall in future be increased only for absolute necessities.

"That we are opposed to the raising of the assessed values of real estate, for the avowed purpose of increasing the debt-raising capacity, as encouraging extravagance, and rendering nugatory the 10 per cent. debt limitation.

"That the budget of the City of New York for the past year was up to the limit of the capacity of the taxpayers to pay, and that any further increase will, surely, endanger the financial stability of real estate holdings.

"That a further increase in taxes will necessitate an increase in rents, and so burden business and the cost of living in the city of New York, and to this extent put the city at a disadvantage with competitors.

"That there is an unfair discrimination in favor of personal property as against the owners of real estate in matters of taxation."

#### A Bronx Shore Drive.

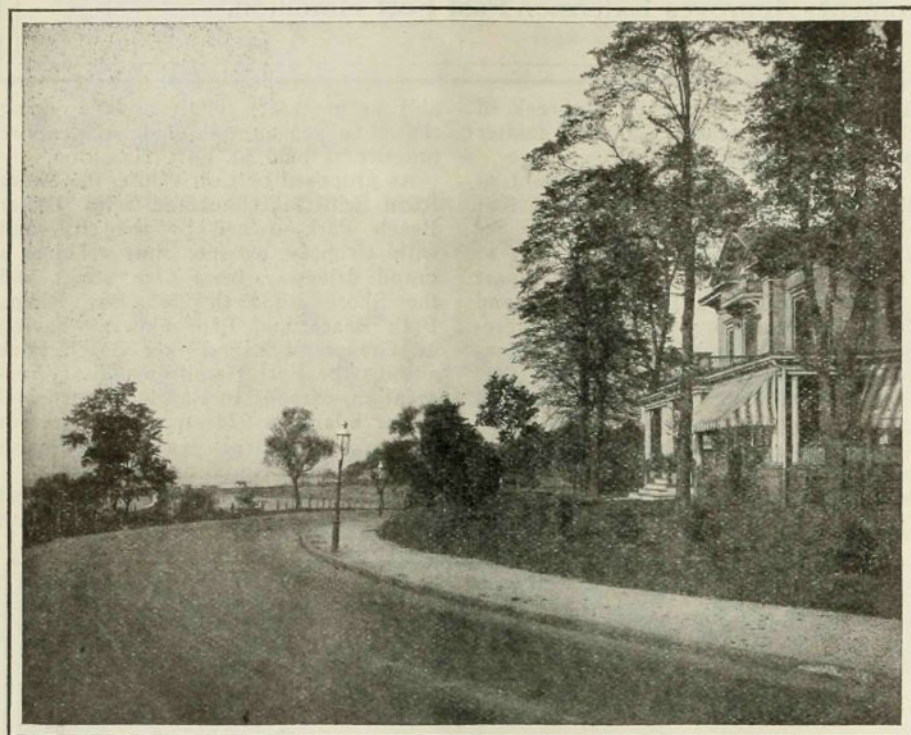
All the cost of the proposed opening of Shore Drive between Layton and Pennyfield avenues in the Bronx is to be borne by the property benefited. Since the inclusion of a public park in the scheme, the proposed area of assessment has been enlarged. Shore Drive has a width of one hundred feet and a length of one mile. It falls partially outside the line of mean high water of Eastchester Bay. The land suggested for the park has an area of 1.33 acres and assessed valuation of about \$20,000, including several buildings.

#### Extension of West 180th Street.

The pending resolution for acquiring title to West 180th street between Aqueduct avenue and Osborne place, in the Bronx, affects four blocks, or about 1,400 feet of West 180th street, which has been laid out on the map with a width of sixty feet. The abutting property is almost entirely unimproved. Chief Engineer Nelson P. Lewis has recommended favorable action to the Board of Estimate, and a hearing will be held on Nov. 14. All the cost is to be assessed upon the property benefited.

#### Sewage Disposal for Bay Shore.

Plans for a sewerage system for the village of Bay Shore, L. I., have been drawn by Engineer Hammond of the Brooklyn Bureau of Sewers, who has made a study of the best systems in Europe. Bonds will be issued for \$120,000 to begin the work. The sewage will be disposed of by a modern plant and none will thereafter get into the creek. Julian D. Fairchild is leading the movement, as the matter has not yet come before the town board.



CURVE IN THE SHORE ROAD AT 72D STREET.

and spacious mansions of wealthy men. Notable among the residents of Shore Road for many years were Tom L. Johnson, Mayor of Cleveland, Ohio, and street magnate; Henry George, famous as the exponent of the Single Tax; E. W. Bliss, distinguished as a manufacturer of projectiles; Nils Poulsen, architectural iron manufacturer; the late Justice Charles H. Van Brunt, of the Supreme Court; Al Johnson, a brother of Tom Johnson, and himself prominent in the railway world; and others more or less distinguished in the law, finance and industrial enterprises. The places of all of these men comprised extensive grounds, and many of them remain, although in most instances the heads of the houses have died. Justice Van Brunt's old homestead and grounds are now the suburban headquarters of the Crescent Athletic Club. It was on these grounds that the abductors of Charley Ross were shot dead, during the middle seventies, after robbing Justice Van Brunt's home.

In the light of the influx of population that Bay Ridge and Fort Hamilton are destined to witness when a subway is operated through them it does not seem possible, from the viewpoint of real estate experts, that the Shore Road can remain immune from improvement with fine apartment houses along much of its length. Its natural attractions, added to its increased accessibility, will bring it into strong demand for residential purposes. Most of the lots are above grade, and many of them would have to be reduced considerably; but that is a minor matter if a strong demand for them for improvement should take place. Undoubt-

Shore Road extends from 79th to 83d street, and extends back to 1st avenue. The property is intersected through the center by Narrows avenue; while the part of it between Narrows and 1st avenues is penetrated by 80th, 81st and 82d streets, the latter streets not yet being opened to the Shore Road. This development is known as Crescent Hill. It adjoins on the north the grounds of the Crescent Athletic Club, which are bounded by 83d and 85th streets, Shore Road and 1st avenue. A few fine houses have been built on Crescent Hill. The minimum-priced house allowed is one costing \$7,500, and no frame garages are allowed; neither are stables. The property is also restricted against two-family houses.

The city has laid out a fine park near the south end of the Shore Road, and in front of the Fort Hamilton reservation. In the summer months a ferry is operated between the Crescent Athletic Club dock, at the foot of 83d street, and the Battery. The Shore Road is less than an hour in time from Park Row by elevated and trolley road. The Tom L. Johnson mansion, which is at the Shore Road and 99th street, is now owned and occupied by Max Kurzrok, a prominent real estate dealer and owner, while the Henry George property is owned by his family.

—The United Real Estate Owners' Associations sent a communication to the Board of Estimate this week protesting against increasing the salaries of any of the heads of city departments or employees. Taxpayers consider the increasing size of the tax burden a serious matter.

## COLUMBIA REAL ESTATE COMPANY'S AFFAIRS

Trying to Save the Company's Property From Foreclosure Sales—  
Revelations in the Auditor's Report—Arbitrary Figures of Value.

THE Columbia Real Estate Company, which was recently put into the hands of a receiver, is reported to be seriously involved. This is the corporation which developed Grantwood, Hudson Heights and Morsemere on the Palisades. The bondholders can hardly see how its affairs can escape liquidation in a bankruptcy court, though it is hoped that some plan of co-operation can be devised that will save the company's property from foreclosure sales. The greatest obstacle to financing such a plan arises from the fact that most of the bondholders are poor.

Bankruptcy proceedings against the company have been commenced by separate petitions filed, both in New York State and in New Jersey. A bondholders' protective committee is taking steps to contest an adjudication in bankruptcy, but if this comes the committee will insist on the selection of a man for trustee who will work in harmony with the committee to conserve the assets for the bondholders.

The company's property is all heavily mortgaged. In particular instances the mortgages seem to exceed the value of the property, and nearly all are in default and liable to foreclosure. Robert W. Thompson, of 52 Wall street, who is chairman of the bondholders' committee, says the final dividend to the stockholders will depend entirely on what is realized from these properties. As the company's books reveal unusual losses, the committee fears that in the end the bondholders will realize only a small proportion of their investment, unless something can be done to save the mortgages extended or taken up and the properties marketed to good advantage. Steps are now being taken to see what can be done along these lines.

### Two Plans of Action.

The committee has been considering two plans in this connection—one to have the bondholders select small separate pieces of property covered by mortgages, where bondholders might be able to replace the mortgages or carry the property. The other plan is to have all the bondholders willing to do so act together and deposit their bonds with the committee for the purpose of having the committee select such property as will yield the bondholders most by holding it, and finally take over the property and hold it for the benefit of the bondholders in the form of a trust. Under this second plan, however, it will be necessary for the bondholders to advance or borrow sufficient means to carry the property until it is disposed of.

The property owned by the company is of such a nature, the committee says, that if it should be offered at forced sale or put on the market in too large quantities as a receiver or trustee in bankruptcy may be obliged to do, a great loss would result. If the bondholders are in a position to take over the property and market it to the best advantage, they should realize much more.

The Columbia Real Estate Company was a prominent exemplar of the type of real estate development enterprises which sprang up about ten years ago around New York. It was first organized under the Bank Corporation Act

of the State of New Jersey as the "Columbia Investing and Real Estate Company," but in January, 1911, the name was changed, to get free from the requirements of the banking law. The capital stock, which had hitherto been \$125,000, was enlarged to \$2,500,000, par value, divided into shares of \$100 each.

Of this amount of stock the officers of the company assert that \$500,000 had been issued for property purchased and is outstanding. Howard B. Joyce, the auditor, is authority for the statement that the method pursued was to purchase "real estate equities of a nominal value equal to the par of the stock and return a large portion of the stock to the company's treasury, so that it could then be sold for cash at less than par."

Out of the stock so returned to the treasury there remains issued, the former auditor says, approximately two thousand shares, but much of this is under contract of sale to various subscribers throughout the country on installment payments of small amounts.

### The Assets.

The assets of the Columbia Real Estate Company consist in large tracts of land at Grantwood, Morsemere and Hudson Heights in Bergen County, N. J., and near Yonkers, N. Y., Flushing, L. I., Newcastle, Pa., and other places. The chief business of the company has been the developing of these several tracts by laying out and building streets and sewers and making other improvements, and selling the lots so improved and to some extent building and selling dwellings.

The operations of the company were financed principally through mortgages procured from the Industrial Savings and Loan Company and the New York Mortgage Company, both of which are New York State corporations and subject to the banking laws of this State. All three companies maintained adjoining offices in the Times Building, the Columbia Real Estate Company being the lessee for the entire suite and subletting to the other companies. Substantially all the stock of the New York Mortgage Co. was owned by the Columbia Real Estate Co.

The mortgage company depended for its revenue upon the sale of bonds to the public generally, which bonds are secured by mortgages covering the property of the Columbia Real Estate Co. The Columbia lands are encumbered by mortgages to the Industrial Savings & Loan Co., aggregating about \$650,000, as shown by the books of the real estate company. Most of the mortgages were originally made by "dummies," but were afterward guaranteed by the Columbia. To the New York Mortgage Company the real estate company is indebted for loans secured by mortgages on its property aggregating about \$450,000. These mortgage loans were also made to dummies but in reality for the account of the Columbia and are entered in the books as direct liabilities of the Columbia Real Estate Company to the mortgage company. Of the total mortgage liabilities of the Columbia, amounting to \$1,706,540.83, its indebtedness to the Industrial Savings and Loan Company and

the New York Mortgage Company total \$1,100,000.

A trial balance made from the books of the Columbia Real Estate Co. last June at the request of the Banking Department of the State of New York, which department was then investigating the affairs of the Industrial, and the New York Mortgage Co., and incidentally of the Columbia Real Estate Co. showed assets of \$3,924,170 and liabilities of \$3,371,182, leaving an apparent surplus of \$552,988. The real estate of the company was then carried at a valuation of \$2,647,582.

### Arbitrary Figures of Value.

This real estate account is not to be taken as the true intrinsic value of the property, according to the auditor's report, because the account was opened with arbitrary figures and from time to time was increased with arbitrary figures to balance issues of stock against the property. In addition, the real estate account was arbitrarily increased from year to year by an item called "appreciation," the amount of which item was fixed to offset the amount of taxes, interest on underlying mortgages, interest on bonds from time to time sold by the company, and cost of improvements, which items were charged to profit and loss and to make up any loss shown by the company's books.

### THROGG'S NECK SECTION.

#### Waterfront Property More Firmly Held—Pressing Demand for Private Dwellings.

The effect of a well-directed municipal administration on real estate values is noticeable in the Bronx, where properties are far more firmly held than they were several years ago. William A. Cokeley, the expert appraiser who bought the right-of-way for the New York, Westchester & Boston railroad, is in a position to observe the tendency of values. At his office, 1325 Fort Schuyler road, he remarked this week that Borough President Miller had given so much attention to the waterfront of the Bronx that a noticeable tightening on such properties had resulted.

"I mean by that," added Mr. Cokeley, "that owners are not so anxious to sell as they were a year or two ago."

Regarding the real estate market generally, Mr. Cokeley said it was quiet. Owners were unyielding, believing that the coming spring would bring activity. There was a large demand for one-family houses in his particular section, and also a demand for 18x50-foot two-family houses of the cheaper sort. Frame dwellings for one family, renting for \$25 a month, cost with land about \$4,000, and the two-family houses with land, renting for \$27 and \$28, cost about \$4,500.

In the Unionport section, as well as in that part of the Bronx lying north of it, sewers have been laid, and the day for the erection of frame houses has passed, as a commercial proposition, Mr. Cokeley says; so that the building improvements hereafter to be made will be of the flat-house type.

## FIRE-ESCAPES FOR FIREPROOF APARTMENTS

Not Now Required, But Law May Be Amended—Fire-Towers and Enclosed Fireproof Stairways Suggested Instead—Various Opinions

REPORTS are current that measures providing for radical changes in the building laws of New York City will be introduced in the State Legislature this coming winter. This legislation will emanate in part from the factory investigating commission as set forth in the Record and Guide of September 28, and in part from interests which have been trying to obtain a more modern building code.

The Tenement House law also is expected to be the subject of attention from those who are working in the cause of fire prevention. Intimations have been heard that a bill will be introduced providing for fire-escapes on all buildings, whether they are classed as fireproof or not. The law does not require them on apartment houses over six stories in height, which are required to be built fireproof. But every non-fireproof tenement house must have an outside fire-escape directly accessible to each apartment, which means that such fire-escapes must sometimes be built on the street front. An exception is made in favor of three-family houses, which may be equipped with some other means of escape than exterior iron ladders.

Heretofore public sentiment has been generally opposed to "disfiguring" the fronts of fine apartment houses with iron ladders, but since the improvements in exterior fire-escapes required to be made by the building superintendents have been in force for buildings other than tenements, and since the fire-prevention movement was inaugurated, it has not been so certain how the public would regard a law which would require the installation of exterior stairways of the new style on every fireproof apartment house. The Record and Guide, in anticipation of such legislation, is sounding representative real estate interests on the subject, and so far has found a diversity of opinion.

### Favors Fireproof Towers.

Mr. Oscar Lowinson, who represented the New York Society of Architects on the Joint Committee which prepared the last revision of the building code, stated that those who have made a study of fire prevention practically agreed that what are generally known as "fire escapes" should, without further ado, be abolished. As a means of saving life they might be of a slight value, but experience has shown that people are afraid to get on them and climb down the ladders, and all improvements should be in the direction of a stairway or tower fire escape.

"In apartment houses there should be only one object in view, namely, to assure tenants that in case of fire breaking out in any part of the building means of access to the street are at hand. The building and tenement laws as at present enforced in connection with fireproof apartment houses very nearly provide this condition.

"The only weakness in the law at the present time is in their not providing for the prevention of access of smoke into the stairways. If vestibules were insisted on, or towers, there should be no further requirement in connection with the present fireproof apartment house.

"The proposed new building code takes cognizance of this condition of affairs and provisions there made are for practically smokeproof stairways."

Mr. E. H. Hess, of M. & L. Hess, real estate, of 907 Broadway, said he was decidedly in favor of requiring fire-escapes on fireproof apartment houses.

"There is just as much reason to protect the tenants who are asleep in these apartment houses from fire as there is to protect anybody else," said Mr. Hess.

"If you will make a canvass of the modern apartment houses, you will find that in a great many instances there is only one stairway, and that in many cases it is in the same opening as the elevators.

"If there was a fire, the smoke would sweep up these shafts and make it impossible for the people to obtain exit from these buildings."

### Realty League Opposed.

Carlisle Norwood, counsel for the Realty League, explained that practical questions like this ordinarily came to him as legal matter, and he was not usually required to consider the practical side. As the law did not require fire-escapes on fireproof apartment houses he had not given the subject consideration hitherto.

"But I have recently had some experience where a requirement was made by the Bureau of Fire Prevention, which was without authority in the matter, to install a fire-escape on a fireproof apartment house, and it did seem to me that, aside from any question of law, the requirement was wholly unnecessary and would involve a useless expense.

"Of course you know how exceedingly detrimental a fire-escape would be to a fine apartment house when it had to be put on the front or in any conspicuous place, as would necessarily be done with reference to a great many fireproof apartment houses, if there was any such installation, as there would be no other place for it.

"Owners of fireproof apartment houses have constructed them with reference to existing laws and made them fireproof, upon the understanding that nothing so objectionable as a fire-escape would be required. It may be that some builders of such apartment houses would have been deterred from going into the investment if a fire-escape had been required."

Harris Mandelbaum, real estate operator, 135 Broadway, relative to the advisability of a State law requiring fire-es-

capas on fireproof apartment houses, expressed the opinion that fire-escapes should be required on all apartment houses, whether fireproof or not, as they would give additional protection against loss of life.

### BOARD OF BROKERS.

Annual Election—Albert B. Ashforth, President.

At the annual election of the Real Estate Board of Brokers held on Wednesday morning at headquarters of the organization, 115 Broadway, Albert B. Ashforth was elected president.

E. A. Tredwell, vice-president; Elisha Sniffen, secretary, and A. V. Amy, treasurer, were re-elected.

A proposed amendment to drop the "of Brokers" from the name of the organization failed of adoption.



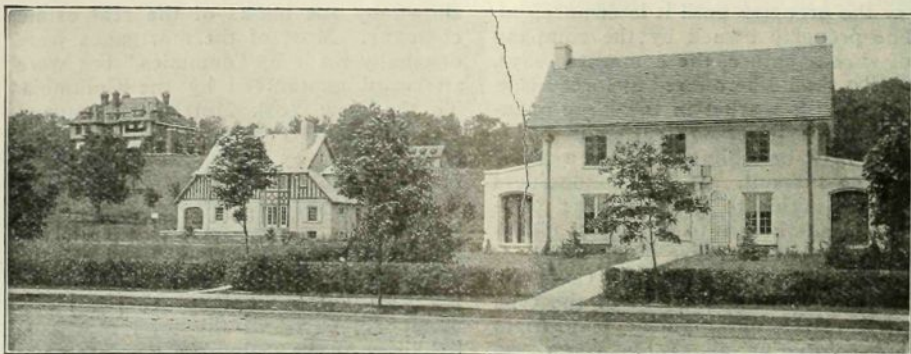
ALBERT B. ASHFORTH,  
The New President.

On Tuesday the following were elected as governors to serve three years: Albert B. Ashforth, L. M. D. McGuire and Elisha Sniffen; auditing committee to serve one year, William C. Adams, Pierre M. Clear and John F. Doyle, Jr.; nominating committee for 1913, Thomas P. Graham, John H. Hallock, William C. Lester, Robert R. Rainey and Francis E. Ward.

### A Study in City Planning.

A specially appointed committee of the National Conference on City Planning is to conduct this year a study in city planning, taking an area on the outskirts of a growing city of about 200,000 or 300,000 population. The description of the area and the details of the study may be had on application to the secretary of the conference, Flavel Shurtleff, 19 Congress street, Boston.

—The Chief Engineer of the Board of Estimate is not in favor of acquiring land to add to Isham Park at Inwood. In any event he advises that the expense be made a local charge. The cost of acquiring the land would be about \$150,000. Miss Isham and Mrs. Taylor, who gave the original tract for a park, are now residing at Newburgh, on the Hudson.



VIEW AT JAMAICA ESTATES.

**CHANGES AT EAST ROCKAWAY.**

**Hundreds of Acres For Cottage Sites—  
A New Waterway—Modernizing an  
Old Colony.**

The operation of the Long Beach division of the Long Island Railroad, by electricity, is having a widespread beneficial effect on the entire territory on the mainland part of Long Island south of Lynbrook, the latter place being at the junction of the Montauk and Long Beach divisions of the railroad. It has interested land developers in a section of Long Island that in the past offered no opportunities for them. The more frequent and more rapid train service on the Long Beach division is causing the upbuilding of Oceanside and East Rockaway and is consequently producing better earnings for the railroad company.

Although the objective point of this road is Long Beach, the intervening territory—comprising Oceanside and East Rockaway—give promise of a great future for the railroad company, because they are becoming all year communities. Three years ago Long Beach, at the ocean front, was the only zone of improvement south of Lynbrook. The north side of Long Beach skirts Hew-

lett Bay is now an attraction from the mainland as well as from Long Beach; and the Windsor Land and Improvement Company, by building this harbor, have contributed an arm to the proposed system of deep waterways on the south side of Long Island.

Not only East Rockaway but Lynbrook, Valley Stream, Oceanside and Rockville Centre benefit by the waterway, because all of these places are contiguous to East Rockaway, and the waterway necessarily attracts all of the residents of those places who are fond of boating.

Numerous houses of attractive design have been built at East Rockaway and adjacent to the bay; and that old community, which is famous for its ancient homesteads and other quaint buildings, is fast becoming a colony of modern homes for all year occupancy.

**BRONX WELL RENTED.**

**Reports From Several Sections—  
Chances for Builders.**

"The renting season in the Bronx has been very good," remarked Edward Polak, real estate agent and broker

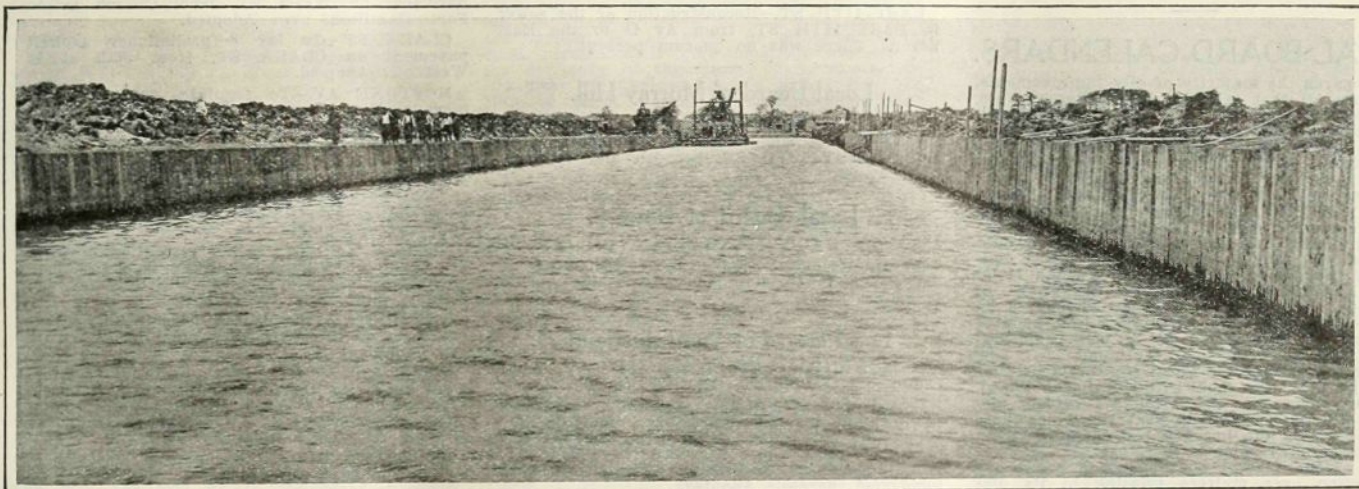
ing seasons, and principally for three and four-room suites. He had noticed a strong desire to be near the 174th street subway station, and there was every indication that the interest in that neighborhood is not exhausted.

**West Farms Alive.**

West Farms is one of the sections of the Bronx where renting conditions are accounted very good. John A. Steinmetz, who has been prominently identified with real estate in the section for many years and was in fact born there, reports that, although many apartments are being erected, they are filled as soon as completed.

"I have charge of a number of apartment houses in the locality and have no trouble in keeping them occupied," remarked Mr. Steinmetz this week in explaining the status of affairs there. "It is also easy to rent small houses, which are scarce, as apartment houses are taking up valuable space formerly intended for private dwellings. Apartments are renting from five to seven dollars a room.

"I really believe if more high-class apartments were erected in this section it would pay. I have a great many people calling at the office for six and seven rooms, all improvements, such as



THE NEARLY COMPLETED YACHT HARBOR AT EAST ROCKAWAY, NASSAU COUNTY.  
Constructed by the Windsor Land and Improvement Co.

lett Bay. Running across the latter body of water is a natural broad channel to East Rockaway. This channel flows into Reynolds' channel back of Long Beach, and Reynolds' Channel connects directly with East Rockaway Inlet at the west end of Long Beach. Hewlett Bay in the past was of little value to the village of East Rockaway because the creek through East Rockaway to the bay is shallow.

About one year ago the Windsor Land and Improvement Company acquired an extensive tract of land at East Rockaway overlooking the broad channel through Hewlett Bay and commanding a sweeping view of Long Beach. As work on this development progressed, the Windsor Company foresaw the great advantages of a deeper waterway from the heart of East Rockaway to the bay front which would obviate navigating the tortuous creek nearby. As a result, the company has built a waterway through its property more than one-half mile long, 75 feet wide and six feet deep at low tide. This waterway is bulkheaded its entire length and its presence affords a deep harbor for East Rockaway, and in addition it has aided property values throughout the place generally. Hundreds of acres of land adjacent to the waterway have been reclaimed as cottage sites and fee values have been increased by this nautical attraction in a neighborhood that previously lacked the advantages accruing

with offices at 149th street and Third avenue. "Most properties have been rented. There are few 'to let' signs displayed, and rents are fair. Vacancies are less than for some time. There seems to be a continued disposition on the part of the people of Manhattan to come into The Bronx, as better accommodations can be had for less money. The natural healthfulness of The Bronx and the many beautiful parks and new schools add an attractiveness to the place.

"The apartments which were finished this year have all been taken, and most of them were rented before they were finished. The prevailing demand runs from three to five rooms with all modern improvements required, such as steam heat, hot water, tiled bathrooms, and in most cases electric light.

"It would be well for builders to go a little slow and not create an overproduction, as there is some danger that rents might fall and impair the selling price and the mortgage values. This need be done only for a little while, as population is increasing so rapidly that if building were to stop altogether for six months there would be a tremendous pressure of tenants for apartments."

Harry C. Jackson, of 1419 Wilkins avenue, near Jennings street, agreed that apartments have been well taken in The Bronx this fall. There had been a large increase in inquiries over previous rent-

heat, electric light, telephone and elevator service. Houses of this kind are missing in this section, and I do believe if they were erected in a good section facing the park they would rent very easily from sixty to seventy dollars an apartment.

"If builders would take this into consideration, they would not make a mistake. It is one of the most attractive residential sections in the borough. Besides the park close at hand and the parkways, there are rapid transit lines and surface cars in all directions from this center, which is accessible from most parts of Greater New York for a five-cent fare.

"With so many conveniences and comforts to attract and hold population, there is no reason why builders should hesitate to put up first-class apartments in the West Farms section. There is also room for a theatre in this section. There are several picture shows in the immediate neighborhood, but no theatre where one can go and see a good show, which most people look for.

"Store property also rents very easily. A number of stores are being erected in 180th street, and most of them are rented before being completed. Stores, 16x65, average about \$75 and up. Stores twelve feet wide rent as high as \$50 a month, which I think is very good rent considering that this section is still unsettled. Builders are well satisfied with results and are successful."

## 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 Jamaica.

AT TOWN HALL, JAMAICA, ON OCT. 25, AT 8 P. M.

BEAVER ST.—To change the line of BEAVER ST, bet Church st and Prospect st, 4th Ward.

JOHNSON AV.—To extend JOHNSON AV, from the east side of Rockaway rd to the west side of Division st, JAMAICA, 4th Ward.

DIVISION ST, ETC.—Acquiring title to property approximately BOUNDED by Division st, Twombly pl and the Long Island Railroad, 4th Ward.

SEWER, ETC.—In LIBERTY AV, from Lefterts av to South Curtis av; SOUTH CURTIS AV, from Liberty av to Atlantic av; ATLANTIC AV, from South Curtis av to Birch st; BIRCH ST, from Atlantic av (south side) to the crown 150 ft. south of Ridgewood av; FULTON ST, from Birch st to Spruce st; SPRUCE ST, from the crown 220 ft. north of Atlantic av to Ridgewood av, 4th Ward.

SPRUCE ST, ETC.—Construction of a SEWER and appurtenances in SPRUCE ST, from Jamaica av to St. Anns av, and in ST. ANNS AV, from Birch st to Brevoort st, 4th Ward.

IDAHO ST, ETC.—Construction of a combined sewer and appurtenances in IDAHO (21st) ST, from Queens av to Franconia av, and in FRANCONIA AV, from Gerald (19th) st to Kendall pl (23d st), 3d Ward.

SPRINGFIELD RD.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid), together with all work incidental thereto, on the west side of SPRINGFIELD RD, from Hempstead and Jamaica turnpike to a point opposite Preston av, 4th Ward, in accordance with section 435 of the Charter.

CREED AV.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid), together with all work incidental thereto, on the west side of CREED AV, from Carey st to Hempstead and Jamaica plank rd, 4th Ward, in accordance with section 435 of the Charter.

LITTLE BAYSIDE RD.—Macadamize LITTLE BAYSIDE RD, from Bell av to White-stone rd, 3d 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 Greenwich.

AT CITY HALL, MANHATTAN, ON OCT. 8, JOHN ST.—Reconstruction of sewer in JOHN ST, from Nassau st to William st. There was no quorum present.

### Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON OCT. 8, EAST 123D ST.—Fencing the vacant lots at 409 and 411 EAST 123D ST. Adopted.

### Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON OCT. 8, A TUNNEL STREET.—Laying out a TUNNEL STREET extending from Bennett av to Riverside drive, at about 190th st. Rescinded.

SEWER IN A NEW AVENUE.—Construction of a sewer in THE NEW AVENUE east of Amsterdam av, extending from 181st to 188th st. Adopted.

RIVERSIDE DRIVE.—Paving of the widening of RIVERSIDE DRIVE, bet 158th and 165th sts. Laid over.

RIVERSIDE DRIVE.—Construction of a sewer, where necessary, in the widening of RIVERSIDE DRIVE, bet 158th and 165th sts. Laid over.

PAVING A NEW AVENUE.—Paving of THE NEW AVENUE, east of Amsterdam av, bet 181st and 188th sts. Laid over.

### Local Board of Kip's Bay.

AT CITY HALL, MANHATTAN, ON OCT. 8, EAST 11TH ST.—Reconstruction of the sewer in EAST 11TH ST, from Av D to the East River. There was no quorum present.

### Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON OCT. 8, WEST 19TH ST.—Reconstruction of the sewer in WEST 19TH ST, bet 6th and 7th avs. Laid over.

### Local Board of Bowery.

AT CITY HALL, MANHATTAN, ON OCT. 8, AV D.—Reconstruction of the sewer in AV D, bet 5th and 8th sts. There was no quorum present.

### Local Board of Van Courtlandt.

AT MUNICIPAL BUILDING, 3D AV AND 17TH ST, ON OCT. 16,

198TH ST.—Regulating, grading, regrading, setting and resetting curbstones, flagging and reflagging sidewalks, building approaches and erecting fences where necessary in 198TH ST, from Jerome av to Creston av, and all work incidental thereto. Adopted.

MORRIS AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadway of MORRIS AV, from 166th st to 170th st, adjusting curb where necessary and all incidental work. Adopted.

COLES LANE.—Laying out on the map of the city COLES LANE, from King-bridge rd and Briggs av to Bainbridge av at a width of 35 ft more or less. Denied.

### Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 17TH ST, ON OCT. 16,

SHORE DRIVE.—Acquiring title to the lands necessary for SHORE DRIVE, from Pennyfield av running along the shore of the East river and Long Island Sound to Fort Schuyler rd, to Locust Point or Long Island Sound. Adopted.

THROGS NECK BOULEVARD.—Acquiring title to the lands necessary for the extension of THROGS NECK BOULEVARD, from Layton av or Town Dock rd to Eastern Boulevard. Adopted.

TREMONT AV.—Acquiring title to the lands necessary for TREMONT AV (17TH ST), from Fort Schuyler rd to Locust Point or Long Island Sound. Adopted.

FORT SCHUYLER RD.—Amending the present location of FORT SCHUYLER RD, lying bet Morris la and Shore drive, by deflecting it to the west. Laid over until Nov. 11.

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

BARKER AV.—Acquiring title to BARKER AV, from Bronx and Pelham Parkway to Duncombe av, which was adopted by the Local Board of Chester on July 9, 1912, and which was not sent to the Board of Estimate. Petition by owners for a reconsideration of the resolution. The matter was laid over until Nov. 11.

### Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 17TH ST, OCT. 16,

EAST 140TH ST.—Regulating, flagging and erecting guard rails on EAST 140TH ST, adjoining Nos. 491 to 505; also, on BROOK AV. Laid over until Nov. 11.

### Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON OCT. 9,

EAST 21ST ST.—To construct a sewer basin on EAST 21ST ST, at the northeast corner of Regent pl, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$47,150. Adopted.

EAST 29TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Clarendon rd to Canarsie la. Adopted.

EAST 12TH ST.—To construct a sewer in EAST 12TH ST, from Av N to Av O. Adopted.

EAST 16TH ST.—To rescind resolution of May 4, 1910, initiating proceedings to construct a sewer in EAST 16TH ST, from Av J to Av K. Adopted.

EAST 16TH ST.—To construct a sewer in EAST 16TH ST, from the summit about 252 ft south of Av J to Av K. Adopted.

80TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where necessary on 80TH ST, from 18th av to Bay Parkway, and from 23d av to Stillwell av. Adopted.

WEST 27TH ST.—To lay a permanent asphalt pavement on WEST 27TH ST, from Neptune av to Surf av. Adopted.

75TH ST.—To lay a preliminary asphalt pavement on 75TH ST, from 13th av to 15th av. Adopted.

69TH ST.—To lay a preliminary asphalt pavement on 69TH ST, from New Utrecht av to 18th av, where not already paved. Adopted.

69TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 69TH ST, from New Utrecht av to a line about 120 ft east of 16th av, and from a line about 155 ft east of 17th av to 18th av where not already done. Adopted.

WEST ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST ST, from Church av to Fort Hamilton av. Adopted.

WEST ST.—To lay a preliminary asphalt pavement on WEST ST, from Church av to Fort Hamilton av. Adopted.

CLARA ST.—To lay a preliminary asphalt pavement on CLARA ST, from 36th st to West st. Adopted.

NEPTUNE AV.—To regulate, grade, set cement curb and lay cement sidewalks on NEPTUNE AV, from West 15th st to West 6th st. Adopted.

17TH AV.—To construct sewers in 17TH AV, from 80th st to 82d st, and from 83d st to 84th st, and outlet sewers in 80TH ST, from 17th av to 16th av, and in 81ST ST, from 14th av to 15th av. Adopted.

BENSON AV.—To rescind resolution of June 27, 1912, initiating proceedings to lay a permanent asphalt pavement on BENSON AV, bet 20th av and 25th av. Adopted.

BENSON AV.—To lay a permanent asphalt pavement on BENSON AV, from 21st av to 25th av. Adopted.

NEWKIRK AV.—To regulate, grade, set cement curb, lay cement sidewalks where necessary and lay a preliminary asphalt pavement on NEWKIRK AV, from Nostrand av to East 34th st. Adopted.

BEVERLEY RD.—To open, from East 2d st to Church av. Withdrawn.

16TH AV.—To regulate, grade, set cement curb and lay cement sidewalks where not already done, on 16TH AV, from 60th st to the Sea Beach Railroad. Adopted.

BAY 29TH ST.—To amend resolutions of July 12, 1911, initiating proceedings to pave BAY 29TH ST, with asphalt on concrete foundation, from 86th st to Cropsey av, by providing for a preliminary asphalt pavement so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on BAY 29TH ST, from 86th st to Cropsey av." Adopted.

EAST 13TH ST.—To lay a preliminary asphalt pavement from Av J to Av K. Adopted.

AV C.—To amend resolution of December 4, 1911, initiating proceedings to pave AV C, with asphalt on concrete foundation, bet East 3d st and Gravesend av, by providing for a permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a permanent asphalt pavement on AV C, bet East 3d st and Gravesend av." Adopted.

WEST 30TH ST.—To rescind resolution of June 27, 1912, initiating proceedings to lay a preliminary asphalt pavement on WEST 30TH ST, from Neptune av to the Atlantic Ocean. Adopted.

WEST 30TH ST.—To lay a preliminary asphalt pavement on WEST 30TH ST, from Neptune av to a line about 360 ft south of Surf av. Adopted.

WEST 30TH ST.—To rescind resolution of February 20, 1908, initiating proceedings to regulate, grade, set curb on concrete, lay cement sidewalks and construct a timber bulkhead on WEST 30TH ST, bet Neptune av and the Atlantic Ocean. Adopted.

WEST 30TH ST.—To regulate, grade, set curb on concrete, lay cement sidewalks and construct a timber bulkhead on WEST 30TH ST, bet Neptune av and a line 360 ft south of Surf av. Adopted.

EAST 2D ST.—To amend resolution of December 28, 1910, initiating proceedings to pave EAST 2D ST, with asphalt on concrete foundation, from Cortelyou rd to Ditmas av, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on EAST 2D ST, from Cortelyou rd to Ditmas av." Adopted.

EASTERN PARKWAY.—That a strip 5 ft in width be graded along the east line of Lot 26 in Block 1271, located on the south side of Eastern Parkway, bet Brooklyn and Kingston avs, at the expense of the owner or owners

of said lot. Estimated cost, \$250; assessed valuation, \$35,000. Adopted.

**NOSTRAND AV.**—That cement sidewalks 5 ft in width be laid where necessary on NOSTRAND AV, from Clarendon rd to Av D, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$400; assessed valuation of the lots in front of which walks are to be laid, \$154,400. Adopted.

**BATH AV.**—To construct a sewer basin on BATH AV, at the north corner of Bay 29th st, at the expense of the owner or owners of said lots fronting on the portions of the street draining into said basin. Estimated cost, \$200; assessed valuation, \$90,740. Adopted.

**16TH AV.**—That cement sidewalks 5 ft in width be laid on both sides of 16TH AV, from Croysey av to a point about 600 ft south thereof, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$1,000; assessed valuation of the lots in front of which sidewalks are to be laid, \$58,800. Adopted.

**EAST 35TH ST.**—That cement sidewalks 5 ft in width be laid in front of lots on the west side of EAST 35TH ST, bet Glenwood rd and Av H, known as Nos. 67 and 69, Block 7562, at the expense of the owner or owners of said lots. Estimated cost, \$90; assessed valuation, \$54,000. Adopted.

**FORT HAMILTON AV.**—That cement sidewalks be laid on the east side of FORT HAMILTON AV, bet 38th and 39th sts, in front of lot No. 30, block 5298, at the expense of the owner or owners of said lot. Estimated cost, \$—; assessed valuation, \$3,800. Adopted.

**CONEY ISLAND AV.**—That cement sidewalks 5 ft in width be laid in front of lot 38, block 5361, located on the west side of CONEY ISLAND AV, bet Beverley rd and Av C, at the expense of the owner or owners of said lot. Estimated cost, \$90; assessed valuation, \$10,750. Adopted.

**CHURCH AV.**—To construct a sewer basin on CHURCH AV, south side, opposite East 8th st, at the expense of the owner or owners of lots fronting on the portions of the street draining into said basin. Estimated cost, \$250; assessed valuation, \$21,700. Adopted.

**WEST 27TH ST.**—To construct sanitary sewers in WEST 27TH ST, from Surf av to Neptune av. Adopted.

**EAST 38TH ST.**—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement on EAST 38TH ST, from Av K north to Long Island Railroad. Adopted.

**WEST 17TH ST.**—To lay a permanent asphalt pavement on WEST 17TH ST, from Surf av to Neptune av, and a permanent granite pavement, from Neptune av to Coney Island av. Adopted.

**61ST ST.**—To construct a sewer, from 16th av to 17th av. Adopted.

**GRAVESEND AV.**—Construct a sewer, bet Av N and Av R. Adopted.

**FOSTER AV.**—To construct a sewer basin on FOSTER AV, at the southwest corner of East 4th st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$15,750. Adopted.

**UNION ST, PRESIDENT ST, ROGERS AV, NOSTRAND AV.**—To grade to a point 5 ft above the curb the lots within the block bounded by Union and President sts and Rogers and Nostrand avs, known as Block 1275, with the exception of Lots 40 and 43. Adopted.

**OCEAN AV.**—To lay cement sidewalks on the west side of OCEAN AV, bet Emmons av and Neck rd. Adopted.

**NEW YORK AV.**—To lay a preliminary or permanent granite pavement or a preliminary or permanent asphalt pavement on NEW YORK AV, from Crown st to Sterling st, and to set stone curb on concrete foundation, from Montgomery st to Malbone st. Laid over until the next meeting.

**Local Board of Staten Island.**

**AT BOROUGH HALL, ST. GEORGE, ON OCT. 15.**

**REPAIR OF SIDEWALKS.**—To pave or repair sidewalks on RICHMOND TERRACE, bet Stuyvesant pl and Jersey st. Adopted.

**REPAIR OF SIDEWALKS.**—To pave or repair RICHMOND TERRACE, bet Jersey st and Broadway, WEST NEW BRIGHTON; BROADWAY, bet Forest av and Clove rd; BROOKS AV, bet Columbia st and Clove rd; CLOVE RD, bet Brooks av and Richmond turnpike; OAK ST, bet Clove rd and Richmond rd. Laid over until February.

**VAN PELT AV.**—To construct sidewalks in VAN PELT AV, bet Washington av and the railroad, 3d Ward. Adopted.

**NEW DORP LA.**—To pave or repair sidewalks in NEW DORP LA, bet 1st and 10th sts, 4th Ward. Laid over until February.

**NAUTILUS ST.**—To relieve drainage conditions in NAUTILUS ST, 4th Ward. The property owners affected have had this work done.

**ERASTINA PL.**—To extend ERASTINA PL, southward to Maple av and Linden av, 3d Ward. Referred to the Commissioner of Public Works.

**WARREN ST.**—To construct curb and gutter, also sidewalks, in WARREN ST, from Gordon st to the end, 2d Ward. Adopted.

**BEECHWOOD AV.**—To regulate and grade and construct sidewalks in BEECHWOOD AV, bet Crescent av and 5th st, 1st Ward. Adopted.

**WRIGHT ST.**—To construct and complete sidewalks in WRIGHT ST, 2d Ward. Laid over until next February.

**INNIS ST.**—To regrade INNIS ST, bet Nicholas av and John st, 3d Ward, and to construct sidewalks. Laid over until Oct. 29.

**SHARPE AV.**—To pave and repair sidewalks in SHARPE AV, bet Hatfield pl and Charles av, 3d Ward. Laid over until the November meeting.

**BROADWAY.**—To regulate and grade, macadamize, curb and gutter, also sidewalk the extension of BROADWAY, south to Mersereau av, 3d Ward. Adopted.

**PUBLIC HEARINGS.**

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

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

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

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

**By the Board of Assessors.**

All persons whose interests are affected by the following proposed assessments and who are opposed to the same, or either of them, must present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Nov. 12, 1912, at 11 a. m., at which time and place the objections will be heard and testimony taken in reference thereto:

**MANHATTAN.**

**218TH ST.**—Sewer in 218TH ST, bet Broadway and Park Terrace West; and a storm sewer bet Broadway and the summit west of Park Terrace East. Area of assessment: Blocks 2243 and 2244. List 2684.

**VERMILYEA AV.**—Paving, curbing and re-curb-ing and furnishing manhole covers on VERMILYEA AV, bet Dyckman st and 214th st. Area of assessment: Extends to within one-half the block at the intersecting streets. List 2710.

**BRONX.**

**CRESTON AV, ETC.**—Sewer in CRESTON AV, bet East 198th st and Minerva pl; and in MINERVA PL, bet Jerome av and the Grand Boulevard and Concourse. Area of assessment: Block 3319. List 2592.

**BASINS.**—At the southwest corner of West 170th st and Cromwell av, and on the west side of CROMWELL AV, just south of Macombs rd. Area of assessment: Blocks 2871 and 2872. List 2621.

**COSTER ST, ETC.**—Sewer in COSTER ST, from the existing sewer south of Spofford av to Lafayette av; and in LAFAYETTE AV, bet Coster and Manida sts. Area of assessment: Blocks 2763, 2765, 2766 and 2740. List 2676.

**EAST 237TH (ELIZABETH) ST.**—Temporary sewer, bet White Plains rd and Barnes av. Area of assessment: EAST 237TH ST, bet Barnes av and White Plains rd; FURMAN ST, bet 236th and 237th sts; BYRON ST and OLINVILLE AV, bet 233d and 237th sts; 233D, 234TH, 235TH and 236TH STS, bet Byron and Olinville avs. List 2677.

**EAST 233D ST.**—Sewer, bet Napier and Mt. Vernon avs. Area of assessment: Blocks 3362 and 3363. List 2719.

**BROOKLYN.**

**44TH ST.**—Regulating, grading, curbing and flagging, bet 6th and Fort Hamilton avs. List 2657.

**50TH ST.**—Regulating, grading, curbing and flagging 50TH ST, from Fort Hamilton av to a point 215 ft west of 11th av, and from New Utrecht av to 17th av. List 2658.

**PRESIDENT ST.**—Regulating, grading, curbing and flagging PRESIDENT ST, bet New York av and Nostrand av. List 2666.

**12TH AV.**—Regulating, grading, curbing and flagging 12TH AV, bet 60th and 61st sts and bet 62d and 63d sts. List 2671.

**CHESTER AV.**—Regulating, grading, curbing and flagging CHESTER AV, bet Church and Louisa sts. List 2685.

**64TH ST.**—Regulating, grading, curbing and flagging, bet 4th and 5th avs. List 2706.

**NOTE.**—The area of assessment in each of the above BROOKLYN proceedings extends to within one-half the block at the intersecting and terminating streets.

**VAN SICKLEN AV.**—Sewer in VAN SICKLEN AV, from New Lots rd north to the end of the EXISTING SEWER bet New Lots rd and Livonia av. Area of assessment: Blocks 4073, 4074, 4087 and 4088. List 2591.

**By the Supreme Court.**

**EXAMINATIONS OF COMMISSIONERS.**

**DRIGGS AV, BROOKLYN.**—Acquiring title to the lands, etc., required on the east side of DRIGGS AV, bet South 2d st and South 3d st, 13th Ward, selected as a site for school purposes. Maurice V. Theall, Ernest P. Seelman and Eugene P. Doane, commissioners in

the above matter, will attend a Special Term of the Supreme Court for the hearing of motions, in the Supreme Court, County Court House, Brooklyn, on Oct. 25, to be examined as to their qualifications by any one interested.

**FOWLER ST, ETC., QUEENS.**—Acquiring title to the lands, etc., required for opening and extending FOWLER ST, from Lawrence st to a point distant 1,730 ft. west therefrom; BLOSSOM AV, from Lawrence st to Saull st; SAULL ST, from Cherry st to Irving pl; CHERRY ST, from Saull st to Colden av; COLDEN AV, from Hillside av to a line distant about 75 ft. north of Jacinth st (Juniper st), and from the north line of Mulberry st to Underhill av, 3d Ward. Harry R. Gelwicks, commissioner of estimate in the above proceeding in place of Geo. J. Ryan, resigned, will attend a Special Term of the Supreme Court for the hearing of ex-parte motions, in the County Court House, Brooklyn, on Oct. 28, to be examined as to his qualifications by any one interested.

**BILLS OF COST.**

**RIVERDALE AV, ETC., BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending RIVERDALE AV, from East 98th st to Amboy st; RIVERDALE AV, from Osborn st to Hinsdale st; RIVERDALE AV, from Georgia av to Pennsylvania av; RIVERDALE AV, from Wyona st to New Lots av; NEWPORT AV, from East 98th st to Georgia av; LOTT AV, from East 98th st to New Lots av; NEW LOTS AV, from Hegeman av to Dumont av, excluding the land lying within the aforesaid streets owned by the Long Island Railroad Co., and the Brooklyn and Rockaway Beach Railroad Co., and for the opening and extending of LIVONIA AV, from East 98th st to Hopkinson av, in the 26th and 32d Wards. The bill of costs in the above matter will be presented for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Oct. 25, at 10.30 a. m.

**EAST 190TH (ST. JAMES) ST., BRONX.**—Acquiring title to the lands, etc., required for opening and extending EAST 190TH (ST. JAMES) ST, from Jerome av to Creston av, 24th Ward. The bill of costs in the above matter will be presented, for taxation, to Special Term Part I, Supreme Court, Manhattan, on Oct. 28, at 10.30 a. m.

**RIVERSIDE DRIVE, MANHATTAN.**—Acquiring title to the lands, etc., required for widening RIVERSIDE DRIVE, on its east side, bet West 155th and West 156th sts, 12th Ward. The bill of costs in the above matter will be presented, for taxation, to Special Term, Part I, Supreme Court, Manhattan, on Oct. 30, at 10.30 a. m.

**By Comm'rs of Estimate and Assessment.**

**EASTERN BOULEVARD, BRONX.**—Acquiring title to the lands, etc., required for opening and extending EASTERN BOULEVARD, from the property of the New York, New Haven and Hartford Railroad to Hunt's Point rd, in the 23d Ward, as amended by a resolution of the Board of Estimate and Apportionment adopted on April 20, 1911, and by an order of the Supreme Court of Dec. 29, 1911, and entered in the office of the Clerk of the County of New York on January 3, 1912, so as to omit from said proceeding that portion of the said EASTERN BOULEVARD, bet Truxton st and the property of the New York, New Haven and Hartford Railroad. Charles B. McLaughlin, John J. Mackin and Wm. J. Kelly, commissioners of estimate in the above matter, have completed their supplemental and amended 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 Nov. 4; and they will hear all such parties, in person, on Nov. 7, at 11 a. m.

John J. Mackin, commissioner of estimate in the same proceeding, has completed his supplemental and amended 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 Nov. 4, and he will hear all such parties, in person, on Nov. 8, at 11 a. m.

**By Comm'rs of Estimate and Assessment.**

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

**MONDAY, OCT. 21.**

**WALTON AV, BRONX.**—From East 167th st to Tremont av. (Closing.) At 4 p. m.

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

**WATERBURY AV, ETC., BRONX.**—WATERBURY AV, from Westchester av to Zerega av; NEWBOLD AV, ELLIS AV and POWELL AV, from Virginia av to Zerega av; GLEASON AV, from Metcalf av to Zerega av. At 10.30 a. m.

**CROCHERON ST, RICHMOND.**—Sewer easement in CROCHERON ST and along NORTH-FIELD DITCH, from Richmond av to Blackford av. At 11 a. m.

**WEST 184TH ST, ETC., MANHATTAN.**—WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace) and opening and extending said UNNAMED STREET (Overlook Terrace), from West 184th st to Fort Washington av. At 11 a. m.

**PUBLIC PARK, MANHATTAN.**—Bounded by West 137th st, Edgecombe av and St. Nicholas av. At 4 p. m.

**WEST 238TH ST, ETC., BRONX.**—WEST 238TH ST, from Kingsbridge av to Riverdale av; WEST 236TH ST, from Albany rd to Riverdale av; WALDO AV, from Greystone av to

West 242d st. and GREYSTONE AV. from Riverdale av to West 242d st. At 3 p. m.  
**WOOLSEY AV. QUEENS.**—From Barclay st to 10th av. At 3 p. m.  
**KINSELLA ST. ETC., BRONX.**—KINSELLA ST. bet Matthews (Rose) st and Bear Swamp rd, and VAN NEST (COLUMBUS) AV. bet West Farms rd and Bear Swamp rd. At 11:45 a. m.

#### TUESDAY, OCT. 22.

**EAST 233D ST. BRONX.**—EAST 233D ST. from Baychester av to Boston rd at Hutchinson river. At 3 p. m.  
**SEAMAN AV. ETC., MANHATTAN.**—SEAMAN AV. from Academy st to Dyckman st, and the UNNAMED STREET, northeast from Dyckman st, from Seaman av to Broadway. At 11 a. m.  
**COTTON ST. RICHMOND.**—From Arrietta st to Griffin st. At 2:30 p. m.  
**WHITE PLAINS RD. BRONX.**—From the north boundary of the city to Morris Park av. (Closing.) At 10 a. m.  
**HAVEMEYER AV. BRONX.**—Bet Lacombe av and Westchester av. At 2 p. m.  
**MINERVA PL. BRONX.**—Bet Jerome av and the Grand Boulevard and Concourse. (Assessment.) At 1 p. m.  
**LIEBIG AV. ETC., BRONX.**—LIEBIG AV. from Mosholu av to the city line, and TYN-DALL AV. from Mosholu av to West 260th st. At 9:30 a. m.  
**RONDELL AV. BRONX.**—From Barlow st to Westchester av. At 11 a. m.  
**WEST 172D ST. BRONX.**—From Aqueduct av to Plimpton av and from Shakespear av to Jessup pl. At 2 p. m.  
**ST. RAYMOND'S AV (4TH ST). BRONX.**—Bet Protectory av and Williamsbridge rd. At 3:30 p. m.  
**AN UNNAMED STREET. RICHMOND.**—To extend from the north terminus of Gray st to Gordon st. At 2 p. m.  
**TUNNEL STREET EASEMENT.**—From Broadway, north of Fairview av, to the subway station at West 191st st and St. Nicholas av. At 9:30 a. m.

#### THURSDAY, OCT. 24.

**DAVIDSON AV. ETC., BRONX.**—DAVIDSON AV. from Grand av to West 177th st; GRAND AV. from Macombs rd to Tremont av; WEST 176TH ST. from Macombs rd to Jerome av. and WEST 177TH ST. from Jerome av to Tremont av. At 2 p. m.  
**WEST 168TH ST. MANHATTAN.**—From Amsterdam av to Jumel pl. At 2 p. m.  
**WEST 254TH ST. BRONX.**—From Broadway to Fieldston rd. At 2:45 p. m.  
**BRONXWOOD AV. ETC., BRONX.**—BRONXWOOD AV. from Burke av to Gun Hill rd; BARNES AV. from Williamsbridge rd to Tilden st; WALLACE AV. from Williamsbridge rd to Gun Hill rd. At 3 p. m.  
**CASSELL AV. QUEENS.**—From Washington av to Jay av. At 1 p. m.

#### FRIDAY, OCT. 25.

**DAVIDSON AV. ETC., BRONX.**—DAVIDSON AV. from Grand av to West 177th st; GRAND AV. from Macombs rd to Tremont av; WEST 176TH ST. from Macombs rd to Jerome av; WEST 177TH ST. from Jerome av to Tremont av. At 2 p. m.  
**FIELDSTON RD. BRONX.**—From Mosholu av to the south limit of the property of the Northern Broadway Realty Associates, located about 300 ft north of West 25th st. At 3:30 p. m.  
**3D AV. BRONX.**—Widening, opposite East 159th st. At 1 p. m.

#### Notices to Present Claims.

**NEWTOWN RD. QUEENS.**—Acquiring title to the lands, etc., required for opening and extending NEWTOWN RD. from Jackson av to 13th av 1st Ward. All persons having any claim on account of the above proceeding must present same in writing, to J. H. Quinlan, Samuel J. Wood and Frank E. Losee, commissioners, Municipal Building, Long Island City, on or before Oct. 24, and they will hear all such parties, in person, on Oct. 28, 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.

#### BRONX.

**ST. LAWRENCE AV. ETC.**—Opening of ST. LAWRENCE AV. COMMONWEALTH AV. ROSENDALE AV. NORIE AV. CROES AV. and FTELEY AV. from Westchester av to Clasons Point rd 24th Ward, annexed territory. Area of assessment: Bounded on the north by a line distant 100 feet north from and parallel with the north line of Westchester av, the said distance being measured at right angles to the line of Westchester av; on the east by a line midway bet St. Lawrence av and Beach av; on the southwest by a line distant 100 feet southwest from and parallel with the southwest line of Clasons Point rd, the said distance being measured at right angles to the line of Clasons Point rd; and on the west by a line midway bet Metcalf av and Fteley av. Dec. 14.

#### QUEENS.

**GRAHAM AV.**—Opening, from Vernon av to Jackson av, 1st Ward. Area of assessment: Beginning at a point formed by the intersection of the east line of 18th av prolonged south with the north line of Graham av prolonged east as the same is laid down on the Commissioner's map of Long Island City, filed at City Clerk's office, December 31, 1875. Thence north along the east line of 18th av 250 ft.; thence west and at all times 250 ft. distant and parallel with the north line of Graham av to the east line of Vernon av;

thence south along the east line of Vernon av to a point 250 ft. south of the south line of Graham av; thence east at a distance of 250 ft. south of the south line of Graham av and at all times parallel to the said south line of Graham av to a point where it intersects the east line of 18th av produced south; thence north along the east line of 18th av produced south to the point or place of beginning. Dec. 14.

#### RICHMOND.

**HEBERTON AV.**—Opening, bet a line 188 ft. north of Ann st and Richmond Terrace, 3d Ward. Area of assessment is obtainable at the Bureau of Assessment and Arrears, Borough Hall, St. George. Dec. 15.

#### THE NORTH SHORE.

#### A Great Home-Buying Movement—Community Conveniences at Great Neck Estates.

The demand for property along the North Shore of Long Island is three or four times greater this year than it was during the same period last year. Home buying is the strong feature of the market. The present low prices of property, the good asphalt motor roads, and the splendid transportation facilities insure enhanced values within the next few months, and are attracting many investors who have been awaiting the completion of the Pennsylvania-Long Island improvements and the starting of the Dual Subway system.

This coming spring will see the best market in the history of Long Island real estate. It is going to be a great season for builders. During the month of September of the present year there was recorded in the Queens County Clerk's office 2,858 deeds and mortgages, as compared with 2,473 in September, 1906, the boom year. The total number of papers recorded for the first nine months of 1912 was 26,367, as compared with 27,373 for a similar period in 1906, the record-breaking year of real estate speculation in Queens. It is thought that at the present rate of increase, 1912 will reach the 1906 total and possibly surpass it.

This activity even in a greater measure extends beyond the city line. At the Estates of Great Neck work is being started on twelve houses, to cost \$180,000. The tendency of the developments along the North Shore is toward a higher standard; low-priced acreage in this section is a thing of the past, and this fact will serve to keep out irresponsible speculators and insure the character of the North Shore as a desirable and attractive house section.

#### Community Co-operation.

A short time ago Mr. A. M. McKnight, of the McKnight Realty Company, stated that an acre of ground in the Estates of Great Neck, Great Neck, Long Island, which is being developed by this company, had been set aside for improvement with a community garage, to be in charge of competent men and to have telephone service to each individual house on the Estates. It is also the plan of the developers to build a clubhouse for male and female domestics and other employees in order to help the residents retain those in their service. If this servants' club idea should prove a success, an instantaneous employment bureau will be one of the features. Men and women employed on the estates, or in fact living anywhere in the Great Neck Village, and all the trades people, will be asked to register at the clubhouse after it has been established by investigators that their services have been satisfactory in the past. Everybody will be requested to state what they have done, what they can do, and what they are willing to do. This, it is hoped, will enable the residents to get immediate service of any description and will be the establishment of a true spirit of co-operation throughout the district that will be invaluable to all concerned.

## REAL ESTATE NEWS.

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

Wall Street Contributed the Leading Sale of the Week—Hudson Street Corner Bought.

The private sales in Manhattan reported this week were fewer in number than those for last week. The loss was confined to the section north of 59th street. It was not larger, however, than the weekly variations that may be expected in a market, which is on the whole gaining, though experiencing temporary recessions. There was a slight expansion in business south of 59th street, but this increase, like the decrease further north, reflected no new market influence.

The Manhattan sales totaled 30, against 41 last week and 33 a year ago. The number below 59th street was 16, against 14 last week and 19 a year ago. The sales north of 59th street aggregated 14, compared with 27 last week and 14 a year ago.

From the Bronx, 12 sales at private contract were reported, against 13 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,029,923, compared with \$494,335 last week, making a total since January 1 of \$38,814,488. The figure for the corresponding week last year was \$774,879, making the total from Jan. 1, 1911, \$37,880,435.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

**BANK ST.**—The estate of Albert Zulauf sold 34 Bank st, a 3-sty dwelling, on lot 19.9x95.5, between West 4th st and Waverley pl, to a client of Gibbons & Young.

**HUDSON ST.**—Snowber & Smith sold for Ethel Quimby the property at the southwest corner of Hudson and Horatio sts, a 4-sty building, with stores on plot 26.8x78.6. This is the first sale of this property outside of the family since the year 1808. The buyer intends to improve the property at an early date.

**HUDSON ST.**—Joseph P. Day sold for Christopher Lettig 260 Hudson st, a 3-sty building on lot 21.1x70, adjoining the southeast corner of Dominick st. The buyer is an adjoining owner. The property was to have been offered at auction by Mr. Day.

**HUDSON ST.**—Snowber & Smith sold for Henrietta M. Horton, Jane F. Gahn, Ethel Quimby and Mabel Jannsen 633 Hudson st, adjoining the southwest corner of Horatio st, which was sold by the same brokers a few days ago. The buyer of both properties intends to improve the site. The corner property has been in the sellers' family since 1808.

**LE ROY ST.**—The Duross Co. sold for Mrs. Marguerita M. Trail 7 Le Roy st, a 3-sty dwelling on lot 22x75.

**WALL ST.**—One of the largest sales recently consummated in the financial district has been closed, involving the 5-sty office structure, on plot 47.7x188.8, at 50 Wall st. The New York Life Insurance and Trust Co. is the seller and Horace S. Ely & Co. are the brokers in the transaction. The property was held at \$1,500,000, and it is understood that approximately that figure was obtained. The parcel which contains about 5,550 sq ft was acquired by the selling company in 1901 from Henry Parrish and Osgood Welsh, as trustees for the Royal Insurance Co., for \$1,000,000, subject to a mortgage of \$700,000, which at that time established a new high record of \$180.18 a square foot. The National City Bank paid at the rate of \$103.65 a square foot in 1899 for the old Custom House property, and in 1895 65 Wall st was sold at the rate of \$59.83 a square foot. It is currently reported that the buyer of 50 Wall st is the Bank of New York, which institution owns the adjoining property, at the northeast corner of William st. There is a strong probability that both properties will be improved with a modern structure, a portion of which will be occupied by the bank.

**5TH ST.**—Frederick A. Booth sold for the estate of Francis S. Wyckoff, 619 and 621 5th st, two 4-sty buildings on plot 37.4x97; also, for Sarah B. Reynolds, the adjoining parcel, at 623, a 6-sty house, on lot 16.8x97. The combined plot measures 50x97, and immediately adjoins on the east the St. Francis Hospital.

**26TH ST.**—E. A. Cohen bought from Benjamin Boley, through Ames & Co., 521 and 523 West 26th st, a 1-sty stable on plot 40x100, between 10th and 11th avs. The stable covers but little of the plot and is built at the extreme rear of the property. In August the North River Garage Co., a company of recent organization, leased as a site for a big garage the six old-fashioned dwellings, at 537



to 547 West 26th st, a plot of 140 ft frontage running through to 25th st.

37TH ST.—Herman Frankfort sold for Mrs. Lina Straus to Theodore Yankauer 438 West 37th st, a 5-sty tenement on lot 25x98.9.

44TH ST.—D. Solis Ritterband sold for the Kenton Realty Co. to Threse Abelson, 144 East 44th st, a 4-sty dwelling, on lot 15x100.

44TH ST.—The Cluquot Realty Co. sold to the Kompesula Realty Co., John Dunston, president, the 4-sty dwelling, on lot 16.4x100.5, at 106 West 44th st, 116.10 ft west of 6th av. Bryan L. Kennelly, who negotiated the sale, was to have offered the property at auction. The buyer, who owns the 5-sty house on lot 16.10x100, adjoining at 104, now has a frontage of 32.5 ft. The properties at 761 6th av and 103 and 105 West 43d st also are under the same ownership. The house adjoins on the west the new extension of the Army and Navy Club. Mr. Dunston is the owner of "Jack's" restaurant.

51ST ST.—George E. Stickney, Jr., bought from Hattie Greenburgh 305 East 51st st, a 3-sty dwelling on lot 16.9x85, located 74.9 ft east of 2d av.

53D ST.—The Aetna Realty Co., Sumner Gerard, president, bought from Albert Hochster 111 East 53d st, a 5-sty flat on lot 25x100.5, between Park and Lexington avs. Francis B. Robert was the broker. Mr. Gerard recently acquired the adjoining property at 105 to 109, and with the above purchase he now has a plot 100x100.5, on which he will erect a 9-sty apartment house, from plans by Walter Haefeli.

54TH ST.—Moore & Wyckoff sold for Mrs. Mary M. Sherman, of Rome, Italy, the 4-sty dwelling, at 17 East 54th st, on lot 20.10x100.5, between 5th and Madison avs. The buyer is a client of Douglas L. Elliman & Co. The property adjoins on the east the three dwellings at 11, 13 and 15, owned by Mrs. Alice T. Drexel and the 5th av end of the block is owned by William Rockefeller.

AV A.—Henriette M. Picabia sold 270 AV A, a 5-sty tenement with stores, on lot 24x95.6, 46 ft south of 17th st. The seller bought the property in June at foreclosure for \$17,000.

AV C.—The Rudolph Wallach Co. resold to Mrs. Annie Joyce 175 AV C, a 5-sty tenement on lot 23.8x65, adjoining the southwest corner of 11th st. The seller acquired the property last February at an auction sale conducted by Joseph P. Day.

AV D.—Max Herzfelder sold for Samuel Stern to Edward Grosshandler 94 and 96 AV D, northeast corner of 7th st, a 6-sty tenement on plot 48.6x85.

9TH AV.—The J. Romaine Brown Co. sold for the James J. Phelan Co. to the Heywood Strasser & Voight Lithographing Co., the southwest corner of 9th av and 26th st, on plot 98.9x100. The property will be improved immediately with a modern 10-sty fireproof building from plans by Shire and Kaufman and the owners will occupy several floors for their business.

**Manhattan—North of 59th Street.**

61ST ST.—Otto Wagner sold 230 West 61st st, a 5-sty tenement, on lot 25x100.5, between Amsterdam and West End avs.

72D ST.—The building at 180 East 72d st now occupied by the Lenox Hill branch of the Security Bank, has been sold in consequence of the liquidation of the Nineteenth Ward Bank. The buyers, the Provident Loan Association, it is understood, will open a branch on the site.

75TH ST.—The D. H. Jackson Co. sold to Morris Kien for investment 241 East 75th st, a 4-sty tenement with store, on lot 20x102.2, located 105 ft west of 2d av. Milton M. Goldsmith is the owner of record.

76TH ST.—Mrs. Thomas W. Russell sold 167 West 76th st, a 4-sty stone front dwelling, on lot 20x102.2, between Columbus and Amsterdam avs.

77TH ST.—L. J. Phillips & Co. sold for Georgia Haylin the 4-sty dwelling on lot 19x102.2 at 309 West 77th st, 119 ft west of West End av. The buyer will occupy the house. The seller acquired the property through the same brokers in July, 1911, from Sedohr R. Angelagos.

85TH ST.—William J. Nolan sold for the Werthem Realty Co. to Mrs. D. Loomam, 328 & 330 West 85th st, a 6-sty elevator apartment on plot 50x100. Mrs. Loomam gives in exchange the plot in Crotona Parkway, between 180th and 181st sts, running through to Mobergan av, 66x145.

122D ST.—Jacob Rosenbaum sold for the Friedman Construction Co. the 5-sty flat on plot 41x100.11 at 56 East 122d st between Madison and Park avs. The buyer is Henry C. Glaser, who gave in part payment the plot, 26.1x180, on the east side of Webster av, running through to Brook av, 26.6 ft south of St. Paul pl.

124TH ST.—Mrs. Hummel sold the 3-sty dwelling at 56 East 124th st to a party who gave in trade other realty in this city. The property measures 18x100.11, and is on the south side of the street, about 190 ft east of Mount Morris Park.

149TH ST.—Ferdinand Nagel sold for John F. Haase, 506 West 149th st, a dwelling on lot 16.8x100.

175TH ST.—J. Newton Osorio and Emanuel E. Janpol sold for the Lentz Realty Co., Benjamin Nieberg, president, to the Urban Realty Co., 500 West 175th st, at the southwest corner of Amsterdam av, a new 6-sty elevator apartment structure on plot fronting 100 ft on the avenue and 150 ft on 175th st. In exchange the Urban Realty Co. gives 31 houses located on 42d, 43d and 44th sts and 14th av, Brooklyn. They include one, two and six family houses.

AUDUBON AV.—William A. Darling & Son sold for the Brown Realty Co. the Brighton, a 6-sty elevator apartment house, on plot 100

x95xirregular, southeast corner of Audubon av and 176th st, and held at \$230,000. The buyer was Max Marx, who gave in part payment ten 3-sty dwellings, 41 to 62 West 130th st, on plot 250x99.11.

RIVERSIDE DRIVE.—A. M. Bendheim sold the plot, 150x100xirregular, at the northeast corner of Riverside drive and 155th st to Alonzo B. Kight, who will erect an apartment house on the site. In the same block, further east, toward Broadway, are the buildings of the Hispanic Society, the American Numismatic Society and the Geographical Society. The plot is part of the old Audubon Park property, which was sold by the Grinnell estate in 1909 to a syndicate headed by Max Marx.

ST. NICHOLAS AV.—William Weimann sold his option on the 2-sty building at the southeast corner of St. Nicholas av and 181st st, on lot 100x25, to Melville Barnes. Mr. Weimann secured a three-year option from Edward Rafter last year at \$150,000. The present deal is said to be at about \$185,000.

WEST END AV.—Edgar A. Hickman sold for a client 385 West End av, a 3-sty dwelling, on lot 20x56.

5TH AV.—Herbert A. Sherman sold for the estate of Ralph Marsh the 6 lots forming the southeast corner of 5th av and 96th st to Sumner Gerard, who will erect dwellings on part of the plot and hold the rest as a speculation. With the exception of the Luyster houses on 70th and 71st sts, in the Lenox Library block and the four houses now being completed by Charles Buek at the southeast corner of Madison av and 79th st, there has been no speculative building of residential structures east of the park in a long time, and Mr. Gerard's operation will be watched with interest. The property which he has purchased has four lots on 5th av, with a frontage of 100.8 ft and the two extra lots in the rear of these on 96th st, where the plot has a frontage of 150 ft. Mr. Sherman, the broker, reports the transaction as one for all cash. The property, he says, has been held at \$500,000, which sum for it was declined by the Marsh estate in 1901. It is assessed for purposes of taxation at \$350,000.

**Bronx.**

FOX ST.—Kurz & Uren sold for the Helena Realty Co., 1056 Fox st, a new 5-sty tenement, on plot 37.6x100, to an investor.

158TH ST.—John F. Fetzler sold for Benjamin Benenson 366 and 368 East 158th st, a 5-sty apartment house on plot 50x100.

165TH ST.—Joseph A. Wasserman sold for the Jacob A. Streifer Co. the 5-sty flat at 877 East 165th st to a client who gave in part payment the two-family house at 1003 Woodycrest av.

180TH ST.—McLernon Bros. sold for Max Berkowitz to a client for occupancy 313 East 180th st, a 2-sty frame dwelling on lot 16.8x100 adjoining the northwest corner of Tiebout av.

189TH ST.—John C. Wellwood sold the block front on the north side of 189th st between Park and 3d avs, with frontages of 166.5 ft on 189th st, 112.2 ft on Park av and 137 ft on 3d av. The plot comprises the southerly portion of the triangular block bounded by 189th st, Park and 3d av. The buyer is the Reville-Siesel Co., which gave in exchange the two 5-sty tenements at 1547 to 1551 Southern Boulevard, the sale of which was reported recently.

BRYANT AV.—Mooyer & Marston sold for Otto J. Sloss the southeast corner of Bryant av and 179th st, a plot 99x90. The buyer will improve the site with tenements.

COURTLANDT AV.—Louis Reiss sold for Mathilde Freund to a client the 3-sty business property at 862 Courtlandt av, on lot 25x92.

HEATH AV.—The D. H. Jackson Co. resold to Nicholas Lopard the plot 170x153 at the southeast corner of Heath av and Shraday place. In part payment Mr. Lopard gave a 4-sty building with stores on Wentworth av, Fairview, N. J. On the Bronx plot Mr. Lopard will erect four 5-sty apartment houses. Edgar M. Weis was the broker.

INTERVALE AV.—Heller & Sussman sold for M. Faunce 4 lots on the north side of Intervale av and 167th st, to a party that is going to erect a nickolet containing 650 seats.

MARMION AV.—Heller & Sussman sold for David Krauss 1888 Marmion av to an investor.

ST. ANN'S AV.—Brennig & Jaeger sold for M. Stettler the 5-sty corner flat with stores, 481 St. Ann's av, on lot 25x99.4, to Auguste S. Knecht.

SOUTHERN BOULEVARD.—Alexander Selkin sold for the Reville-Siesel Co., 1547 to 1551 Southern Boulevard, two of a row of 5-sty tenements, each on plot 40x100, just completed, between 172d and 173d sts.

THERIOT AV.—John F. Fetzler sold for Mrs. Doernes the plot 50x100 on the west side of Theriot av, between Westchester av and 177th st.

**Brooklyn.**

PROSPECT PL.—The Bulky & Horton Co. sold the lot on the north side of Prospect pl, 270 ft east of Rogers av. This lot is 50x150 and was sold for the estate of Michael Dowling to a builder for immediate improvement.

ST. JOHN'S PLACE.—The Jerome Property Corporation sold the 3-sty brownstone one-family dwelling at 194 St. John's pl, between 7th and 8th avs, on a lot 21x100, for George V. Cartwright to Thomas A. Dowling, who will occupy it.

2D ST.—The Jerome Property Corporation sold the 2-sty one-family dwelling at 381 2d st, on a lot 18x100, for Mrs. Mary McCall to a client, who will occupy it.

7TH ST.—Max Herzfelder sold for Samuel Stern to Edward Grosshandler 287 and 289 East 7th st, being the northeast corner of AV D, a 6-sty fireproof tenement on a lot 48.6x85.

8TH ST.—E. Sharum sold to a client 1200 East 8th st, a two-family frame house, on plot 40x120.

8TH ST.—Richard C. Doggett sold house, 1670 East 8th st, to Mrs. Mary C. Cook; also house, 1660 East 8th st, to Mrs. Lulu S. Held.

22D ST.—John A. Sheffield bought from Arthur H. Strong 1100 East 22d st, a 2-sty bungalow, on plot 50x100.

64TH ST.—Frank A. Seaver sold 2 lots on the south side of 64th st, 320 ft west of 9th av for M. J. Hobbs, to an investor.

75TH ST.—The Samuel Galitzka Co. sold to John P. Lovelock the 2-sty, two-family house, on plot 20x100, at 519 75th st.

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

ATLANTIC AV.—John F. James & Sons sold for Elizabeth Westervelt the 4-sty business building 562 and 564 Atlantic av.

FLATBUSH AV.—A big deal in Flatbush which will lead to building improvements on the property for business purposes has been made by George N. Obnewald of the John Reis Co., who sold the old Hugo Heymans property on the northwest corner of Flatbush av and Cortelyou rd. It has frontages of 170 ft on Flatbush av, 190 on Cortelyou rd and 200 ft on East 21st st. It has been held at \$125,000. The buyers are Meruk & May, operators and builders. An old house, said to be over 100 years old, is on the property.

FRESH POND RD.—Herman F. Ringe sold for Chauncey Marshall to Gibson & Ring, builders, 142 lots near the Fresh Pond rd station of the Myrtle av "L" road. The buyers will improve the tract with modern apartment houses.

7TH AV.—Hall & Cuttle sold for James Dempsey, a plot 100x100, on the east side of 7th av, 25 ft north of 52d st, to M. Green & Co., builders, for improvement.

14TH AV.—B. J. Sforza sold for William E. Keyes 7316 14th av, a 2½-sty 1-family cottage on plot 40x100.

PROSPECT PARK WEST.—Slawson & Hobbs sold for Mary French Gardiner the 4-sty brownstone dwelling at the southwest corner of 5th st and Prospect Park West, on lot 20x90.10. The house, which is opposite the park and near the old Litchfield mansion, will be occupied by the new owner.

**Queens.**

ARVERNE.—The Somerville Realty Co. sold at Somerville Park a plot 100x100 in the north side of Amstel boulevard, west of Wavecrest, to J. Erbgott; also 10 lots in the east side of Wavecrest av, between Elizabeth and Bannister avs, to C. Moser and A. Forman; also 10 lots in the west side of Clarence av, north of Alameda av, to the Arverne Construction Co., and 11 lots in the east side of Vernam av, north of Ammerman av, to W. W. Gray.

ARVERNE.—S. Goldberger bought from Somerville & Somerville 11 lots on the southeast corner of Alameda and Farnam avs. Plans have been prepared for the erection of five 8-room cottages on the property.

FAR ROCKAWAY.—The Lewis H. May Co. resold for Michael Cosgrove the Corey Cottage, known as the "Malachi" on Ocean av, on a plot 75x125 to Charles M. Cohen. This is the second house sold at an advance since the Jos. P. Day auction sale of the Corey cottages held last July at Far Rockaway.

**Richmond.**

FORT WADSWORTH.—Cornelius G. Kolff sold for James Hincliffe of Paterson, N. J., to Terijon Weitting, of Staten Island, a plot approximately 50x200 on the north side of the Fingerboard rd near Tompkins av.

HART PARK.—J. Sterling Drake sold for F. J. Convert of Lynbrook, L. I., to Emma Merk Ludwig 3 lots on the east side of University pl, making a plot 75x125.

**Suburban.**

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold a 63-foot plot on the east side of Lombardy Boulevard to Helen Rosson; a 70-foot plot on Fine Acres Boulevard to Elizabeth Radford; a 100-foot plot on Manatuck Boulevard to E. J. Weber; a 200-foot plot in the bungalow villa lot section to T. H. Hindle, and 40-foot plots to George Westendorf and Alice Keese.

CRANFORD, N. J.—Cooper & Gerstner sold 30 building lots to C. H. Kaman.

GREAT NECK VILLA.—The Shields Co. sold a plot on the north side of Villa Road to Virginia Linne, and a corner plot on Villa Road to Theodore Hessey.

MASSAPEQUA.—The Queens Land and Title Co. sold to William Recke a plot, 60x100, on Parkhill av; to A. H. Wagner a plot, 40x100, on Massachusetts av; to E. Cable a plot, 40x100, on Connecticut av, and to M. MacGlashan a plot, 60x100, on Cherry st.

SUMMIT, N. J.—James G. Ralston, of Manhattan, bought the L. E. Katzenbach estate, fronting on Llewellyn road. W. B. Littell represented the buyer in the transaction.

MORRISTOWN, N. J.—Sisters of Charity of St. Elizabeth sold to Mrs. Florence A. V. Twombly a plot 50x100 in the east side of Park av.

WHITE PLAINS, N. Y.—R. Franklin Hull sold a plot in South Broadway, near Carhart av for Schuyler Hazard to George A. Houle.

BAYONNE, N. J.—Pearl L. Bergoff sold to Harry Cohen and Abraham Lachovitsky a plot 100x100, in the south side of West 53d st, near AV C.

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BAYONNE, N. J.—Isaac Wigdor and William B. Willensky bought from William C. Farr a plot 49x100 in the east side of Broadway, near 24th st.

JERSEY CITY, N. J.—Owen J. Igoe sold to John O'Brien 212 Harrison av, a dwelling on plot 47x114.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Joseph Sherman, of the National Chamois & Sponge Co., Manhattan, a plot with 210 ft frontage on the northwest corner of West Drive and Arleigh rd, on which the buyer will at once begin the construction, for his own occupancy, of a hollow tile and stucco house of Spanish architecture, from plans by Aymar Embury, II.

WHITE PLAINS, N. Y.—The Gedney farm on Mamaroneck av has been sold to the Gedney Farm Co., a new realty corporation, capitalized at \$1,500,000. Robert E. Farley, president of the Scarsdale Estates, is president and general manager of the new company. The property is to be developed immediately and the buildings now on the place will be remodelled into a hotel. The tract has an area of more than 300 acres, with a frontage on Mamaroneck av, North and Ridgeway sts.

SCARSDALE.—W. Luke sold for the Platt and Popham estates a plot with 224 ft frontage on Autenreith rd and Oakwood pl to a Mr. Clark of Manhattan, who will build in the spring.

GREAT NECK, L. I.—The McKnight Realty Co. sold to F. C. Ward, of New York, on the estates of Great Neck, a plot having a frontage of 140 ft at the corner of Ridge Drive, East, and North Drive; a plot of 122 ft frontage and one of 131 ft frontage on the same drive; a plot having a frontage of 127 ft at the junction of Ridge Drive West and Ridge Drive East, and three other plots having a total frontage of 340 ft on Ridge Drive West. The cost of these seven plots is \$37,600 and Mr. Ward intends to improve each plot with a very fine type of residence. This property is on the Hill Top Section of the Estates of Great Neck and overlooks Little Neck Bay, and the surrounding estates of Russell Eldridge and W. Gould Brokaw.

JERSEY CITY, N. J.—The Pulvora Chemical Co., the present tenant, bought the 3-sty building on the north side of Lincoln av, 125 ft west of Ocean av, from the estate of Stephen L. Harvey.

WEST NEW YORK, N. J.—Alfred Bernet bought from the Niles estate a plot 97.6x100 at the southeast corner of 17th st and Harrison pl.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Charles F. Briddon, with the American Sugar Refinery Co., a plot on the north side of Arleigh rd, 423 ft west of the Shore rd, on which the buyer will erect a house of Italian design, for his own occupancy.

FLORAL PARK.—The Windsor Land and Improvement Co. sold to M. J. Gallagher a plot 40x100 on Violet av; to W. Schwartz a plot 70x100 on Daisy av; to A. O'Loughlin a plot 40x105 on Carnation av.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to R. Samuels and H. Krahower each a plot 60x100 on Rockaway Parkway; to H. Hirsch a plot 60x96 on Montgomery st; to J. Walsh a plot 40x100 on Grove st; to J. and M. Neumann a plot 80x100 on Oxford st; to D. Schopps a plot 40x108 on Elmwood av; to J. and M. Gross a plot 80x100 on Verona pl.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to M. Queloz a plot 40x100 on Emery st; to A. Scholtz a plot 40x100 on Windsor Parkway and another 120x100 on Windsor Parkway and Oceanside av; to A. C. Gallagher a plot 60x100 on Windsor and Nassau Parkways; to J. Schumacher a plot 100x127 on Hempstead Parkway and Bernhard st.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to M. Lanzano a plot 38x103 on Yale av; to J. P. Glazik a plot 40x120 on Cornell av; to A. Faggello a plot 20x141 on Lake View av.

LYNBROOK.—The Windsor Land & Improvement Co. sold a plot 40x100 on Edmund st to H. Leonie.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to C. E. Reiners a plot 40x100, to S. Murray and W. and M. Talbert each a plot 80x100 on Ebert av; to G. Durisch a plot 40x100 on Merrifield av; to S. Murray a plot 40x111 on Hoke av.

JERSEY CITY, N. J.—Erhart M. Diehr sold to Marie Dubreuil 92 to 94A Boyd av, four one-family houses, on plot 50x168.

### LEASES—MANHATTAN.

MYER BONDY leased the 4th loft in the Puck Building, corner Houston and Lafayette sts, to the Manhattan Ladies' Hat Co., of 133 Wooster st; also the 2d loft in 30 to 34 University place to S. Wiedner, of 222 Greene st; also the 10th loft in 144 to 150 West 27th st

to Heilbron & Engelhardt, of 149 Spring st, and the 8th loft in 122 to 126 West 26th st to Denbosky Brothers, of 149 Wooster st.

BENJAMIN ENGLANDER leased to N. Levine & Co. the 10th and 11th lofts in the building under construction at 31 and 33 East 32d st, containing 10,000 sq ft.

LOWENFELD & PFEIFFER leased the store at the southwest corner of Madison av and 97th st.

GEORGE W. MERCER & SON leased the store and basement in 166 8th av to I. Greenberg and the store and basement in 213 West 18th st to J. Boyle and in 327 West 29th st to H. Goetze.

MOORE & WYCKOFF leased the 12th floor in 440 4th av to Richardson, Sons and Owden; also space to C. Schoolherr & Co., of 138 Spring st.

PEASE & ELLIMANN leased for the Weeks estate 136 and 138 East 41st st to John Kilcommon, for business purposes for a term of years.

WILLIAM A. WHITE & SONS leased for B. Crystal & Sons in 47 and 49 West st the 5th floor to the Lachman Manufacturing Co., of 2 Rector st, and the 6th floor to the Universal Electric Welding Co., of 2 Rector st; also the store in 50 West st to the Interstate News Co., of 118 East 16th st, and, temporarily, the store and basement in 533 to 541 Canal st to the Motor Traction and Engineering Co., of 394 Greenwich st.

BONWIT, TELLER & CO. rented the 8th loft in their new building, 5th av and 38th st, to the Hewitt Robin Co. for ten years' lease at an aggregate rental of about \$160,000.

DOUGLAS L. ELLIMAN & CO. leased for the 76th St & Park Av Co., a large duplex apartment in 830 Park av, to Arthur K. Bourne, of the Singer Manufacturing Co.; also a large apartment in 960 Park av to Gardiner D. Jones.

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

PEASE & ELLIMAN leased for a term of 10 years to a client for A. Butler Duncan, the building at 195 6th av, a 3-sty building. The lessee will after alterations occupy it as a restaurant.

S. R. TOBIN leased for the Schulte Realty Co. the building, 1941 Madison av, with an "L" of 50 ft frontage in East 125th st; also adjacent buildings in East 125th st, to Rudolph Landauer. After extensive alterations the building will be operated as a branch of the Madison Square Roof Garden.

THE H. M. WEILL CO. leased the entire front and rear buildings at 363 7th av for a long term of years for Maurice Myers and Samuel Harris to T. Dacosta and Louis Santero who, after extensive alterations, will open this place as a first-class cafe and restaurant; also the store in 781 8th av for T. Leonard's Sons, of 687 8th av, to Samuel W. Carmack.

SPEAR & CO. rented for Henry C. Lytton, of Chicago, 10,000 sq ft in 18 to 22 West 20th st to the Waldorf Waist Co., of 138 West 21st st, and for the Waldorf Waist Co. a loft in 136 to 140 West 21st St to the Unique Cloak & Suit Co., of 50 East 9th st.

PEASE & ELLIMAN leased 39 East 65th st for Kjaeren Van Rensselaer to F. T. Bedford; also 19 East 66th st for John G. Agar to Mrs. R. L. Stevens; also apartments in the Schermerhorn, at 21 East 82d st, for F. A. Zittel, agent, to William G. Kaufman; in 829 Park av to John Russell Pope; in 104 East 40th st to Mrs. Virginia Dahlgren; in 56 West 11th st to James G. Piede, and in 105 East 15th st to Mathilde Burgeon.

AUGUST BELMONT, JR., leased his residence at 46 East 34th st through Pease & Elliman to William G. Bates. The house is a 4-sty dwelling, on a lot 18.8x98.9, just east of Madison av.

HARRIS & MAURICE MANDELBAUM leased the dwelling 658 Lexington av at the northwest corner of 55th st, to the firm of Strasburger, Inc., dealers in lamps, who for some time have been located at 561 5th av and who recently took a long lease of 758 5th av, near 58th st, in the Plaza bank building. The lessees will remodel the Lexington avenue building, using the two lower floors as wholesale warehousing and the two upper floors for manufacturing. James A. Dowd was the broker in the transaction.

PEPE & BROTHER leased for Walter E. McDonnell 50 Morton st, a private dwelling.

PORTER & CO. leased the motion picture theatre at 64 West 125th st, together with the frame building and lot in rear, 61 West 124th st, to be used as an exit.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the Graf Realty Co., 10,000 sq ft of floor space in 119 to 125 West 24th st to G. H. & E. Fredberg, for a term of years.

THE LOUIS BECKER CO. leased for a term of years, for the Riverside Viaduct Realty Co., the large store in 1960 Amsterdam av to H. M. Koerpel, who will occupy same as a first-class gent's furnishing store. This store immediately adjoins the entrance to the Palace theatre at the northwest corner of 157th st and Amsterdam av.

SPEAR & CO. rented for the Max Goldfrank estate 5,000 sq ft in 200½ Greene st to Harry Tarnower; also a loft in 13 East 17th st to the Mutual Cloak & Suit Co. for Elizabeth Armstrong, and for the Jacob New Realty Co. a loft in 688 Broadway to M. W. Winston.

SAMUEL H. MARTIN leased for Nathan Ottinger the store in 29 Columbus av to John Anayosti.

WILLIAM J. ROOME & CO. leased an apartment in 116 East 58th st to Erskine M. Smith; also apartments in 178 Madison av to Cyril Hatch and Dwight Moore; also apartments in 177 Madison av to Oscar B. Van Zant, Helen M. Marks, Leonard Snider and Beatrice Brosseau.

AITKEN, SON & CO. for upward of 40 years located at the corner of Broadway and 18th st, leased from Black, Starr & Frost the unexpired term of their lease in the building at the southwest corner of 5th av and 39th st, and also obtained from Michael Dreiter, the jeweler, a further extension for a term of years. The Black, Starr & Frost lease expires on May 1, 1913, and no definite information could be obtained as to how long the new lease has to run. Frank D. Veiller was the broker in the transaction. The lease marks the removal uptown of another large dry goods concern, though the business will also be conducted, at least for the time being, at the present location in Broadway. The Fifth avenue building is seven stories in height, on a plot with an avenue frontage of 50 feet and a depth of 100 feet in the street. The concern will occupy the premises next month and a large force of men will be employed making the necessary alterations. As good as existing leases in the upper portion of the building expire the firm will occupy the additional space.

Through the same broker Aitken, Son & Co. leased the 9th floor in the Bonwit-Teller Building, at the southeast corner of 5th av and 38th st for its wholesale department. The lease is for ten years. Black, Starr & Frost moved to its new location at 5th av and 48th st a few months ago. George Taylor, president of the dry goods firm, stated that while the firm has leased the Black, Starr & Frost building, at 436 and 438 5th av, and space in the Bonwit-Teller Building, nevertheless it will also continue its retail and wholesale business at 873 and 875 Broadway, where it has been located for about 40 years.

LEROU COVENTRY rented for Clara Bauer to Eugene Christian the dwelling at 213 West 79th st for 5 years.

THE DUROSS CO. leased the 3-sty building at 140 West 15th st to Charles A. Keneely, of 507 West 19th st, for 5 years; 245 West 13th st to M. J. Mitchell; 120 West 17th st, a 4-sty building, to Abraham Kalish, of 11th av and 34th st; 494 Hudson st to the Specialty Glass Co., of 430 Hudson st, and 496 Hudson st to the Brown Restaurant Co.

M. & L. HESS leased for Webster B. Mabie & Co., as agents, the 1st loft in the building at 245 to 251 7th av, corner of 24th st, to Itzkowitz Bros., of 21 Washington pl, manufacturers of skirts.

THE LIBMAN REALTY CO. rented to Frederick Tietig of 155 Wooster st hat manufacturer, the 5th and 9th lofts in the building in course of construction at 48 to 56 West 38th st. James Thompson has rented for the Libman Realty Co. to J. Opoznauer & Co., of Chicago, makers of gowns, the top floor for five years in the same building at an aggregate rental of \$35,000.

PORTER & CO. leased a loft in the 2-sty building at 124th st and 8th av to Herman Baruch.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 2d floor in 17 East 45th st to Mme. Helen A. Wade for a term of years; also to William Sloane, of W. & J. Sloane, for the season the Theodore Douglas Robinson house, at 750 Park av, dwelling on lot 24x86, fully furnished.

SLAWSON & HOBBS rented the store in 2826 Broadway for Louis Kaplan, for a term of years.

G. W. BARNEY leased for Ogden & Clarkson the store, basement and sub-basement in 57 Murray st to the David Killoch Co., of 193 Greenwich st; also the 2d loft in 37 & 39 Murray st to Clucker & Hixson Co., of 32 Park pl; also to the Manufacturers and Jewelers' Exchange the 3d loft in 872 Broadway and to the Advance Electric Co. the 4th loft in 73 Reade st, extending through to 91 Chambers st.

COLLINS & ROWE leased for a term of years for the estate of Jacob Weeks the building at 586 Greenwich st to Obermyer and Liebmann, also for Millard F. Cornwell and others 135 to 143 East 41st st for a term of three years to Pottier & Stymus Co., of 375 Lexington av, in 42d st.

HORACE S. ELY & CO. leased for Samuel W. Fairchild, the dwelling at 65 East 56th st, to Mrs. E. B. Sturgis.

JOSEPH F. FEIST leased for R. L. Schaefer the store, 758 10th av and for Amanda Swift the 3-sty house, 452 West 43d st, and the 1st loft in 573 9th av for Jacob Stahl, Jr., also the 1st loft, 576 9th av, for Jacob Lahn.

GOODWIN & GOODWIN leased for Mrs. Mathilda White to L. Goodman, for a term of years the store at the southeast corner of Lenox av and 120th st.

THE LEWIS H. MAY CO. leased for Dr. G. A. Prochazka the store, basement and rear building at 15 East 12th st to the Swiss Colours Co., of 2 Gouverneur la, for a term of years.

MOOYER & MARSTON leased for William Duncan the 4-sty dwelling at 527 Madison av, between 53d and 54th sts, to O'Brien & Murray dressmakers, who will use it in their business.

THE CHARLES F. NOYES CO. in connection with H. L. Moxley & Co., leased 10,000 ft of space in 597 Broadway to Henry Laks for a term of years; the store and basement in 256 Pearl st to John Paris; a large suite of offices in the Continental Building to Armin H. Mittlemann and premises in 21 and 23 Ann st to Philip Maus.

PEASE & ELLIMAN leased apartments in 104 East 40th st to Mrs. Adeline Hoag; in 104 East 40th st to Jesse Maupin; large apartment in 12 East 87th st for Chalmers Dale to Edward E. Moberly, of Magnolia, Mass.; in 145 East 35th st to Eugene Bogert, and in 32 East 64th st, The Verona, to Leopold Schapp; also space in the Aedon Building, on West 42d st, to the Howard Piano Co., the Monopolite Flooring Co., the Hudson Boiler Manufacturing Co., the Regent Realty Co., Albert N. Shideler and Oscar Leon.

PEASE & ELLIMAN leased, in conjunction with J. P. Whiton-Stuart Co., the 5-sty American basement dwelling, at 110 East 61st st, to Edward M. McIlvaine.

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PORTER & CO. leased the following dwellings: For John W. Thompson, 45 West 131st st; for Miss Eva Phipps, 212 West 123d st; for C. W. Watson, 138 West 128th st; for Wells Holding Co., 45 West 128th st, and for Mott D. Cannon, trustee of the estate of E. M. R. Taylor, 59 West 126th st.

JAMES H. STRYKER leased for a term of years the store and basement in 216 West 42d st to Michael Finnerty.

THE TWENTY-FIFTH CONSTRUCTION CO. leased to E. Cashman, of 110 West 14th st, the 5th loft in 141 and 143 West 28th st; also to the Bedford Waist and Dress Co., of 130 West 26th st, the 8th loft in 158 and 160 West 29th st. Both leases are for a term of years.

SPEAR & CO. rented for the estate of Elizabeth Perkins the 1st loft in 512 Broadway to the Star Neckwear Co., of 491 Broadway; with William C. Walker a loft in 18 and 20 West 4th st to S. Lorber & Co., of 25 East 4th st, and the fourth loft in 132 and 134 West 21st st to the Edelsack Ladies' Garment Co., of 50 East 8th st, and the 2d loft in 132 and 134 West 21st st to the Childrensware Co., of 13 East 16th st.

THE CROSS & BROWN CO. leased offices in the new United States Rubber Building at the southeast corner of Broadway and 58th st to the following individuals and firms: Clifford J. Cross; Clarence N. Peacock & Co.; Hess & Gross; James M. Carples, of 751 5th av; Dover & Weinberg; Ernest Hopkinson, and the Waverly Co.

HEIL & STERN leased for the Brunswick Site Co. in the Brunswick Building, northeast corner of 5th av and 26th st, the entire southerly 1st loft containing about 15,000 sq. ft. of space for a long term of years to S. H. Kahn & Co., importers, of 130 5th av.

THE CHARLES F. NOYES CO. leased additional premises on the 6th floor of the Hilliard Building to the London Guarantee & Accident Co. of 55 John st, and a suite of offices on the 8th floor to the John F. Curry Agency. With these two leases the Hilliard Building is entirely rented. The Noyes Company also leased offices in the Frankel Buildings to the Donaldson Mfg. Co. and offices in the Hanover Building to the Rock Island Sponge Co., and a floor in 255 Pearl st to the Goblet-Dolan Mfg. Co. of 30 Old Slip.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments to Mrs. W. Bachelier in 22 East 33d st. to W. H. Andrews in 130 East 67th st, to Paoli de Vecchi in 43 5th av, to Mrs. B. A. Armstrong in 140 West 59th st, to Henry B. Keen in 17 East 45th st, to Pierre Largier in 140 West 59th st, and in connection with Gibbs & Kirby to Mrs. William Loeb in 15 East 10th st.

SCHRAFFTS, confectioners, leased the stores at 62 West 23d st running through to 51 West 22d st for a term of 11 years from the Lowther estate, through H. Freud as broker.

SLAWSON & HOBBS rented for Marion L. Clark the 4-sty dwelling at 265 West 72d st for a term of years to a client for occupancy.

J. IRVING WALSH rented for Emma Wulff the 3-sty dwelling at 150 West 11th st to Anna Pugh; also for Woodruff Smith the 3-sty dwelling at 139 West Washington pl to Henry M. Hall; also for George H. Budke the dwelling at 94 Perry st to John J. Murtha, and for Fanny H. Von Schmid the house at 63 Barrow st to Henry Golsch, all for a term of years.

M. M. HAYWARD & CO. leased to a client for a term of years for the Pine Moon Realty Co. the 5-sty apartment house at 434 West 164th st on plot 50x100.

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## LEASES—BRONX.

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

JACOB LEITNER leased for the Mardece Realty Co. to J. Kraussman, 850 and 854 Intervale av and 850, 854 and 855 Fox st, five 4-sty apartment houses at an aggregate rental of \$30,000; also for the Mercury Realty Co. to J. Jovans, 594 and 600 Prospect av, two 5-sty apartment houses, at an aggregate rental of \$20,780.

JAMES F. MEEHAN leased through Arthur Weyl & Co., brokers, to the American Co-operative Society for a period of 20 years at an aggregate rental of \$450,000 the entire ground floor of the Community Building he is erecting at the northwest corner of 163d st and Southern Boulevard, as well as part of upper floors which lessees will use as executive offices. The American Co-operative Societies will occupy the premises as one of the largest all pure food stores and markets in New York City. The Community Buildings, of which this lease forms a part, is being built by Mr. Meehan at a cost of over \$1,000,000. Part of this building has already been leased as a large theatre to the Cecil Spooner and Charles E. Blaney interests. The buildings will contain the largest ball room in the city, also a large palm garden, roof garden, banquet hall and lodge rooms.

## LEASES—BROOKLYN.

WILLIAM OTTEN leased to the United States Government for ten years the building now in the course of construction, on the plot 50x100, at 748 and 750 Manhattan av. The building will be used as a branch post office.

CHARLES E. RICKERSON rented 938 President st, a 3-sty bay window box stoop brownstone dwelling, for Thomas E. Hicks to a client for a term of years; 620 6th st, a 3-sty bay window white stone dwelling, electric light, for a client to A. Ruyter for a term of years.

## LEASES—SUBURBAN.

WARREN & SKILLIN, in conjunction with the Anderson Realty Co., have leased for S. Morgan Barber for a period of years at an aggregate rental of \$75,000 the southwest corner of South 4th av and 3d st, Mount Vernon, to an investor.

THE REAL SECURITIES INVESTMENT CO., owners of the Arcade Building, at 645 to 649 Broad st, Newark, leased to the S. S. Kresge Co., of Detroit, Mich., the structure, which has a frontage of 58.6 ft in Broad st and 200 ft in depth, now occupied in part by Bedell's cloak and suit store and various other concerns. Possession of the premises to be given May 1, 1916. The lease is for a term of 20 years and the rental is \$40,000 per year. Louis Schlesinger, Inc., negotiated the lease.

PEASE & ELLIMAN rented for George E. Dadmun his country residence on Madison av, Morristown, N. J., for the winter to Ex. Norton, a member of the New York Stock Exchange, and who formerly had a large estate in Staten Island.

## REAL ESTATE NOTES.

LOWENFELD & PFEIFFER moved their office from 1398 Madison av to 1511 3d av.

THE LOUIS BECKER CO. has been appointed agent for the newly completed building, 100x125, at the northwest corner of Amsterdam av and 157th st.

H. C. SENIOR & CO. have been appointed agents for 140 West 95th st, 68 West 71st st, 140 West 97th st, 139 West 69th st, 248 West 99th st, 105 West 70th st, 71 West 68th st, 105 West 68th st, 233 West 66th st, 225 West 62d st, 228 West 63d st, 527 West 133d st, 34 West 65th st, 38 and 40 West 65th st, 14 to 18 West 65th st, 261 West 88th st, 114 West 80th st, 229 West 63d st, 9 West 64th st and 11 West 64th st.

THE TITLE GUARANTEE & TRUST CO. loaned to the 483 West End Av Co., \$75,000, for one year, on the brick and stone dwellings located at 481 to 485 West End av.

PEASE & ELLIMAN have been appointed agents for the 6-sty apartment house at 119 West 46th st by Mrs. Virginia Redfield, and of the Don Carlos Apartments, a 7-sty modern fireproof apartment house at 995 Madison av, northeast corner 77th st.

THE GUARANTOR REALTY CORPORATION has been appointed agent for the 12-sty office building at 507 5th av.

N. BRIGHAM HALL & WM. D. BLOODGOOD have been appointed agents for 415 Madison av, a 5-sty store and apartment building adjoining the corner of 48th st, Reeder Brothers, owners.

PEASE & ELLIMAN have been appointed agents by Gyulo Armeny of the Armeny Building, at 90 Nassau st, southwest corner Fulton st, an 8-sty store, office and mercantile building.

A. B. ROMEN has moved his real estate office from 941 Intervale av to 1551 Southern Blvd.

BULKLEY & HORTON have moved their Bedford office to 585 Nostrand av, Brooklyn.

THE BOARD OF ESTIMATE will hold a public hearing for taxpayers on Monday, October 28, at 10.30 A. M., in the Aldermanic Chamber, City Hall, on the budget for 1913. Taxpayers are invited to appear and will be heard.

W. J. O'CONNOR, formerly with Danzer Bros., has entered the office of Charles F. Noyes Co., in its downtown office. Mr. O'Connor will exclusively devote his efforts to renting in the Canal st section of the city, a neighborhood that he has been identified with for over 12 years.

THE CHARLES F. NOYES CO. has negotiated a \$45,000 first mortgage on the new 3-sty building at 117 and 119 Leonard st; a \$16,000 loan on property, 256 Pearl st, and, in conjunction with William A. White & Sons a \$12,000 loan on property, 235 Water st. All loans were made for 5 years.

M. M. HAYWARD & CO. have been appointed agents for the following properties: 157 to 161 West 98th st, 241 West 109th st, 17 West 103d st, 21 Carmine st, and 57 to 61 Watt st.

—In view of the current discussion concerning markets and the cost of living in New York, it is interesting to note from the United States Consular and Trade Reports, that shops organized on the department store principle for the retail sale of provisions and groceries are found throughout Germany, especially in the industrial districts. The chief town in each district is generally used as the headquarters of the business, which is said to be well managed and prices are low. Kaiser's Kaffee Geschäft, with over 1,000 branches, is the largest concern of this kind in Germany. These firms which cater specially for the working classes are feeling, with increasing effect, the competition of the Workmen's Cooperative Associations. These are spreading rapidly, the number belonging to the central union having increased from 959 with 879,221 members and a capital of \$6,202,575 in 1907, to 1,142 with 1,313,422 members, and a capital of \$9,846,000 in 1911. There also belong to the unions 39 co-operative producing associations, consuming their own produce, whose production amounted to \$20,000,000 in 1911. The union has a central office, through which the associations can buy the various goods they need. It seems likely that in course of time cooperative associations will monopolize the victualling trade of the working population. Movements of this sort are among the important influences that bear on real estate values.

—Dredging in anticipation of building a public dock has begun at the foot of Nott avenue, Long Island City, an improvement long desired by the Queens Chamber of Commerce.

## 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. 18, 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. Adjudgment of legal sales to next week are noted under Advertisements Legal Sales.

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

## JOSEPH P. DAY.

<sup>a</sup>Charlotte st, swc Boston rd, see Boston rd, ss, bet Charlotte st & Wilkens av.

<sup>a</sup>Hudson st, 260, es, 21.1 s Dominick, 21.1 x70, 3-sty & b bldg, with str; voluntary withdrawn.

<sup>a</sup>Mulberry st, 209-11, see Spring, 48.

<sup>a</sup>Spring st, 48 (\*), swc Mulberry (Nos 209-11), 25.3x98.9x25x93, 3-5-sty bk tnts & str, due, \$24,175.80; T&C, \$28.20; sub to pr mtg \$40,000; Vincent Orlando. 77,000

<sup>a</sup>Washington st, 693, es, 88.7 s Perry, 21 x101x21.7x95.7, 2 & 3-sty by & fr stables; due, \$11,134.00; T&C, 529.51; Tuting & Heins. 12,000

<sup>a</sup>Whittier st (\*), es, 250 n Seneca av, 50x97.5x50.1x100; vacant; due, \$1,430.67; T&C, \$49.01; Warren B Sammis. 1,200

<sup>a</sup>12TH st, 427 E (\*), ns, 245.6 w Av A, 24.3x103.3, 5-sty bk tnt & str & 3-sty bk rear loft bldg; due, \$5,778.77; T&C, \$1,496.77; sub to mtg of \$19,000; Theresa Hammer. 22,237

<sup>a</sup>31ST st, 114 W, ss, 183.4 w 6 av, 20.10x107.3x21.3x103, 3-sty & b bk & stn bldg; voluntary; bid in at \$55,000.

<sup>a</sup>31ST st, 416 W, ss, 250 w 9 av, 16.8x78.1 x—x77, 3-sty & b fr tnt with str; voluntary; bid in at \$10,000.

<sup>a</sup>32D st, 34-6 E, ss, 165 e Mad av, 40x98.9, 9-sty bk & stn hotel (St Louis); voluntary; F A Schuelman. 224,500

<sup>a</sup>39TH st, 309 E, ns, 150.6 e 2 av, 24.6x98.9, 5-sty bk tnt & str; due, \$16,186.58; T&C, \$988.36; Kips Bay Brewing & Malting Co. 17,575

<sup>a</sup>69TH st, 21 W, ns, 260 w Central Pk W, 20x100.5, 4-sty & b stn front dwg; voluntary; W W Babcock. 36,000

<sup>a</sup>75TH st, 228 E (\*), ss, 259.7 w 2 av, 20.4 x102.2, 4-sty bk tnt; due, \$10,526.78; T&C, \$407.24; Rose Bamberg. 7,500

<sup>a</sup>99TH st, 8 W (\*), ss, 150 w Central Park W, 25x100.11, 5-sty stn tnt; due, \$26,570.08; T&C, \$1,322.64; Arthur L Livermore, trste.

**\*107TH st 403-9 E**, ns, 113 e 1 av, 100x 100.11, 1-sty fr bldg; voluntary; Jos Smith. 23,900

**\*116TH st, 322 E**, ss, 275 e 2 av, 20x 100.10, 3-sty stn dwg; due, \$8,257.24; T&c, \$118.82; adj sine die.

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

**\*170TH st E**, see College av, see College av, see 170th.

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

**\*176TH st, 709 E**, ns, 70.6 e Crotona av, 30x75.5x—, 2-sty fr dwg; voluntary; Nelson Smith, Jr. 4,300

**\*183D st, 709 E**, ns, 71 e Belmont av, 29x 75, 3-sty fr tnt; due, \$1,460.99; T&c, \$333.72; sub to mtg \$8,000; Guy W Lindsey. 9,825

**\*235TH st, 511-13 E**, see Verio av, 4270-8.

**\*Amsterdam av, 1426**, ws, 62.5 n 130th, 37.6x100, 6-sty bk tnt & str; due, \$13,471.86; T&c, 600; sub to mtg of \$36,000; Wm Hochstin. 52,600

**\*Amsterdam av, 1428**, ws, 62.5 s 131st, 37.6x100, 6-sty bk tnt & str; due, \$13,286.04; T&c, \$600; sub to a mtg of \$36,000; Wm Hochstin. 54,285

**\*Beaumont av, 2343 on map 2341 (\*)**, ws, 245 s 187th, 25x100, 4-sty bk tnt; due, \$14,231.18; T&c, \$610.46; Lincoln Trust Co. 14,000

**\*Boston rd, ss**, bet Charlotte st & Wilkins av, runs w & sw183.11xsw & s92.5xe 100x—xel100xnl11.9 to beg, vacant; due, \$52,534.52; T&c, \$1,371.05; withdrawn.

**\*College av (\*)**, see 170th, 109.10x50x107.4 x50.1, vacant; due, \$3,423; T&c, \$578.81; sub to a first mtg of \$2,500. Wilhelmina C Popek. 6,200

**\*College av (\*)**, es, 109.10 s 170th, 100x 100; due, \$4,124.20; T&c, \$183; sub 1st mtg \$4,500; Wilhelmina C Popek. 8,900

**\*Findlay av (\*)**, ws, 209.10 s 170th, 75.6x 100x75x107.6, vacant; due, \$3,239.58; T&c, \$137.25; sub to first mtg \$3,600; Wilhelmina C Popek. 7,100

**\*Lind av, 1309-11**, nws, 73 ne 169th, runs ne50xnw52.7xsw52.6 to 169th xse50xe31.2x se31.3 to beg, two 2-sty & b concrete & bk dwgs; exrs sale; Jno H Behrens. 9,200

**\*Riverside dr, 145 (\*)**, es, 48 s 87th, 32x 100, 4-sty bk dwg; due, \$17,335.11; T&c, \$709.58; sub to prior mtg \$65,000; Jno Ingle, Jr. 67,000

**\*Stebbins av, 1336**, on map 1334 (\*), es, 138.9 n Freeman, 25x127.2x126.11, 2-sty fr dwg & str; due, \$344.45; T&c, \$169.23; sub to judgment of \$2,861.44; Jennie Robitzek. 550

**\*Topping av, 1662**, sec 173d, 142.3x116x 121.7x131.7, 2-sty & b fr dwg; exrs sale; J W Whitston. 23,900

**\*Verio av, 4270-8 (\*)**, nec 235th (Nos 511-3), 110.2x88.10x100x135, 7 2-sty bk dwgs; due, \$4,593.91; T&c, \$488.55; sub to seven pr mtgs aggregating \$39,400; Bronx Investment Co. 42,633

**\*Vermilyea av (\*)**, nws, bet 211th & Isham, 148.2x91.6x95.8x75, vacant; due, \$11,972.20; T&c, \$1,509.98; sub to first mtg \$14,000; Max Marx. 18,000

**\*Wilkins av**, see Boston rd, see Boston rd, bet Charlotte st & Wilkins av.

**\*1ST av, 527**, ws, 24.8 s 31st, 24.7x75, 5-sty & b bk tnt with str; exrs sale; Fredk A Mathias. 15,050

JAMES L. WELLS.

**\*Cottage pl, 5**, on map 3, ws, 65.10 s Crotona Park S, 25x100, 2-sty fr dwg; due, \$4,500.93; T&c, \$240; Celia Mautner. 4,850

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

**\*Anthony av, 1857**, swc Mt Hope pl, 50x 108.4x50x108.1, 2-sty stn dwg; due, \$14,860.96; T&c, \$1,000; E W Klappert. 16,250

**\*Cambreleng av, 2326 (\*)**, es, 350 n 183d, 50x100, 2-sty fr dwg; due, \$5,497.98; T&c, \$500; Henry Uebelhor. 4,500

**\*Lind av, 1008 (\*)**, es, 264.1 s 165th, 25x83, 3-sty fr tnt; due, \$6,863.19; T&c, \$500; Jno J Ritter. 5,000

BRYAN L. KENNELLY.

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

**\*102D st, 213 E**; ns, 205 e 3 av, 25x100.11, 5-sty bk tnt with str; exrs & trstes sale; withdrawn.

**\*176TH st, 921 E**, ns, 8.2 e Crotona pkway, 37.7x163.4x32.7x162.2, 3-sty & b fr dwg; voluntary; bid in at \$7,800.

CHARLES A. BERRIAN.

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

**\*181ST st, 885 E**, ns, 21.7 w Honeywell av, 50.6x88.7, to West st x50x88.4, 2 5-sty bk tnts; due, 7,926.94; T&c, \$285.76; sub to three mtgs aggregating \$15,000; Fredk Willett. 22,000

**\*Amsterdam av, 2513-5**, es, 39.11 s 185th, 40x100, 6-sty bk tnt & str; 1/2 of 1-3 equal part; due, \$26,312.42; T&c, \$960.77; L J Phillips & Co for a client. 28,250

JACOB H. MAYERS.

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

**\*Washington av, 1401 (\*)**, nwc 170th, 38.3 x65, vacant; due, \$3,812.02; T&c, \$800; Fred Johnson. 8,205

**\*7TH av, 291-3 (\*)**, es, 89.5 n 26th, 40x 100, 10-sty bk tnt & str; due, \$13,306.13; T&c, \$—; sub to mtgs aggregating \$153,000; Abr Werner. 164,413

HENRY BRADY.

**\*116TH st, 350 E**, ss, 125 w 1 av, 16.8x 100.11, 3-sty & b stn dwg; due, \$8,676.59; T&c, \$364.19; adj to Nov 15.

**\*Hughes av, 2508**, on map 2506 (\*), es, 112.10 s Pelham av, 25x87.6, 3-sty bk tnt & str; due, \$6,525.03; T&c, \$30.88; Rosalie Ulmer. 6,000

**\*Madison av 413**, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; Sheriff's sale of all R T & I in a lease; with drawn. DANIEL GREENWALD.

**\*82D st, 128 W**, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; due, \$20,016.42; T&c, \$2,335.77; adj to Oct30.

Total ..... \$1,029,923  
Corresponding week, 1911..... 774,879  
Jan. 1st, 1912, to date..... 38,814,483  
Corresponding period, 1911.. 37,880,435

**VOLUNTARY AUCTION SALES.**

MANHATTAN AND BRONX.  
SAMUEL GOLDSTICKER.  
OCT. 22.

**130TH st, 235 W**, ns, 381 e 8 av, 18.10x 99.11, 3-sty & b stn dwg.  
BRYAN L. KENNELLY.  
OCT. 23.

**Newton av**, ws, 74.4 s Faraday av, 25x 100, vacant.  
**Valles av**, sec, 250 ne 254th, 100x109x 100x103, vacant.  
JOSEPH P. DAY,  
OCT. 26.

(On the premises.)  
454 lots of Prevost Est, Bronx, located on Boston Post rd, Pelham Bay Park, Hutchinson River & Eastchester Ship Canal.

**AUCTION SALES OF THE WEEK.**

BROOKLYN.  
The following are the sales that have taken place during the week ending Oct. 16, 1912.

WM. H. SMITH.  
**Clinton st**, ws, intersece nes Hamilton av, —x72.5 to Huntington av; withdrawn.

**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; adj to Oct30.

**Pacific st, ns, 351 w Hopkinson av**, see Pacific, ns, 326.6 w Hopkinson av.

**Pacific st, ns, 375.6 w Hopkinson av**, see Pacific, ns, 326.6 w Hopkinson av.

**Van Buren st**, ss, 314.3 w Reid av, 14.3x 100; Jas C Ryan. \$2,300

**Warren st, 194**, ss, 199.9 w Clinton, 20.10 x99.10, 3-sty & b bk dwg; exrs sale; Wm H McGivney. 6,275

**W 8TH st, 1812 (\*)**, ws, 120 s Av R, 20x 100; Geo Burnham et al. 3,750

**65TH st, (\*)**, nes, 276.9 nw 18 av, 32x 100; Benj F Blair trste. 3,127

**72D st**, ss, 200 w 1 av, 20x100; withdrawn.

**Greene av**, ss, bet Bedford & Franklin avs, Lot 17; withdrawn.

**Jamaica av (\*)**, ss, 85.8 w Essex, 21.5x 83.11x20x91.7; Natalie Pickinger. 3,500

**Montrose av**, nwc Humboldt, 25x75; Chas Muller. 10,950

**Pitkin av (\*)**, nes, 183.11 se Eastern pkwy ext, 20.4x51; Germania Savgs Bank, Kings Co. 3,000

JAMES L. BRUMLEY.  
**Macon st (\*)**, ss, 16.8 e Marcy av, 16.8x 100; Nelson G Carman trste. 5,800

**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. 3,250

WM. P. RAE CO.  
**Linden st**, ses, 133.10 w Hamburg av, 19.10x100; Geo T Whidden. 2,700

**E 8TH st (\*)**, es, 130 n Av C, 30x100; Jane A Rustin. 5,950

**E 8TH st**, ws, 260 n Beverly rd, 20x 120.6; withdrawn.

**43D st (\*)**, sws, intersece ses 12 av, 100x 20.3; Minnie D Gescheidt. 10,800

**Grand av (\*)**, es, 25 s Clifton pl, 37.6x 100; Jas M Crafts et al. 19,000

**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. 3,900

**Parcel of land (\*)** beg on ws land of Bklyn Flatbush & Coney Island Ry Co, 176.2 s Ocean av, 20x110; Caroline F Gorham. 3,900

**Parcel of land (\*)** beg on ws land of Bklyn Flatbush & Coney Island Ry Co, 196.2 s Ocean av, 20x110; Caroline F Gorham. 3,900

SAMUEL MARX.  
**Av N**, nec 4th, 100x160; Trstes sale; adj to Oct29.

CHARLES SHONGOOD.  
**39TH st (\*)**, ss, 125 e 6 av, 16.8x100.2; Abr Sklar. 2,700

**39TH st (\*)**, ss, 241.8 e 6 av, 16.8x100.2; Abr Sklar. 2,700

**39TH st (\*)**, ss, 250.4 e 6 av, 16.8x100.2; Abr Sklar. 2,700

**57TH st**, ss, 140 e 13 av, 20x50.3; withdrawn.

**72D st**, ss, 100 w 1 av, 20x100; withdrawn.

Total ..... \$100,202  
Corresponding week, 1911..... 99,225

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**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. 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 bldg; Greenwich Savings Bank agt Clara O Barclay Bayne et al; B Aymar Sands (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.

OCT. 22.

**Jesup pl, 1392**, es, 155.10 n 170th, 50x130.10 to 170th x56.4x104.11, 3-sty fr dwg; Ellen Althause agt Cornelius Long et al; Harold C Knoeppel (A), 5 Beekman; Herman Heydt (R); due \$6,518.85; T&c, \$1,247.95; Joseph P Day.

**Simpson st 1061**, ws, 241.5 n Westchester av, 43.9x100, 5-sty bk tnt; Adam Trillich et al agt Fredk G Mathison et al; Wm A Goodhart (A), 93 Nassau; Chas O'Sullivan (R); due, \$7,348.90; T&c, \$—; sub to a first mtg of \$30,000; Joseph P Day.

**33D st, 350 E**, ss, 70 w 1 av, 30x98.9, 5-sty bk tnt & str; Brooklyn Trust Co agt Andw P Danell et al; Meighan & Necar-sulmer (A), 38 Park row; Jno H Rogan (R), due, \$26,753.98; T&c, \$565; Joseph P Day.

**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 Gold-sticker.

**170TH st W**, ws, abt 155.10 n Jesup pl, see Jesup pl, 1392.

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

**187TH st, 521 W**, ns, 95 e Audubon av, 87.6x94.10, 6-sty bk tnt; Geo Colon et al agt Jos King Constn Co et al; Walter T Kohn (A), 309 Bway; Cecil Ruskay (R); due, \$25,695.74; T&c, \$2,738.30; Joseph P Day.

**Amsterdam av, 2517-9**, see 185th, 39.11x100, 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.

**Bailey av, 3488**, es, 154.5 s 238th, 20.1x83.5x18.8x85, 3-sty bk tnt; Louis H Bode agt Tessier Bldg Co et al; Jos H Hayes (A), 51 Chambers; Walter B Walker (R); due, \$8,007.43; T&c, \$106.75; mtg recorded Oct25'10; Joseph P Day.

**Mt Vernon av, es, 213.10 n 233d**, see Mt Vernon av, es, 192.1 n 233d.

**Mt Vernon av, es, 192.1 n 233d, 21.8x—x25x119.1**, vacant; also MT VERNON AV, es, 213.10 n 233d, 26.9x105.2x25x—, vacant; also NAPIER AV, ws, 196 n 233d, 25x100, vacant; also NAPIER AV, ws, 97 s 235th, 25x100, vacant; Anne Pyne agt Cath Curran et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway; Ely Rosenberg (R); due, 3,272.60; T&c, \$517.39; Joseph P Day.

**Napier av, ws, 196 n 233d**, see Mt Vernon av, es, 192.1 n 233d.

**Napier av, ws, 97 s 235th**, see Mt Vernon av, es, 192.1 n 233d.

OCT. 23.

**Crotona Park N, 741**, ns, 95.4 e Clinton av, 23x100, 2-sty fr dwg; American Savgs Bank agt Cath A McGuire et al; Irwin & Orr (A), 203 Bway; Geo B Hayes (R); due, \$4,597.10; T&c, \$214.44; Joseph P Day.

**15TH st, 612-4 E**, ss, 188 e Av B, 54x103.3, 2-2-sty sty bk stables; Jas J Larkin agt Peter Callan et al; Wilson; Barker & Wager (A), 48 Wall; Edw D Dowling (R); due, \$7,468.68; T&c, \$526.92; mtg recorded Apr17'1899; Joseph P Day.

**76TH st, 503-5 E**, ns, 98 e Av A, 50x102.2, 1-sty bk shed, 1-sty bk shop & 1-sty fr rear stable; Edw Bachmann et al agt Philip A Decker et al; Jno T Booth (A), 271 Bway; Jas A Foley (R); due, \$5,030.88; T&c, \$441.27; sub to mtg \$9,000; mtg recorded Dec16'05; Henry Brady.

**97TH st, 36 W**, ss, 329 w Central Park West, 18x100.11, 4-sty & b bk dwg; Eliz K Upham agt Eva J Marx et al; Merrill & Rogers (A), 100 Bway; Jno H Rogan (R); due, \$16,994.97; T&c, \$195.65; James L Wells.

**113TH st, 14 E**, ss, 225 e 5 av, 18.9x100.11, 5-sty bk tnt; Mary C Maguire agt Jacob Steiner et al; Finch & Coleman (A), 32 Nassau; Jno H Rogan (R); due, \$16,987.47; T&c, \$525.12; Joseph P Day.

**130TH st, 122 W**, ss, 225 w Lenox av, 25x99.11, 3-sty & b stn dwg; Farmers' Loan & Trust Co agt Abr S Iserson et al; Geller, Rolston & Horan (A), 22 Exchange pl; Frederic J Swift (R); due, \$15,876.97; T&c, \$460.37; Bryan L Kennelly.

**Amsterdam av, 1889-91**, es, 49.11 s 154th, runs e99.11xs25xe.01xs25xw100xn50 to beg, 2-2-sty fr tnts & str, 1-sty fr rear bldg; Mutual Life Ins Co of N Y agt Homer R Gillies et al; Fredk L Allen (A), 55 Cedar;

Wm Klein (R); due, \$28,514.34; T&c, \$344.74; Joseph P Day.

**Seton av, 3949** ws, 325 s Randall av, 25x100, Throggs Neck; Central Mortgage Co agt Seton Constn Co et al; Action 1; Otis & Otis (A), 60 Wall; Jas M Donohue (R); due, \$2,379.92; T&c, \$10; Henry Brady.

**Seton av 3947**, ws, 350 s Randall av, 25x100, Throggs Neck; Same agt same; action 2; same (A); same (R); due, \$2,379.92; T&c, \$10; Henry Brady.

**Seton av, 3945**, ws, 375 s Randall av, 25x100, Throggs Neck; Same agt same; action 3; same (A); same (R); due, \$2,379.92; T&c, \$10; Henry Brady.

OCT. 24.

**Kingsbridge ter**, ns, 178 w Summit pl, 92.1x171.9x91.6x182.8, vacant; Park Mortgage Co agt Wm A Mark et al; Seybel & French (A), 41 Park Row; Aaron J Levy (R); due \$1,820.72; T&c, \$441.29; sub to first mtg \$11,000; Joseph P Day.

**80TH st, 323 W**, ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw 5 x s 32.4 to beg, 5-sty bk dwg; Hudson City Savgs Instn agt H Everett Russell et al; Collier & Browning (A), 609 Warren, Hudson, NY; W Herbert Adams (R); due, \$47,756.00; T&c, \$1,498.29; Joseph P Day.

**143D st, 254 W**, ss, 500 w 7 av, 25x99.11, 4-sty bk tnt; Hattie Manheims agt Amelia Arata et al; Mandelbaum Bros (A), 90 Wall; Arthur M Levy (R); due, \$10,731.14; T&c, \$153.25; J H Mayers.

**177TH st, 15 W**, ns, 31.11 e Davidson av, 32.9x67.8x28.5x78.11, 4-sty bk dwg; Wm J Seaman agt Jno Massimino Co; action 2; W A Bartlett (A), 52 Bway; Cambridge Livingston (R); due, \$3,177.82; T&c, \$117.90; Joseph P Day.

**Davidson av, 1911**, ws, 100 n 177th, 25x94.6x25.11x87.9, 4-sty bk dwg; Wm I Seaman agt Jno Massimino Co et al; action 1; Warren S Bartlett (A), 52 Wall; Cambridge Livingston (R); due, \$3,175.08; T&c, \$110.58; Joseph P Day.

**Davidson av, 1918**, es, 188 n 177th, 51.4x54.10x65.9x55.1, 4-sty bk dwg; same agt same; action 3; same (A); same (R); due, \$2,590.34; T&c, \$114.08; Joseph P Day.

**Davidson av, 1910**, es, 90 n 177th, 49x56.9x49.1x58.5, 4-sty bk dwg; same agt same; action 4; same (A); same (R); due, \$2,596.82; T&c, \$114.08; Joseph P Day.

**Hughes av, 2167**, ws, 21.5 n Oak Tree pl, 25x95, 2-sty fr dwg; Violetta W Delafield agt Mary E O'Gorman; Jno R Delafield (A), 27 Cedar; Jas A Foley (R); due, \$4,822.29; T&c, \$1,069.33; George Price.

**Nelson av, 1268-70**, es, 104.11 s 169th, 40x107.5x35.2x107.2, 5-sty bk tnt; Henry Wacker agt Saint Francis Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149; Marcel Levy (R); due, \$13,031.62; T&c, \$425; sub to first mtg \$26,000; Jacob H Mayers.

**Vincent av, ws, 150 n Layton av, 75x100**, Throggs Neck; Kath P Loewi agt Rebecca Del Gaudio; Lewis S Morris (A), 32 Liberty; Gordon S P Kleeberg (R); due, \$1,018.24; T&c, \$24.70; S Goldsticker.

**2D av, 1855**, ws, 75.7 n 95th, 25x100, 5-sty bk tnt & str; Merritt T Wyatt agt Geo W Eggers et al; Jones & Carleton (A), 40 Wall; Wm C Arnold (R); due, \$22,274.76; T&c, \$1,994.51; mtg recorded Jan 7'99; Joseph P Day.

OCT. 25.

**75TH st, 327 E**, ns, 256.8 w 1 av, 28.4x102.2, 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.

**118TH 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 July25'12, or since; Geo A G Honnecker (A), 309 Bway; Julius Harburger, Sheriff; Henry Brady.

**Walton av, ws, 393 s 183d, 50x95**, vacant; Dalton Parmly agt Edgar T Timpson et al; Milo J White (A), 22 W 1st, Mt Vernon, NY; Oscar B Thomas (R); due, \$3,110.25; T&c, \$418.56; Joseph P Day.

**7TH av, 376-S**, swc 31st (No 200), 49x75, 2-5-sty bk tnts & str; Anna Sands agt Dora Friede et al; Wm A Brown (A), 31 Nassau; Jno H Rogan (R); due, \$26,432.56; T&c, \$5,863.35; sub to pr mtgs aggregating \$110,000; mtg recorded May4'11; Joseph P Day.

OCT. 26.

No Legal Sales advertised for this day.

OCT. 28.

**75TH st, 500 E**, see Av A, 1408-10.

**149TH st, 550**, on map 548 E, ss, 412 e Brook av, 36.6x84.11, 5-sty bk tnt & str; Geo Schwegler agt Wm G Rose et al; Adolph & Henry Bloch (A), 99 Nassau; Sheridan S Norton (R); due, \$8,683.63; T&c, \$384.71; sub to mtg \$26,000; Joseph P Day.

**188TH st, 518 E**, see Bathgate av, 2423 on map 2425.

**Av A, 1408-10**, sec 75th (No 500), 50x98, 5-sty bk loft & str bldg & 1-sty bk stable; Manhattan Savgs Instn agt Louvre Realty Co et al; Holmes, Rapallo & Kennedy (A), 66 Bway; Jas C Warren (R); due, \$48,487.98; T&c, \$2,100; Saml Goldsticker.

**Bathgate av, 2423**, on map 2425, swc 188th (No 518), 89.4x32, 5-sty bk tnt; Pauline Haebler agt Clarence A Sahler et al; Eugene Cohn & Julius Levy (A), 132 Nassau; Jas H Laird (R); due, \$9,221.45; T&c, \$1,025.66; sub to first mtg \$30,000; mtg recorded Jan17'11; Joseph P Day.

**Bryant av, 1439**, ws, 125 s Jennings, 25x100, 3-sty bk tnt; Geo Singer agt Otto Muller et al; Adolph & Henry Bloch (A),

99 Nassau; Marcel Levy (R); due, \$2,750.37; T&C, \$453.16; J H Mayers.

**1ST av, 949**, ws, 40 n 52d, 20x64; 5-sty bk tnt & str; Julia Bachrach agt Morris Seiken et al; Isaac Cohen (A), 141 Bway; Wm L Levy (R); due, \$2,826.49; T&C, \$272.74; sub to first mtg \$12,000; 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. 19.

No Legal Sales advertised for this day.

OCT. 21.

**Van Sicklen st**, ws, 44.3 s Av T, 20x 92.5; 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, 3.4x 61; Emma Quinn agt Margt McCormick et al; Thos J Evers (A), 26 Court; Eugene F O'Connor (R); Chas Shongood.

**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. 22.

**Church la**, swc E 18th, 33.3x130.9; also NEWKIRK AV, ses, 1,122.6 ne Coney Island Plank rd, runs ne72.1 to East 15th, xs109.6xsw27.10xnw100.2 to beg; Imogene K Hegeman agt Ferd Luck et al; Geo C Case (A), 189 Montague; Loring M Black (R); Wm H Smith.

**Hull st**, ss, bet Stone & Rockaway avs, lot 33; Harry Zirinsky agt Henry A Gubner et al; David Zirinsky (A), 67 Morrell; Geo S Billings (R); Chas Shongood.

**9TH st**, ns, 200 w 2 av, 20x100; Harmanus B Hubbard agt Wilson & Baillie Mfg Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

**57TH st**, ss, 160 e 2 av, 40x100.2; Adele Kneeland extrx agt Anna McClain et al; Henry L Bogert (A), 99 Nassau, Manhattan; Edmund J Donegan (R); Wm H Smith.

**79TH st**, ns, 155.6 w 14 av, 18.6x100; Jas S Strang agt Salle Building Co et al; Action No 1; Stitt & Phillips (A), 113 Fulton, Manhattan; Wm A Mathis (R); Wm H Smith.

**79TH st**, ns, 137 w 14 av, 18.6x100; Same agt same; Action 2; same (A); same (R); Wm H Smith.

**79TH st**, ns, 192.6 w 14 av, 18.6x100; Jennie S Mason agt Salle Building Co et al; Action 1; Stitt & Phillips (A), 113 Fulton, Manhattan; Ernest P Seelman (R); Wm H Smith.

**79TH st**, ns, 174 w 14 av, 18.6x100; Same agt same; Action 2; same (A); same (R); Wm H Smith.

**86TH st**, sws, 39.3 nw Bay 16th, 19.3x65; Margt E Schenck agt Leana Shostak et al; Wm J Bolger (A), 149 Bway, Manhattan; Howard O Pierson (R); Wm H Smith.

**Broadway**, sws, 61.7 nw Bartlett, 20x84.8 x20x89.5; Rudolph Steurer agt Chas A Steurer et al; G Burchard Smith (A), 391 Fulton; Wm E Buckley (R); partition; Wm H Smith.

**Montauk av**, es, 232.6 s Sutter av, 17.6x 100; Princess Anne Co agt Stein & Quinton Constn Co et al; Gilbert Elliott (A), 44 Court; Barker D Leich (R); Wm P Rae.

**New York av**, es, 100 n Snyder av, 20x 100; Merchants Co-operative Mortgage Co agt Sulsky Bros et al; Action 1; Henry Weismann (A), 391 Fulton; Abr H Kesselman (R); Chas Shongood.

**New York av**, es, 120 n Snyder av, 20x 100; Same agt same; Action 2; same (A); Lewis C Grover (R); Chas Shongood.

**New York av**, es, 140 n Snyder av, 20x 100; Same agt same; Action 3; same (A); Wm Watson (R); Chas Shongood.

**3D av**, nws, 93 ne 73d, 26.6x100; Annie E O'Connor agt Winfield S H J O'Connor et al; Peter P Smith (A), 44 Court; Francis V Smith (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.

**Land in the New Utrecht meadows** west of Canarsie, beg at nc thereof, runs se 217.8xsw1,967xnw236xne1,745 to beg, containing 8 45-100 acres; Jno E Coles agt Max Manes et al; J Harry Snook (A), 154 Nassau, Manhattan; Herman W Schmitz (R); Jas L Brumley.

OCT. 23.

**E 35TH st**, ws, 230 s Av L, 50x70.11x 51.10x83.10; Albt W Seaman exr & trste agt Carlo Rossa et al; Harold Bunker (A), 16 Exchange pl, Manhattan; Eugene Sherk (R); Jas L Brumley.

**Dorchester rd**, swc Flatbush av, 101.4x 19.7x102.5x19.8; Sarah E Griffen agt Public Construction Co et al; Wm J Barker (A), 81 Fulton, Manhattan; Wm S Shanahan (R); Wm H Smith.

**St Marks av**, ss, 97.6 e Grand av, 42.6x 128.6; also ST MARKS AV, ss, 182.6 e Grand av, 42.6x128.6; State Bank agt Penn-Liberty Co et al; Jos J Schwartz (A), 361 Stone av; Chas Winslow (R); Wm H Smith.

OCT. 24.

**Crescent st**, es, 41 n Glen, 21x77; Sarah C Sandford agt Alphonse M Moses et al; Jas S Greves (A), 309 Bway, Manhattan; Richd E Walsh (R); Wm H Smith.

**Dean st**, ss, 100 e Boerum pl, 30x100; Realty Associates agt Walter D Swan et al; Harry L Thompson (A), 175 Remsen; Fred M Mathews (R); Wm H Smith.

**St Edward st**, es, 56.7 n Tillary, 45.5 x52x35.10x42.11; Marvin Mortgage Co agt Ella Dagnanno et al; Henry E Heistad (A), 190 Montague; Shirley Schakelford (R); Wm H Smith.

**Waldorf ct**, ss, 289 w E 17th, 46x115; Laura R Moon agt Rosina T Sanders; Jno Z Lott (A), 164 Montague; Chas Bradshaw (R); Jas L Brumley.

**W 5TH st**, ws, 270 n Av T, 18x100; Thos F Smith agt Edna S Gelhardt et al; Henry J Davenport (A), 875 Pearl; Chas C Clark (R); Wm H Smith.

**22D st, 152**; Michele Turco agt Giuseppa Trimboli et al; Edw J Flanagan (A), 44 Court; Jno A Thompson (R); Wm H Smith.

**Flatbush av**, es, 417.4 s Clarendon rd, runs e140.1xs36.4xsw9.7xw106.1xn47.3 to beg; Annie C Wernig agt Wm Lovell et al; C H & J A Young (A), 76 Wm, Manhattan; Harrison C Glore (R); Wm P Rae.

OCT. 25.

**Winthrop st**, nwc Troy av, 555x212; Hector M Hitchings agt Henry Barr et al; Melvin G Palliser (A), 100 Wm, Manhattan; Wm H Wadhams (R); Jas L Brumley.

**N 7TH st**, nes, 180.2 nw Union av, 22x 80.6; Michl McGahey agt Lydia H Harris et al; Herbert Peake (A), 44 Court; V Smith Kraeger (R); Wm H Smith.

**E 48TH st**, nec Winthrop, 200x440.7x200x 436.1; Hector M Hutchings et al agt Henry Barr et al; Action 2; Snediker & S (A); Wm H Wadhams (R); Jas L Brumley.

**Classon av**, es, 49.6 s Pacific, 24x88; Hosea Higgins agt Pasquale Porzio et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm H Smith.

**Eastern Parkway**, ns, 209.3 e Schenectady av, 150x120.7; Parshelsky Bros, Inc, agt Penn-Liberty Co et al; Saml A Telsey (A), 44 Court; Chas Burstein (R); Chas Shongood.

**St Marks av**, ss, 200 e Rockaway av, 109 x112.6x28.6x39; Williamsburgh Savings Bank agt Mamie Colish et al; S M & D E Meeker (A), 217 Havemeyer; Warren Bigelow (R); Wm H Smith.

OCT. 26.

No Legal Sales advertised for this day.

OCT. 28.

**Junius st**, ws, 75 n Glenmore av, 25x 100; Elizabeth W Smyth agt Erwin F Gross et al; Adolph Kiendl (A), 2590 Atlantic av; Toivo H Nekton (R); Wm H Smith.

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**MANHATTAN EDITION**

January 23, 1909	September 10, 1909	April 9, 1910
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**BROOKLYN EDITION**

January 23, 1909	May 1, 1909	January 21, 1911
January 30, 1909	September 10, 1909	January 28, 1911
March 20, 1909	April 9, 1910	February 4, 1911
March 27, 1909	December 10, 1910	February 11, 1911
April 3, 1909	January 7, 1911	March 11, 1911
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**The Record and Guide Co.**  
11 East 24th Street, New York



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Fire Commissioner Johnson is having daily lists printed of orders served by the Bureau of Fire Prevention. The orders are published immediately upon being served upon owners of buildings or the representatives.

A pamphlet that should be of interest to employers is issued jointly by the National Association of Manufacturers and the Manufacturers' Association of Connecticut. It is entitled "Digest of Workmen's Compensation Laws, 1912," and gives a survey of legislation in all the States. Copies are sold at cost, 15 cents each, by the Committee for Accident Prevention and Workmen's Compensation of the National Association of Manufacturers, 706 Locust street, St. Louis, Mo.

Iron and steel manufactures are being exported at the rate of a million dollars' worth a day. The last time our exports of this class inundated Europe we were just entering a period of industrial activity at home, and the "American peril" shortly ceased to agitate foreign competitors, because we soon began to use up ourselves all that we could produce. The "American peril" is a good omen.

The Chamber of Commerce of Queens will hold a meeting, followed by a luncheon, at the Waldorf-Astoria next Friday afternoon. The object of the gathering is to discuss plans for bringing about cooperation with other organizations in the city to maintain New York's commercial and industrial supremacy. The meeting will be addressed by Henry R. Towne, president of the Merchants' Association. By the way, the value of products manufactured in Queens increased 314 per cent. in the last ten years, and the Chamber of Commerce hopes to see this record bettered in the present census decade.

At a meeting of the Gramercy Neighborhood Association held this week at the Stuyvesant High School it was decided to place the affairs of the association in the hands of a board which will act in co-operation with the chairman of committees. The committees will deal with such matters as tenement house and loft inspection, schools, immigrants, streets, recreations, and vice. Wonder how many inspectors, official and unofficial, inspect, for example, lofts nowadays. While efficiency engineers have eliminated useless movements in bricklaying and other manual processes, they should get after this inspection business.

### EXTENDING CITY BOUNDS.

At the present time New York is the only city in the country whose plan of local government is not completely centralized; but it is an interesting fact that three other large cities are now considering the consolidation of outlying towns and cities with the central city under a general plan resembling that which was adopted fifteen years ago in New York. Of those cities, the case which most nearly resembles that of the metropolis is San Francisco. San Francisco, like New York, has large and populous suburbs which are separated from the parent city by water, and it is proposed that they shall be united under a plan of government which will leave to the separate boroughs a large degree of control over their own local affairs. In this instance Oakland bears very much the same relation to San Francisco as Brooklyn did to the old city of New York. Its inclusion, together with Berkeley and Alameda, within the municipal limits of a Greater San Francisco, would advance the united city to the rank of either fourth or fifth in the hierarchy of American cities. In the meantime, Baltimore is considering a similar plan, which if it were adopted would give it more inhabitants than the Greater San Francisco. It is proposed to extend the city limits to include Roland Park, Mount Washington, Forest Park, Arlington and other suburbs. The combined municipalities would then be divided into four boroughs, each of which would retain an even larger measure of local self-government than is now exercised by the boroughs of New York. Only the administration of the police, water supply and public schools would be centralized. The project of consolidation is united with a plan of governmental reorganization, which would make the municipal administration of the Greater Baltimore somewhat similar to that of Greater New York. The population of the consolidated city would be about 1,000,000.

Finally, a plan for a Greater Boston was submitted to the legislature of Massachusetts at its last session, but failed of adoption. It contemplated the consolidation of Brookline, Cambridge, Somerville and many smaller suburbs and cities with Boston, bringing its population up to almost 1,500,000, and making it undisputably the fourth city in the United States. It was proposed to constitute a governing council of nine members, eight to be elected by popular vote and one to be appointed by the Governor of the State. The various cities would retain their present municipal government and would only surrender control of the police, fire-protection, public utilities, the main thoroughfares and technical education. The project failed because of the opposition of the smaller municipalities which are jealous of their local autonomy, but it will probably be accepted some time soon. These outlying towns are closely united to Boston by economic ties, and are as much a part of Boston as the Bronx is a part of New York. In population and wealth the community gathered around the shores of Boston harbor pushes Philadelphia very closely for the position of the third most impor-

tant city in the United States, and some day its municipal organization will correspond with the economic and social facts.

### THE NEW REAL ESTATE YEAR.

It can hardly be claimed that the new real estate year has made a very brilliant beginning. Up to date there have been few transactions of importance, and the volume of business is as small if not smaller, than it was during the corresponding weeks of last year. The most encouraging aspect of the situation is the improved renting conditions on Washington Heights. This means that during the coming spring real estate and building will be comparatively active on the Heights and throughout the Dyckman Tract. A fair volume of business will also be transacted in certain parts of The Bronx and Queens. On the other hand, there are no symptoms as yet of any very general investment demand for real estate or any very lively speculative activity in business property. These branches of the real estate market are in very much the same situation as they were in 1899 and 1900. At that time general business was reviving after a prolonged period of depression, but it took some years for this revival to have any decisive effect on real estate, because there had recently been a considerable increase in taxes under conditions which had prevented the owners of real property from distributing the burden. In the same way there has recently been a considerable increase in taxes, which has been paid in the great majority of instances by the property owner, and which has made his investment less remunerative than it was expected to be.

At the same time building has continued to be very active, and there has been no opportunity of increasing rents. In all probability the real estate and building market of New York will in general remain comparatively inactive until some opportunity is developed of obtaining higher rentals for certain classes of property. In the course of time such opportunities will be developed first in one locality and then in another; and the shrewd operator is he who can anticipate where the effect of general business activity will be felt most keenly. In 1901 it produced increases of prices, first in the financial district and then in the neighborhood of Times Square. The conditions are different at present. Prices have advanced enormously during the past twelve years in certain sections, because of the shifting of certain retail and wholesale centers, and apparently the same opportunity no longer exists for the development of wholly new centers of business. The changes during the next ten years will take the character rather of the extension of existing centers.

The Fifth avenue retail district, for instance, cannot travel much north of 57th street, and will have to overflow to an increasing extent to the side streets. The theatre and restaurant district is in the same way restricted to the region along the line of Broadway south of Central Park and has a strong tendency to expand east and west from Times Square rather than farther north.



The northward expansion of the general mercantile district is circumscribed by the fact that north of 34th street centrally situated property is more valuable for amusement or retail business than it is for wholesale business. After a few years, consequently, expansion will be more lateral than longitudinal. At present it looks as if the amusement and the retail districts would reap the earliest benefits from the improvement in business activity. We understand that the theatres and restaurants are unusually prosperous this fall and that the same statement is more or less true of the hotels and of retail trade. This condition is probably due more than anything else to the larger number of business men which increasing business activity has brought to New York. It remains to be seen whether these conditions will have any effect on the real estate market during the current season. In all probability they will—assuming, of course, that no considerable reaction takes place during the winter and spring. But it would be over-optimistic to anticipate any very considerable improvement in condition. Such an improvement can hardly take place as long as these constant increases in taxation unsettle real estate values.

#### THE WEEK IN REAL ESTATE.

For some time now mercantile leases have constituted a relatively large share of the real estate news. Expirations of mercantile leases generally take place on January 1 and May 1 and on intervening dates; and the active renting season for mercantile premises has therefore hardly yet begun. Nevertheless, the number of mercantile leases reported in September were very considerable, and a notable increase has been observed during the present month. Mercantile renting having assumed such large proportions at so early a date, there is reason to believe that the shifting of business tenantry will be exceptionally extensive during the winter and early spring. There is an active and growing demand for space in the many buildings recently finished or nearing completion in the midtown mercantile district.

If the demand is analyzed, it is found to come largely from business concerns now located elsewhere in the borough, mostly in the old wholesale district below 14th street. To this extent, the activity in renting merely takes tenants from one section of the borough to another, benefiting the one at the expense of the other. But there are other elements in the renting demand which do not couple injury with benefits. In the first place, many of the firms that move uptown rent larger quarters than they have been occupying. They are for the most part successful houses, and the larger floor areas offered uptown are among the considerations which induce them to move. In the second place, not a few of the tenants mentioned in current leases are new concerns or out-of-town concerns opening branches in New York.

The renting situation is very much like that which existed in 1897. At that time a great many new buildings had been erected between 14th and 23d streets, which were taking tenants in certain trades from older centers. There had been "overbuilding" then, as now, during a period of easy money due to industrial stagnation; and then, as now, the mercantile and manufacturing interests were entering upon a new period

of prosperity. Rents in the newly erected buildings were extremely reasonable; and business concerns, foreseeing the necessity for larger space, were anxious to embrace the opportunities offered for roomy quarters with modern conveniences at moderate rents. The general tendency of such concerns as joined this earlier uptown movement to rent larger quarters and the demand for space which came from new houses exhausted the oversupply of lofts in a remarkably short space of time. In four or five years even the antiquated buildings vacated below 14th street were once more full, while mercantile rents were advancing everywhere.

The experience which owners of loft buildings had, beginning with the autumn of 1897, will no doubt be repeated now. We are apt to underestimate the attractive power which New York mercantile buildings exert upon out-of-town concerns and upon new concerns starting in business, whether originating here or elsewhere. This power of attraction is due to a number of influences. One of these is the fact that small manufacturers, engaged in light manufacturing, can rent in a loft in the country's foremost selling market all the elements necessary to a producing plant, including power. In the suburbs or in other cities where the building laws are less liberal, such manufacturers are obliged to invest a great deal of capital in machinery and frequently also in land and buildings, an investment rendered unnecessary here; and the rent charged here in a tall building, which is in effect a co-operative enterprise, is lower than the maintenance charges would be for a small independent plant, no matter how inexpensive the site.

New York, and especially Manhattan, is therefore the great mecca for manufacturers who enter into competition with the trusts and other large-scale industrial concerns. This fact is reflected in the Federal census, which shows that the average industrial establishment in Manhattan employs only about twenty-four operatives. Hence, judging from economic influences and the rising number of leases reported by brokers, it is evident that the new mercantile buildings now competing for tenants will soon be filled and that investment buying of such properties may be expected to be before very long an outstanding feature of the real estate market.

#### Rising Demand for Building Materials.

An advance of fifty cents a ton in Empire No. 1 X pig iron gave the first positive assurance to the building material interests of the metropolitan district this week that no matter what the result of the general election may be the stability of the eastern building situation is practically assured until the middle of next summer, at least, or until the orders for structural steel placed between now and January first can be delivered.

The advance was the direct result of an influx of new orders for first quarter delivery which have been piling up at the steel mills. A survey of raw material showed that stocks were low and the requisitions from the steel mills were sufficient to warrant the higher level. While only one company has come forward with the advance, it is considered probable that other producers will follow the lead because the demand is already such as to embarrass the supply.

How this strength is reflected in the other departments of the eastern building material market is shown in all lines but those of linseed oil and common brick. In the first case, tremendous receipts of flaxseed in Duluth has

forced the price of linseed oil down to a 64-65-cent level with demand about normal. This will not affect paints, however, since white lead in oil is on a 7¼ to 7½-cent basis for 100, 200 and 500-pound kegs and red lead and litharge in 100-pound kegs is 7 and 7½ cents. These quotations will equalize any gain that might result from the lower level of linseed oil. They reflect the recent advance in the price of pig lead.

Hudson and Raritan river common brick are not strong at the new \$7.25 top quotations in either the New York or East Jersey markets. Seven dollars seem to be the popular figures at which good brick is now moving out, although one or two of the Coeymans yards shut down this week and more lower down the river are expected to follow suit during the next ten days. In the meantime heavy shipments are being made to this market, which encourages dealers to postpone stacking in Manhattan, although Brooklyn distributors have a good reserve supply on hand, a large quantity of which are Raritans. In the East Jersey section dealers are having trouble in obtaining a reserve supply. Front brick is in continued good demand not only on fourth quarter but first quarter delivery, which further proves the general stability of the material market.

Crushed stone is scheduled to advance sharply between now and the first of the year. Distributors in this market say they expect a sharp advance before the close of navigation. The market for 1½-inch and ¾-inch sizes is very strong. Prices are quoted here at a dollar for the former size and \$1.10 to \$1.25 for the smaller sizes. This represents an advance of from ten to fifteen cents a cubic yard. The consumption in this district for this year will be more than 300,000 cubic yards greater than last year and 1,500,000 cubic yards greater than in 1910.

#### Find New Sources of Revenue.

Editor of the RECORD AND GUIDE:

In your issue of Oct. 13, under the heading "Overburdened Taxpayers," Mr. A. C. Pleydell proposes a plan for decreasing the tax burden upon unimproved property by imposing an "Unearned Increment" tax of one per cent. annually, which he says would net \$10,000,000 by the year 1922 and would not be considered "a hardship to those paying it, who would be in possession of an increase in value amounting to \$1,000,000,000, or perhaps \$1,500,000,000."

Mr. Pleydell's argument is clever but specious. He is going to lighten taxation by increasing it. Because a man's land does not increase in value sufficiently to take care of the depreciation of the building standing thereon, he would tax more heavily other kinds of land. Even the particular class of property that Mr. Pleydell intends to benefit may be affected, for his tax would be applicable to any increase in land value. In other words, the principle on which he goes is that land value increases ought to be taxed as such. How is this going to help real estate? How is it going to help real estate owners to have new taxes levied upon their property, new attacks made upon the principle of private ownership of land? Instead of an unearned increment tax, which is distinctly aimed at and which will have the natural effect of decreasing land value, why not find some other tax upon some other kind of property that can be imposed equitably and that will relieve instead of add to real estate's burdens?

ALLAN ROBINSON,  
President Allied Real Estate Interests.  
New York, Oct. 14, 1912.

**Take the Tax Off Improvements.**

*Editor of the RECORD AND GUIDE:*

I read with a great deal of interest Mr. Pleydell's argument for a special tax based upon the difference between the assessment of 1912 and future assessments. It reads well. Has Mr. Pleydell, however, given any consideration to land assessments which will show a depreciation as compared with the assessment of 1912, and will he allow the city to pay a bounty to the owner of such land?

I own two lots, one in the new court house centre and one on the East Side, east of the Williamsburgh Bridge Plaza. The court house site has tremendously increased in value; the East Side plot has tremendously decreased in value. If Mr. Pleydell intends to reach my profit on the court house site, why not make up the deficit to me on the decrease of the East Side plot?

The only fair and just system of taxation on real estate in New York City would be to take off the entire tax on improvements.

JOS. H. NEWMAN.

New York, Oct. 14.

**The Crisis.**

*Editor of the RECORD AND GUIDE:*

Every time the Legislature assembles, a few million dollars are added to New York City's debt. When the Board of Estimate meets, a few more millions are added, and on each election day additional millions are piled up against the future rentpayers—against the future tenements. Now rapidly rising toward the billion-dollar mark, this debt is openly incurred and created by a supposedly intelligent generation of humane parents—who mortgage their unborn children and bind them to pay off the guaranteed notes of their grandfathers with non-guaranteed assets—assets that in a few hours could be wholly or partially wiped out by war, fire, flood, earthquake, riot, famine or pestilence. We bind our children's children to perpetual slavery—financial, transit and otherwise.

An eight-family house taxed at \$400 means that each father of a family pays about 15 cents per day to help give his public servant a higher salary than he, the employer, himself receives. Yet, with four complete sets of county officials and palaces within the single city of New York (three of them needless), it is proposed on election day to add the fifth complete set to the rentpayers' burden, and the city's debt. Only a few pennies more per day for each family to pay, in the beginning—and \$10,000,000 or so for new official palaces in the near future.

Fifty million dollars needed for new schools to-day means \$100,000,000 needed in the next ten years or so. One hundred million dollars needed for subways to-day means \$200,000,000 needed for the next invasion. Two hundred million dollars for a new aqueduct now means perhaps \$400,000,000 for the next one, which means that the great City of New York is plunging, plunging down, down to hopeless, perpetual bankruptcy, where every ten families or so will support at least one public servant—with a two billion dollar debt—with the officials, officeholders and their drivers crying more! more! more!

WILLIAM STONEBRIDGE.

The Bronx, Oct. 12.

—The hearing before the Public Service Commission in the matter of double tracking the lines of the New York and Queens County Railway Company, between Flushing and College Point and Flushing and Jamaica, has been adjourned to Dec. 12.

**REAL ESTATE STATISTICS**

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

**MANHATTAN**

**CONVEYANCES**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
Total No.....	121	143
Assessed value.....	\$5,838,000	\$9,043,000
No. with consideration...	12	13
Consideration.....	\$648,400	\$488,146
Assessed value.....	\$634,000	\$545,000
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	

Total No.....	7,082	7,450
Assessed value.....	\$545,472,695	\$418,424,925
No. with consideration...	745	634
Consideration.....	\$47,738,700	\$37,445,167
Assessed value.....	\$45,367,200	\$33,608,775

**MORTGAGES**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
Total No.....	109	114
Amount.....	\$2,388,037	\$4,279,031
To Banks & Ins. Cos.....	18	27
Amount.....	\$812,500	\$978,750
No. at 6%.....	52	46
Amount.....	\$525,287	\$476,681
No. at 5%.....	1	2
Amount.....	\$11,000	\$8,000
No. at 5%.....	26	28
Amount.....	\$1,078,000	\$684,250
No. at 4%.....	10	11
Amount.....	\$176,000	\$348,250
No. at 4%.....	1	2
Amount.....	\$2,000	\$175,000
Unusual rates.....	.....	1
Amount.....	.....	\$40,000
Interest not given.....	19	24
Amount.....	\$595,750	\$2,546,850
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	

Total No.....	4,930	5,905
Amount.....	\$501,847,670	\$255,593,490
To Banks & Ins. Cos.....	1,059	1,307
Amount.....	\$156,499,153	\$143,325,794

**MORTGAGE EXTENSIONS**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
Total No.....	26	31
Amount.....	\$1,423,000	\$1,283,500
To Banks & Ins. Cos.....	10	13
Amount.....	\$787,000	\$572,500
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	
Total No.....	1,733	1,802
Amount.....	\$59,464,304	\$69,920,117
To Banks & Ins. Cos.....	523	631
Amount.....	\$36,107,100	\$38,686,205

**BUILDING PERMITS**

	1912 Oct. 12 to 18	1911 Oct. 14 to 20
New buildings.....	6	2
Cost.....	\$706,950	\$1,115,603
Alterations.....	\$95,845	\$319,24
Jan. 1 to Oct. 18	Jan. 1 to Oct. 20	
New buildings.....	450	700
Cost.....	\$90,986,060	\$80,593,200
Alterations.....	\$9,233,960	\$10,873,969

**BRONX**

**CONVEYANCES**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
Total No.....	114	142
No. with consideration...	9	7
Consideration.....	\$83,500	\$70,465
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	

Total No.....	5,894	5,719
No. with consideration...	1,434	386
Consideration.....	\$7,956,419	\$3,937,654

**MORTGAGES**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
Total No.....	74	123
Amount.....	\$456,429	\$985,391
To Banks & Ins. Cos.....	6	24
Amount.....	\$97,200	\$420,400
No. at 6%.....	33	49
Amount.....	\$131,130	\$154,330
No. at 5%.....	13	12
Amount.....	\$52,300	\$28,875
No. at 5%.....	11	29
Amount.....	119,917	\$412,436
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	17	33
Amount.....	\$153,082	\$389,750
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	

Total No.....	4,674	4,987
Amount.....	\$42,762,357	\$44,620,370
To Banks & Ins. Cos.....	429	591
Amount.....	\$8,337,566	\$10,376,250

**MORTGAGE EXTENSIONS**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
Total No.....	20	13
Amount.....	\$276,750	\$176,650
To Banks & Ins. Cos.....	3	3
Amount.....	\$58,000	\$152,500
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	
Total No.....	543	520
Amount.....	\$8,484,846	\$8,519,627
To Banks & Ins. Cos.....	96	107
Amount.....	\$2,553,890	\$3,573,850

**BUILDING PERMITS**

	1912 Oct. 12 to 18	1911 Oct. 14 to 20
New Buildings.....	26	23
Cost.....	\$500,400	\$174,850
Alterations.....	\$850	\$12,850
Jan. 1 to Oct. 18	Jan. 1 to Oct. 20	
New buildings.....	1,092	1,074
Cost.....	\$29,316,585	\$18,419,760
Alterations.....	\$950,640	\$1,058,190

**BROOKLYN**

**CONVEYANCES**

	1912 Oct. 10 to 16	1911 Oct. 13 to 18
Total No.....	488	463
No. with consideration...	20	33
Consideration.....	\$213,196	\$198,995
Jan. 1 to Oct. 16	Jan. 1 to Oct. 18	

Total No.....	19,857	\$20,358
No. with consideration...	1,255	1,226
Consideration.....	\$10,973,198	\$10,090,736

**MORTGAGES**

	1912 Oct. 10 to 16	1911 Oct. 13 to 18
Total No.....	354	394
Amount.....	\$1,672,001	\$1,191,275
To Banks & Ins. Cos.....	67	79
Amount.....	\$925,850	\$428,800
No. at 6%.....	191	203
Amount.....	\$434,624	\$436,674
No. at 5%.....	44	69
Amount.....	\$184,750	\$251,400
No. at 5%.....	85	90
Amount.....	\$814,850	\$413,466
Unusual rates.....	1	2
Amount.....	\$3,500	\$1,600
Interest not given.....	33	30
Amount.....	\$234,277	\$88,135
Jan. 1 to Oct. 16	Jan. 1 to Oct. 18	

Total No.....	15,733	\$17,928
Amount.....	\$65,523,830	\$81,132,981
To Banks & Ins. Cos.....	3,944	.....
Amount.....	\$38,292,714	.....

**BUILDING PERMITS**

	1912 Oct. 11 to 17	1911 Oct. 13 to 18
New buildings.....	74	142
Cost.....	\$646,050	\$644,960
Alterations.....	\$50,785	\$55,365
Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	
New buildings.....	4,581	4,087
Cost.....	\$32,203,987	\$26,474,518
Alterations.....	\$3,643,881	\$4,003,090

**QUEENS**

**BUILDING PERMITS**

	1912 Oct. 11 to 17	1911 Oct. 13 to 19
New buildings.....	88	89
Cost.....	\$246,010	\$308,472
Alterations.....	\$14,080	\$24,150
Jan. 1 to Oct. 17	Jan. 1 to Oct. 19	
New buildings.....	3,776	4,572
Cost.....	\$15,378,149	\$19,850,493
Alterations.....	\$793,837	\$660,007

**RICHMOND**

**BUILDING PERMITS**

	1912 Oct. 11 to 17	1911 Oct. 6 to 19
New buildings.....	9	28
Cost.....	\$29,783	\$63,235
Alterations.....	\$4,080	\$2,915
Jan. 1 to Oct. 17		
New buildings.....	777	.....
Cost.....	\$2,415,391	.....
Alterations.....	\$251,163	.....

**Killing Off Property Owners.**

*Editor of the RECORD AND GUIDE:*

Your illuminating editorial on the treatment of real estate owners prompts the remark that the squeezing to which they are being subjected results eventually in a sort of capital punishment, and that those having jurisdiction had better study out some method of mitigating matters.

New York, Oct. 7. L. P.

**Street Encroachments.**

In a proceeding to acquire land for street purposes, abutting owners are not entitled to be awarded damages for the taking of stoops, and other parts of their buildings, which encroach on such portions of the street as have been dedicated to public use and accepted by the public, though said owners owned the fee to the center of the street subject to the public easement.

This was decided in the Supreme Court, Queens special term in the matter of Prospect street.

—Bay Ridge and South Brooklyn are arranging a demonstration in honor of the breaking of ground for the last two sections of the Fourth Avenue Subway which will occur Saturday, Oct. 26.

# BUILDING SECTION

## THE COMMERCIAL PROBLEM IN BUILDINGS

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

By Cecil C. Evers

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LOCATION, CONTINUED.

THE following table will give an approximation of the difference of value of corners over inside lots for different uses:

	Cheap. Any difference in value offset by the extra cost of street improvements.	Medium Class.	High Class.
Detached residence property.		5 to 10%	10 to 20%
Attached residence property	10%	20 to 30%	30 to 50%
Apartment houses	15 to 20%	25 to 50%	50 to 100%
Tenements	15 to 20%	25 to 30%	30 to 40%
Small shops and flats	20 to 25%	25 to 50%	.....
Stores and offices	.....	40 to 50%	50 to 150%
Financial buildings	.....	.....	50 to 100%
Wholesale and commission... Warehouses and factories.....	From 10 to 15%; high buildings, 15 to 20% Little, if any, except in high factories, where it may be 10 to 20%.		

The greatest difference between inside and corner lots occurs in business property at the intersection of two traffic streets, or where property has its long frontage on a business street. The only satisfactory way to estimate the value of such plots is by capitalizing the net rents less the interest return on the cost of the building.

BUILDING.

The location having been examined, the building itself can be studied and first, its access, whether the entrance is suitable, above or below grade, free from interferences and in a proper position.

An examination will show whether the building is properly planned and well suited to its uses; the size of rooms and their disposition, the arrangement of halls and corridors, and whether space is wasted, whether proper provision of light and air has been made, and if this is likely to be cut off by the erection of adjoining buildings; also what conveniences are provided which may affect rents.

The construction and condition of the building can be inspected, also condition and efficiency of sanitary appliances; if the building or any part of it needs repairs, proper allowances should be made to remedy these defects.

If the building has party walls, agreements covering them may interfere with intended improvements; this should be taken into consideration.

In some cases alterations which can be advantageously made should be noted, and the probable increased rents which can thus be obtained should be estimated.

EXPENSES.

The previous examination should give a fair idea of the permanent gross rental to be obtained from the property; the question of expenses is next in order. These have been pointed out and their relation to gross rental shown in the previous chapter under the head of repairs and operation; also their varying proportions in buildings of different character. In addition it may be necessary to ascertain whether there are any outstanding assessments for street improvements or for special taxes, and in some cases allowance should be made to cover the depreciation of the building and a sinking fund established to replace the building at the end of its commercial life. Where new buildings are under consideration or additional buildings may be needed, the character of the soil is important; rock is costly to excavate and assessments for street improvements in these cases will be high; a sandy or loamy subsoil is cheaper, but marshy or made land or quicksand may necessitate expensive foundations.

NET RENTALS.

Deducting expenses from gross rentals leaves the net rent, which, capitalized at the proper rate of interest, subject to all the conditions previously pointed out,

should give the value of the property. The rate of capitalization to be used varies with the different classes of property and with the prevailing rate of interest demanded. The more desirable the class, the greater the ease of collection and the certainty of rents being permanent, the lower the rate of capitalization.

In New York City the following will be about the rate of capitalization of different classes of properties:

High class residences	3	to	3½%
High class business property on long leases	2½	to	4½%
Fair class residences	4½	to	5½%
Good average business and shopping	4½	to	5½%
High class apartments	5	to	6%
Cheap apartments and flats	6	to	7%
Small shops	6	to	7%
Tenements	6	to	9%
Cheapest class of buildings	9	to	12% or more

It has already been stated that the rent which a property may earn is not the only evidence of its value; highest class residences are mostly occupied by their owners, and even in the largest cities have a limited market. Many of the most costly office buildings are notoriously poor income producers, and in such cases elements other than the net rental have to be considered in establishing values.

Property may change value whilst maintaining the same or larger rents; this occurs when the character of occupancy becomes cheaper or more hazardous, entailing a higher rate of capitalization and a consequently smaller capital value, or when there is a marked change in the prevailing rates of interest extending over a sufficiently long period.

Buildings for special uses, when rented, frequently return a large income, due to the objection of investors to putting money into property the demand for which is limited; a higher capitalization rate must therefore be adopted in such properties.

SEPARATE CAPITALIZATION OF LAND AND BUILDING.

In ascertaining the separate values of land and building, the income may be divided into two separate parts; the return from the land and that from the building. The income from the land (which tends to increase in value) being at a lower rate than that from the building (which depreciates); this method is especially useful when dealing with property where the value of the building is largely in excess of that of the land.

In following out this method the total capital value having been obtained from the rental, the cost of the building, less depreciation and any necessary allowances for unsuitability and condition, should be estimated and deducted from the total value, the remainder being the value of the land.

EXAMPLE OF VALUATION. NO. 1.

Nineteen story, steel construction, office building, with caisson foundations in a first-class location in financial district, rents of ground floor about \$8 per square foot, of upper floors average \$2.75 per foot.

Gross rents	\$185,000
Expenses:	
Wages and management	\$18,000
Elevators	14,000
Light	7,000
Heat	6,000
Water	1,500
Supplies	2,500
Insurance	1,000
Repairs and renewals	10,000
Miscellaneous	5,000
Taxes	22,000
Sinking fund for depreciation of building	4,000
Do. for depreciation of mechanical plant	4,000
	95,000
Net Rents	\$90,000
Capitalized at 4½% gives valuation of	\$2,000,000
The building at 50c. per cubic foot cost to build	\$750,000
Land, 5,000 sq. ft. at \$250 per sq. ft., cost	1,250,000
Total	\$2,000,000

To obtain value of land from rents:  
 Cost of building, \$750,000 at 5½% .....\$41,250  
 Deducted from net rent of \$90,000 leaves..... 48,750

Which capitalized at 4% gives value of the land \$1,218,750 or within about \$30,000 of the amount paid for it.

EXAMPLE OF VALUATION NO. 2.

Four story brick apartment, 37' 6" x 88', on lot 100 feet deep; fair location, with rents averaging about \$6.50 per room, with a tendency to increase:

Gross rents .....	\$3,500
Taxes .....	\$500
Insurance .....	56
Janitor service .....	144
Coal (steam heat and hot water).....	400
Water .....	60
Gas .....	15
Electric light .....	50
Repairs, about 9% of gross rents.....	300
Collection of rents and management (5%).....	175
	1,700
Net Rent .....	\$1,800

At 5½% capitalization, value is \$15,000.

Capitalized at six per cent. gives total value.....\$30,000

To divide land and building values:

The building would cost to build about \$25,000, with depreciation, is now worth about \$22,500, which at 6½% interest (including depreciation) gives \$1,462.50, leaving \$337.50 of net income, which, capitalized at 4½%, gives a land value of \$7,500.

With a sixty per cent. mortgage at five per cent. interest, leaving the investor an equity of \$12,000 over the mortgage of \$18,000, his investment will then net him \$900, which is 7½% (provided the building is kept fully rented). If a sinking fund of one per cent. of the value of the building, which is estimated to have a commercial life of 35 years more, is established, the investor will then net about 5.62%, no allowance having been made for the appreciation of the land value.

EXAMPLE OF VALUATION NO. 3.

A three-story brick residence, medium class, rented at, or of a rental value of \$1,200 per annum, in a fair renting neighborhood.

Gross rental .....	\$1,200
Expenses: Taxes .....	\$180
Insurance .....	25
Repairs .....	120
Miscellaneous .....	50
	375
Net Rent .....	\$825

At 5½% capitalization, value is \$15,000.

To estimate land from building value, the building would cost about \$10,000 to erect—at six per cent. gives \$600, which, deducted from net rental of \$825, leaves \$225, which, capitalized at 4½%, gives land value of \$5,000.

VALUATIONS FOR INVESTMENT.

In valuing property for investment, the possibility of future increases in rentals, and consequently in value, should not be lost sight of. Some purchasers prefer a fixed income, in which case properties held under long leases by responsible tenants are most desirable. The net return from these is not likely to be over from four to five per cent. Long leases, which insure a fixed income for a term of years, should always provide for payment of taxes, and in some cases, assessments, by the lessee, as these are liable to be increased, and no increased rents can be obtained until the leases fall due. Some leases, where the demand for property has increased, have a considerable value in excess of rent actually paid; this is especially the case where they run for a period of years, as, for instance, the ninety-nine year leases sometimes given in old settled communities.

Other purchasers are largely influenced by probable future increases in value; in these cases income is sometimes of secondary importance, and the probability of an increased demand or change of utilization at higher rents, and consequent rise in value, has to be taken into consideration.

In valuing for investment, when the property nets a high interest rate, the permanence of rentals should be carefully looked into, also the question as to whether the property is top-heavy; in other words, where the depreciation of the building is likely to be greater than the natural increase in value of the land, resulting in an investment of diminishing value. In valuing buildings on leased ground, which revert to the landlord at the termination of the lease, a sinking fund should be

provided to replace the cost of the building at the termination of the lease.

VALUATIONS FOR MORTGAGES.

In valuing properties for mortgages, permanence of rentals is more important than probable increases; no direct advantage (except an increase in security) can be derived by the lender from increased rentals and values, but a decrease in rents and values will result in his margin of security being impaired, and, in extreme cases, extinguished. If loans are made on speculative properties, any possible depreciation in values should be carefully discounted; a rapid or unwarranted increase is almost certain to be followed by a corresponding reduction.

Loans on hotels, theatres, clubs, etc., are partly loans on management. Such buildings owe their success mainly to the manner in which they are conducted; moreover, the market for them is limited, and allowances for these conditions should be made when valuing them.

Vacant properties, having no income to meet taxes and interest charges, are poor security for mortgage loans which, if made at all, should be for a much smaller proportion of the value than in the case of income producing property; moreover, the value of vacant land, for which a demand has not yet arisen, is highly speculative, and its future use is frequently difficult to predict.

The classes of property most suitable for loans are those which have a permanent rental value and a ready market; these are residence or business buildings of average size in the community in which they are situated, avoiding either extreme, the very large or the very small. Loans on buildings for special uses, or those whose success depends largely on management, should be widely margined, if made at all.

VALUATIONS FOR CONDEMNATION PROCEEDINGS.

In valuing property which is taken for public uses, allowance should be made to owners or tenants for the compulsory nature of the sale.

In English practice it is customary to allow owners ten per cent. over the ascertained value of the property, but no further allowance should be made for future possible increases in value.

In condemnation proceedings it is frequently necessary to make allowance for good will, which is valued according to the nature of the business and the length of time it takes to work up, depending also on the length of lease if the premises are occupied by a tenant (see under head of good will, page 171).

Where only a portion of the premises are to be taken, allowance may be necessary for "severance," where the portion of the building not taken is depreciated in value by the condemnation of the remainder. Some buildings may be rendered entirely useless by severance; others only partly damaged by being rendered less accessible, or by injury to light and air, or to the structure itself.

SOME POINTS TO BE REMEMBERED IN VALUING PROPERTY.

Ground floor area cannot be increased; upper floor accommodation can be increased by building additional stories; therefore, good store or office property, where the chief value is in the ground floor, increases in value more rapidly than residence property. The disproportion between ground floor and upper floor values increases rapidly as land increases in scarcity value. Ground floor accommodation in residences is less desirable than first floor accommodation (except in cases where the ground floor has a semi-business value).

The use of elevators equalizes the value of different floors above the ground floor. For business purposes corners are of greater value than inside lots, the disproportion increasing greatly with the demand for the property. For residence purposes corner lots are more desirable than interior lots, but where the buildings are detached and the lots of large size, the difference is not great.

Platting at acute angles makes long crossings, which are detrimental to store properties.

Lack of continuity of stores is detrimental to store values. In long blocks, containing shops depending on local trade, traffic is weaker than in short blocks, which will have more streets lead into them; this affects rents, especially toward the centres of these blocks.

**LATEST BRONX TENEMENTS.**

**Improved Design and Construction—  
Only Two Per Cent Frame,  
but None Fireproof.**

Ninety-eight per cent. of all the tenement houses erected in the Bronx are built of brick and eighty per cent. of them are built outside the fire limits. Except for private dwellings, frame construction has passed out of fashion in that borough. The fire limits make no difference so far as apartment houses are concerned, as nobody scarcely any more cares to erect a frame house for the occupation of three or more families.

An interesting phase of the development of tenement house construction in the Bronx in the last decade is the gradual enlargement of the lot unit employed. From statistics given in the biennial report of the Tenement House Commissioner just issued it appears that there has been a decrease in the number and percentage of buildings on lots twenty-five feet in width, and that the most popular units are between 25 and 37½ feet, and 40 and 44.

Few court apartments are any longer planned in the Bronx. By a court apartment is meant one opening upon a court. Most new apartments open upon either the street or yard when they do not extend the full depth of the building. The Bronx has not yet entered the

ets in the wall, which are very good if the tenant makes use of them in the way for which they are designed.

A novel convenience furnished in some apartment houses consists of a revolving metal box fitted to the top of dumbwaiter cars and containing compartments with spring locked doors or covers which close when the weight of milk bottle or pail is inside, and remain open when empty, but require a special key for each one to open them while occupied, thus keeping the tenants' supply of milk, bread, etc., free from interference or loss.

Small safes in the brick walls are provided in many of the apartments, and equipped with combination locks, which form a safe place for jewelry, and other valuables. Telephones in the apartments are also becoming one of the necessary conveniences in the buildings of even lower priced apartments. Many of the larger apartment buildings recently erected, or in process of erection, are provided with elevators and large well-lighted entrance halls, elegantly finished and decorated. Vacuum cleaning systems are also installed, together with the other modern conveniences referred to.

**A Bronx Roof Garden.**

(Subject of Illustration.)

This roof garden belongs to one of the better class of apartment houses in

**CONCERT HALLS MADE SAFE.**

**Building Regulations Issued by the  
Bronx Superintendent of Buildings.**

The Superintendent of Buildings in the Bronx, Hon. James A. Henderson, has issued regulations approved by the superintendents' conference governing the erection of buildings and parts of buildings used as dancing academies, concert halls and other places of amusement other than picture shows and theatres for which regulations have been previously issued.

Plans filed must show the arrangement of seats, exits and stage, bearing capacity of floors (at least 90 lbs.) and the number of persons to be accommodated. No dancing school or academy will be allowed above the second floor in non-fireproof buildings hereafter erected, and in frame buildings not above the ground floor.

All rooms must be properly ventilated, toilet accommodations adequate, all exit doors must open outward and no windows will be considered as exits. Outside balconies must be of iron or steel at least four feet in width, with stairs leading to ground. Where stairs lead to a yard, proper exits to streets must be provided without re-entering the building except through a fireproof passage.

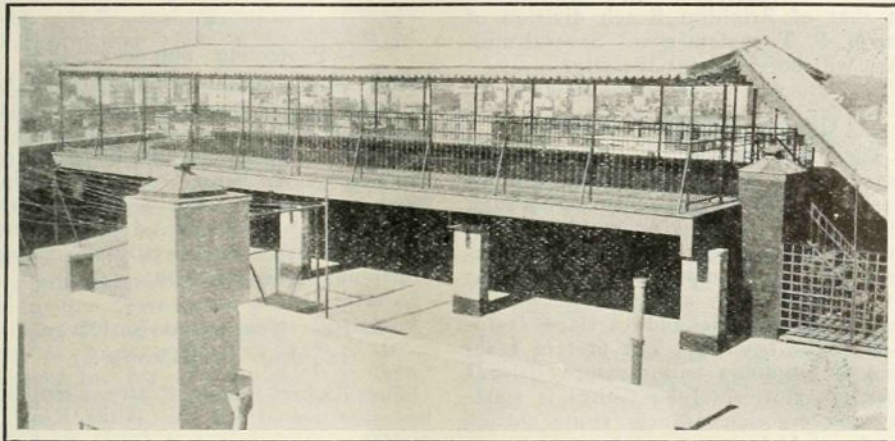
Every exit must be indicated by a red light and a sign having the word "Exit" painted thereon in letters eight inches high. The picture machine must be enclosed in a fireproof booth, built in conformity to Chapter 756, Laws of 1911.

**Skyscrapers Indestructible.**

The Rand & McNally Building, which was one of the first examples of steel-frame construction in Chicago, has just been taken down to make room for another building. In the opinion of D. H. Burnham & Co., the architects, the building could have stood indefinitely. The steel framework was practically untouched by the tooth of time, after nearly a quarter of a century. Press reports from Chicago state that the paint was still on the steel and there was practically no rust.

**Shows Progress in Tile Work.**

The Della Robbia room in the Vanderbilt Hotel is referred to by the Mantel, Tile and Grate Monthly as one of the finest examples of tile work in existence, demonstrating the great advance that has been made in the use of tile for interior decoration. The treatment of the room is sky blue.



ROOF GARDEN ON A BRONX APARTMENT HOUSE.

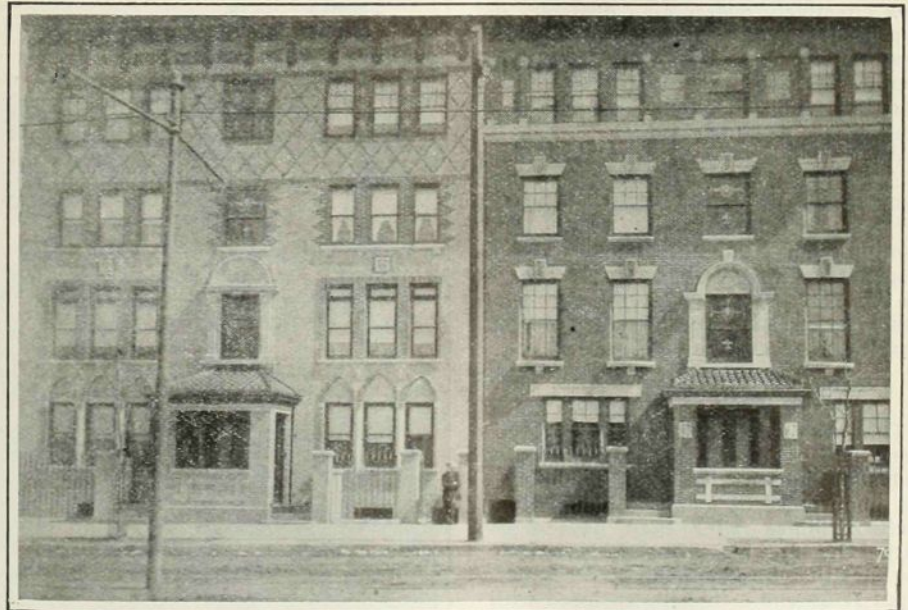
field of fireproof construction. No apartment house has yet been built in The Bronx more than six stories in height. Only twenty houses in the tenement classification erected in the year 1911 were intended for but one family per floor; 159 were planned for two families on a floor and 154 were intended for four families per floor.

Many of the tenement houses erected in the Bronx during the past two years belong to what are popularly known as better class flats. They invariably contain improvements not called for by law but which are optional with the builder; for instance, there is no provision of the law requiring elevators, bath tubs, shower baths or telephones. It is interesting to note, however, that in 1910, 11,861 private baths were provided, and 10,639 in 1911. In 1910 only 195 apartments were not provided with baths, while in 1911 only 94 apartments had no baths. About 98 per cent. of the houses being erected annually have a hot-water supply.

A notable feature and one which Commissioner Murphy says is worthy of encouragement is provided in the building constructed under Plan No. 312B/09, and consists of a canvas covered pergola or roof garden. It is raised above the roof so as to allow of access beneath it and provided with a railing, forming a safe and healthful resort for the occupants of the building.

Many of the new tenements are also equipped with garbage receptacle clos-

The Bronx recently erected. It is for the exclusive use of tenants. There are less than half a dozen such roof gardens on apartment houses in that borough. In this house the apartments consist of five rooms and eight rooms, respectively, renting from \$33 to \$66 a month.



UNIQUE FRONTS OF BRONX TENEMENTS.

Note the brick and glass enclosed vestibule entrances, with tile roofs. The center windows are of cathedral glass.

### COMMUNITY LIFE.

#### The Southern Boulevard Section Will Have Four Community Buildings—New Civic Center.

More than one new suburb has failed to reward its developers, because it lacks the local interests and the social life which make old villages attractive. Developers are at last coming to a realization of this and are endeavoring to provide in some degree the elements of a real community life.

The most active building section in The Bronx lies along the Southern boulevard and the adjacent streets. The natural civic center for a good part of it is at the intersection of 163d street. One of the prominent crosstown business streets of the future will be 163d street. It is virtually a continuation of the Hunts Point road. Within two or three years a large city has grown up around it, and for several blocks it is already lined with stores.

Here at the northwest corner of the Southern boulevard and 163d street the most prominent builder in the section, James F. Meehan, is erecting four "community" buildings. The first of the four is just roofed over, the steel frame of another is rising, and rockmen and drillers are at work on the foundations of the others. In these buildings provision will be made for the social life of the large community. There will be a public hall, lodge rooms, a theatre, a banquet hall, rooms for benevolent societies and social circles, bowling alleys, offices and stores.

An important lease for a part of the ground floor of building No. 1 was closed this week for the purpose of a large co-operative market that will insure to the community table supplies at reasonable rates and give strong support to Borough President Miller's ideas on the subject of food distribution.

Statistics presented in the annual report of the Superintendent of Buildings, Hon. James A. Henderson, just printed in book form, discloses that 23 per cent., or nearly one-quarter, of all the new buildings erected in The Bronx since the year 1904 are over in this East Bronx region—forty-five million dollars' worth up to the close of last year. Not one built since October, 1910, encroaches on the sidewalk with stoop, areaway, courtyard or projection of any kind.

After an exhaustive study of the then existing conditions, which are illustrated with photographs in Superintendent Henderson's report, the Borough President decided on a rigid enforcement of the statutes. Architects and builders are now effectively overcoming obstacles in the preparation of plans to meet the new requirements, and Superintendent Henderson says the wisdom of the decision to prohibit encroachments has since been amply demonstrated.

While the residential housing in this, the Southern Boulevard section, consists principally of apartments, there are yet many private dwellings of the two-family type. The architecture as a whole is very creditable. Every one of the houses coming within the tenement classification has been erected in conformity to modern standards.

#### A New Type of Alteration.

That the owners of the old-style tenement houses having wooden stairways and stair halls are beginning to realize the importance of materially improving such buildings after they have been gutted by fire has been evidenced by the fact that in a number of cases fireproof stairs and stair halls enclosed with fireproof walls and self-closing fireproof doors have been installed in place of the old wooden stairways. In the

opinion of the Tenement House Commissioner, Hon. John J. Murphy, this is an admirable step in the right direction, since it affords much greater safety for the tenants in case of fire. Not only that, but it is a wise step for the owner to take, since, by replacing the old wooden stairs with new wooden stairs he has no guarantee that another serious fire will not occur as a result of such construction.

The new type of stair halls which the owners have installed in the cases in question are modeled upon the type required by law for new buildings. There is, however, no section of the law making it compulsory upon the owners to install fireproof stairs in non-fireproof buildings which have been gutted by fire, unless a fireproof stairway existed before the fire. The alterations have therefore been voluntary.

#### Won't Build "L" on Wyckoff Avenue.

Announcement was made by the Public Service Commission this week that the Long Island Railroad, through President Ralph Peters, has agreed to sell to the city the Evergreen right of way for less than \$750,000 and that in consequence, Wyckoff avenue will be abandoned as part of the Eastern District subway route in Brooklyn.

The East New York Extension of the subway will be run through the right of way, from Johnson avenue to Manhattan Crossing, in an open cut, similar to that of Brighton Beach division of the B. R. T. system now. Several millions will be saved for the city.

#### Queens Industrial Growth.

The plans filed at the Queens Building Bureau evidence the continued industrial progress of Queens borough along the waterfront or within the influence of the new bridge. The General Vehicle Company is building at Star and Borden avenues one of the largest automobile and carriage factories in the country. The first of a series of buildings will measure 100x327 feet, six stories. John Gillies is starting the erection of new stone cutting works at 13th street and Van Alst avenue, to replace the present plant at the foot of the street.

—The Bronx will continue to have eight-cent transfers between surface and elevated transit lines at certain points, under a new passenger tariff filed with the Public Service Commission this week.

### FIRE PREVENTION CASE.

#### Real Estate Officer Summoned to Court for Not Installing Sprinklers—Case Dismissed.

On Wednesday, 16th of October, the American Real Estate Company in a complaint made against Austin L. Babcock, its assistant treasurer, was charged before Magistrate Barlow at the Jefferson Market Court with having been guilty of a misdemeanor in failing to comply with an order of the Fire Commissioner through the Bureau of Fire Prevention requiring the installation of automatic sprinklers and the doing of several other things in one of the A. R. E. Co.'s buildings.

Thomas F. McWherter, an inspector in the Bureau of Fire Prevention, swore to the complaint and appeared to prosecute it with the assistance of Howard C. Dickinson, Assistant District Attorney. The American Real Estate Company was represented by its attorney, James Cowden Meyers and Robert T. Wood with Carlisle Norwood as counsel. Upon the case coming up before Magistrate Barlow Mr. Norwood asked for a dismissal of the complaint upon the ground that it did not state any matter constituting a crime. After considerable argument by the opposing counsel and consideration by the magistrate, who examined the Greater New York Charter provisions referred to in the complaint, the charge was dismissed.

#### Protecting Shippers.

The Traffic Bureau of The Merchants' Association has brought about the discontinuance of the erasure of weights entered by shippers in bills of lading or shipping tickets before receipt for shipments is given by the agents of carriers. Weights so entered by shippers will hereafter be erased only when they are found to be erroneous.

#### A New Kensington Residence.

(Subject of illustration.)

The Rickert-Finlay Realty Company has just completed for Hiter King a residence at Kensington, Great Neck, L. I., at a cost of about \$25,000, from plans by Aymar Embury, 2d. The house, which is of the pure New England Colonial type, is situated at the northwest corner of Beverley and Netherwood roads, running through to Arleigh road, on a plot 200x235 feet. It is on the highest point at Kensington, 146 feet above Manhasset Bay.



Kensington, L. I.

RESIDENCE OF HITER KING.

Aymar Embury II, Architect.

## NEW THINGS

Of Interest To

THE ARCHITECT, BUILDING  
MANAGER, OWNER, CON-  
TRACTOR OR TENANT.

### Indestructible Mop Sticks.

Here is a novelty which should interest the building manager who constantly is at his wits end to account for broken mop handles. The Theo. H. Ely Manufacturing Company of Erie, Pa., is putting on the market a mop stick of malleable or wrought iron. It comes in two sizes, one for men janitors and a lighter stick for women janitors. It has been tried in a number of large buildings and has cut off some of the leaks that usually go unstopped.

### Automatic Dumbwaiter Control.

The Otis Elevator Company is putting on the market something new in the way of a control for dumbwaiters in private residences and for all buildings where it is desired to control the car from different floors at different times. It is said to prevent the car being operated when it should not be operated.

One tenant cannot take the car from another tenant by keeping his finger on the button. The tenant who thoughtlessly leaves his door open cannot tie up the whole service. The car is controlled from one point only at a time by a pointer or dial or a full set of push buttons and a full set of intercommunicating signals being used between the operator and the different floors. The operator knows when any door is open and when it is closed, whether the car is running or at rest, which floor the car is desired at and the floor to which it is desired the car should be sent.

### Clothes Line Reel.

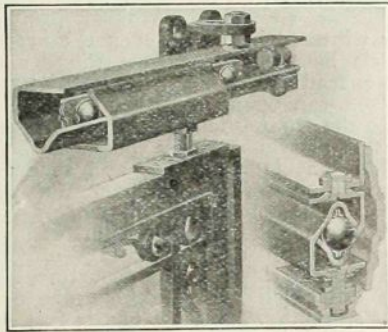
A novelty that any owner might with advantage place upon a suburban home is a new clothes line reel, which does away with the difficulty of putting up, taking down or caring for a clothes line. The usual pulleys are fastened to the poles of the different posts in the yard through which the rope is strung. The reel does away with the clothes pole because after the clothes are attached to the line the reel hauls them up out of the way of persons who may pass under them. The device is manufactured by the Chicago Clothes Line Reel Company, of 400 North Oakley avenue, Chicago.

### Power in Compact Form.

Practically every large building is forced to install some kind of power plant. Very often this power equipment is expensive and takes up a large amount of room. A device which is designed to concentrate this power equipment is being turned out by the Blanchard Machine Company, of Cambridge, Mass. An eight horse power Blanchard Oil Engine with a 12x6-inch pulley may be centered in a floor space of only 34x34 inches. The total height being 46½ inches and the net weight 1,800 pounds. This engine is of special value to light manufacturing concerns which desire a motive power cheaper than electricity and not so noisy as gas.

### A New Elevator Door Hanger.

A new idea in elevator door-hanger is being introduced by the McCabe Hanger Manufacturing Company, of 425 West 25th street. It is designed especially for the highest class work where quietness, ease of operation and neatness of appearance are features. In make-up it provides a sliding-bar hanger with a continuous run of extra heavy



track, larger ball-bearings than usually are applied to bearings of this kind, and all surfaces are covered. It is known as the "McCabe No. 5." The wearing quality of this device is said to be exceptional, and the bad effects of the cantilever principle are obliterated. Only about 4½ inches of head room are required for the operation of this hanger, and since the wearing parts are protected from dirt, it cannot wear out nor get out of order.

### Safety Fire Bucket.

The Safety Fire Bucket is the most novel manner of installing a fire pail equipment in a building. It consists of a tank, which holds a quantity of chemical solution into which six buckets are submerged. Each bucket has a self-raising handle and there are lugs on the sides of each pail, so as quickly as one bucket is taken out the handle of the next one comes up.

The chemical solution contained in the tank, besides being a fire extinguishing compound, keeps the water sweet. Consequently the contents of the Safety Fire Bucket Tank does not have to be renewed until used.

Some of the more recent buildings that we have equipped with the Safety Fire Bucket Tanks are the Pioneer Storage Warehouse, Western Union Telegraph Co., Butterick Publishing Co., Bankers Trust Company, Germania Life Insurance Building, the Plazo Hotel and many others, not only in New York City, but throughout the United States.

### Protection of Structural Steel.

It has been observed that brightly polished steel plates which have been scratched, corrode slowly except at the scratches, where they rust rapidly. Structural steel makers may some day realize the importance of this phenomenon and provide structural steel with much smoother surface than now. At present, structural steel is a rough piece of manufacture. Care should be exercised at the mill, however, to produce as smooth and clean a product as possible. Then the responsibility is upon the contractor to keep it so.

The practice of throwing iron and steel members on the ground and allowing them to be covered with dirt and refuse cannot be commended. They should be handled with care and placed on proper supports. As far as possible they should be kept under cover, unless they are to be used within a comparatively short time.

For years the practice of giving structural steel, says Pacific Builder and Engineer, one coat of protective paint before it left the shop held universal sway. Of late, however, the custom has been questioned and many architects and engineers are having the steel delivered unpainted. The new idea has much to recommend it—two considerations especially. The first is, that a certain amount of weathering is desirable to rid the iron of mill scale.

The other is, that shop coats are generally poorly done by cheap labor and really do more harm than good, because they cover up the evidence of poor work in the matter of cleaning the metal. In case there is no shop coat, the first painting should be done just before assembling begins.

Little can be done on a structure toward securing equality of surface conditions—that is, the same composition of metal—but what can be done should be done, and where palpably different conditions exist, such as where wrought iron rivets and bolts are used on Bessemer steel members, extra precaution should be taken with the painting at such points.

No paint is absolutely impermeable to water or to gases. It is therefore worth while to keep the moisture contents of the air as low as possible. This has particular reference to subways, cellars, etc. In exposed structural work all gutters or pockets in which rain water might otherwise collect should be made to drain as nearly dry as possible. In subways and viaducts carbonic and other acids are apt to collect by mechanical or chemical means.

It is very important to protect bridges and viaducts against the salt drippings from refrigerator cars, for the saline solutions are very apt to accelerate corrosion. The same caution should be observed in all other places where salt water is apt to come in contact with painted metal.

## DEPARTMENTAL RULINGS.

### LATEST DECISIONS OF SUPERINTENDENT OF BUILDINGS.

#### Comera Fireproof Floor Construction Approved—Plastic Cement Meets Bureau's Requirements—Other Rulings.

Building Department.  
MECHANICAL VENTILATION.

BULLETIN NO. 44, 1912.—Application No. 263 N. B., 1912, Plumbing and Drainage, premises, 5 East 61st street. In a five-story private residence it is proposed to substitute for the open shafts required by section 125 of the Plumbing and Drainage Regulations for the ventilation of interior toilets, a mechanical system of ventilation. This system contemplates the use of metal ducts from the individual toilets and bathrooms to a fan house on the roof. Also a separate system from the living rooms in the fan house on the roof. These systems are to be independent of each other and are to be connected to a motor and fan of sufficient capacity to properly ventilate these rooms, so as to secure at least the equivalent ventilation afforded by open shafts. The system as outlined has been examined by an expert ventilating engineer, accepted by this Bureau for the investigation of this system, who has advised that it will affect what is intended.

A modification of section 125 of the Plumbing and Drainage Regulations is requested and hereby granted to permit the substitution outlined above, inasmuch as it is shown that equivalent ventilation is secured by the proposed method.

Dated August 15, 1912.

(Signed) RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved, E. V. Frothingham, Acting President of the Borough of Manhattan.

#### WALL THICKNESS.

BULLETIN NO. 45, 1912.—Application No. 2078 Alterations, 1912, premises, 661 Broadway. In the alteration of an eight-story store and loft building, it is proposed to remove a skylight in a court, and build up the third side of the court to make an enclosed shaft of the court. The wall below is 16 inches thick for a height of twelve feet, and 12 inches thick for a height of fifteen feet above the foundation wall. On this existing wall it is proposed to add sixty feet of 12-inch brick wall.

A modification of section 32 of the Building Code is requested and hereby granted, to permit the construction of this wall of the thickness proposed, as the wall is to be a non-bearing wall, is to be laid up in Portland cement, is but twenty feet long and securely braced by strong piers at either end. Further, the wall is of sufficient strength and the fire hazard is not increased but decreased by the construction of the proposed wall.

Dated, New York, August 28, 1912.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved, E. V. Frothingham, Acting President of the Borough of Manhattan.

#### MARQUISES.

BULLETIN NO. 48, 1912.—Wherever it is desired to erect a marquee as a shelter from the weather, one large marquee may be erected in place of a number of separate marquees, one for each door, when the widths of the piers between the doors do not exceed the average width of the adjacent doors. No such marquee, however, shall extend more than two feet six inches beyond the doors at either end.

Bulletin No. 23 of 1911, is hereby rescinded. Dated October 7, 1912.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

The Superintendent has approved of the Comera Company's fireproof floor filling, and has added to the list of Portland cements which meet the requirements of the Building Code the Plastic cement.

## BUILDING MATERIALS

### THE HUDSON BRICK MANUFACTURERS' CLOSING SEASON.

Galvanized Wire, No. 2 Iron, Crushed Stone, Higher—Roofing Slate Stiffening—Common Brick Weak at \$7.25—Linseed Oil Lower.

THE active features in the week's building material market were the increase of \$2 a ton in galvanized wire, an increase of \$1 a ton in rivets, making the second advance within the fortnight; an advance of fifty cents a ton on No. 2 iron applying to new business for the first quarter of 1913; the marked stiffening in the roofing slate situation; higher prices for 1½-inch and ¾-inch sizes of crushed stone, and a further decline in the price of linseed oil, which is now quoted at 64 and 65 cents for city raw American seed, and 65 and 66 cents for city boiled American seed.

The Hudson river common brick situation is an enigma as far as the Manhattan market is concerned. The buying movement is far below that of arrivals, and shows a marked decline for last week as against the boat-load purchases of the week preceding. Seven-dollar brick seemed to have the run of the market even up to yesterday.

In the Raritan river situation there is a strong movement for stacking. Heavy shipments are reported to be coming in to this city, and the same is also reported from Connecticut interests, most of which, however, is going into Westchester and Bronx consumption at a shade under \$7. Dealers are inclined to be conservative on all new business.

Bradstreet's index number for general commodity prices substantiates the advance reports printed in this department. It shows a 7.3-10 per cent. gain to Oct. 1 in which building materials have been an important factor.

During the last month No. 1 Eastern foundry pig iron advanced from \$16.25 to \$17.75, and No. 2 foundry Southern pig iron has advanced from \$13 to \$13.25. Steel beams have advanced from \$27 to \$28. Lead has advanced from .048 to .051. Pig tin, spot, New York, has advanced from .465 to .5025. Common brick advanced from \$6.75 to \$7.25; lime from .92 to .97; window glass, 10x15, in boxes containing 50 square feet, from \$1.95 to \$2.04; yellow pine has advanced from \$25.50 to \$26, and hemlock, Pennsylvania, random, timber has advanced from \$22.50 to \$23 per M. Linseed oil dropped from 70 to 65 cents a gallon.

It is significant that, despite these changes in prices, the market is not only well sustained, but is even reported to be strengthening.

### COMMON BRICK WEAK.

#### Hudson River Season Coming to an End.

THE situation in the metropolitan brick market is perplexing to both manufacturer and dealer. The developments of the week have shown that the dealers expect to be able to buy brick cheaper than the present top price of \$7.25; but the manufacturers, on the other hand, are assuming the position of maintaining the quotations of \$6.75 to \$7.25 on the simple ground that, owing to the limited supply, it is not possible to sell profitably under the figures now quoted.

At the same time the dealers are not coming into the market for stacking. It is true that they have enough brick on hand to supply their present needs and some of them have reserve supplies to take care of last quarter's consumption. The shortage of steel is holding back many building operations in New York City, resulting in little new

business coming out. In view of the fact that common brick is a basic building commodity, the brick dealer at the present time is a barometer of immediate future building.

It is significant in view of this fact that the average dealer is making reservations for brick in anticipation of the relinquishment of a large quantity of new buildings that seems to be ready to come out providing the present commercial optimism is substantiated. The manufacturer, on the other hand, is generally cautious about making promises for winter delivery on even the present levels because he expects the demand to exceed the supply before the new season can open.

In the front brick department there is a stability about new business being taken that is refreshing and seems to imply that as far as the common brick situation is concerned it is more a matter of manipulation on the part of handlers than an actual shortage of new business. Prices in that department are not only well sustained, but are actually stiffening. In view of the fact that front brick is required in building operations at about the same time that common brick is used shows that basic conditions are good.

Transactions in the Hudson river district last week with comparisons for the corresponding week in 1911 follow:

1912.		1911.	
Left Over,	October 5-12.	Arrivals.	Sales.
Monday	.....	13	12
Tuesday	.....	8	6
Wednesday	.....	7	4
Thursday	.....	8	9
Friday	.....	12	7
Saturday	.....	13	6

Totals ..... 61 44  
Condition of market, weak. Current prices—Hudsons, \$6.75 to \$7.25, with strong at \$7. Raritan, \$6.75 to \$7.25, strong at \$7. (Wholesale dock New York. Allow for cartage and dealers' profit for retail prices.) Left over, Oct. 14-29, 1911.

1911.		1912.	
Left Over,	October 7-33.	Arrived.	Sold.
Monday	.....	17	15
Tuesday	.....	3	16
Wednesday	.....	10	13
Thursday	.....	5	6
Friday	.....	18	21
Saturday	.....	16	19

Totals ..... 69 90  
Condition of market, active; prices, \$6.37½ to \$6.50. Left over Oct. 15-12.

### ROOFING SLATE MAY GO UP.

#### Demand During Last Three Months Taxes Supply.

THERE is a marked development in the roofing slate market. Most of the quarries find their available supply severely taxed by the demand covering the entire metropolitan district. So serious has this become that within the next thirty days it is freely predicted that the present supply in all sizes at the quarries will be practically cleaned up, a condition that has not existed in the slate quarries for the last five years.

Higher prices are almost sure to prevail after January first. As a matter of fact, prices are now stiffening in many lines, individual advances running from 5 to 10 per cent.

Architects and estimators who are figuring on new building projects will be advised to secure new quotations before completing their figures, as the increase will undoubtedly take effect before plans now in course of preparation can be completed.

### ADVANCE IN TRAP ROCK.

#### Price Advances 10 cents for 1½-inch Sizes—Market Is Strong.

IN line with advances in other departments of the building material market comes that of crushed stone. In this department there does not seem to be at the present time any concerted price movement. Some companies have already put up their prices, while others are taking business only upon the basis of their present supply. The tremendous prospective demand for concrete bond for subway construction and other large works here in New York and elevation work in Queens and on the Newark meadows for the Jersey Central means that the capacity of the quar-

ries supplying this market will be severely taxed during the next two years at least.

Since the State took over the Palisades, the production of crushed stone in this market has been more or less curtailed and at the same time the demand has increased from a total consumption in 1910 in the metropolitan district from 1,500,000 cubic yards to the estimated total of 2,340,000 cubic yards for the current year. Inquiry among the leading crushed stone companies in the last two weeks shows that the market for crushed stone in 1½ and ¾-inch sizes is very strong and has been for the last four months. One company has advanced the price from 90 cents for 1½-inch sizes to \$1 a cubic yard, and from \$1.10 to \$1.25 per cubic yard on the ¾-inch size. These figures will continue for the rest of the year and probably for the coming year.

The same authority states that the quantity of crushed stone manufactured and shipped to this market during 1912 will exceed by 300,000 cubic yards the quantity manufactured in 1911. Another authority reports that its prices in 1½-inch and ¾-inch crushed stone will increase before the close of navigation, so that contractors should be prepared to protect themselves on their estimates for next year. This same authority says: "I expect some increase in prices before the first of next April over those prevailing at this season, as it is likely that the demand for crushed stone may exceed quarry capacity for producing it."

### BUILDING METALS ADVANCE.

#### Galvanized Wire Moves Up \$2 a Ton—Empire No. 2 Iron 50 Cents Higher.

THERE is no sign of weakness in the building metals market. There is, if anything, a tendency to continue the upward trend of prices on future business. The feature of the week was the action of the American Steel and Wire Company in advancing the price of galvanized wire \$2 a ton by raising the quotation 40 cents a 100 pounds. Rivets are \$1 a ton higher, Pittsburgh. This means an advance for structural rivets to \$1.95 and for boiler and general machine shop rivets to \$2.05 per 100 pounds. This is the second advance that has been made during the last ten days, making rivets now \$3 a ton higher than two weeks ago.

The action of the Empire Steel and Wire Company in advancing the price of No. 2 iron 50 cents a ton, making this quotation \$17.50 for first quarter of 1913, is the first positive proof that has come from the furnaces to indicate that the stability of the general building material market for next year is practically assured. According to this the demand for structural and railroad steel will be such as to practically preclude mills from catching up with their demand until well into the middle of next year, so that the demand for other materials should continue without interruption for that period, despite the result of the Presidential campaign in November.

If any reaction is to follow the election of the candidates, it will not be seriously apparent to building interests, at least until the next building season has reached its height.

### LINSEED OIL LOWER.

#### Large Receipts of Flaxseed Causes Further Drop in Prices.

THE paint market which is affected by the condition of the linseed oil market is a decided contrast to other building commodities. Heavy arrivals of flaxseed at Duluth during the last two or three weeks have had a decided bearish effect upon quotations of linseed oil in this market. The current prices today are 64 and 65 cents for City raw American seed and 65 and 66 cents for City boiled. Raw Calcutta seed is quoted at 75 cents, out of town American raw is quoted at 64 and 65 cents. In

(Continued on page 743.)

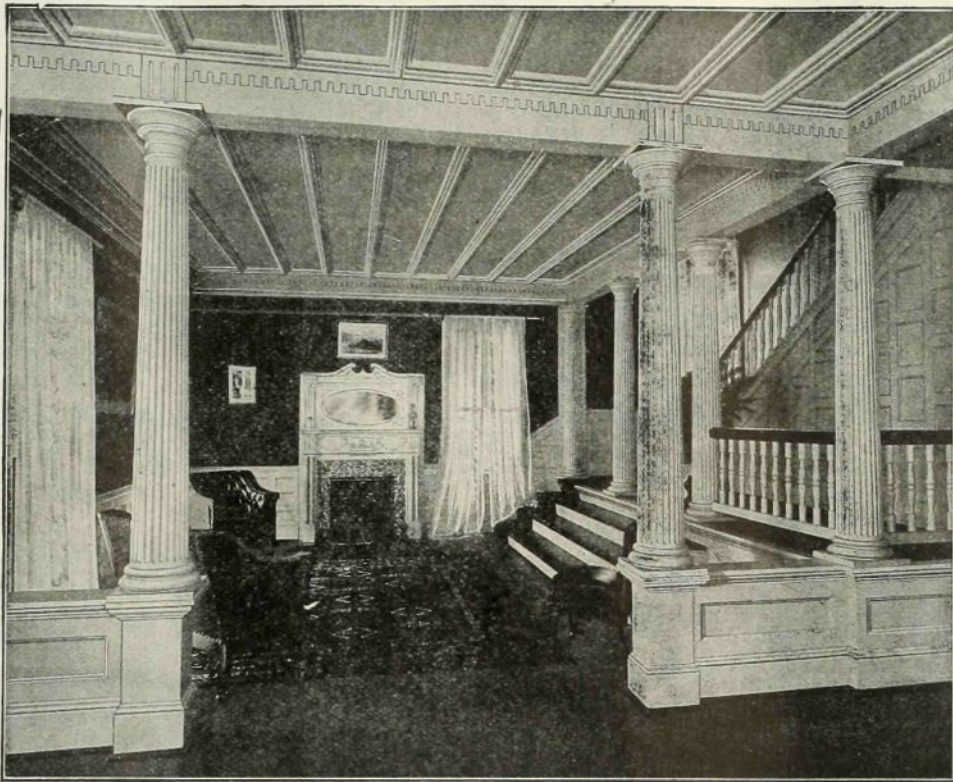




# CYPRESS UNDER ENAMEL "BEHAVES PERFECTLY"



U. S. Govt. Rept. (Bulletin No. 95), June 30, 1911, says—"CYPRESS contains but little resin, and thus affords a good surface for paint, which it holds well."

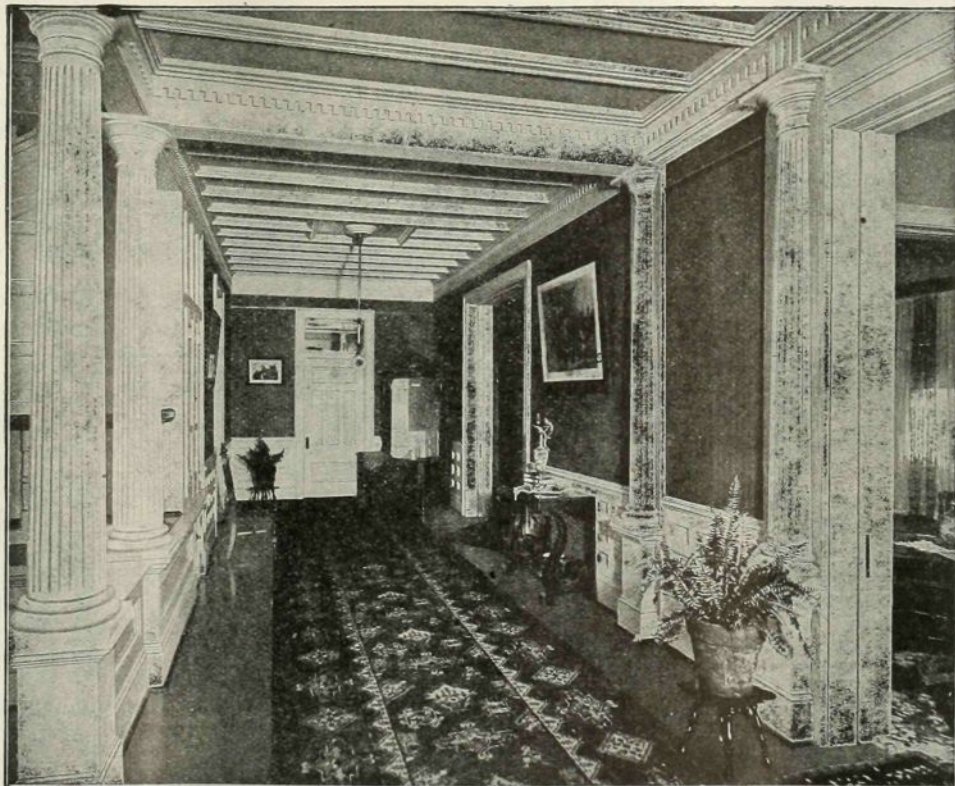


U. S. Govt. Rept. (Bulletin No. 95), June 30, 1911, says—"CYPRESS shrinks, swells and warps but little" and "is much used for ceiling, wainscoting, panels, doors, etc."



Above is a photograph of an Interior finished in **Cypress**, with White Enamel. This modern Louisiana homestead illustrates the splendid artistic possibilities and perfect reliability of Cypress for Interior Trim.

## USE CYPRESS FOR COLONIAL EFFECTS



Another view in same residence; modern, but old enough to prove the thorough reliability of Cypress under conventional White Enamel. Architects who take economy into account **are investigating Cypress.**

ASK our "BUILDERS' HELPS DEPT." any question about Wood. Our reply will be frank. We recommend CYPRESS *only* where CYPRESS can *prove* itself "the one best wood for your use."

## SOUTHERN CYPRESS MANUFACTURERS' ASSOCIATION

1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

We produce CYPRESS but do not retail it. INSIST ON IT OF YOUR LUMBER DEALER.

# CURRENT BUILDING OPERATIONS

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

## The New York Hospital Addition.

There was a rumor current during the week that the New York Hospital, of 8 West 16th street, had abandoned their plans for the erection of a new hospital building on the plot bounded by Eleventh and Twelfth avenues, 54th and 55th streets, and that the property had been sold to a company for another improvement. Edward W. Sheldon, treasurer of the Hospital Association, stated yesterday that the association has no intention of selling the property. Plans have been prepared by McKim, Mead & White, of 160 Fifth avenue, for a new hospital building to be erected there, and it is understood that as soon as more funds are available operations will be started. Henry W. DeForest, is chairman of the committee on site. Geo. L. Rives, president, Howard Townsend, vice-president, Henry W. Crane, secretary, and Howard Wise, assistant secretary.

## Lawrence School to be Readvertised.

The Board of Education of the Union School, Lawrence, L. I., have rejected all bids received on October 11 for the public school to be erected on Central avenue, between Rockaway road and Arverne avenue, Lawrence, as they exceeded the appropriation. The project will be readvertised at once. Edwin Outwater, 208 Fifth avenue, New York City, put in the lowest bid at \$129,000. The second lowest bidder was P. J. Brennan, of 624 Madison avenue, New York City, \$132,000. Builders who wish to figure should communicate with John G. McNicoll, president of the board, or Adams & Warren, 15 West 38th street, New York City, architects.

## Bids for Greenpoint Hospital.

The Department of Public Charities, foot of East 26th street, announces that bids for the construction of the Greenpoint Hospital, including the plumbing, gas-fitting, heating and ventilating complete, to be erected at Kingsland and Debevoise avenues, Bullion and Benton streets, Brooklyn, will be received until 2.30 p. m. Wednesday, October 23. All bids recently opened were above the appropriation and were rejected. The security required for item 1 is \$150,000, item 2, \$10,000, and item 3, \$10,000. Frank J. Helmle, 190 Montague street, the architect, estimates the cost at about \$275,000.

## Figuring for Cathedral Chapel.

Henry Vaughn, architect, 20 Pemberton square, Boston, Mass., announces that bids will close on October 24 for the construction of the fireproof chapel to be erected at the Cathedral of St. John the Divine, at 113th and 114th streets and Amsterdam avenue, by the Bishop Potter Memorial Estate, 149 Broadway, the donor. The bids being received are for the superstructure.

## Third Avenue Theatre.

Von Beren & La Velle, 507 Fifth avenue, are preparing plans and will award the contract without competition for a two-story and gallery theatre, 100x130 feet, to be erected at the southeast corner of Third avenue and 64th street, by John Cort, of 1480 Broadway, owner. The seating capacity will be about 2,000. The estimated cost is in the neighborhood of \$200,000.

## Public School on Staten Island.

C. B. J. Snyder, 500 Park avenue, announces that he will soon advertise for bids for the erection of a new public school at Graniteville, Staten Island, at Washington street, corner of Columbus avenue. The construction will be of limestone, terra cotta and light colored brick with twelve class rooms capacity.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
STANTON ST.—Horenberger & Bardes, 122 Bowery, are preparing plans for alterations to the 5-sty brick tenement, at 34 Stanton st, for Nathan Kresch, owner, care of architect. Cost, \$4,000.

66TH ST.—Additional figures are being received for the 8-sty apartment house, 30x84 ft, to be erected at 42 East 66th st, south side, 40 ft east of Madison av, for the Jackson Realty Co., 54-58 East 9th st, N. Y. C., owner. David H. Ermsler, president, 158 East 72d st, Jacob Stein, treasurer, 771 Madison av, owner. Emery Roth, 507 5th av, architect. Cost, \$100,000.

44TH ST.—G. Atterbury, 20 West 43d st, architect, is taking bids for two 5-sty brick tenements, 25x90 ft, to be erected at 425-27 West 44th st, for Mrs. Catherine D. Rogers, 29 West 57th st, owner.

115TH ST.—Gronenberg & Leuchtag, 3 West 22d st, are preparing plans for a 6-sty elevator apartment house to be erected on plot 100x100.10 ft, at the southwest corner of 115th st and 7th av for The Oak Construction Co., Julius Weinstein, 530 West 157th st, president. Cost, \$125,000.

125TH ST.—Eli Benedict, 1947 Broadway, has completed plans for alterations to three 5-sty tenements, at 17-27 West 125th st, for the Schaefer Co., 114 East 51st st, owner.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 10-sty apartment house, 103.2x138.2 ft, to be erected at the southwest corner of Broadway and 179th st, for Donald Robertson, 312 West 109th st, owner. Cost, \$300,000.

72D ST.—George & Edward Blum, 505 5th av, have completed plans for the 12-sty apartment house, 59x83.2 ft, to be erected at 105-9 West 72d st, for the 105 West 72d St Co., owner. Cost \$300,000.

CONVENT AV.—C. B. Meyers, 1 Union sq, has completed plans for two 5-sty flats, 71-6x 88 ft, to be erected on the west side of Convent av, 50 ft south of 133d st, for Elias A. Cohen, 198 Broadway, owner. Cost, \$150,000.

49TH ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for an apartment house to be erected at 146-148 East 49th st, for the Maze Realty Co., 148 East 49th st. They desire bids on wrecking, excavating, electric elevator, telephone system, mail chute, hand dumb-waiters, interior marble, interior tile, hardwood trim and architectural terra cotta. There will be no vacuum cleaning system.

130TH ST.—Brown-Weiss Realty Co., World Building, has purchased property at 44-62 West 130th st, a plot 250x99 ft. They will sell the property to builders for apartment house sites.

### HOSPITALS AND ASYLUMS.

MADISON AV.—Max G. Heidelberg, 322 5th av, has completed plans for a 6-sty and basement clinic and dispensary building, 35x100 ft, to be erected at Madison av and 124th st, for the Hospital for Deformities and Joint Diseases, Dr. H. M. Frauenthal, on premises. Cost, \$75,000. Architect will take bids about Oct. 31.

### HOTELS.

3D AV.—Richard Rohl, 128 Bible House, architect, is taking bids on the general contract for alterations to the 3-sty brick hotel, 23x70 ft, at 45 3d av, for the estate of Jacob Cohn. Rudolph Joseph, 43-45 3d av, lessee. Cost, \$6,000.

### MUNICIPAL WORK.

NORTH RIVER.—The Department of Docks & Ferries, Pier A, foot of Battery pl, North River, N. Y. C., Calvin Tomkins, commissioner, is taking bids to close October 23 for extending pier 43, North River.

### STABLES AND GARAGES.

AV B.—Axel Hedman, 367 Fulton st, Brooklyn, is preparing plans for a 2-sty brick garage, 92x95 ft, to be erected at the southwest corner of Av B and East 20th st, for John W. Brookman, owner, care of architect. Cost, \$25,000.

### STORES, OFFICES AND LOFTS.

MADISON AV.—Hill & Stout, 1123 Broadway, have completed plans for the 2-sty store and loft building, 25x100 ft, to be erected at the northeast corner of Madison av and 41st st, for the Corn Exchange Realty Co., lessee, Harry B. Russell, 39 East 42d st, president. Bids will be taken on general contract about October 25.

BROADWAY.—Griggs & Holbrook, 3 South William st, are taking bids on the steam and electrical work for the office building, to be

erected at 57-61 Broadway, for the Adams Express Building Co., 141 Broadway, owner, Henry F. Disoway, president, William Philbrick, secretary, S. C. Weiskopf, 68 William st, steel engineer. W. G. Tucker, 156 5th av, sanitary engineer. Holbrook, Cabot & Rollins, 331 Madison av, contractors for foundations.

BROADWAY.—Francis H. Kimball, 71 Broadway, has completed plans for the 32-sty loft building to be erected on Broadway just north of Exchange Alley for the Adams Express Building Co. It will contain 14,000 tons of steel, and the exterior surface will be of colored marble for four stories and the rest of glazed brick. From the fifth upward the building will be severely simple, with no embellishments and no projections except the cornice at the top.

LEXINGTON AV.—Strasburger, Inc., 561 5th av, lessee of the building, 658 Lexington av, will not remodel the structure as contemplated, but will use same as workrooms.

### MISCELLANEOUS.

28TH ST.—George P. Carver, 53 State st, Boston, Mass., engineer, has completed plans for a 2-sty reinforced concrete coal pocket, stables and office to be erected at 537-545 West 28th st, for Henry Hencken, 534 West 27th st. Owner builds by day's labor.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

3D AV.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for two tenements to be erected on the west side of 3d av, 98 ft south of 170th st, for the Tonic Realty & Construction Co., 1795 Popham av, owner. Cost, \$50,000 each.

179TH ST.—Joseph Reiss, 1509 Bryant av, has purchased property at the southeast corner of 179th st and Bryant av from Otto J. Sloss, and will improve the property with flats.

163D ST.—The Simbar Realty Co. has commissioned Maximilian Zipkes, 220 5th av, to prepare plans for the erection of three 5-sty apartments and stores on the entire block front facing 163d st, 100 ft on Intervale av and 130 ft in Kelly st. Cost, \$250,000.

### Brooklyn.

#### DWELLINGS.

12TH AV.—M. Rosenquist, 53d st and New Utrecht av, has completed plans for a stucco and terra cotta residence, to be erected at the southeast corner of 12th av and 48th st, for Dr. L. Herman, 1208 49th st, owner, who builds. Cost, \$12,500.

#### STABLES AND GARAGES.

CATON AV.—Eisenla & Carlson, 16 Court st, are preparing plans for a 2-sty brick public garage, 40x100 ft, to be erected on the south side of Caton av, east of 2d av, for Leamer & Hoaglan, 746 58th st, Brooklyn, owners. Cost, \$12,000.

11TH ST.—Axel Hedman, 367 Fulton st, is preparing plans for two 4-sty brick and limestone apartments, 50x86 ft, to be erected in the south side of 11th st, west of Prospect Park West, for Joseph Horowitz, 16th st and Prospect Park West. Cost, \$45,000 each.

### Queens.

#### DWELLINGS.

HAMMELS, L. I.—J. B. Smith, 67 North Fairview av, Rockaway Park, L. I., is preparing plans for twelve 1½-sty frame bungalows, 14x28 ft, to be erected on Hammel av and Bayside pl, for E. Schuster, 393 Stanhope st, Brooklyn, owner.

ROCKAWAY PARK, L. I.—J. B. Smith, Hammels, L. I., is preparing plans for a 3-sty frame residence, to be erected on South 3d av, for William Rowe, at site, owner. Cost, \$3,000.

ROCKAWAY PARK, L. I.—J. B. Smith, Hammels, L. I., is preparing plans for a frame 2½-sty cottage, 20x29 ft, to be erected on South Bayview av, for Mrs. William C. Holland, at site, owner. Cost, \$3,000.

LOCUST VALLEY, L. I.—Carrere & Hastings, 225 5th av, N. Y. C., architects, are taking bids for the gardener's cottage and farm buildings for Hon. Robert S. Lovett, 165 Broadway, N. Y. C., owner. Cost, \$20,000.

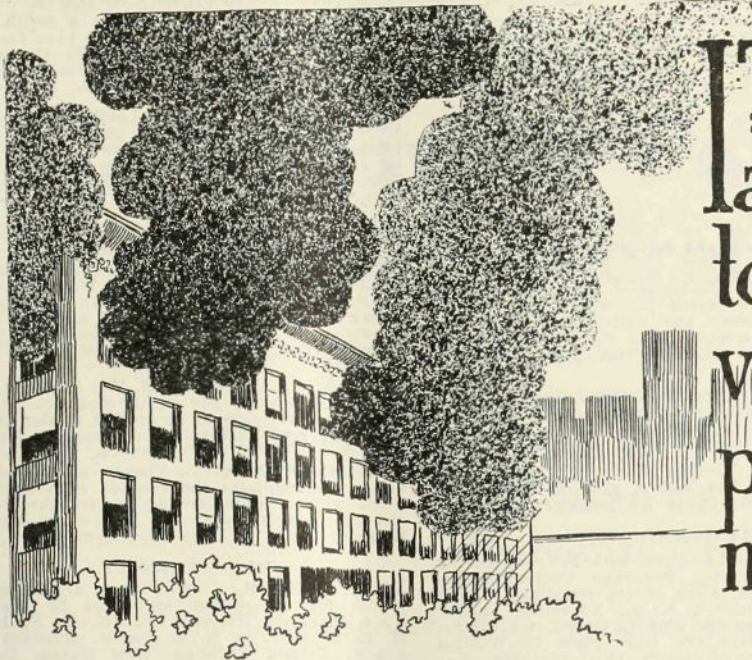
LONG ISLAND CITY.—Smith & Sholl, Queensboro Corp Building, L. I. City, are preparing plans for five 2-sty brick and terra cotta residences, 20x60 ft, at the northwest corner of 14th av and Broadway, for M. Breinstock, care of architect, owner.

BELLPORT, L. I.—Charles A. Rich, 320 5th av, N. Y. C., is preparing plans for a 2-sty frame residence, 30x43 ft, to be erected here. Owner's name for the present withheld. Cost, \$7,500.

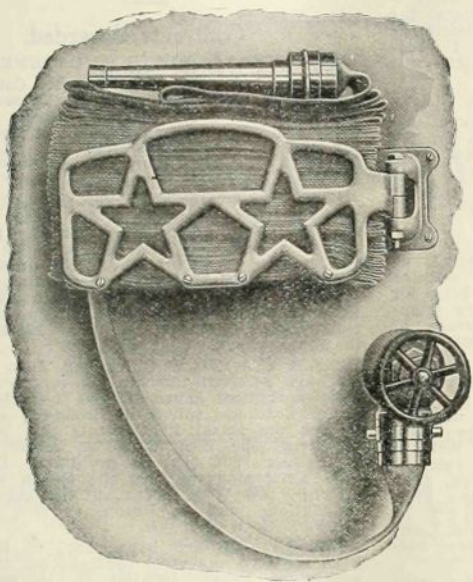
HUNTINGTON BAY.—A builder has purchased through the L'Ecuse, Washburn & Co., eight plots on the Huntington Bay Estates property at a cost of \$40,000, and will improve two of the plots with colonial residences.

### MUNICIPAL WORK.

RIDGEWOOD, L. I.—The Department of Water Supply Gas & Electricity, Henry S. Thompson, commissioner, room 1903, 13-21 Park Row, N. Y. C., owner, is taking bids to close Oc-

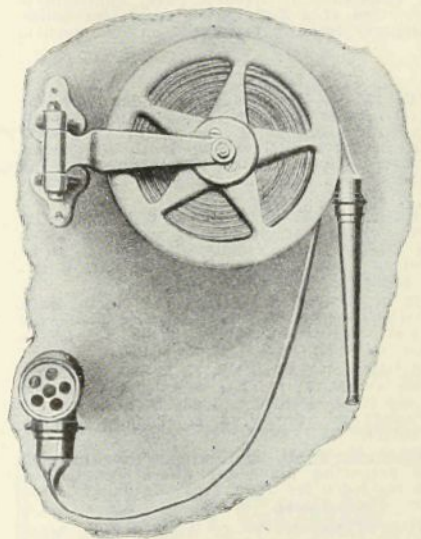


IT IS in direct defiance of the LAW to neglect to provide sufficient fire protection in apartment houses, etc.



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

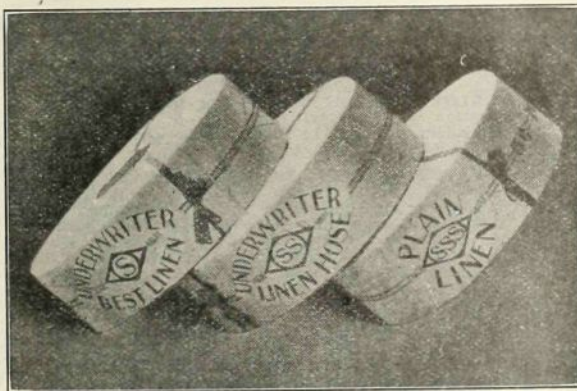


**"Josico" Swinging Hose Rack**

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.

**"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 could 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.**

tober 23 at 2 p. m. for furnishing materials and labor necessary for cross connecting existing force mains at Ridgewood Pumping Station.

#### SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—Francis J. Berlenbach, 260 Graham av., Brooklyn, architect, is taking bids on the 2½-sty brick school, 57x85 ft., to be erected at the southwest corner of Atlantic av and 4th st., for St. Elizabeth's School, this place, owner. Cost, \$35,000.

LITTLE NECK, L. I.—C. B. J. Snyder, Park av and 59th st., N. Y. C., is preparing plans for the 2-sty brick P. S. No. 94 to be erected on Old House rd by the Board of Education, Park av and 59th st., N. Y. C., owner, E. L. Winthrop, Jr., president; A. E. Palmer, secretary.

SOUTHAMPTON, L. I.—Additional figures are being received for the brick high school to be erected at Bridgehampton and Elm sts., for the Board of Education of Southampton, Howard Townsend, president, William P. Bishop, clerk, Hewitt & Bottomley, 527 5th av., N. Y. C., architects. Bids close October 25.

#### Richmond.

##### STORES, OFFICES AND LOFTS.

ST. GEORGE, S. I.—James Whitford, Crabtree Building, architect, is taking bids for the 6-sty brick store and office building, 31x80 ft., to be erected on Richmond Terrace, for James Crabtree, New Brighton, S. I., owner.

#### Out of Town.

##### APARTMENTS, FLATS AND TENEMENTS.

RED BANK, N. J.—Toney Bernacco and Dominica Candiano, of Asbury Park, contemplate the erection of a 3-sty brick apartment house, on property recently purchased on Summerfield av.

##### DWELLINGS.

RYE, N. Y.—Excavating is under way for a 2½-sty frame residence, 26x37 ft., to be erected in Grace Church st. for C. V. V. Sewell, owner, Elsworth & Marshall, Smith st., general contractors. John J. Bitz has the heating and plumbing and Joseph Studwell the wiring. Cost, \$7,000.

GREECE, N. Y.—Otto Block, 633 Mercantile Building, Rochester, N. Y., is preparing plans for a 2½-sty frame residence, 30x50 ft., to be erected on Atlanta rd, for F. M. Beattie, owner. Cost, \$8,000.

RYE, N. Y.—W. S. Wetmore, 1 North Main st., Portchester, N. Y., is preparing plans for a 1½-sty frame bungalow, 32x35 ft., to be erected at Ryan Park. Cost, \$6,000.

LARCHMONT GARDENS, N. Y.—W. S. Moore, 501 5th av., N. Y. C., has completed plans for a 2½-sty frame residence, 30x36 ft., to be erected on Palmer av., for Fred L. Thomas, owner, who builds. Cost, \$6,000.

OLEAN, N. Y.—H. J. Kaufman, North Union st., is preparing plans for alterations to the frame residence for John Troy, Exchange Bank, owner. Cost, \$7,000.

BRONXVILLE, N. Y.—C. A. Patterson, Main st., New Rochelle, N. Y., has completed plans for two 2½-sty brick residences, 87x35 ft., to be erected here for John Utz, Sagamore st., owner, who builds and is taking bids on subs. Cost, \$15,000 each.

GREENWICH, CONN.—F. A. Moore, 542 5th av., N. Y. C., is taking bids for an extension to the 1-sty hollow tile residence, for John H. Flagler, 200 Broadway, N. Y. C., owner.

LARCHMONT, N. Y.—Plans have been completed for a 2½-sty stone and frame residence, 28x46 ft., for Captain Robert Clark, owner, care of N. Y. N. H. & H. R. R., Grand Central Terminal, N. Y. C. The Pioneer Contracting Co., 56 Lawton st., New Rochelle, is general contractor. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Joseph Gahan, Huguenot st., has nearly completed plans for alterations to the residence on Locust av., for Eugene Valentine, owner. Cost, \$5,000.

RYE, N. Y.—W. A. Ward, Portchester, N. Y., is preparing plans for a 2½-sty frame residence, 32x38 ft., to be erected at Ryan Park, for James Blunkett, Forest av., owner. Cost, \$7,000.

NEW ROCHELLE, N. Y.—C. A. Patterson, 262 Main st., has completed plans for a 2½-sty brick and frame residence, 34x45 ft., to be erected at Hazelhurst, for Michael Doherty, Hazelhurst, owner. Cost, \$12,000.

SCARSDALE, N. Y.—Kirby and Petit, 103 Park av., N. Y. C., are preparing plans for a residence to be erected here for John T. Kelly, 13 Park av., N. Y. C., owner.

SCARSDALE, N. Y.—Martin E. Snyder, this place, owner, contemplates the erection of a frame residence here. No architect has been selected.

RYE, N. Y.—D. H. Ponty, Westchester sq., is preparing plans for a frame residence, to be erected here, and is taking bids.

NEW ROCHELLE, N. Y.—Plans have been completed for a 2½-sty frame residence, 21x28 ft., to be erected on Pelham rd., for Laura Wagner, this place, owner, who is taking bids.

NEWARK, N. J.—The Clinton Park South Land and Improvement Co., 800 Broad st., will soon start work on two 2-sty frame residences, 24x33 ft. each, at 162-168 Pomona av. Total cost, \$8,000.

BYRON, N. Y.—G. LeRoy Collins has purchased property of H. C. Norton, adjoining Mrs. Francis Walker and will soon erect a dwelling there.

NEWARK, N. J.—Plans for a 2½-sty frame dwelling, 22x46 ft., have been prepared for John Lake, this place, owner. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—The Crose Auto Truck Co., this place, owner, is taking bids on separate contracts for a 2-sty auto truck factory, 80x140 ft., to be erected on 2d av west of R. R., from plans by E. C. Benner, architect. Cost, \$30,000.

FORT PLAIN, N. Y.—The Hix Furniture Co., this place, contemplates the erection of a 3-sty brick addition to their plant. No architect has been selected and project will probably not go ahead until spring.

HUDSON, N. Y.—The Knickerbocker Cement Co., contemplates the erection of three more tall stacks to be 75 ft higher than the present stacks.

ALBION, N. Y.—Wood & Sprague, of this place, have purchased property at the corner of West Academy and Railroad sts and contemplate the erection of a 4-sty concrete flour mill 108x40 ft. Construction work will start April 1.

BINGHAMTON, N. Y.—Ground has been broken for the new plant which the Binghamton Paving Block Co. will erect on its 131 acres of land lying north and east of Broad av.

PERRY, N. Y.—The Tempest Knitting Co., of this place, has broken ground for a 2-sty addition, 50x100 ft., to its factory.

#### MUNICIPAL WORK.

NEWARK, N. J.—Bids will be received by the Passaic Valley Sewerage Commissioners, John S. Gibson, clerk, Essex Building, Clinton st., Newark, until 2 p. m., November 12, for tunnel and open cut work in Ogden st. to Riverside and Grafton avs., from plans by William H. Brown, care of owners, chief engineer.

GLOVERSVILLE, N. Y.—The Town of Gloversville, M. V. B. Stetson, clerk, contemplates the erection of nine new bridges and concreting the tops of five old bridges. Morrell Vreeman, this place, city engineer. Project will probably not go ahead before spring.

NORTH CASTLE, N. Y.—Sealed bids will be received by the Board of Water Supply at 165 Broadway, N. Y. C., for contract 135, for the construction of maintenance buildings, comprising keeper's house and office, 45x40 ft., a stable, garage, work shop, oil house and ice house. Bids close at 11 a. m. October 29.

#### PUBLIC BUILDINGS.

FONDA, N. Y.—William E. Beardsley, 45 Market st., Poughkeepsie, has been selected architect for the new jail building here for the Board of Supervisors of Montgomery County, C. S. Lotridge, this place, chairman of building committee. F. C. Whitcomb, Amsterdam, N. Y., chairman of Board.

JOHNSTOWN, N. Y.—Bids were received by the Treasury Department for the postoffice building to be erected at the corner of William and Church sts. All excepting two were within the appropriation of \$75,000. William H. Fissell & Co., New York, \$67,900; Interurban General Construction Co., New York, \$71,370; George W. Stiles Con. Co., Chicago, \$71,600; J. W. Emery, Philadelphia, \$71,747; T. H. McHale & Son, Syracuse, \$79,767; King Lumber Co., Charlottesville, Va., \$85,000 were bidders.

ROCHESTER, N. Y.—Mayor Edgerton will soon have plans prepared and work started on the new public bath and locker for the City in Mill st., using the old waterworks repair shop for the site.

#### SCHOOLS AND COLLEGES.

GLOVERSVILLE, N. Y.—The Board of Education of Gloversville, N. Y., S. B. Brown, president, owner, is taking bids on fire escapes for the Lexington Av. School.

PATERSON, N. J.—Thomas Barwick, 23 Park Row, N. Y. C., steam engineer, is revising plans for an addition to P. S. 9, bounded by Thomas, George and Getty sts., for the Board of Education. George W. Scott, president; H. Ridgewood, City Hall, secretary. William T. Fanning, Colt Building, architect. Cost, \$125,000.

MT. VERNON, N. Y.—Bids will close at 8 p. m., October 25, for the construction of an addition to School 3. Plans may be obtained at 60 South 3d av. Separate bids on general contract, heating and ventilating, plumbing and electrical work.

SCARSDALE, N. Y.—The committee of School District 1 is discussing plans for enlarging the school building.

GREENWICH, CONN.—The Town of Greenwich has appropriated \$250,000 for bettering school buildings and improvement of sanitary conditions.

BALLSTON, N. Y.—Breeze & Mallory, Saratoga Springs, architects, have submitted plans to the village board for the erection of a 2-sty school, 94x60 ft., similar to the school at Luzerne. Cost, \$35,000.

PATERSON, N. J.—Bids were received by the Board of Education for an addition to P. S. 9. For the general contract Q. W. Shelly, 1133 Broadway, N. Y. C., low bidder, \$113,451, and for iron work, J. K. Cooke & Sons, 213 Central av., Passaic, N. J.

BUFFALO, N. Y.—Bids will close October 25 for the construction of a 16-room fireproof school to replace School No. 57, on the east side of Sears st near Broadway. For further particulars address the Deputy Building Commissioner Rumrill.

#### STABLES AND GARAGES.

EAST ORANGE, N. J.—E. E. Grant, 397 Washington av., Newark, N. J., is preparing plans for a 1-sty brick addition to the garage, at 42 Hedden pl., for E. A. Stevenson, on premises, owner. The Essex Construction Co., 85 Academy st., Newark, is general contractor.

#### STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—Dayton & Smith, 102 Market st., architects, are taking bids for the 1-sty brick store building, 60x100 ft., to be erected in Smith st near McClellan sts., for Fraser Bros., 95 Smith st., owners. Cost, \$14,000.

NEW ROCHELLE, N. Y.—Lorillard Wise, 254 Huguenot st., has completed plans for a 2-sty brick store and office building, 30x60 ft., to be erected in Bank st., for the New Rochelle Trust Co., Main st. Cost, \$9,000.

BLOOMFIELD, N. J.—Bids are in for alterations to the 2-sty cafe in Willow st., for Alfred Johnson, on premises, owner. Jordan Green, 16 Clinton st., Newark, architect.

ELIZABETH, N. J.—The Public Service Corp., Department of Maintenance of Ways, Thomas N. McCarter, president, 759 Broad st., Newark, owner is taking bids on revised plans to close November 14 for the 3-sty and basement brick office building, 64x51 ft., to be erected in North Broad st.

ALBANY, N. Y.—Walter H. Van Guysling, 450 Broadway, Albany, has let the contract for the 8-sty office building to be erected at the northwest corner of Maiden la and James st., for the Kinney & Woodward Co., owners.

SYRACUSE, N. Y.—L. Vinney, of this place, owner, contemplates the erection of a business block with a large moving picture theatre in the rear on his property, known as the old Kingsley House in East Fayette st.

#### MISCELLANEOUS.

PORTCHESTER, N. Y.—Figures are being received for sub-station equipment by the N. Y. & Stamford Railway Co. (N. Y. N. H. & H. R. R. Co.), by E. S. Cooley, assistant engineer, Grisold Building, New Haven, Conn., in charge.

#### Contracts Awarded.

##### APARTMENTS, FLATS AND TENEMENTS.

THOMPSON ST.—The Brandt Construction Co., 194 Bowery, has received the mason contract for the 6-sty tenement, 60x95 ft., to be erected in Thompson st., Prince and Houston sts., for the Citizens' Investment Co., D. Abbetti, 226 Lafayette st., owner. L. A. Sheinart, 194 Bowery, N. Y. C., architect. Owner builds.

122D ST.—Simons & Mayer, 143 Av D, have received the contract for the steel work for the 6-sty apartment house at the northwest corner of 122d st and St. Nicholas av., for the Hancock Construction Co., Phillip Meirowitz, president, Hattie Meirowitz, treasurer, northeast corner of 122d st and Manhattan av., owner. Sommerfeld & Stecker, 31 Union sq., architects. Vito Contessi, 226 East 121st st., has the mason work. Cost, \$125,000.

212TH ST.—Reis & O'Donovan, Inc., 207 37th st., have received the heating contract for the 6-sty apartment house, 97x100 ft., to be erected at the northeast corner of Broadway and 212th st., for the Hazel Real Estate Co., Max Just, president, 530 West 207th st., owner. George F. Pelham, 507 5th av., architect. D. Paton, 1288 Amsterdam av., has the mason work. T. Galardi, 530 West 207th st., the masonry for foundations, and A. Rosen, at site, the carpentry. Cost, \$100,000.

7TH AV.—Milliken Bros., Inc., 66 Broadway, have received the steel contract for the 10-sty apartment house, 100x100 ft., to be erected at the southwest corner of 7th av and 58th st., for the Paterno Construction Co., 440 Riverside drive, owner. G. Ajello, 1 West 34th st., architect. Robert E. Moss, 126 Liberty st., steel engineer. Owner builds. Cost, \$500,000.

##### DWELLINGS.

NEW BRIGHTON, S. I.—B. Babbitt, New Brighton, S. I., has received the general contract to erect a 2-sty frame addition to the residence on St. Marks pl., 468 ft west of Nicholas st., for William F. Hunt, B. S. King, 103 Park av., N. Y. C., architect. Cost, \$3,000.

RYE, N. Y.—Daniel Beary, this place, has received the general contract to erect a 2½-sty frame cottage, 27x39 ft., in Redfield st., for James Geraghty, owner. D. H. Penty, Portchester, N. Y., architect. Cost, \$7,000.

RUTHERFORD, N. J.—Christopher Bergsman, Clifton, N. J., has received the general contract to erect a frame residence at Washington and Raymond avs., for A. W. Van Winkle & Co. (Inc.), owner. C. J. Van Winkle, this place, architect. Cost, \$4,000.

NEWARK, N. J.—William Lockhart, 193 South 11th st., has received the mason work, and Daniel Hopper, 199 Woodside av., the carpentry for the 2½-sty frame and brick residence to be erected at 523-525 Parker st., for Mrs. Eloise B. Hurd, 162 North 7th st., owner. Hurd & Sutton, 1133 Broadway, N. Y. C., and Union Building, Newark, architects. Cost, \$7,000.

RYE, N. Y.—White & McDonald, this place, have the general contract for remodeling the 2½-sty frame residence at Milton Point for B. Lawrence, Forest av., owner. Charles P. Warren, 15 West 38th st., N. Y. C., architect.

FAIRVIEW, N. J.—David Kuenzler, at site, has received the general contract to erect a 2-sty brick residence, 22x48 ft., in McKinley st., for Patrick Bennett, Riverview pl., Hillside Park, N. J., owner. Joseph Turck, 770 Blaine av., West New York, N. J., architect.

#### FACTORIES AND WAREHOUSES.

GLENS FALLS, N. Y.—Fred J. Acker has received the contract to erect a 2-sty brick building, 100x80 ft., in the rear of the company's present buildings on Haskell av., for the Standard Textile Co.

#### HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—The Thomas T. Hopper Co., 1326 Broadway, N. Y. C., has received the contract to erect the 3-sty and basement club building, 50x100 ft., in Market st., for the Amrita Club, from plans by Alfred

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E. Barlow, 3 West 29th st, N. Y. C., architect, and desire estimates on all sub-contracts. Price of contract, \$50,000.

BEDFORD HILLS, N. Y.—A. G. Nelson, of this place, has received the general contract to erect the new building of the Society of Social Hygiene near the Reformatory.

### HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND.—J. P. Hansen, 943 6th av, has received the general contract at \$3,970, for alterations to the north pavilion of the N. Y. City Home for the Aged and Infirm, for the Department of Public Charities, Michael Drummond, commissioner, foot of East 26th st, owner.

### MUNICIPAL WORK.

WEST BRIGHTON, S. I.—William Horne & Son, 71 West 132d st, N. Y. C., have received the general contract for dismantling, transporting and re-erecting the pumping engine here for the Department of Water Supply, Gas and Electricity, 13-21 Park Row, N. Y. C., owner, Henry S. Thompson, commissioner.

OTISVILLE, N. Y.—William Horne & Co., 71 West 132d st, N. Y. C., have received the general contract for a gate house, dredging, pipe water line, reinforcing and paving at the Tuberculosis Sanatorium, for the Department of Health, southwest corner of Centre and Walker sts, N. Y. C. C. H. Smith, 16 East Main st, Middletown, N. Y., engineer.

MAMARONECK, N. Y.—Joseph Dimando, of this place, has received the contract for improving Beach av, \$11,915.77 and Mamaroneck av, \$4,052.25.

WHITE PLAINS, N. Y.—David Richards, this place, has received the contract for laying sidewalks, curbs and gutters on Osborne st, from Lexington av to Rathban av.

### SCHOOLS AND COLLEGES.

HAMPTON, N. J.—C. W. Eilenberg, Stroudsburg, Pa., has received the general contract to erect the 2½-sty brick school here for the Board of Education, F. C. Bogart, Clarence Hawk and John D. Staples, P. C. Van Nuys, Somerville, N. J., architect.

NEW ROCHELLE, N. Y.—The Oscawana Building Co., 200 5th av, N. Y. C., has received the contract to erect the school in Stephenson Park, from plans by G. K. Thompson, 452 5th av, N. Y. C., architect. Bid, \$111,170.

NASHVILLE, TENN.—Ludlow & Peabody, 12 West 31st st, N. Y. C., have plans and specifications nearly completed for the Domestic Economy Building for the George Peabody College for Teachers. The building is to be 168x70 ft, 2½ stys in height. It is to be built with brick and limestone trimmings, fireproof construction, Colonial style. The contract will be awarded to the Hedden Construction Co. on the guaranteed cost plus fixed sum basis.

### STORES, OFFICES AND LOFTS.

42D ST.—The Cauldwell-Wingate Co., 381 4th av, has received the general contract to erect the 5-sty brick and marble business building, 23x100 ft, at 226 West 42d st, for the Coca Cola Co., Asa G. Candler, president, 297 8th av. Willauer, Shape & Bready, 156 5th av, architects.

REMSEN ST.—George A. Fuller Co., 111 Broadway, N. Y. C., has received the general contract to erect the 7-sty brick and stone office building, 75x100 ft, at 172-178 Remsen st, for the Brooklyn Union Gas Co., 180 Remsen st, owner, J. H. Jordan, vice president, in charge, Frank Freeman, 132 Nassau st, N. Y. C., architect.

BROADWAY.—The Prince Iron Works, 553 West 33d st, has received the steel work for the 8-sty office building, 20x127 ft, to be erected at 62 Broadway, for the estate of John Egmont Schermerhorn, Alfred E. Schermerhorn, 7 East 42d st, and Southampton, L. I., James Colting, 23 East 79th st, John E. Roosevelt, 44 Wall st, and Henry D. Cooker, 54 Worth st, trustees, Charles I. Berg, 331 Madison av, architect. William Crawford, 5 East 42d st, is general contractor. Cost, \$100,000.

### MISCELLANEOUS.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract for alterations to the 2-sty brick car barn for the Yonkers Railroad Co., 87 Main st, owner, Fred W. Whittridge, president, Lester Sutherland, vice president and general manager, W. P. Seaver, 320 5th av, N. Y. C., architect. Cost, \$20,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

83D ST, 41-47 West, 8-sty tenement, 76-2x86.10, slag roof; cost, \$225,000; owner, Hennessy Realty Co., 220 Broadway; architect, Schwartz & Gross, 347 5th av. Plan No. 582.

95TH ST, 148-154 West, 9-sty apartment house, 72x85.7; cost, \$200,000; owner, Munden Construction Co., 149 West 95th st; architects, Schwartz & Gross, 347 5th av. Plan No. 585.

#### STABLES AND GARAGES.

119TH ST, 521-523 East, 1-sty concrete automobile shed, 25x20; cost, \$250; owner, Jacob B. Levine and Max Posner, 533 East 119th st; architect, Isidor Phillips, 1133 Vyse av. Plan No. 584.

#### STORES, OFFICES AND LOFTS.

44TH ST, 3 East, 6-sty store and loft, 27x85.5; cost, \$30,000; owner, Margaret E.

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Noran, 2366 North Gratz st, Phila., Pa.; architect, Edward Nearsulmer, 507 5th av. Plan No. 583.

BROADWAY, 415, 12-sty store, office and loft, 36.6x127.8, slag roof; cost, \$250,000; owner, Manhattan Hotel Co., 125 East 57th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 581.

7TH AV, 719, 1-sty stores, 19.1x25.6; cost, \$1,700; owner, Louis M. Simson, 29 East 93d st; architect, E. H. Platt, 142 West 80th st. Plan No. 586.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

FOX ST, n w cor Tiffany st, 5-sty brick tenement, slag roof, size, irregular; cost, \$80,000; owners, H. M. Construction Co., S. Minskoff, 927 East 163d st; architects, Kreyborg Architectural Co., 1330 Wilkins av. Plan No. 782.

204TH ST, n s, 425 w Cadiz pl, 3-sty brick tenement, tin roof, 25x64.4; cost, \$9,000; owner, Rachel De Feno, 227 East 204th st; architect, U. S. Bandesson, 2136 Clinton av. Plan No. 778.

175TH ST, s s, 96 w Crotona Park North, 5-sty brick tenement, slag roof, 48x82.3; cost, \$48,000; owners, S. N. Con. Co., Herman Sol-

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omon, 414 Brook av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 774.

PROSPECT AV, s w cor Freeman st, 5-sty brick tenement, slag roof, 75.4% x 69.11%; cost, \$50,000; owners, Marmay Realty Co., Thomas Mulligan, 177th st and Shakespeare av, president; architects, Schwartz & Gross, 347 5th av. Plan No. 777.

BRONX PARK SOUTH, s s, 30 w Mohegan av, two 5-sty brick tenements, slag roof, 40x 56.3%; cost, \$40,000; owners, Seitz Realty Co., William S. Seitz, 200 East 33d st, president; architect, Wm. H. Ludwig, 81 Eastern Parkway, Brooklyn. Plan No. 794.

PROSPECT AV, w s, 70.3% n 169th st, two 5-sty brick tenements, tin roof, 50x67.5%; cost, \$100,000; owner, Marmay Realty Co., Thomas Mulligan, 172d st and Shakespeare av, president; architects, Schwartz & Gross, 347 5th av. Plan No. 790.

### DWELLINGS.

233D ST, n s, 62.9 e Bronxwood av, two 1-sty frame buildings, dwelling, 17x55; stable, 24.28x 16; cost, \$2,250; owners, Mirendino Soda Water Co., Antonio Mirendino, 843 East 21st st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 775.

AMUNDSON AV, w s, 250 s Randall av, 2 1/2-sty frame dwelling, shingle roof, 21x50; cost, \$5,000; owner, Sigahild Hogman, 4111 Gunther av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 781.

LA SALLE AV, s s, 1450 e Fort Schuyler rd, 1-sty frame dwelling, slag roof, 21x50; cost, \$2,000; owner, Henry Duffer, 1206 Omstead av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 787.

NETHERLAND AV, e s, 305.12 s 230th st, 2-sty brick dwelling, tile roof, 46.6x20; cost, \$8,000; owners, Edgehill Terrace Co., E. M. Johnson, Spuyten Duyvil, president; architect, Rob W. Gardner, 122 West 29th st. Plan No. 795.

SOUTH OAK DRIVE, n s, 94.7 e Cruger av, two 3-sty brick dwellings, tin roof, 20.4x50; cost, \$10,000; owner, Joseph A. Moseia, 742 South Oak Drive; architect M. W. Del Gaudio, 401 Tremont av. Plan No. 792.

### STABLES AND GARAGES.

ODELL ST, e s, 550 n Starling av, 1-sty frame stable, 19x12; cost, \$200; owner, Antonio Terrara, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 780.

CAULDWELL AV, w s, 125 s Boston rd, 1-sty brick garage, slag roof, 12.24x28; cost, \$1,000; owner, Sarah Rafael, 106 West 87th st; architect, John L. Cotter, 657 East 163d st. Plan No. 776.

GRAND AV, w s, 100 n 184th st, 1-sty brick barn, slag roof, 25x25; cost, \$450; owner, Nellie C. Swan, on premises; architect, Paul C. Hunter, 191 9th av. Plan No. 786.

LUDLOW AV, s s, 18 e Castle Hill av, 1-sty frame garage, 17x20; cost, \$500; owner, Geo. J. Shapiro, 2997 3d av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 788.

### STORES AND DWELLINGS.

MORRIS PARK AV, n s, 30 e Amethyst av, 2-sty frame stores and dwelling, tin roof, 30 x55; cost, \$4,500; owner, Thomas Scott, Los Angeles, Cal.; architect, T. J. Kelly, 643 Morris Park av. Plan No. 785.

### STORES AND TENEMENTS.

PROSPECT AV, n w cor 169th st, 5-sty brick stores and tenement, tin roof, 70.3% x 73.11%; cost, \$50,000; owners, Marmay Realty Co., Thomas Mulligan, 172d st and Shakespeare av, president; architects, Schwartz & Gross, 347 5th av. Plan No. 791.

### STORES, OFFICES AND LOFTS.

187TH ST, n e cor Hoffman st, 2-sty frame stores and loft, tin roof, 27.7x118.3; cost, \$16,000; owners, Tripoli Realty Co., Nicola Galanti, 2112 Quarry rd, president; architect, Henry Nordheim, 1087 Tremont av. Plan No. 789.

180TH ST, n s, 108.58 e Daly av, 1-sty brick store and amusement hall, slag roof, 100x88; cost, \$35,000; owners, Arc Realty Co., S. W. Shamburg, 929 East 180th st, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 793.

### THEATRES.

PROSPECT AV, n s, 333 n 163d st, open-air theatre, 145.2x96.10; cost, \$500; owners, Zarlant Realty Co., M. Lazar, 801 Cauldwell av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 783.

WEBSTER AV, w s, 51.2 n 197th st, 2-sty brick theatre, slag roof, 47x126.77; cost, \$30,000; owners, Evelyn Building Co., Joseph J. White, 1199 Boston rd, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 784.

### MISCELLANEOUS.

134TH ST, s s, 250 e St. Ann's av, 1-sty brick nicollette, slag roof, 45x70; cost, \$8,000; owner, F. W. Ehrsam, 679 East 132d st; architect, Anton Pirner, 2066 Blackrock av. Plan No. 779.

### Brooklyn.

### APARTMENTS, FLATS AND TENEMENTS.

CHESTER ST, e s, 149.9 s Sutter av, 4-sty brick tenement, 50x89, tin roof, 20 families; cost, \$25,000; owner, The Stanhope (Inc.), 341 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6176.

FROST ST, s s, 350 w Kingsland av, 5-sty brick store and tenement, 20x55.6, tar and gravel roof, 5 families; cost, \$8,500; owner, Antonio Dede, 230 Frost st; architect, Charles P. Cannella, 60 Graham av. Plan No. 6219.

PENNSYLVANIA AV, w s, 150 s Sutter av, 4-sty brick tenement, 50x88.1, gravel roof 16 families; cost, \$23,000; owner, Dunief Build-

ing Co., Inc., 199 Christopher av architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 6173.

PRESIDENT ST, s s, 200 w Brooklyn av, 5-sty brick tenement, 49.10x83.5, gravel roof, 11 families; cost, \$50,000; owner, Guilla R. Dehli, 1368 President st; architect, A. Dehli & Co., 106-8 Fulton st. Plan No. 6177.

BELMONT AV, s w cor Warwick st, 3-sty brick tenement, 25x75, tin roof, 6 families; cost, \$6,500; owner, Henry Druss, 2875 Atlantic av; architect, Harry Rockmore, 1733 President st. Plan No. 6204.

6TH AV, w s, 31 s 74th st, 4-sty brick tenement, 20.10x73.1, tar and gravel roof, 4 families; cost, \$12,000; owner, Catherine Alrich, 5th av and 72d st; architect, Eisenla & Carlson, 16 Court st. Plan No. 6158.

ST. MARK'S AV, n s, 125 e Kingston av, 6-sty brick tenement, 100x105, tar and gravel roof, 61 families; cost, \$120,000; owner, Leon Friedland, 16 Court st; architect, Eisenla & Carlson, 16 Court st. Plan No. 6238.

### DWELLINGS.

ASHFORD ST, w s, 130 s Blake av, four 2-sty brick dwellings, 20x54, gravel roof, 2 families each; total cost, \$14,000; owner, Lendelt Building Corp., 533 Cleveland st; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 6209.

HOWARD PL, n e cor Prospect av, 2-sty brick dwelling, 18.2x57, tar and gravel roof, 2 families; cost, \$5,000; owner, Wm. M. Calder Co., 11th av and Sherman st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 6162.

EAST 46TH ST, w s, 400 s Av L, two 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owner, United Realty Alliance, Inc., 350 Fulton st; architect, Charles G. Wessel, 1456 35th st. Plan No. 6202.

EAST 46TH ST, e s, 440 s Av L, two 2 1/2-sty frame dwellings, 16x36 shingle roof, 1 family each; total cost, \$4,000; owner and architect, as above. Plan No. 6203.

54TH ST, n s, 180 e 8th av, two 2-sty brick dwellings, 20x52, felt and gravel roof, 2 families each; total cost, \$7,000; owner, Annie E. Murphy, 519 54th st; architect, Richard P. Murphy, 674 57th st. Plan No. 6216.

61ST ST, n s, 340 e 6th av, two 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$9,000; owner, Delia A. Brie, 460 63d st; architect, Kane Construction Co., 83 Rapelyea st. Plan No. 6212.

AV L, s s, 40 w Schenectady av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owner, United Realty Alliance, Inc., 350 Fulton st; architect, Charles G. Wessel, 1456 35th st. Plan No. 6167.

AV L, n s, 60 w Schenectady av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owner, United Realty Alliance, Inc., 350 Fulton st; architect, Charles G. Wessel, 1456 35th st. Plan No. 6166.

AV L, n s, 40 w East 49th st, two 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owner, United Realty Alliance, 350 Fulton st; architect, Charles G. Wessel, 1456 35th st. Plan No. 6205.

AV L, n s, 120 w East 49th st, two 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owner, United Realty Alliance, 350 Fulton st; architect, Charles G. Wessel, 1456 35th st. Plan No. 6206.

NEWPORT AV, s s, 20 w Alabama av, four 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, \$10,400; owner, Jacob Book & ano., 366 Watkins st; architect, Morris Rothstein, 627 Sutter av. Plan No. 6161.

RIDGEWOOD AV, s w cor Logan st, five 2-sty brick dwellings, —x—, gravel roof, 1 family each; total cost, \$15,000; owner, Henry Bieg, 185 Etna st; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 6210.

SHEEPSHEAD BAY RD, w s, 249.2 s Av X, 1-sty frame dwelling, 13x6.6, shingle roof, 1 family; cost, \$5,000; owner, James Fitzsimmons, East 14th st and Emmon's lane; architect, Michael Foley, 2251 Homecrest av. Plan No. 6184.

WEST 3D ST, n w cor Roberg pl, two 2-sty brick stores and dwellings, 19.6x60, tar and gravel roof, 2 families each; total cost, \$8,000; owner, Joseph Silvester, 2956 West 3d st; architect, Roco Mega, 2857 West 5th st. Plan No. 6171.

52D ST, East, cor 9th av, 1-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$8,000; owner, John Reincke, 52d st and 9th av; architect, R. Vander Veen & Co., 961 52d st. Plan No. 6226.

EAST 96TH ST, w s, 200 n Av G, 2-sty frame dwelling, 18x45, tin roof, 2 families; cost, \$2,000; owner and architect, Geo. A. Morris, Jr., 9219 Av G. Plan No. 6242.

SURF AV, n s, 20.6 w West 36th st, two 1-sty frame dwellings, 20x32, shingle roof, 1 family each; total cost, \$2,300; owner, Dora Padwee, Surf av and West 36th st; architect, George H. Suess, 2966 West 29th st. Plan No. 6224.

EAST 8TH ST, e s, 140 s Av S, six 2-sty frame dwellings, 17x36, tar and gravel roof, 1 family each; total cost, \$15,000; owner, R. & M. Construction Co., 1973 East 8th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6254.

WEST 15TH ST, w s, 680 n Neptune av, 2-sty frame dwelling, 20x30, felt, tar and gravel roof, 1 family; cost, \$800; owner, Giuseppe Esposito, Neptune av near West 15th st; architect, W. J. Conway, 400 Union st. Plan No. 6250.

68TH ST, n e cor 19th av, 2-sty frame dwelling, 20x45, tin roof, 1 family; cost, \$3,500; owner, Aplo Construction Co., 16 Court st; architect, C. Schubert, 13th av cor 86th st. Plan No. 6263.

WEST 24TH ST, e s, 100 s Mermald av, two 2-sty brick dwellings, 18x25, tar and gravel roof, 2 families each; total cost, \$4,000; owner,

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Nohman Ghsz, 185 Greenwich st, N. Y.; architect, L. Allmendinger, 926 Broadway. Plan No. 6279.

AV R, s s, 60 e 13th st, two 2-sty frame dwellings, 17x36, tar and gravel roof, 1 family each; total cost, \$5,000; owner, R. & M. Construction Co., 1573 East 8th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6253.

**FACTORIES AND WAREHOUSES.**

METROPOLITAN AV, n s, 64.2 e North 6th st, 1-sty brick storage shed, 50.3x64.8, felt and slag roof; cost, \$3,000; owner, A. B. Anschbacher & Co., 310 North 7th st; architect, Theodore Englehardt, 905 Broadway. Plan No. 6286.

**HOTELS AND CLUBS.**

ORANGE ST, s s, 176.1 e Hicks st, 5-sty brick hotel, 89x96, tile and concrete roof; cost, \$80,000; owner, Frank L. Ferguson, 149 Broadway, N. Y.; architect, Woodruff Leeming, 20 Broad st, N. Y. Plan No. 6183.

NEPTUNE AV, n w cor West 2d st, 3-sty brick hotel, 23x70, tar and gravel roof; cost, \$15,000; owner, Burt G. Lewis, West 17th st and Mermaid av; architect, Frank Schulze, Surf av and West 22d st. Plan No. 6246.

**STABLES AND GARAGES.**

56TH ST, n s, 425 w 14th av, 1-sty brick garage, 35x50, rubberoid roof; cost, \$4,500; owner, Ernest Tonges, 1602 47th st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 6136.

BEDFORD AV, w s, 445 n Farragut rd, 1-sty frame garage, 12x18, shingle roof; cost, \$350; owner, Mrs. Joseph H. Bragdon, 2684 Bedford av; architect, Frederick Dunn, 403 East 11th st. Plan No. 6180.

CATON AV, s e cor East 2d st, 2-sty brick garage, 40x100, tar and gravel roof; cost, \$10,000; owner, Frank Leammer & ano., 746 58th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 6157.

MARLBOROUGH RD, s w cor Church av, 1 1/2-sty frame garage, 20x22, shingle roof; cost, \$2,000; owner, Augusta B. Coles, on premises; architect, Carl H. DeLion, 120 Berkeley pl. Plan No. 6156.

EAST 9TH ST, 1443, 1-sty brick garage, 16x16, shingle roof; cost, \$300; owner, Frank Hahn, on premises; architect, George M. Lawton, 1330 East 15th st. Plan No. 6225.

EAST 19TH ST, w s, 400 n Glenwood rd, 1-sty frame garage, 13x19, shingle roof; cost, \$375; owner, George W. Steinhoff, 684 East 19th st; architect, John Lucey, 1343 East 9th st. Plan No. 6222.

EAST 21ST ST, e s, 90 s Ditmas av, 1-sty brick garage, 20x16, shingle roof; cost, \$350; owner and architect, Edward R. Strong, 599 East 21st st. Plan No. 6244.

COLUMBIA ST, No. 418, 1-sty brick stable, 20x20, tar and gravel roof; cost, \$300; owner, Umberto Polito, 525 Grand st; architect, Laspia & Salvati, 525 Grand st. Plan No. 6258.

**STORES OFFICES AND LOFTS.**

NOSTRAND AV, s w cor Willoughby av, 3-sty brick stone and show room, 18x60, tin roof; cost, \$4,500; owner, Frank G. Hoerlein, 202 Nostrand av; architect, O. Harrison, 328 Fulton st, Jamaica. Plan No. 6213.

SACKMAN ST, s w cor Fulton st, 1-sty brick office, 10x15, tin roof; cost, \$375; owner and architect, Alphonse L. Van Ness, 825 Ocean av. Plan No. 6289.

**STORES AND TENEMENTS.**

SOUTH 4TH ST, n e cor Hewes st, 6-sty brick store and tenement, 50x85.6, tar and gravel roof, 33 families; cost, \$45,000; owner, Lecorn Building Co., Inc., 127 Bristol st; architect, Cohn Bros., 361 Stone av. Plan No. 6179.

SARATOGA AV, w s, 101 n Prospect pl, two 4-sty brick stores and tenements, 37.6x89, tar and gravel roof, 15 families each; total cost, \$40,000; owner, Cooper Spain Construction Co.; architect, Cohn Bros., 361 Stone av. Plan No. 6265.

**THEATRES.**

3D AV, w s, 90.10 n Bay Ridge av, 1-sty brick moving picture, 25x100, tar and gravel roof; cost, \$5,000; owner, Jas. Lee, 16 Court st; architect, Eisenla & Carlson, same address. Plan No. 6252.



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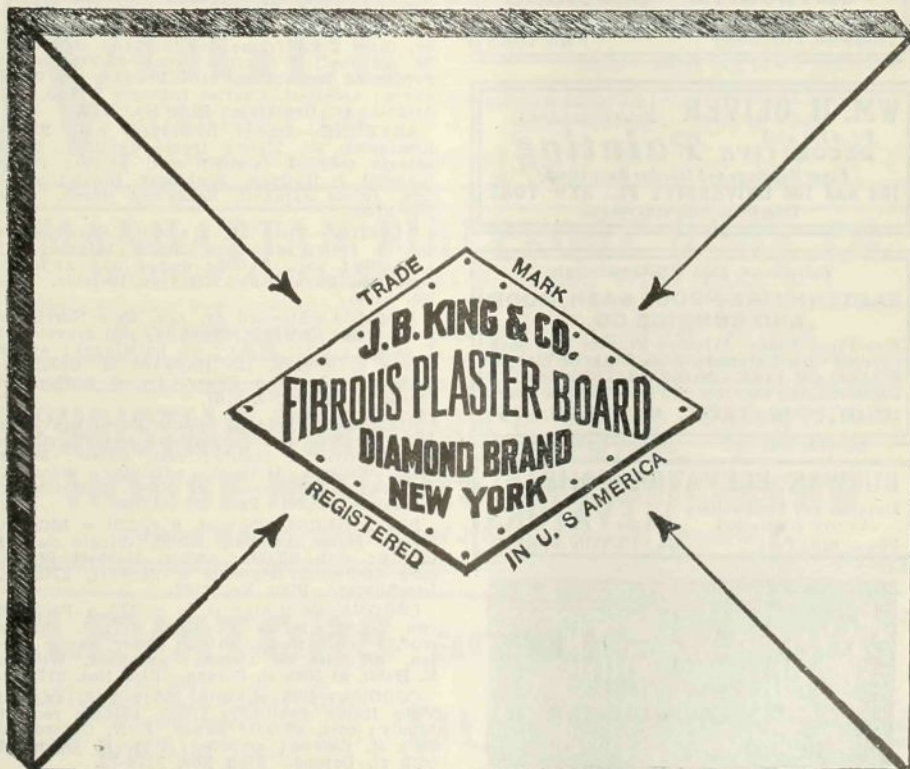
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## MISCELLANEOUS.

EAST 45TH ST., e s, 90 s Rutland rd, 1-sty frame ice plant, 63x100, asbestos roof; cost, \$50,000; owner, Sarah Meltzer, 241 Thatford av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 6266.

## Queens.

## APARTMENTS, FLATS AND TENEMENTS.

ST. JAMES PARK—Chopper st, e s, 200 s Hughes st, two 3-sty brick tenements, 20x55, gravel roof, 3 families; cost, \$10,000; owner, Blasius Wenzler, 1751 Hancock st, Brooklyn; architect, Frederick J. Dassau, 1373 Broadway, Brooklyn. Plan No. 3151.

RIDGEWOOD.—Madison st, n s, 100 e Prospect av, three 3-sty brick tenements, 27x72, tin roof, 2 families; cost, \$24,000; owner, Frank Mangialette, 1795 Madison st, Ridgewood; architect, L. Berger & Co., Cypress and Myrtle avs, Ridgewood. Plan Nos. 3161-62-63.

RIDGEWOOD.—Madison st, n s, 100 e Prospect av, 3-sty brick tenement, 27x72, tin roof, 6 families; cost, \$8,000; owner, Frank Mangialette, 1795 Madison st, Ridgewood; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 3161.

## DWEELLINGS.

BELLE HARBOR.—Orienta av, e s, 100 n Newport av, 2-sty frame dwelling, 34x42, shingle roof, 1 family; cost, \$4,800; owner, Mrs. M. Baum, Belle Harbor, architect; Thomas O'Kane, Jr., Far Rockaway. Plan No. 3160.

CORONA.—Grant st, w s, 280 n Jackson av, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, \$3,000; owner, G. D. Carey, 137 Crescent st, Long Island City; architect, H. Faint, 61 Henry st, Corona. Plan No. 3153.

FAR ROCKAWAY.—Adar av, e s, 311 n Mott av, 2½-sty frame dwelling, 24x41, shingle roof, 1 family; cost, \$5,000; owner, George Wellstead, Far Rockaway; architect, Joseph H. Cornell, Far Rockaway. Plan No. 3159.

FAR ROCKAWAY.—Nielsen av, n e cor Mills st, 2½-sty brick dwelling, 37x26, slate roof, 1 family; cost, \$9,000; owner, Mrs. Sadie Berger, 237 West 135th st, N. Y. C.; architect, Marsh & Gette, Hasbrouck Heights, New Jersey. Plan No. 3150.

JAMAICA.—Degraw av, n s, 280 e Alsop st, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$5,000; owner, F. G. Stanley, 100 Shelton av, Jamaica; architect, R. Armstrong, Park av, Jamaica. Plan No. 3157.

JAMAICA.—Globe av, e s, 275 n Pacific st, and s e cor Bandman av and Allen st, and Hackett st, e s, 125 n South st, five 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, \$7,000; owner, William F. BeBall, 324 Fulton st, Jamaica av; architect, John F. D. DeBall, 324 Fulton st, Jamaica. Plan No. 3145-6-7-8-9.

JAMAICA.—Pacific st, n s, 80 e Globe av, 2-sty frame dwelling, 14x36, shingle roof, 1 family; cost, \$1,400; owner, William F. BeBall, 324 Fulton st, Jamaica; architect, John F. BeBall, 324 Fulton st, Jamaica. Plan No. 3144.

JAMAICA.—New York av, e s, 80 s State st, two 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, \$2,800; owner, William F. BeBall, 324 Fulton st, Jamaica; architect, John F. D. BeBall, 324 Fulton st, Jamaica. Plan Nos. 3142-3143.

ROCKAWAY PARK.—Columbus av, e s, 280 s Newport av, 2½-sty frame dwelling, 28x45, shingle roof, 1 family; cost, \$6,500; owner, Paul Von Boeckman, Rockaway Beach; architect, Edward Berrian, Rockaway Beach. Plan No. 3138.

WOODHAVEN.—Walter st, s e cor Park pl, 2½-sty frame dwelling, 20x33, tin roof, 2 families; cost, \$2,000; owner, G. Fiesta, Water st, Woodhaven; architect, A. Cehio 3948 Broadway Woodhaven. Plan No. 3136.

WOODHAVEN.—Shoe and Leather st, s s, 150 w Ferry st, 2½-sty frame dwelling, 18x34, tin roof, 2 families (2 buildings), \$4,000; owner, R. Marcolina, Woodhaven; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan No. 3135.

WOODHAVEN.—Broadway, s s, 74 e Union av, three 2-sty frame dwelling and stores, 17x 60 tin roof, 2 families; cost, \$7,500; owner, Ferdinand Reinicking, 4154 Brandon st, Woodhaven; architect, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3152.

ARVERNE.—Amstel Boulevard, n s, 224 w Remington av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$4,500; owner, Spingbil & Gutman, Rockaway Beach; architect, Julius Spingbil, Rockaway Beach. Plan No. 3166.

BAYSIDE.—Vista av, s s, 60 e Gardiner st, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$4,000; owner and architect, John Coe, Bayside and Vista av, Bayside. Plan No. 3169.

JAMAICA.—Steward av, s s, 40 e Norris av, 2-sty frame dwelling, 18x30, tar and gravel roof, 1 family; cost, \$6,000; (3 buildings); owner, James S. Rourke, 158 Hayward st, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford st, Brooklyn. Plan No. 3167.

ROCKAWAY BEACH.—South Bayview av, w s, 175 s Boulevard, 2½-sty frame dwelling, 20x20, shingle roof, 1 family; cost, \$3,000; owner, Mrs. William Holland, adjoining premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3170.

BEECHURST.—30th st, n s, 220 w 16th av, 2½-sty frame dwelling, 25x36, shingle roof, 1 family; cost, \$5,000; owner, Herbert Shank, care architect, Reynolds & Stewart, 27th st, Beechhurst. Plan No. 3194.

CORONA.—McKinley st, w s, 175 n Park av, two 2½-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$6,000; owner, James Callan, 107 51st st, Corona; architect, William E. Helm, 81 50th st, Corona. Plan Nos. 3172-73.

CORONA.—49th st, w s, 255 n Polk av, two 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$3,600; owner, J. N. Gifford, 40 50th st, Corona; architect, Wm. E. Helm, 81 50th st, Corona. Plan Nos. 3174-75.

COLLEGE POINT.—Av C, n s, 50 e 15th st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,000; owner, John J. Wahlmacher, 59 Grand st, Corona; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 3184.

FLUSHING.—Fresh Meadow rd, w s, 191 n Laburnum av, 1-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$1,000; owner and architect, Madson & Wistoff Construction Co., 16th st, Flushing. Plan No. 3193.

JAMAICA.—South st, s e cor Allen st, three 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$7,500; owner, Max Gross, South and Allen sts, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 3183.

JAMAICA.—Homer Lee av, e s, 189 s Hillside av, 2½-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$3,000; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. P. Mellon, 5618 4th av, Brooklyn. Plan No. 3188.

LONG ISLAND CITY.—Broadway, n w cor 14th av, five 3-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, \$22,500; owner, Stock Construction Co., 1530 44th st, Brooklyn; architect, Smith & Schell, Bridge Plaza, L. I. C. Plan No. 3180.

ROCKAWAY BEACH.—Remington av, e s, 250 n Railroad av, 2½-sty frame dwelling, 26x 34, tin roof, 1 family; cost, \$3,500; owner, Wm. Shefts, Gaston av, Arverne; architect, E. F. Cojean, Park av, Arverne. Plan No. 3209.

ST. ALBANS.—St. Mark's av, s s, 80 e Amity st, 2-sty frame dwelling, 26x26, shingle roof, 1 family; cost, \$3,000; owner, Karl Reimlin, 1547 14th st, Brooklyn; architect, same. Plan No. 3205.

WOODHAVEN.—Leggett av, w s, 376 n Jamaica av, three 2-sty frame dwellings, 17x44, tin roof, 1 family; cost, \$9,000; owner, Fred & George Eierman, 63 Ridgwood av, Brooklyn; architect, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 3206-7-8.

JAMAICA.—Lewis st, w s, 91 s Hillside av, 2-sty frame dwelling, 17x42, tin roof, 1 family; cost, \$3,000; owner, Montgomery & Elder, Richmond Hill; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 3189.

JAMAICA.—Ward st, w s, 345 s Jamaica av, 2-sty frame dwelling, 22x46, tin roof, 2 families; cost, \$2,800; owner, John Stiner, Curtis av, Richmond Hill; architect, John F. Reichard, 7 Maple st, Richmond Hill. Plan No. 3177.

MASPETH.—Monteverde av, w s, 30 s Hull av, 2-sty frame dwelling, 22x44, tin roof, 2 families; cost, \$2,500; owner, Frank Monteverde, Elmhurst; architect, Frank E. Losee, 56 Fisk av, Maspeth. Plan No. 3182.

MORRIS PARK.—Briggs av, w s, 144 n Jerome av, 2-sty frame dwelling, 17x39, shingle roof, 1 family; cost, \$2,800; owner, Victor Kulgren, Sr., 223 South Briggs av, Richmond Hill; architect, same. Plan No. 3179.

RIDGEWOOD.—Slocum st, e s, 100 n Myrtle av, two 2-sty brick dwellings, 20x58, tin roof, 2 families; cost, \$8,000; owner, Chas. Grosch, 2570 Hancock st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3201-02.

ROSEDALE.—Union av, w s, 50 n President st, 2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$2,400; owner, Alfred A. Hoskins, Rosedale; architect, Samuel J. Hendrickson, Rosedale. Plan No. 3199.

UNION COURSE.—Manor av, n e cor Avondale av, three 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, \$4,000; owner, William Chappelle, 20 Vanderveer av, Woodhaven; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan Nos. 3196-7-8.

WOODSIDE.—Monroe st, n s, 80 e Holmes st, 2-sty frame dwelling, 14x38, shingle roof, 1 family; cost, \$2,250; owner, John A. Swolfs, 314 East 66th st, N. Y. C.; architect, I. P. Card, Corona. Plan No. 3178.

WOODHAVEN.—Ocean View av, w s, 60 n Ferris st, 2-sty frame dwelling, 16x37, tar and gravel roof, 1 family; cost, \$5,000 (two buildings); owner, Frank F. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3190-91.

## HALLS AND CLUBS.

BAYSIDE.—Elsie pl, s w cor 1st st, 2-sty frame clubhouse, 49x103, shingle roof; cost, \$7,500; owner, Bayside Fire Dept., Bell av, Bayside; architect, F. A. Burdett, Warburton av, Bayside. Plan No. 3186.

## STABLES AND GARAGES.

FLUSHING.—Percy st, 226, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner, Frank R. Rix, premises. Plan No. 3158.

LONG ISLAND CITY.—Webster av, s s, 25 e Hamilton st, 1-sty frame stable, 25x25, gravel roof; cost, \$300; owner, James Cosgrove, 82 Webster av, L. I. City; architect, P. Vacciarelli, 91 Graham av, L. I. City. Plan No. 3137.

WOODHAVEN.—Oceanview av, w s, 80 n Fulton av, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, Lerner Realty Co., 724 Oceanview av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3154.

ELMHURST.—10th st, e s, 150 n Lamont av, 1½-sty brick stable, 25x20, shingle roof; cost, \$500; owner, Thomas J. Gately, premises; architect, Christian Bauer, Jr., 6 Bedford st, Brooklyn. Plan No. 3168.

ELMHURST.—Corona av, w s, 100 n Charles pl, 1-sty frame garage, 12x16, shingle roof; cost, \$200; owner, Mrs. S. Katten, Corona av, Elmhurst; architect, D. Grant, Hanover av, Elmhurst. Plan No. 3171.

BEECHURST.—33d st, s e cor 16th av, 1-sty brick garage, 14x24, tile roof; cost, \$350; owner, Major Herbert Katz, premises. Plan No. 3195.

GLENDALE.—Fulton av, e s, 175 s Market st, 1-sty frame cow stable, 17x20, rubberoid roof; cost, \$500; and 1-sty frame milk house, 10x14; cost, \$500; tar and gravel roof; owner,



Phillip Cohen, premises; architect, K. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 3164-5.

UNION COURSE.—Rector st, e s, 496 s Jamaica av, 1-sty frame garage, 10x18, shingle roof, 1 family; cost, \$2,000; owner, Henry Mollenhauer, Jr., Rector st, Woodhaven. Plan No. 3192.

WOODHAVEN.—Willard av, e s, 80 n Ferris st, 1-sty frame garage, 12x16, paroid roof; cost, \$135; owner, Edwin Mills, premises. Plan No. 3185.

WOODHAVEN.—Napier av, s w cor Ridgewood av, 1-sty frame garage, 15x16, shingle roof; cost, \$350; owner, Gerard Abel, Woodhaven. Plan No. 3200.

BROOKLYN MANOR.—Willard av, e s, 480 s Ashland st, 1-sty brick garage, 20x16, tar and gravel roof; cost, \$200; owner, George Muller, Jamaica av, Brooklyn; architect, Ernest H. Tatje, 658 Jamaica av, Brooklyn. Plan No. 3204.

MASPETH.—Atlantic st, n s, 25 e Nurge st, 1 1/2-sty frame stable, 25x16, tar and gravel roof; cost, \$200; owner, M. Matzen, 61 Zeidler av, Maspeth; architect, J. Schmidt, 150 Adriatic st, Maspeth. Plan No. 3203.

STORES AND DWELLINGS.

ELMHURST.—Broadway, w s, 20 w Whitney av, 2-sty frame store and dwelling, 35x48, tin roof, 2 families; cost, \$3,200; owner, James O'Connor, Grand av, Corona; architect, Chas. Hendry, Baxter av, Elmhurst. Plan No. 3176.

MISCELLANEOUS.

AQUEDUCT.—Cedar Lane, s s, 1,500 e Old South rd, 1-sty frame cow barn, 36x78, tar and gravel roof; cost, \$1,500; owner, Fred Hamberger, 364 Johnson av, Brooklyn; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3156.

JAMAICA.—Merrick rd, w s, 100 n Sampson st, 1-sty frame shed, 40x15, rubberoid roof; cost, \$250; owner, Sarah Kaiser, 54 Ray st, Brooklyn. Plan No. 3155.

LONG ISLAND CITY.—13th st, w s, 100 w Van Alst av, 1-sty frame cut stone plant, 200x150, tar and gravel roof; cost, \$5,000; owner and architect, John Gilles, 357 Sandford av, Flushing. Plan No. 3133.

LONG ISLAND CITY.—Creek st, s e cor 3d st, 1-sty frame boiler shop, 50x100, rubberoid roof; cost, \$4,000; owner, Collins Iron Works, premises; architect, John M. Baker, 21 Jackson av, L. I. City. Plan No. 3141.

LONG ISLAND CITY.—14th st, s s, 260 w Van Alst av, 1-sty brick boiler house, 40x50, concrete roof; cost, \$1,000; owner and architect, John Gilles, 357 Sandford av, Flushing. Plan No. 3140.

JAMAICA.—Archer pl, s s, 140 e McAuley av, 2-sty brick signal tower, 39x17, slate roof; cost, \$3,000; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 3181.

RIDGEWOOD.—Harman st, w s, 92 n Covert av, 1-sty frame shed, 25x9, tin roof; cost, \$75; owner, K. Schulmpf, premises. Plan No. 3187.

Richmond.  
DWELLINGS.

TOMPKINS AV, w s, opposite Maple av, Tompkinsville, 2-sty brick dwelling, 24x27; cost, \$6,000; owner, city of N. Y.; architect, Gruishaber & Delano & Aldrich, N. Y. C. Plan No. 678.

NELSON AV, cor Galbin st, Great Kills, 2-sty frame dwelling, 20x30; cost, \$2,800; owner, Charles Sturtz, Great Kills; architect, Wm. Decker, Great Kills; architect builds; mason, Charles Wohlschlagen & Stone. Plan No. 675.

ALBION PL, 175 e Herberton av, Port Richmond, 2-sty frame dwelling, 26x34; cost, \$3,700; owner, Lester Scofield, Port Richmond; architect, O. H. Lee, Port Richmond; architect builds. Plan No. 677.

SLEIGHT AV, 800 s Amboy rd, Tottenville, 2-sty frame dwelling, 24x28; cost, \$1,800; owner, H. M. Madsen, Tottenville; architect, P. P.; owner builds. Plan No. 676.

ELM ST, s s, 280 s Henderson, New Brighton, two 2-sty frame dwellings, 19x30; cost, \$3,000 each; owner, Harry F. Comptois, Jersey st, New Brighton; architect, P. P.; owner builds. Plan No. 680.

MYRTLE AV, s s, 393 w Broadway, Port Richmond, 2-sty frame dwelling, 20x28; cost, \$3,000; owner, Peter Larsen, Port Richmond; architect, P. P.; owner builds. Plan No. 681.

BURKE AV, 175 s Pennsylvania av, Rosebank, 2-sty frame dwelling, 20x26; cost, \$1,383; owner, Katie Horay, Rosebank; builder, A. Ellis, Rosebank. Plan No. 682.

RAILROAD, n s, 530 e Huguenot rd, Huguenot, 2-sty brick dwelling, 35x30; cost, \$3,500; owner, Wm. H. Diehl, Huguenot; architect, L. Moses, Huguenot; owner builds. Plan No. 683.

STABLES AND GARAGES.

ROFF ST, n s, 250 e Van Duzer st, Stapleton, 1-sty brick garage, 27x100; cost, \$4,600; owner, E. Newmann, Stapleton; architect, Thos. Cummings, Stapleton; architect builds. Plan No. 679.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BANK ST, 161-163 rear, interior changes to 2-sty stable and boiler room; cost, \$5,000; owner, Geo. F. Morgan, 441 West st; architect, J. B. Snook Sons, 261 Broadway. Plan No. 2703.

BARCLAY ST, 15, stairs, encroachments to 5-sty dwelling; cost, \$1,500; owner, Corporation, St. Peter's Church, 15 Barclay st; architect, Adolph Balschun, 448 East 145th st. Plan No. 2677.

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## 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.

### Borough of Edgewater.

#### Board of Education.

##### NOTICE TO CONTRACTORS.

Sealed proposals will be received by the Board of Education of the Borough of Edgewater, Bergen County, N. J., at its office in the Municipal Building, Edgewater, N. J., on Nov. 8, 1912, at 8 P. M., for the erection and construction of a new school building to be known as Public School No. 1.

Plans and specifications may be obtained at the office of the architect, Adolph Martin, 34 W. 28th Street, New York City, upon depositing a certified check for \$50.00.

All proposals to be accompanied by a certified check for \$2,500.00, drawn to the order of Charles Van Gelder, Custodian of school moneys.

Conditions and other information can be had at the office of the architect. The Board reserves the right to reject any or all proposals.

Dated October 15, 1912.

JOHN J. MCGARRY,

THOMAS F. RIGNEY, President.  
Dist. Clerk.

**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 10, 1912.—**SEALED PROPOSALS** will be received in this office until 3 o'clock p. m. on the 5th day of December, 1912, and then opened, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits, and wiring, interior lighting fixtures and approaches), of the United States Post Office at Lewes, Delaware. The building is two stories and basement and has a ground area of approximately 3,700 square feet, nonfireproof construction, stone and brick facing, wood cornice, and tin roof. Drawings and specifications may be obtained from the Custodian of site at Lewes, Delaware, or at this office, at the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery October 24, 1912. OSCAR WENDEROTH, Supervising Architect.

**TREASURY DEPARTMENT.** Office of the Supervising Architect, Washington, D. C., October 10, 1912.—**SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 29th day of November, 1912, and then opened for the extension, remodeling, etc., (including plumbing, gas piping, heating apparatus, electric conduits and wiring system, interior lighting fixtures and lifts) of the U. S. Post Office and Court House at Lincoln, Nebraska. The extension is about 34 by 136 feet, two stories and basement, stone faced, tin roof, fireproof construction. Drawings and specifications may be obtained from the Custodian at Lincoln, Nebraska, or at this office, at the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery October 21, 1912. OSCAR WENDEROTH, Supervising Architect.

**TREASURY DEPARTMENT.** Office of the Supervising Architect, Washington, D. C., October 10, 1912.—**SEALED PROPOSALS** will be received in this office until 3 o'clock p. m. on the 14th day of December, 1912, and then opened for the construction, complete, (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States Post Office at Defiance, Ohio. The building is one story and basement and has a ground area of approximately 4,500 square feet; fireproof first floor; stone facing and tin roof. Drawings and specifications may be obtained from the Custodian of site at Defiance, Ohio, or at this office, at the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery November 1, 1912. 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.

BROOME ST, 126, partitions, windows to 7-sty store and loft; cost, \$5,000; owner, Louis Rousin, 5-7 Attorney st; architect, H. L. Young, 1204 Broadway. Plan No. 2678.

BROOME ST, 440, freight elevator to 5-sty store and lofts; cost, \$1,000; owner, estate Matthew Wilkes, 346 Broadway; architect, H. N. Paradise, 251 West 185th st. Plan No. 2717.

CHAMBERS ST, 151, change show windows to 5-sty store and loft; cost, \$1,000; owner, Norton Co., 151 Chambers st; architect, H. G. Knapp, 17 Madison av. Plan No. 2709.

CHRISTIE ST, 225, partitions to 4-sty store and tenement; cost, \$1,000; owner, Louis Frucks, premises; architect, O. Reissmann, 30 1st st. Plan No. 2688.

EAST HOUSTON ST, 63, windows, toilets to 4-sty dwelling and loft; cost, \$200; owner, Geo. Ehret, 1197 Park av; architect, Alfred Freeman, 29 West 34th st. Plan No. 2691.

EAST HOUSTON ST, n e cor Av C, partitions to 4-sty tenement; cost, \$25; owner, Herman & Moses Erlanger, 154 East 92d st; architect, N. Langer, 81 East 125th st. Plan No. 2668.

FULTON ST, n w cor Church st, partitions, windows to 5-sty office and loft; cost, \$140; owner, Duncan Phylfe, 13 East 43d st; architect, W. A. Blain, 236 West 50th st. Plan No. 2715.

GRAND ST, 209-211, windows, partitions to 3-sty store and loft; cost, \$800; owner, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, C. B. Meyers, 1 Union sq. Plan No. 2661.

GREENWICH ST, 548, interior changes to 4-sty stable; cost, \$4,500; owner, Catherine Stevens, 209 Hudson st; architect, J. C. Hankinson, 529 West 111th st. Plan No. 2693.

HARRISON ST, 40-42, partitions, windows, to two 3-sty lofts and stores; cost, \$3,000; owner, George H. Stege, 186 Hewes st, Brooklyn; architect, D. S. Bloom, 11 Broadway. Plan No. 2666.

HUDSON ST, 324-344; VANDAM ST, 67-77, shaft, partitions, windows to 8-sty storehouse; cost, \$4,000; owner, Corp. Trinity Church, 187 Fulton st; architect, Chas. C. Haight, 452 5th av. Plan No. 2687.

MOTT ST, 228, partitions, toilets, windows, to two 5-sty tenements; cost, \$5,000; owner, Benedict Booschar, 126 Broome st; architect, O. Reissmann, 30 1st st. Plan No. 2663.

PARK PL, 101, windows to 5-sty store and warehouse; cost, \$100; owner, Alice Davis, 34 East 39th st; architect, Chas. Volz, 2 West 45th st. Plan No. 2695.

PARK PL, 95, windows to 5-sty store and warehouse; cost, \$150; owner, Chas. F. Rhineland, Madison av and 29th st; architect, Chas. Volz, 2 West 45th st. Plan No. 2696.

PARK PL, 97-99, windows, partitions to two 5-sty stores and warehouses; cost, \$250; owner, Thomas Newbold, Hyde Park, Dutchess Co., N. Y. Plan No. 2700.

PARK PL, s w cor Washington st, windows to two 4-sty stores and warehouses; cost, \$200; owner, Ellen King, Washington, D. C.; architect, Chas. Volz, 2 West 45th st. Plan No. 2697.

PRINCE ST, 159, partitions, windows to 5-sty tenement; cost, \$2,000; owner, Sturm Nadel Co., 20 Mercer st, Newark N. J.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2718.

UNIVERSITY PL, 125; 14TH ST, 40 East, alter show windows to 5-sty store and loft; cost, \$800; owner, Estate John Downey, 2 Wall st; architect, J. F. Burrows, 410 West 34th st. Plan No. 2685.

WEST ST, n e cor Park pl, windows to 5-sty restaurant; cost, \$150; owner, Chas. E. Rhineland, Madison av and 29th st; architect, Chas. Volz, 2 West 45th st. Plan No. 2699.

WEST HOUSTON ST, 134, partitions, windows to 3-sty tenement; cost, \$350; owner, Estate N. Low Corp., 208 Bleeker st; architect, Robt. Teichman, 22 William st. Plan No. 2681.

WOOSTER ST, 186-188, windows to 6-sty loft; cost, \$150; owner, Stephen Dickman, Orange, N. J.; architect, M. J. Harrison, 230 Grand st. Plan No. 2683.

WOOSTER ST, 212-218, fire escapes to 6-sty loft; cost, \$200; owner, Arthur H. Ely, 56 Wall st; architect, M. C. Merritt, 1170 Broadway. Plan No. 2716.

WOOSTER ST, 236-250, tank to 12-sty store and loft; cost, \$3,200; owner, Louis Stern, 32 West 23d st; architect, The Rushing Co., 39 Cortlandt st. Plan No. 2720.

**TREASURY DEPARTMENT.** Office of the Supervising Architect, Washington, D. C., October 15, 1912.—**SEALED PROPOSALS** will be received in this office until 3 o'clock p. m. on the 13th day of December, 1912, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States Post Office at Cullman, Alabama. The building is of two stories and basement and has a ground area of approximately 3,800 square feet, fireproof construction, stone and brick facing and tin roof. Drawings and specifications may be obtained from the Custodian of site at Cullman, Alabama, or at this office, at the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery November 1, 1912. OSCAR WENDEROTH, Supervising Architect.

14TH ST, 21 East, partitions, windows to 4-sty office and loft; cost, \$1,000; owner, Great Eastern Film Exchange Co., premises; architect, M. Bernstein, 31 East 23d st. Plan No. 2712.

17TH ST, 237 East, erect solarium on roof, 10x17, home; cost, \$2,000; owner, St. Andrew's Home for Convalescents, 237 East 17th st; architect, J. H. Knobel, 305 West 43d st. Plan No. 2671.

17TH ST, 1-5 West, remove encroachments to 11-sty store and office; cost, \$1,000; owner, Estate Eugene A. Hoffman, 258 Broadway; architect, J. B. Snook Sons, 261 Broadway. Plan No. 2706.

19TH ST, 37 East, partitions, windows, toilets to 3-sty store and lofts; cost, \$6,000; owner, Montrose Realty Co., 135 Broadway; architect, F. A. Rooke, 489 5th av. Plan No. 2667.

20TH ST, 315 East, partitions to 3-sty dwelling; cost, \$900; owner, Post Graduate Hospital, 303 East 20th st; architect, M. Muller, 115 Nassau st. Plan No. 2707.

21ST ST, 162 East, partitions, windows to 6-sty store and loft; cost, \$200; owner, Morris Weinstein, 141 Broadway; architect, David Bleyer, 545 East 130th st. Plan No. 2690.

21ST ST, 223 East, partitions, windows, toilets to 5-sty tenement; cost, \$1,000; owner, James L. Carr, 53 Bond st; architect, D. J. Clune, 301 East 39th st. Plan No. 2669.

25TH ST, 159-63 West, iron stairs to 12-sty store and loft; cost, \$500; owner, Mrs. Henry Hellman, 471 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 2675.

26TH ST, 38-40 East; 25TH ST, 45-47 East, interior changes to 3, 4 and 5-sty club and hotel; cost, \$17,500; owner, The Wyllis Co. and 12 East 48th St Co., 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 2679.

28TH ST, 47 East, windows to 4-sty dwelling and store; cost, \$150; owner, Eliza L. Edgar, Newport, L. I.; architect, Chas. Volz, 2 West 45th st. Plan No. 2698.

28TH ST, 10 West, windows, partitions to 4-sty store; cost, \$500; owner, Estate James K. Pye, Tuxedo, N. Y.; architects, J. B. Snook Sons, 261 Broadway. Plan No. 2701.

31ST ST, 230 West, partitions to 4-sty loft; cost, \$150; owner, Stuyvesant Real Estate Co., Pennsylvania R. R. Station; architect, M. J. Harrison, 230 Grand st. Plan No. 2684.

32D ST, 329 East, toilets, partitions to 6-sty tenement; cost, \$100; owner, Tolchester Co., 329 East 32d st; architect, M. Bernstein, 131 East 23d st. Plan No. 2673.

35TH ST, 517-521 West, tank to 8-sty factory; cost, \$3,000; owner, Ludin Realty Co., 259 West 34th st; architect, The Rushing Co., 39 Cortlandt st. Plan No. 2721.

38TH ST, 400 East, partitions, doors, alter elevator to 7-sty loft; cost, \$3,000; owner, Hugh P. Skelly, 646 1st av; architects, J. B. Snook Sons, 261 Broadway. Plan No. 2705.

50TH ST, 127 East, change store fronts to 3-sty dwelling and stores; cost, \$500; owner, Estate Cecilia Kepler, 61 Barclay st; architect, J. B. Snook Sons, 261 Broadway. Plan No. 2705.

63D ST, 203 West, window to 5-sty tenement; cost, \$5; owner, Friedlander Realty Co., 704 Broadway; architect, Eli Benidict, 1947 Broadway. Plan No. 2714.

69TH ST, 306-08 West, cut opening, partitions to two 5-sty tenements; cost, \$500; owner, Joseph Barsky, 204 Henry st; architect, Jacob Fischer, 25 Av A. Plan No. 2674.

112TH ST, 40-42 East, partitions, windows to 6-sty tenement and store; cost, \$75; owner, Rosie Barnett, 25 East 111th st; architect, N. Langer, 81 East 125th st. Plan No. 2711.

117TH ST, 306, East alter floors, stairs, show windows to 3-sty store and storage; cost, \$4,000; owner, Borden's Condensed Milk Co., 108 Hudson st; architect, G. H. Chamberlin, 18 South Broadway, Yonkers, N. Y. Plan No. 2710.

117TH ST, 138 East, 2-sty front extension, 16.4x3.2, partitions to 3-sty dwelling; cost, \$500; owner, Morris Delitsky, 138 East 117th st; architect, Alfred T. Johnson, 87 West 128th st. Plan No. 2686.

119TH ST, 226-232 East, partitions to two 6-sty stores and tenements; cost, \$50; owner, Manhattan Av Holding Co., 122 Bowery; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 2702.

134TH ST, 77-79 West, cut doors, change walk to two 3-sty dwellings and store; cost, \$1,200; owners, Dalles Hughes & Peter Burney, premises; architect, O. Reissmann, 30 1st st. Plan No. 2662.

AV A, 29, stairway to 4-sty stores and dwellings; cost, \$50; owner, John Jacob Astor, 23 West 26th st; architect, Phillip Goldrich, 676 Beck st. Plan No. 2708.

BROADWAY, 414, partitions, windows to 7-sty store and loft; cost, \$700; owner, Wm. W. Eisman, 54 Lafayette st; architects, Cantor & Livingston, 39 West 38th st. Plan No. 2680.

BROADWAY, 1887; Columbus av, 67, sign to 3-sty theatre; cost, \$250; owner, B. F. Keith New York Theatre Co., 1493 Broadway; architect, Mortimer Norden, 311 West 40th st. Plan No. 2670.

CENTRAL PARK WEST, 331-35, doors, walls, partitions to 12-sty apartment; cost, \$250; owner, L. M. Jones & Co., 220 5th av; architects, Browne & Almiroty, 220 5th av. Plan No. 2676.

PARK AV, 45-47, toilets, partitions, windows to 5-sty store and office; cost, \$1,000; owner, Grace T. Willis, 43 Cedar st; architect, W. F. Bower, 44 Harrison st, East Orange, N. J. Plan No. 2660.

4TH AV, 446, partitions, windows to 5-sty store and tenement; cost, \$350; owner, Federation Realty Co., 25 Broad st; architect, Louis Leining, Jr., 160 5th av. Plan No. 2682.

5TH AV, n w cor 16th st, windows, partitions to 8-sty store and loft; cost, \$1,000; owner, Mary Goelet, 477 5th av; architect, H. N. Paradies, 231 West 18th st. Plan No. 2692.

5TH AV, 584, partitions, windows, interior changes to 4-sty store and loft; cost, \$40,000; owner, Federal Estates Corp., 135 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2694.

5TH AV, s w cor 125th st, partitions, windows to 4-sty store and tenement; cost, \$5,000; owner, Elizabeth M. Cochran, 64 Morris st, Yonkers, N. Y.; architect, J. C. Cocker, 2017 5th av. Plan No. 2664.

5TH AV, 84-90, remove encroachments to 8-sty store and lofts; cost, \$3,000; owner, Henry S. Van Beuren, 477 5th av; architect, H. N. Paradies, 231 West 18th st. Plan No. 2672.

537 5TH AV, partitions, vent shaft to 5-sty store and loft; cost, \$300; owner, Hoffman Rothchild & Co., 568 Broadway; architect Geo. M. Pollard, 127 Madison av. Plan No. 2719.

5TH AV, 126-128, partitions, windows to 15-sty store, office and loft; cost, \$300; owner, Chas. A. Gould, 341 5th av; architect, R. Rohl, 128 Bible House. Plan No. 2713.

6TH AV, 350, brick flue to 3-sty store and loft; cost, \$100; owner, E. M. Ritter & C. & G. McCoy, 42 Exchange pl; architects, Schwartz & Gross, 347 5th av. Pina No. 2722.

7TH AV, 801-819 East; 52d st, 145-157 West, interior changes, extension to 10-sty storage and warehouse; cost, \$10,000; owner, Manhattan Storage & Warehouse Co., premises; architect, Wm. J. Larch, 489 5th av. Plan No. 2664.

7TH AV, 595-597, entrance to 8-sty store; cost, \$4,000; owner, Chas. Coe, 69 Wall st; architect, S. B. Eisendrath, 500 5th av. Plan No. 2689.

**Bronx.**

150TH ST, n s, 175 e Courtlandt av, 1-sty brick extension, 10x19, to 1-sty brick garage; cost, \$200; owners, Immaculate Conception Church, on premises; architect, Louis Koenig, 362 East 150th st. Plan No. 471.

198TH ST, n s, 87.11 w Webster av, new doors, new windows, etc., to 3-sty frame store and tenement; cost, \$150; owner, Isabel Hiller, on premises; architect, J. J. McMillan, 2793 Marion av. Plan No. 470.

BATHGATE AV, e s, 105.2 n 181st st, 1-sty frame extension, 19.2x8, to 3-sty frame dwelling; cost, \$500; owner, S. E. Schmecklinbecher, on premises; architect, Wm. Amagnost, 2112 Lafontaine av. Plan No. 472.

**Brooklyn.**

BERGEN ST, 2060, interior alterations; cost, \$100; owner, Phillip Schenkler, on premises; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 6213.

BOGART ST, n e cor Meadow st, new foundation, etc.; cost, \$250; owner, Warren Mig. Co., 41 Park Row, N. Y.; architect, N. Y. Rubber Reclaiming Co., Stagg & Bogart sts. Plan No. 6239.

BOND ST, 37, interior alterations; cost, \$2,000; owner, Mary E. Jordan, 152 South 9th st; architect, Aug. B. Anderson, Marbridge Building, N. Y. Plan No. 6182.

COLUMBIA ST, 153, interior alterations; cost, \$200; owner, Bartolomeo Pinto, on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 6290.

CRESCENT ST, n w cor Glen st, raise building; cost, \$500; owner, Cord-Intemann, 332 Crescent st; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 6164.

EMMETT ST, n e cor Pacific st, new plumbing, etc.; cost, \$175; owner, Frank Cunningham, 186 Baltic st; architect, J. J. Dixon, 29 Atlantic av. Plan No. 6275.

FREEMAN ST, s s, 165 e Oakland st, exterior alterations; cost, \$1,500; owner, John McCarthy, 188 India st; architect, Edw. H. Thomas, 104 Oak st. Plan No. 6259.

FULTON ST, s w cor Rockaway av, rebuild walls, etc.; cost, \$3,000; owner, William Ulmer Bwy., 31 Belvidere st; architect, Koch & Wagner, 26 Court st. Plan No. 6229.

FULTON ST, n e cor St. Felix st, new plumbing, etc.; cost, \$125; owner, Daniel Morrison, 701 Fulton st; architect, A. J. Marks, 1343 East 9th st. Plan No. 6221.

GRAND ST, 381, new store front; cost, \$350; owner, Isaac G. Hagenbacher, 842 Park pl; architect, Wm. Debus, 86 Cedar st. Plan No. 6243.

HENRY ST, e s, 75 n Carroll st, exterior alterations; cost, \$400; owner, Antonio Gattavore, 38 President st; architect, John Burke, 603 East 2d st. Plan No. 6281.

HICKS ST, No. 554, exterior alterations; cost, \$400; owner, Helena Mulcahey, on premises; architect, Edw. H. Scally, 527 Henry st. Plan No. 6251.

JAVA ST, s s, 200 w West st, new elevator, etc.; cost, \$1,500; owner, —; architect, Samuel Weinglass, on premises. Plan No. 6247.

MALBONE ST, s s, 165 e New York av, move building, etc.; cost, \$200; owner, Michele & Antonio Coalo, Malbone st and New York av; architect, J. A. Boyle, 367 Fulton st. Plan No. 6271.

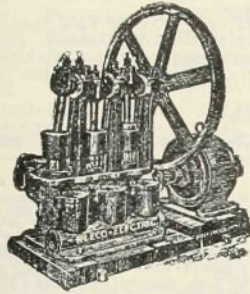
NOLL ST, n s, 166.7 e Evergreen av, new plumbing, etc.; cost, \$100; owner, S. Liebman Sons Brewing Co., Bremen & Forrest st; architect, Theodore Engelhardt, 905 Broadway. Plan No. 6236.

OAKLAND ST, w s, 124.9 s Greenpoint av, new plumbing; cost, \$175; owner and architect, Samuel Mayhood, 314 Eckford st. Plan No. 6257.

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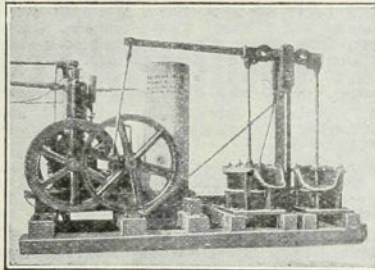
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PACIFIC ST, s s, 120 e Carlton av, new coal vault; cost, \$2,500; owner, C. Kenyon Co., 754 Pacific st; architect, W. Higginson, 21 Park Row, N. Y. C. Plan No. 6262.

PROSPECT PL, 1734, new windows, etc.; cost, \$225; owner, Samuel Schnosky, on premises; architect, Michael Meyers, 26 Court st. Plan No. 6235.

RUSSELL ST, w s, 290 n Norman av, new plumbing, etc.; cost, \$160; owner, American Coöperage Co., on premises; architect, Wm. E. Smith, 790 Manhattan av. Plan No. 6274.

SAND ST, 177, exterior alterations; cost, \$500; owner, Elizabeth Woodward, 604 St. John's pl; architect, Charles B. White, 6323 New Utrecht av. Plan No. 6284.

SCHOLES ST, No. 200, new plumbing, etc.; cost, \$200; owner, Louis Powers, 343 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6268.

SOUTH OXFORD ST 40, new windows, etc.; cost, \$800; owner, Emille S. Howe, 307 Cumberland st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 6178.

VARET ST, Nos. 85-7, new plumbing; cost, \$2,000; owner, Isaac Nathan Karp, 7 East 17th st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 6285.

WEST ST, n e cor Milton st, new flooring, etc.; cost, \$250; owner, S. Adelstein, 57 Milton st; architect, Klein & Koen, 9 Debevoise st. Plan No. 6152.

WILLOUGHBY ST, s s, 77.6 w Lawrence st, interior alterations; cost, \$2,000; owner, Rowland & Mayland, Freeport, L. I.; architect, Raymond J. Miller, 16 Bedford av. Plan No. 6276.

WOODBINE ST, 136, interior alterations; cost, \$250; owner, Janet Combs, on premises; architect, W. A. Gorman, 974 Jefferson av. Plan No. 6240.

WOODBINE ST, Nos. 84-86, new tank on roof; cost, \$875; owner, John Spicer, on premises; architect, Reislung Co., 39 Cortlandt st, N. Y. C. Plan No. 6264.

WYONA ST, No. 238, exterior alteration; cost, \$1,500; owner, South Side Dispensary, on premises; architect, Lee Samenfeld, 741 McDonough st. Plan No. 6248.

EAST 9TH ST, w s, 220 s Av I, new plumbing, etc.; cost, \$175; owner, Alfred Daybill, 930 East 9th st; architect, Ernest E. Theis, 65 Lawrence av. Plan No. 6217.

EAST 12TH ST, w s, 280 n Av J, new plumbing, etc.; cost, \$100; owner, Charles Johnson, on premises; architect, Thomas Martin, 1254 Rogers av. Plan No. 6170.

WEST 15TH ST, w s, 200 n Mermaid av, new extension, etc.; cost, \$200; owner, Gaetano Vastola, 2864 West 15th st; architect, James A. McDonald & Son, Surf av and West 24th st. Plan No. 6201.

42D ST, 131, interior alterations; cost, \$1,200; owner, Gerolamo Corrao, on premises; architect, Charles P. Cannella, 60 Graham av. Plan No. 6218.

42D ST, n s, 80 w 13th av, new extension; cost, \$500; owner, Isaac Jaffe, 4216 13th av; architect, Samuel Gardstein, 1168 45th st. Plan No. 6282.

66TH ST, w s, 200 w 14th av, interior alterations; cost, \$300; owner, Angelo Annunziata, 1384 66th st; architect, Angelo Adams, 64th st and 15th av. Plan No. 6167.

69TH ST, s e cor New Utrecht av, new extension, 13x29.6; cost, \$500; owner, Johanna Greenfield, 6901 New Utrecht av; architect, Adolph N. Gutheil, 8758 24th av. Plan No. 6175.

97TH ST, s s, 180 e 4th av, new plumbing, etc.; cost, \$175; owner, Mrs. M. Vanderpoole, 53 East 53d st; architect, Wm. J. Hill, 349 88th st. Plan No. 6150.

BEDFORD AV, 1217-1221, interior alterations; cost, \$150; owner, Wm. B. Atwood, 236 Putnam av; architect, Max Cohn, 280 Bedford av. Plan No. 6165.

BUFFALO AV, 193, interior alterations; cost, \$1,000; owner, Vincenzo Polito, on premises; architect, Laspia & Salvati, 525 Grand st. Plan No. 6228.

BROADWAY, Nos. 734 & 736, new extension; cost, \$1,000; owner, Stephan Allen, 736 Broadway; architect, Emil J. Meisinger, 394 Jefferson av. Plan No. 6241.

CONEY ISLAND AV, 744, new show windows, etc.; cost, \$300; owner, Wm. Harms, 1580 Broadway; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 6172.

CONEY ISLAND AV, s e cor Cortelyou rd, new extension, 46x39.8; cost, \$2,500; owner, Wm. Minssen, on premises; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 6269.

EAST NEW YORK AV, 1647, new plumbing, etc.; cost, \$100; owner, Hyman Kaufman, on premises; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 6230.

FLUSHING AV, n s, 227 e Throop av, interior alterations; cost, \$2,000; owner, Morris B. Evens, 830 & 841 Broadway; architect, Shampman & Shampman, 772 Broadway. Plan No. 6288.

FLUSHING AV, 20, new roof, etc.; cost, \$1,000; owner, Christian Siano, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 6273.

GRAVESEND AV, w s, 85 s Av J, interior alterations; cost, \$1,500; owner, Frank M. Henderson, 562 Gravesend av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 6183.

MANHATTAN AV, No. 846, interior alterations; cost, \$1,000; owners, W. C. and P. C. Hudeberger, 1085 Manhattan av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 6256.

MYRTLE AV, 1452, interior alterations; cost, \$800; owner, H. Brookheimer, 1452 Myrtle av; architect, Klein & Koen, 9 Debevoise st. Plan No. 6280.

NEWPORT AV, 38, new windows, etc.; cost, \$300; owner, Morris Marcus, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6227.

NEW YORK AV, e s, from Foster to Newkirk av, new extension; cost, \$1,500; owner, Flatbush Water Co., on premises; architect, Francis W. Stork, 7416 3d av. Plan No. 6160.

OCEAN PARKWAY, n e cor Av L, new extension, 144x16.8; cost, \$300; owner, Geo. Kuchluber, on premises; architect, Frederick Dunn, 403 East 11th st. Plan No. 6181.

PROSPECT AV, No. 645, new plumbing, etc.; cost, \$150; owner, Nora Wallace, on premises; architect, David A. Lucas, 98 3d st. Plan No. 6249.

SHEFFIELD AV, e s, 89.3 s New Lots av, move building; cost, \$1,300; owner, Georgia Building Co., 318 New Lots av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6232.

SHEEPSHEAD BAY RD, s s, 29 w West 1st st, add new story to extension; cost, \$1,000; owner, Richard Haase, on premises; architect, Richard Morgan, 2818 West 6th st, Coney Island. Plan No. 6260.

THATFORD AV, Nos. 241-243, interior alterations; cost, \$800; owner, Sarah Meltzer, 241 Thatford av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 6267.

WASHINGTON AV, 92, interior alterations; cost, \$200; owner, Annie McDonald, 487 Willoughby av; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 6174.

WILLIAMS AV, e s, 209 s Hegeman av, alter piazza, etc.; cost, \$400; owner, Theodore Henrich, 186 Van Sielen av; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 6270.

WYCKOFF AV, 285, exterior and interior alterations; cost, \$1,000; owner, Solomon Rosenblum, 334 Knickerbocker av; architect, Shampman & Shampman, 772 Broadway. Plan No. 6215.

5TH AV, 605, interior alterations; cost, \$800; owner, John J. Carey, 538 60th st; architect, Adam E. Fischer, 23 Park Row, N. Y. Plan No. 6187.

5TH AV, w s, 75 s 52d st, new extension, 25.10x30; cost, \$5,000; owner, Benjamin Ginsberg, 5105 3d av; architect, John C. Wandell Co., 4 and 5 Court sq. Plan No. 6277.

7TH AV, 548, new windows, etc.; cost, \$400; owner, Alfonso Striano, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6287.

15TH AV, s e cor 52d st, new extension, 30.6x16; cost, \$1,000; owner, Herman Moeller, 5203 15th av; architect, Harry Olsen, 1627 51st st. Plan No. 6159.

18TH AV, 8602, new show windows; cost, \$200; owner, The Gem Co., 8602 18th av; architect, Joseph Hartung, 548 2d av. Plan No. 6223.

## Queens.

BELLE HARBOR.—Montauk av, e s, 450 s Washington av, bathrooms to be erected on 2d and 3d stys; cost, \$150; owner, A. Weinberg, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1100.

CORONA.—Benjamin st, 6, erect storm sash on porch; cost, \$5; owner, Oscar Muller, premises. Plan No. 1097.

ELMHURST.—Hoffman Boulevard, n s, 200 e Trotting Course la, install new plumbing; cost, \$300; owner, Charles Scheckel, 151 Hoffman Boulevard, Elmhurst. Plan No. 1079.

FAR ROCKAWAY.—Central av, 289, erect frame sign; cost, \$50; owner, R. R. Duqlap, premises. Plan No. 1092.

FLUSHING.—23d st, w s, 100 s Sandford av, 1-sty frame extension, rear, 12x8, shingle roof, interior alterations; cost, \$2500; owner and architect Alfred A. Birck, 623 Sandford av, Flushing. Plan No. 1081.

FLUSHING.—Washington st n s, 225 e Parsons av, 1-sty frame extension, rear, 8x10 tin roof; cost, \$200; owner, R. L. Low, 276 Washington st, Flushing. Plan No. 1080.

FOREST HILLS.—Station sq, e s, 174 e Continental av, 1-sty concrete extension, side, 24x17, tile roof; cost, \$500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 1078.

JAMAICA.—Grand st, s e cor North 1st st, 1 sty added to top of present extension, tin roof; cost, \$500; owner, John Hiltman, 38 Grand st, Jamaica; architect, R. Armstrong, Park av, Jamaica. Plan No. 1098.

JAMAICA.—Merrick rd, w s, 140 n Sampson st, general interior alterations and new plumbing; cost, \$650; owner, Sarah Kaiser, 54 May st, Jamaica. Plan No. 1093.

JAMAICA.—Flushing av, e s, 50 s Desmond av, 1-sty frame extension front, 3x12, tin roof, new plumbing, interior alterations; cost, \$1,000; owner, Mrs. Sophy Stein, 118 Flushing av, Jamaica; architect, G. E. Thompson, 73 Highland av, Jamaica. Plan No. 1095.

LONG ISLAND CITY.—Boulevard, w s, 175 n Graham av, erect new retaining wall; cost, \$200; owner, Joseph Meser, 625 Boulevard, L. I. C. Plan No. 1090.

LONG ISLAND CITY.—Hamilton av, nr Payntar av, install new freight elevator; cost, \$3,750; owner, Astoria Light & Power Co., 544 Jackson av, L. I. C. Plan No. 1088.

LONG ISLAND CITY.—Hancock st, 346-48, install new plumbing; cost, \$800; owner, Mrs. A. Muschalwitz, 348 Hancock st, L. I. C. Plan No. 1083.

LONG ISLAND CITY.—Payntar av, n w cor Sunswick st, install new plumbing; cost, \$100; owner, Paul Marfa, 27 Payntar av, L. I. C. Plan No. 1084.

LONG ISLAND CITY.—Jackson av, 398, erect new steel electric sign; cost, \$110; owner, Kerr & Muller, premises. Plan No. 1076.

LONG ISLAND CITY.—17th av, w s, 125 n Jamaica av, install new plumbing; cost, \$200; owner, Wm. Salzman, 601 10th av, L. I. City. Plan No. 1091.

RIDGEWOOD.—Buchman av, n s, 100 n Van Cortlandt av, install new plumbing; cost, \$100; owner, E. Lederman, premises. Plan No. 1025.

JAMAICA.—James st, n s, 376 e New York av, 1-sty frame extension, rear, 14x14, tin roof, new plumbing; cost, \$400; owner, Ernest Zwingmand, 25 James st, Jamaica. Plan No. 1010.

RIDGEWOOD.—Covert av, No. 212, cut new windows; cost, \$50; owner, Leonhard Eppig Brewing Co., 193 Melrose st, Brooklyn. Plan No. 1007.

JAMAICA.—Jamaica av, s s, 72 e Napier av, repair front; cost, \$100; owner, Jacob W. Segall, 2802 Jamaica av, Jamaica. Plan No. 1012.

METROPOLITAN.—Starr st, s s, 225 w Woodward av, install new plumbing; cost, \$50; owner Mr. Furtusch, on premises. Plan No. 1073.

RICHMOND HILL.—Jamaica av, s w cor Briggs av, interior alterations; cost, \$300; owner, M. Springer, Jamaica av, Richmond Hill. Plan No. 1091.

RIDGEWOOD.—Woodward av, No. 675, change window into door; cost, \$100; owner, S. Liebmann Sons Brewing Co., 35 Bremen st, Brooklyn. Plan No. 1006.

RIDGEWOOD.—Putnam av, s s, 250 e Woodward av, 2-sty frame extension in rear, 20x15, tin roof; cost, \$1,800; interior alterations; owner Michale T. Ahern, 629 Woodward av, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan No. 1094.

ROCKAWAY BEACH.—Kneer av, w s, 400 s Boulevard, 1-sty added to top; cost, \$200; owner, Joshua Ward, premises. Plan No. 1089.

ROCKAWAY BEACH.—Waverly av, e s, 175 s Boulevard, erect new brick foundation; cost, \$200; owner, A. R. Larkin, on premises. Plan No. 1086.

ROCKAWAY BEACH.—Judson av, w s, 100 n Boulevard, erect new brick foundation; cost, \$250; owner, Charles Rukenbach, on premises. Plan No. 1087.

ROCKAWAY BEACH.—Wainwright av, n e cor Undine av, 1-sty frame extension on side and front, rubberoid roof; cost, \$200; owner, John Wagerer, on premises; architect, J. E. Smith, Fairview av, Rockaway Beach. Plan No. 1099.

WINFIELD.—Forest av, s e cor 12th st, erect new stone foundation; cost, \$100; owner, Frank Kohn, on premises. Plan No. 1085.

WOODHAVEN.—Garrison st, e s, 322 n Flushing av, 1-sty frame extension in rear, 20x18, tin roof, new plumbing; cost, \$650; owner, August Keller, 169 Suydam st, Woodhaven; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1077.

WOODHAVEN.—Willard av, s w cor Brandon st, 1-sty frame extension over present extension; cost, \$125; owner, Chas. L. Ellis, Briggs av, Woodhaven. Plan No. 1082.

Richmond.

BROOD ST, n s, 30 e Gordon st, Stapleton, addition to frame store and dwelling; cost, \$250; owner, Simon Werb, Stapleton; builder, Chas. Lange, Stapleton. Plan No. 417.

CONTINENTAL PL, 200 e Union av, New Brighton, addition to frame dwelling; cost, \$150; owner, C. Costello, New Brighton; builder, Ernest Bush, New Brighton. Plan No. 415.

WILLIAM ST, 151, Tottenville, addition to frame dwelling; cost, \$400; owner, Laura B. Yetman, Tottenville; builder, W. E. Johine, Tottenville. Plan No. 416.

ANNADALE RD, s w cor railroad station, Annadale, addition to frame hotel; cost, \$1,950; owner, South Atlantic Re. Co., Stapleton, architect, James K. Whitford, New Brighton; builder, Kilne & Co., Huguenot. Plan No. 386.

BROADWAY, e s, 34 n Myrtle av, West New Brighton, addition to frame residence; cost, \$800; owner, Joseph Johnson, Broadway; owner builds. Plan No. 409.

CASTLETON AV cor Elizabeth st, Tompkinsville, addition to frame store and dwelling; cost, \$800; owner, E. A. Dimman, Tompkinsville; builder, owner. Plan No. 406.

FINGERBOARD RD, s s, 300 West New York av, Fort Wadsworth, alteration to frame dwelling; cost, \$50; owner, W. Seguire, Fort Wadsworth; builder, Mr. Laforge, Fort Wadsworth. Plan No. 411.

HOUSMAN AV, n s, 200 w Todt Hill rd, Castleton Corners, addition to frame dwelling; cost, \$200; owner, Adam Schwall, Castleton Corners; builder, Arthur Schwall, Castleton Corners. Plan No. 414.

LAFAYETTE AV, e s, opposite City Hall, New Brighton, addition to frame store and dwelling; cost, \$150; owner, Dominick Romeo, New Brighton; builder, C. E. Gale, Port Richmond. Plan No. 413.

MOUNTVIEW AV, e s, 340 s Turnpike, Castleton Corners, addition to shed; cost, \$20; owner, Grace M. Hall, Castleton Corners; owner builds. Plan No. 410.


OCEAN AV, cor Richmond av, Arrochar, addition to store and saloon; cost, \$500; owner, Josephine Daly and Lizzie Christ, Arrochar; architect and builder, F. Christ, Arrochar. Plan No. 387.

RICHMOND RD, s s, 125 w Court st, Richmond, alteration to frame dwelling; cost, \$75; owner, E. S. Barton, Richmond; builder, S. McC. Turner, Richmond. Plan No. 395.

RICHMOND TER, s s, 200 e Broadway, Port Richmond, addition to frame store and dwelling; cost, \$400; owner, Mrs. Eliza McHugh, Port Richmond; builder, C. E. Gale, Port Richmond. Plan No. 412.


SOMMERFIELD AV, w s, 100 n R. R., Mariners Harbor, frame addition to church; cost, \$1,423; owner, Sommerfeld Church, Mariners Harbor; builder, N. W. Osborn & Son, Mariners Harbor. Plan No. 401.

VANDERBILT AV, 5 n Roff st, Stapleton, addition to frame dwelling; cost, \$350; owner, Wm. A. Kennedy, Stapleton; owner builds. Plan No. 384.



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WIMAN AV, w s, 350 s S. S. boul, Great Kills, alteration to frame dwelling; cost, \$70; owner, Anton Anderson, Great Kills; builder, Geo. P. Foote, Great Kills. Plan No. 399.

WINDOM AV, w s, 60 n Old Turnpike rd, South Beach, frame alteration to bungalow; cost, \$60; owner, Mrs. Ida Billman, South Beach; builder, Stephen Ketteltas, South Beach. Plan No. 407.

DONGAN HILLS, frame addition to engine room; cost, \$300; owner, Floyds Fire Works Co., Dongan Hills; architect, Joseph Fischer, Dongan Hills; architect builds. Plan No. 367.

RICHMOND TURNPIKE, n s, cor 1st av, New Brighton, addition to frame dwelling; cost, \$1000; owner, Meyer Rosenholz, Tompkinsville; architect, John Davis, Tompkinsville; builder, Steinberg & Cohn, New Brighton. Plan No. 408.

### Government Work.

TROY, N. Y.—U. S. Engineer Office, Room 710 Army Building, 39 Whitehall st, N. Y.—Sealed proposals for building a lock and dam and lock operating house at Troy, N. Y., will be received at this office until 12 m. October 28. Information on application. W. M. BLACK, colonel, engineers.

TOMPKINSVILLE, N. Y.—Office of the Inspector, Third Light House District, Tompkinsville, N. Y.—Sealed proposals will be received until 3 p. m., November 7, for furnishing and delivering at tide water, New York harbor, free of all charges except customs duties, eleven lots prisms for lenses. Blank proposals, specifications and other information may be had upon application to the inspector.

HOBOKEN, N. J.—Sealed proposals will be received until November 6, for painting (interior and exterior) at the U. S. postoffice at Hoboken, N. J. OSCAR WENDEROTH, supervising architect.

JOHNSTOWN, N. Y.—The contract for the construction, complete of the U. S. public building at Johnstown, N. Y., has been awarded to W. H. Fissell & Co., 1133 Broadway, N. Y. C., at \$67,900; plus alternate C, substituting plate glass for certain sheet glass, as specified, \$350; plus alternate F, substituting Keene's cement for plastering, as specified, \$625; total amount, \$68,875; time, January 15, 1914.

BRIDGETON, N. J.—Sealed proposals will be received until October 25 for furnishing metal vault shelving in the U. S. postoffice at Bridgeton, N. J. For further information address OSCAR WENDEROTH, supervising architect.

FT. SLOCUM, N. Y.—Sealed proposals will be received until November 16 for installing new steam heating boilers in public buildings at Fort Slocum, N. Y. J. C. McARTHUR, captain, quartermaster corps, U. S. army, Fort Slocum, N. Y.

NEW YORK.—Sealed proposals will be received until 3 p. m., November 21, for the mechanical equipment (except plumbing and elevators), of the United States barge office at New York, N. Y., in accordance with drawings and specification, obtained at the office of the superintendent of construction, New York, N. Y., or at the office of the supervising architect, OSCAR WENDEROTH, Wash., D. C.

HARRISBURG, PA.—Sealed proposals will be received November 12 for the extension, remodeling etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring system and interior lighting fixtures), of the United States postoffice and court house at Harrisburg, Pa. The extension is about 46x121 ft. 1-sty and basement, stone faced, tin roof, fireproof construction. Drawings and specifications may be obtained from the custodian at Harrisburg, Pa., or at the office of the supervising architect, OSCAR WENDEROTH, Wash., D. C.

NEWPORT, R. I.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington D. C., 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. Appropriation available, \$5,000. 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 11 o'clock a. m., October 26. Appropriation now available, \$50,000. Plan 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.

FORT HAMILTON, N. Y.—Sealed proposals will be received until 11 a. m. October 28 for furnishing storm vestibules and windows for officers' quarters in buildings numbered 87 and 88 at this post. Further information may be had upon application to H. R. OLDFIELD, first lieutenant, coast artillery corps, quartermaster.

### Personal and Trade Notes.

The National Hardwood Lumber Association of Chicago has just issued a new membership directory.

H. C. PITTMAN, architect, formerly of 22 East 21st st., has moved his offices to 1123 Broadway.

ALBERT E. DAVIS, architect, 258 East 38th st. near Third avenue, celebrated the 25th anniversary at that address on the 17th inst.

A fire in the lumber yard of Clark & Wilkins, at 128th street and 2d avenue, Wednesday evening, caused damage estimated at \$50,000.

THE MANHATTAN HOUSE CLEANING AND RENOVATING BUREAU, James E. Garner, proprietor, formerly of 220 West 28th st., has removed to 34 West 37th st.

JOHN R. MORRON president of the Atlas-Portland Cement Company, has been elected a trustee of the American Surety Company.

CARL HAUG, Fuller Building, Little Falls, N. Y., desires catalogs, samples and prices immediately on Spanish tile roofing, patent stone fronts and combination electric and gas fixtures.

A. L. GILMORE, 512 Phelps Building, Binghamton, N. Y., engineer, desires information on steel sheet piling in connection with the reconstruction of Rockbottom Dam to be constructed here for A. J. Lyons Sons, owners.

FRANK X. DUER was appointed Superintendent of Public Buildings and Offices by Borough President Maurice E. Connolly, vice, Joseph Sullivan. He is thirty-nine years of age and for years was associated with his brother in the painting business.

JAMES KNOX TAYLOR has been appointed head of the department of architecture at the Massachusetts Institute of Technology, succeeding the late Prof. D. Despradelle. Mr. Taylor was until recently supervising architect of the U. S. Treasury Department.

THE TUEC COMPANY, of Long Island, 281 Livingston street, Brooklyn, has opened an office as local agents for the Tuec Stationary Vacuum Cleaner, manufactured by the United Electric Company, of Canton, Ohio. They are in the position to handle any vacuum cleaner requirements from a small dwelling to a large office building.

JOHN GILLIES, the stone contractor, will erect a stone-cutting shop, 200x150 feet, to cost \$5,000, and a boiler shop, 40x50, to cost \$1,000, on his property at the corner of 13th street and Van Alst avenue, Long Island City. The plant is at present at the foot of 13th street, but the site has been acquired by other parties for the waterfront facilities.

The Building Material Men's Club of Newark holds regular meetings and informal dinners monthly to discuss trade affairs. At the annual meeting, held at Broad Street Hotel, James Taffe, of Newark, was elected president; S. F. Bailey, of Newark, vice-president, and W. F. Hopping, secretary and treasurer. Donald McLane, F. T. Jones and T. Atkins were elected directors.

### Proportions of Concrete for Monolithic Construction.

The following proportions of mixture for plain or monolithic concrete construction were given by DeWitt V. Moore in the course of a paper read not long since before the Indiana Engineering Society:

It is usual to specify 1:2½:5 or 1:3:6 for the proportions of cement, sand, and gravel for plain or monolithic concrete work, and the usual specifications for reinforced concrete are 1 part cement, 2 parts sand, and 4 parts gravel, although some specify a richer mixture for columns. Inasmuch as there still exists a general ignorance on this point, whereby these specifications are understood as being 1:7½ or 1:9 or 1:6, respectively, it would seem that the best specifications should read that a mortar should be mixed of one part of cement to so many parts of sand, and this mortar should then be mixed with so many parts of the aggregate.

The ideal mixture of concrete assumes that the aggregate and mortar are mixed in such proportions that the most dense, solid, and homogeneous mass is secured. This result may be secured by expert engineering supervision, but in reality the good common sense of the expert concrete laborer may be depended upon. The artisan who is accustomed to handle concrete can determine, by the appearance of the concrete mixture, and by working the mixture, whether he is securing the best results.

### Carrara Marble Exports.

The exports of Carrara marble from the ports of Marina di Carrara and from Leghorn, according to a bulletin issued by the Carrara Chamber of Commerce, amounted in 1911 to 206,559 metric tons, being 124,962 tons from the former and 81,507 tons from the latter port. The following schedule shows the quantity, in metric tons of 2,204.6 pounds, of each kind of marble exported and the countries of destination:

Marble in blocks—United States, 42,469; Belgium, 27,263; Netherlands, 11,013; Germany, 10,101; France, 7,963; United Kingdom, 6,548; Spain, 3,434; Argentina, 3,242; Russia, 2,861; all other countries, 3,668; total, 118,502 tons.

Marbles, rough, sawed into slabs, of less than 16 centimeters (0.63 inches)—United States, 2,818; Belgium, 3,145; United Kingdom, 17,141; Netherlands, 2,278; Russia, 3,930; Egypt, 4,766; Brazil, 3,813; Argentina, 20,396; Australia, 2,390; all other countries, 12,512; total, 73,189 tons.

Marbles, rough, sawed into slabs, of 16 centimeters or more—to all countries, 961 tons. Marmettes, or cubes for flooring—to all countries, 4,223 tons. Worked marbles—United States, 610; United Kingdom, 5,958; Egypt, 973; all other countries, 1,704; total, 9,245 tons. Statues, finished—to all countries, 379 tons.

**BUILDING MATERIALS**

(Continued from page 728.)

the varnish market china wood oil is now 9 and 10 cents, which is practically a normal market.

This movement on the part of linseed oil is of interest to building managers, in view of the fact that it also affects the future price of floor oils, and, therefore, indicates an easier market for interior paints and especially for damp proofing metal coverings for the remainder of the winter.

Under the head of petroleum products the increased demand is nothing short of wonderful. This is largely due to the increased use of oil for fuel in generating building power and also reflects the consumption of gasoline for motive power in light manufacturing.

Higher prices are quoted for white lead in oil. This is due to the recent sharp advance in the price of pig lead as reported in this department.

White lead in oil in 100, 250 and 500-pound kegs is now 7¼ and 7½ cents per pound. In 25 and 50-pound kegs the wholesale price is 7¾ cents per pound. Red lead and litharge in 100-pound kegs is quoted to contractors at 7 and 7½ cents per pound. Graphite paint still stands pat at \$1.40 a gallon. Lamp black is now 12 and 14 cents.

**Plumbing Now a Science.**

The days of the master plumber, as the term master plumber was understood thirty years ago, seem to be passing. In his place there has arrived the sanitary engineer.

The comprehensiveness of the sanitary engineering business can fully be grasped by following the work of a small army of plumbers on a modern skyscraper. In a new building of fifty-five stories that is now in course of construction, the sewer, water supply and drainage systems are not the least important items in the construction of the building.

All sewer connections in this building have to be carried to the public sewer; the public fixtures above the basement floor have to have a gravity system of drainage and sub-basement floor a system of drainage to an airtight sewage pump. Then again a system for the discharge of all rain water from the roof, balcony and other exposed parts of the building to the public sewer. Then separate systems for the water drains, ash elevator, steam blow-off, heating, refrigerating, sinks, drinking fountains, kitchen refuse and other things.

The plumber has also to provide for a separate water supply system inclusive of flushing systems, water cooling and filtering, jackets for water cooling, vacuum cleaners and boiler feeds, and a system for the gas piping for kitchen cooking and emergency lighting, connections to different pumps and sewage tanks, and also a means of breaking the fall of the water from a height by traps and offsets. —"Modern Sanitation."

**New Method of Waterproofing.**

A method of waterproofing, mentioned in the report of the Committee on "Treatment of Concrete Surfaces" at the eighth annual convention of the National Association of Cement Users, is described as follows:

For a flat surface lay a base of concrete while still wet and plaster with ¼ inch of neat cement troweled hard, then followed with another layer of finishing concrete, the lower layer being at least 2 inches thick and the top layer 3 inches. On wall surfaces as soon as the forms are removed, thoroughly wet surface, trowel on ¼ inch of neat cement and follow immediately with 1 inch of 1:2 mortar before the neat cement has begun to dry or appreciably set. If the wall or floor treated in this manner is large it must be reinforced to prevent cracking.

**New Queens School Site.**

Upon the report of the Comptroller, the Board of Estimate has authorized the acquisition, at private sale, for the sum of \$14,000, of property on the southerly side of Poplar street, running from Benton place to Prospect avenue, Douglaston, Borough of Queens, as a site for school purposes.

**Brick in Colonial Architecture.**

Brick is particularly interesting as a building material because it possesses a certain "human" element. It seems to respond to almost any architectural humor, grave or gay, and is quite as pleasing and beautiful of plain dark red modestly trimmed with white stone at Independence Hall, as when of pale buff with diaper pattern subtly suggested by darker headers at Madison Square Garden. This "responsive" quality renders its application to domestic building particularly successful for brick, seems to sustain the note in which the home is set, whether it be the dignified beauty and reticence of English Tudor or Jacobean, or the more intimate cottage styles of Germany or France. It is particularly adapted for building homes in what we call the "Colonial" styles, for brick was used in all the American colonies where such expense could be met and excellent examples of such buildings are readily recalled, from the Hancock house in Boston, to the Dutch architecture of New York, with its houses of brick "brought from Holland," then through Maryland and Virginia with their stately brick manor houses to the French and Spanish buildings of Louisiana. —"American Homes and Gardens."

**The Second-Foot of Water.**

"Second-foot," as defined by the United States Geological Survey, is an abbreviation for cubic foot per second and is the unit for the rate of discharge of water flowing in a stream 1 foot wide, 1 foot deep, at a rate of 1 foot per second. It is generally used as a fundamental unit in measurements of stream flow.

"Second-feet per square mile" is the average number of cubic feet of water flowing per second from each square mile of area drained, on the assumption that the run-off is distributed uniformly both as regards time and area.

An "acre-foot" is equivalent to 43,560 cubic feet and is the quantity required to cover an acre to the depth of 1 foot. The term is commonly used in connection with storage for irrigation work.

One second-foot flow equals 7.48 United States gallons a second, 448.8 gallons a minute, or 646,317 gallons a day. As a California "miner's inch" equals 0.187-gallon a second, there are 40 California miner's inches in 1 second-foot.

**Sugi Finish Applied to Cypress.**

American architects are taking up the Sugi process of treating woods as done by the Japanese and as adapted especially to the treatment of cypress. By this process the wood is first charred with the flame from a gasoline torch and then cleaned out with a wire brush, leaving the grain raised and the surface darkened to the rich brown tones.

There are several different ways in which cypress may be treated, but the most distinctly ornamental and brilliant result is that of the Sugi process.

The process was introduced and developed in this country by John S. Bradstreet, of Minneapolis. Mr. Bradstreet, who is a landscape architect, builder, decorator and curio seeker, has traveled and lived much in Japan, and has contributed a great deal to the awakening of American interest in the wisdom and beauty of Japanese methods of house and garden planning and picturesque use of local material.

**Makes Rubber Out of Coal Tar.**

Sir William Perkins' discovery of a process for making rubber, concerning which partial reports have been printed, is put in the shade by a synthetic product turned out by a Brooklynite, Knut C. Wideen, of 629 East 17th street, who made public a few details concerning his successful solution of the chemical problem he has been working on for the last six years. He also exhibited samples of the product in raw and vulcanized state.

Mr. Wideen claims for his rubber a quality second only to Para, which is recognized as the best in the world, at a cost of only 11 cents a pound, about one-tenth the price of the Para product. In the published reports of Sir William Perkins' discovery it has been stated that the cost is sixty cents a pound.

The inventor says he uses as a base for his rubber ordinary coal tar, which costs less than one cent a pound. From this is evolved isophrene, out of which he makes the rubber.

**TRADE LITERATURE**

The Pulse of Progressiveness for the  
**ARCHITECT**  
**OWNER AND**  
**CONTRACTOR**

**A General Alarm by Telephone System.**

In manufacturing plants, public buildings and schools or other institutions which have private telephone systems or are planning to have such system, there is frequently need for a device which will ring a number of bells or buzzers simultaneously. Such a device has been perfected by the Western Electric Company in what is termed "general alarm or code signaling sets."

The function of the sets, which will probably find their greatest application in connection with private branch exchanges and inter-phone systems in business houses, factories, hospitals and schools, will be to call to the nearest telephone any one of a number of men by an arbitrary selective code, to sound an alarm in case of fire or other emergency, and to sound bells for recess or recitation periods. The sets may also be used independently of telephone systems.

The signaling set may be mounted at any central point and bells and buzzers scattered wherever signals are to be given. A simple turn of a key handle will sound a call simultaneously on all the bells and repeat the call four times, each key sending out a different code signal. The sets can be connected into the telephone or inter-phone together with an auxiliary resistance and condenser box. They are furnished in any capacity up to ten different signals.

**A New Sectional Unit Switchboard.**

The Western Electric Company, 463 West street, New York, has developed and placed upon the market an intercommunicating switchboard, the No. 1801, of a distinctly unique type. The No. 1801 sectional unit switchboard was developed to step in when the number of telephones exceeds twenty or is likely to exceed twenty in a short time. The units fit together like those of a sectional book case; and, by adding units, it is possible to make a switchboard of 20, 40, 60, 80, or 100 line capacity. It meets the demand for a switchboard which will be absolutely reliable while inexpensive enough to fit a modest appropriation.

One of the features which makes the No. 1801 the ideal switchboard for schools, factories, prisons and other institutions is its arrangement for sounding a general alarm. This is a means of ringing and talking to all stations simultaneously, thus providing a fire or general alarm system without extra cost. Four systems, to give four different classes of service, may be furnished. Two provide a means of connecting into the public telephone system.

**Journal of Western Engineers.**

"Arch design," "Light Compression Members," "Notes on Producer Gas Power," and "Chemistry of Sewage Purification," are features of the September number of the Journal of Western Society of Engineers just published. Copies may be obtained by addressing the society at 1735 Monadnock Block, Chicago, Ill.

**New Shingle Construction.**

To meet the demand for good ornamental roofing, which will provide a serviceable roof covering for residences, bungalows, churches, schools, garages, etc., the Berger Manufacturing Company, of Eleventh avenue and 22d street, New York, has recently placed upon the market two new and distinctive designs of metal shingles.

These shingles are durable and economical. The constructions are simple, permitting ease of laying, yet eliminating all possibilities of leaks. The three-point contact side lock cannot possibly become unhooked after the shingles are nailed in position. Expansion and contraction are fully provided for. The nails, two to each shingle, are covered by the next shingle placed in position. A very important feature is the fact that heavy ribs are formed at the top of each shingle to prevent rain or snow from entering.

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Brooklyn Builders Supply Co., 6th St. Basin  
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Mallou, C. O.-Knox, C. E., 90 West st.

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Southern Cypress Mfr. Assoc., 1213 Hibernia  
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C. R. Macaulay, 18th st & 5th ave.  
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Metropolitan Flooring Co., Flatiron Bldg., N.Y.

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Bechmann, A. G., 1055 So. Boulevard.  
Boylan, J. J., 402 West 51st st.  
Braude-Papas Co., Broadway & 142d st.  
Brown Co., J. R., 105 West 40th st.  
Brown, Inc., W. E. & W. I., 3422 3d ave.  
Buerman & Co., C., 807 Grand st.  
Cammann, Voorhees & Floyd, 84 William st.  
Carpenter, Firm of L. J., 25 Liberty st.  
Carreau, C., 796 6th ave.  
Cokeley, W. A., Grand Central Term., Manhtn  
Cole, M. H., 500 5th ave.  
Cruikshank Co., 141 Broadway.  
Cruikshank's Sons, W., 31 Liberty st.  
Cudner R. E. Co., A. M., 254 West 23d st.  
Davies, J. C., 149th st and 3d ave.  
Day, J. P., 31 Nassau st.  
De Seiding Bros., 123 Broadway.  
De Walltears & Hull, 135 Broadway.  
Dowd, J. A., 374 6th ave.  
Doyle & Sons, J. F., 45 William st.  
Duross Company, 155 West 14th st.  
Eckerson, J. C. R., 25 West 20th st.  
Eckhardt, P. C., 692 8th ave.  
Edgar, Herman, L. R., 81 Nassau st.  
Ellieman & Co., D. L., 431 Madison ave.  
Ely & Co., H. S., 21 Liberty st.  
Finegan, A., 35 Nassau st.  
Fischer, J. A., 690 6th ave.  
Fitzsimons, T. P., 751 6th ave.  
Fox & Co., P., 14 West 46th st.  
Frost, Palmer & Co., 1133 Broadway.  
Geoghegan, P. A., 464 8th ave.  
Golding, J. N., 9 Pine st.  
Goodwin & Goodwin, Lenex ave & 123d st.  
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Smith, F. E., 1 Madison ave.  
Smyth & Sons, B., 149 Broadway.  
Steinmetz, J. A., 1009 East 150th st.  
Tucker, Speyers & Co., 435 8th ave.  
Tyng, Jr., & Co., 41 Union Square West.  
Ullman, C. L., 3231 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.  
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James & Sons, John F., 193 Montague st.  
Ketcham Bros., 129 Ralph ave.  
Morrissey, Wm. G., 129 Montague st.  
Porter, David, 139 Montague st.  
Pyle Co., H. C., 199 Montague st.  
Rae Co., Wm. P., 180 Montague st.  
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Lewine, F. & I., 135 Broadway.  
Lowenfeld & Prager, 149 Broadway.  
Mandelbaum, H. & M., 123 Broadway.  
Wallach Co., R., 68 William st.

### Reports (Building)

Dodge Co., F. W., 11 East 24th st.

### Rock Blasting

John Coombs, 253 Wtst 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., 175 Broadway.  
Title Insurance Co. of N. Y., 125 Broadway.

### Trucking

Atlanta Contracting Co., 230 East 42d st.

### Vault Lights

Berger Mfg. Co., 11th ave. & 23d st.  
Brooklyn Vault Light Co., 270 Monitor st, Bklyn.

### Waterproofing

Obelisk Waterproofing, 1 Madison ave.



# OFFICIAL CREDIT RECORDS

## JUDGMENTS.

### Manhattan and Bronx.

Oct.

- 14 Andrews, Robt L—W J Sperl...25.41
- 14 Ajello, Sylvester—A Bakst et al...135.01
- 14 Ackerson, Edna E—J E Scheier...132.12
- 15 Aird, Albt F & Geo R Lyon—C W Anderson...519.88
- 15 Ayer, Louise, Marie L Ayer & Thos A Morris—H R Daniel...176.73
- 16 Aldous, Fredk—W W Bross...203.29
- 17 Aneston, Jno—M Abrahams...285.41
- 16 Acker, Fredk W—City of N Y...19.41
- 18 Agid, Sam & Sale—J M Salzer...35.86
- 18 Agar, Alex—A Kadish et al...455.91
- 18 Agid, Sam—L Birnbaum et al...112.40
- 18 Artale, Jos—D Derviss...148.90
- 18 Agradedes, Kostaninos or Constantinos Agrads—T Panagakos...147.32
- 14 Boran, Michl F—T P Murphy...270.17
- 14 Burroughs, Arthur G—L Hamilton...214.53
- 14 Bernstein, Saml—L Cowan...71.95
- 14 Brady, Thos—Geo Liss & Co...39.57
- 14 Bouker, Albt J, 40-46 E Sixty-second St Co & H Allen Dalley—P A Roudil...380.55
- 14 Belotti, Saml—Geo Liss & Co...55.97
- 14 Baker, Chas S—A Cahn...78.91
- 14 Bloom, Edw L—Lord & Taylor...509.69
- 15 Bailey, Ebenezer—Tenement House Dept...57.00
- 14 Ballinbaum, Max—B Kimler...42.76
- 15 Berry, Harry J—E Weiss...1,036.48
- 15 Broder, Julius—J R Smith & Co...25.02
- 15 Buchner, Robt P—Title Guaranty & Surety Co...107.25
- 15 Berkowitz, Jos S—Jay C Wemple Co...42.97
- 15 Barker, Robt P—Equitable Trust Co of N Y...61.36
- 15 Blumberg, Max—Manhattan Hotel Co...94.12
- 15 Bastone, David—Piel Bros...14.71
- 15 Boucard, Nabal & Chas S Douge—A Clan...91.33
- 15 Baer, Albt H—City Account Co Inc...81.81
- 15 Bertelson, Bartel—L N Levy...114.66
- 15 Botto, Wm—J Goldberg...245.15
- 15 Burke, Jno F—F W Kilian...164.39
- 15 Biderman, Julius—Wilson Trading Co...63.81
- 16 Bekkenkamp, Adrian S—J M Copland...478.66
- 16 Bernstein, Abr—J Kanefsky...31.83
- 16 Brown, Willie L—M L Sandford et al...239.22
- 16 Bleiweiss, Jos—Gluck & Weingold...165.17
- 16 Bauml, Sigmund—M A Bernheimer et al...64.68
- 16 Bellochio, Paolo—Nichols & Gray Co...199.35
- 17 Brown, Willie L—W B Hopping...371.75
- 17 Becket, Sophie I—E Fiske...43.97
- 17 Belling, Geo C—N J Rich Development Co...50.66
- 17 Barin, Moritz—N Y Edison Co...24.11
- 17 Birnbaum, Alter—B Shapiro...202.81
- 17 Bleyer, Rudolph—E J Reiser...444.18
- 17 Berthold, Frank A—M M Sternberger et al...310.16
- 17 Bennington, W Newton—A C Craig...3,699.11
- 17 Braunstein, Jacob—G Falk et al...14.03
- 17 Balme, Gaston—C E Fell...68.15
- 17 Blumberg, Max—Manhattan Hotel Co...42.11
- 17 Bergehold, Hetty, formerly Hetty Churchill—Fluri Constn Co...85.21
- 17 Brooks, Arthur J H—W Brown...92.81
- 17 Brown, Lawrence E—F A Dorman...90.81
- 17 Beals, Walton W—“Joseph”...37.26
- 17 Baker, Jacob J—W H Ely et al...454.87
- 17 Birdseye, Clarence F—L W Halsey...76.65
- 17 Bishop, Jas C & Oliver E Taylor—B C Harvey...80.85
- 18 Barham, John A & Jos D Daucus—Empire Trust Co...294.10
- 18 Bearman, Estelle—C E Mauk...260.41
- 18 Broslovsky, Philip—Swift & Co...70.66
- 18 Bergfeld, Sol—G E Nicholson...181.55
- 18 Bell, Robt W—Aetna Natl Bank of N Y...231.46
- 18 Barshop, Hyman—M Mandelstein...18.41
- 18 Bradley, Jas—T Smith...268.85
- 18 Beales, Chas R—M R Weed...323.22
- 18 Brown, Anna—J Turnbull...4,317.00
- 14 Clarke, Lee C—City Account Co, Inc...91.40
- 14 Creatoro, Francesco—D Goldman...284.41
- 14 Costa, Paul C—F L Martin...81.31
- 14 Belloran, Aaron—J Darrow...costs, 4.32
- 14 Chamberlain, Chas C—Estate of Marta C Coe...112.66
- 14 Cody, Jas A—R Mayer...104.93
- 14 Cahn, Abr—Windsor Court Realty Co...47.22
- 14 Cohen, Annie—Henry Morgenthau Co...93.22
- 14 Calderon, Michelangelo—S W Leigh et al...71.67
- 14 Capece, Danl—N Y Tel Co...18.98
- 14 Cunningham, Thos J—same...32.86
- 14 Croeninger, Ernest F—Retzmann & Co...112.17
- 14 Croeninger, Ernest F—H Hymans...112.17
- 14 same—Louis Pianchon & Co...264.67
- 14 Conroy, David J—Clementin Restin Co...29.41
- 14 Castle, Vernon—A V O'Neil...73.47
- 14 Cantino, Melachiore—C P Canella...100.95
- 14 Cantone, Melachiore—C P Canella...48.62
- 15 Cole, Herbert S & David D Holmes—People, &c...1,000.00
- 15 Chiri, Chas & Michl Nesi—same...1,500.77
- 15 Comings, Hill L—A J Horn...203.77
- 15 Coyle, Orrin L—L W Geisler Jr...87.82

- 15 Comstock, Anna A & Jno McKinley—R M Kerr...134.73
- 15 Campbell, Jno—Francis H Leggett & Co...32.61
- 15 Cohen, Jacob—T F Paddell...costs, 127.81
- 15 Cripps, Thos A—W W Farley...costs, 29.97
- 15 Crimmins, Patk—P J Sullivan...47.13
- 15 Crannell, Wm L—Robt Graves Co...580.30
- 15 Carnes, Margt M—American Radiator Co...124.07
- 15 Clark, Jno J—T R McMann Co...46.65
- 15 Caldwell, Jno—Metropolitan Printing Co...34.55
- 15 Cosenza, Salvator & Jos Cosenza—S Muscicchia et al...141.41
- 15 Christakos, Jno—J Snutzes...427.55
- 15 Campbell, Jas A & Donald Campbell Co—E W Webb...479.73
- 16 Conner, Fredk W—N Y Tel Co...49.80
- 16 Coe, Mary C—Maurice Co...1,708.96
- 16 Carbone, Margt—C R D Hellmud...45.00
- 16 Csolkovitz, Eugene, Bernardo Ruffino & Chas A Hasek—N Y Tel Co...64.18
- 16 Casey, Jos—N Y Tel Co...44.08
- 16 Caminez, Jacob—Wisconsin Furniture Co...238.78
- 16 Carniol, Adolph & Rose—Nashua Gunned & Coated Paper Co...272.61
- 16 Combs, Jos—H L Sandford...239.12
- 16 Coleman, Tom L—Diamond Rubber Co of N Y...39.06
- 16 Cohen, Lewis & Max B Kolber—E I Du Pont De Nemours Powder Co...16.29
- 16 Carhart, Herbert—H R Conklin et al...25.75
- 16 Cohen, Saml—G W Salinger...1,031.97
- 17 Crutchley, Edw—McMann & Taylor Co...143.69
- 17 Cohen, Morris—S M Rosenthal et al...274.65
- 17 Constad, Wm W—J A Woodfall...955.90
- 17 Cooper, Harry—Lee Lash Studios...122.91
- 17 Cohn, Harris—S B Rabinsky...32.99
- 17 Catterson, Patk—Milliken Bros...costs, 118.08
- 17 Cripps, Thos A—W W Farley...1,820.97
- 18 Cox, Wm, Jr—A Riese...39.31
- 18 Carey, Walter B—J F Taylor et al...49.45
- 18 Conried, Hans G—M H Wolfe...123.31
- 18 Carter, Mary A—G A Thompson...130.11
- 18 Conden, Elliott R—Bergdorf & Goodman Co...705.33
- 18 Charni, David—S Epstein...44.91
- 18 Chadwick, Berkeley L—Review of Reviews Co...47.50
- 18 Cinque, Gusppi—J Victori...82.23
- 18 Cohen, Saml—B Goldberg...83.35
- 18 Callahan, Danl J—J E Willis et al...25.20
- 18 Cohen, Max & Abr (not summoned)—H Dreesbold...111.91
- 14 Disisto, Tony—Geo Liss & Co...23.83
- 14 Dunn, Mary F—Stern Bros...536.33
- 14 Driks, Louis—East River Ice Co...89.65
- 14 Desowitz, Saml—M Larschein...313.70
- 14 Dutcher, Jane—N Y Tel Co...35.43
- 14 Dale, Theo D—same...117.84
- 14 De Voe, Susie—W Rich...461.17
- 15 Davison, Fred J—Rahway National Bank...1,282.98
- 15 D'Amora, Matthew & Louis H Crafts—N Y Transportation Co...968.99
- 15 De Boer, Chas—Francis H Leggett & Co...160.12
- 15 Donohue, Thos—B E Dolphin...117.81
- 15 Dessner, Jacob—P Friedlander...49.99
- 15 Dinsmore, Fred C—Equitable Trust Co of N Y...247.30
- 15 Duggan, Jno J—City Account Co Inc...41.07
- 15 Dennigan, Mickel J—California Grape Liquor Co...178.56
- 15 De Siano, Almeric—E T Bucchi...248.67
- 15 Davidson, Geo L—M Tecla & Co...1,316.33
- 16 Delker, Wm, Louis Delker & Wm Delker, their son—E Eising & Co...211.26
- 16 Delker, Wm—same...26.59
- 16 Desowitz, Sam & Katie—Ilsey & Held Co...74.19
- 16 Doughty, Frank B—K A Brennan...366.72
- 16 Dannenbaum, Chas J—B Altman & Co...351.03
- 16 De Jong, Adolph—C A Buhler...266.31
- 16 Doernberg, Milton J—B Kearney...304.83
- 16 De Moya, Susan M—V McCarren...243.41
- 17 Dale, Dorothy—J Mandel...97.91
- 17 Dargeon, Michl J exr—E McGuire...costs, 78.30
- 17 Dike, Eugene A—A Dike...costs, 285.76
- 17 Di Siano, Almeric—A J Schossberger & Co...124.26
- 17 Dolan, Hugh—Green Shrier Co...264.40
- 17 Dillon, Idel—E A Schwerdtfeger & Co...22.11
- 18 Durham, Lawrence B—Hough Wickersham Realty Co, Inc...269.31
- 18 Donnellon, Jos J—T Barkey...144.57
- 18 De Matteis, Alfonso & Adele—Wolf...342.83
- 18 Desowitz, Saml—Chas H Gillespie & Sons...77.01
- 18 Darrah, Margt G—A P Hexamer...148.67
- 14 Ely, Sarah E—C H Bennett...61.89
- 14 Edelman, Harry—Utility Realty Co...126.45
- 15 Eisen, Jos & Jas R Roosevelt—Tenement House Dept...57.00
- 15 Eckart, Geo—Paul Ruinart Champagne Co...81.88
- 15 Eisenberg, Louis, Wm Rabinowitz & Bessie Kaplan—A Brawer...92.95
- 16 Eigen, Israel—M Kirchenbluth...229.93
- 16 Emanuel, Jno F—I Wetngarten...34.01
- 16 Ebert, Edw—N Y Metal Ceiling Co...46.96
- 17 Einzig, Jonas & Anton—Wood & Seelick...116.04
- 17 Egidl, Rudolph—E Endelman...30.06

- 18 Ezechel, Benj J—Woodrow & Marketos...74.15
- 18 Elliott, Thos—M Scheuer...29.41
- 18 Einstein, Geo A—S Possner et al...1,699.94
- 18 Ellett, Tazwell—N W Bowe...240.17
- 18 Eymann, Chas—L Pomada...160.13
- 18 Ewing, Jos & General Appliance Corp—Hotel Credit Letter Co...137.15
- 14 Finn, Chas T—S Brown...28.81
- 14 Feeney, Mary—N Y Tel Co...35.04
- 14 Ferrigan, Mary J—T J McManamy...1,860.15
- 14 Fay, Irma—N Y Tel Co...16.39
- 14 Feldman, Alverta—same...34.10
- 14 Ferriboe, Jas J Assn—N Y Tel Co...15.91
- 14 Freedman, Adolf—A Cohen...334.93
- 14 Farley, Wm W Comr—W Roth...costs, 56.48
- 14 Firer, Rebecca—H Shaffer...274.65
- 14 Fanning, Fred E—Geo Kern, Inc...84.80
- 14 Franceze, Francisco & Minnie Polatck—I Leichter et al...69.65
- 15 Ferrigan, Mary J—Jas M Bell Co...548.84
- 15 same—same...3,164.46
- 15 Fargo, Bertha—M Meyer...121.49
- 15 Feifer, Eva—S Black et al...178.65
- 15 Frankel, Hyman—Geo Colon & Co...15.22
- 15 same—same...12.72
- 15 same—same...15.32
- 15 Fine, Morris—J Vanek et al...244.91
- 15 Fell, E Clifton—E A Bremer...3,928.48
- 15 Finnegan, Danl—A H Joline et al...costs, 117.83
- 15 Field, Leonard J—Century Bldg Co...185.73
- 15 Freese, Jno H—A E Marling et al...58.81
- 15 Fataato, Luigi—Mediterranean Express Co...82.01
- 16 Farrell, Luke—Piel Bros...4.41
- 16 French, Wm L—N Y Tel Co...36.91
- 16 Friedman, Saml—J Lauricelli et al...69.30
- 16 Foote, Otto—David Street Co...147.53
- 17 Finnerly, Jas J—N Y Edison Co...27.66
- 17 Francisco, Wm—same...11.89
- 17 Feinberg, Annie—same...47.71
- 17 Fette, Otto—David Street Co...147.53
- 17 Fancilli, Jerome S—Lebolt & Co...144.11
- 17 Fernandez, Nathan—W W Farley...costs, 79.47
- 17 Fraser, Andw S—Edw Thompson Co...353.07
- 17 Fuller, Wm—C Ludwig Baumann & Co, Bklyn...77.75
- 17 Fraser, Andw S—Edward Thompson Co...353.07
- 18 Fox, Fredk—M J Grove Lime Co...1,493.81
- 18 Flint, Albt E—Natl Bank of Auburn...4,229.95
- 18 same—same...203.45
- 18 same—same...208.45
- 18 Flachs, Leon—H Rein...161.90
- 14 Garrison, Jas C\* & Louis S—Royal Worcester Corset Co...155.64
- 14 Gonzales, Arthur—N Y Tel Co...71.77
- 14 Gerth, Aug—R Moll...245.45
- 14 Guttman, Emil—N Y Tel Co...36.33
- 14 Gloede, Christopher—General Baking Co...84.70
- 14 Gray, Jas L R & Henry R Travend—Broadway Auto Accessories Store Inc...25.11
- 15 Grieve, Maurice—E Distelhorst...38.40
- 15 Gabriel, Abr—Tenement House Dept...62.00
- 15 Gusson, Abr—Loeb & Schoenfeld Co...182.57
- 15 Goldberg, Maurice—M S Wolff...29.31
- 15 Greenleaf, Arthur—Equitable Trust Co of N Y...165.00
- 15 Greenberg, Abr—Butler Bros...75.40
- 15 Greenwald, Jack & Sol—C Schraudner...64.41
- 16 Gitt, Harry N—State Bank...5,887.66
- 16 same—same...5,684.97
- 16 Gledhill, Franklin E—P J Walsh...135.01
- 16 Gittleman, Morris—C Androwitz et al...309.85
- 16 Greenberg, Meyer—J Joseph...300.00
- 16 Glead, Jno R—J Greenbaum...139.40
- 16 Gillman, Fred R—M A Goodman...130.28
- 16 Goldin, Hyman—I Teplenky...91.69
- 16 Gitt, Harry N—M L Stover et al...5,046.44
- 16 Gibbons, Richd H—J F Gleason...226.46
- 17 Goldberg, Benj & Philip Saffen—N Y Edison Co...21.61
- 17 Gruber, Max—United Electric Light & Power Co...94.39
- 17 Gumpert, Fredk E—N Y Edison Co...13.50
- 17 Gorges, Edw H—J F McNaboe...119.91
- 17 Greenberg, Chas—E Rosenberg et al...43.25
- 17 Gettegn, Isaac S—K B Warden...2,397.75
- 17 Gladman, Geo J—J N Richards...603.38
- 17 Ginden, Meyer—L J Krechovsky...43.40
- 18 George, Vito—A Ehser...51.27
- 18 Graham-Rogers, Chas T—M C Graham-Rogers...costs 139.84
- 18 Gartelman, Barnett & Chas Sichel—Globe Molasses Food Co...397.80
- 18 Giordano, Anthony—M Tuscano...45.25
- 18 Gervais, David C—S S Hoag...costs 108.95
- 18 Goldsmith, Lewis—S Simon...6,795.00
- 14 Horton, Thos R—Bulkley Dunton & Co...1,763.96
- 14 Haggerty, Jas J exr & Alex Maynes—E L W Johns...166.99
- 14 Hodges, Walter W—N Y Tel Co...18.99
- 14 Hirschhorn, Abr—M A Liebert...149.86
- 14 Hillman, Ida & Peter N Gardner—J A Steinmetz...132.74
- 14 Haug, Christian J—G Edler...125.90
- 14 Healey, Frank F—N Y Tel Co...23.95
- 14 Hirsch, Chas S—S E Lichtenstein...69.00
- 15 Howe, Alfd J W & Jos R Norris—W J Connors...costs, 667.26

- 15 Hershkovitz, Jacob—Tenement House Dept. . . . . 62.00  
 15 Heilbrun, Fanny—same . . . . . 62.00  
 15 Haase, Richd—David Stevenson Brewing Co . . . . . 241.63  
 15 Hennessey, Jno R—H Phillips. 185.42  
 15 Hammann, Emil—Equitable Trust Co of N Y . . . . . 55.83  
 15 Herring, Geo—Italian Swiss Colony. . . . . 116.01  
 16 Hunter, Jno F—N Y Tel Co. . . . . 23.82  
 16 Hawley, Jas B—M Kennerley. . . . . 70.34  
 16 Horowitz, Morris—L Elfenbein et al . . . . . 71.20  
 16 Harris, David—Butler Bros. . . . . 92.88  
 16 Halperin, Michl S & Saml D Zirnsky—Belber Trunk & Bag Co. . . . . 75.25  
 16 Hance, Hiram O—Brooklyn Bank of City of N Y. . . . . 494.00  
 16 Hirschorn, Abr—H F Gundrum Co. . . . . 48.20  
 17 Held, Reuben J—Shoniger Bros. . . . . 630.13  
 17 Harris, Henry & Janet—F Barbanes. . . . . 599.49  
 17 Held, Reuben J—J C McCreery. 704.66  
 17 Hill, Arthur K—N Y Edison Co. . . . . 33.45  
 17 Hutchison, Hattie—United Electric Light & Power Co. . . . . 22.22  
 17 Hollowell, Louis S & Herb Cole—N Y Edison Co. . . . . 45.98  
 17 Humeck, Jno—Bklyn Union Gas Co. . . . . 13.03  
 17 Hailbloom, Jos & Sam Gemeiner—G S Males . . . . . 59.44  
 18 Horenburger, Herrm & Herman—S Goldberger . . . . . 104.22  
 18 Heller, Judah—M Wertheimer . . . . . 31.15  
 18 Horowitz, Moses—M Estrin . . . . . 16.92  
 18 Hottendorf, John H C—N Y Tel Co. . . . . 25.50  
 18 Henry, Alice—People, &c . . . . . 500.00  
 18 Hummel, Henry—H W Vogel et al . . . . . 182.78  
 18 Havnor, Henry J—Wm Baumgarten & Co . . . . . 937.02  
 18 Hendrick, Philip E—Catholic Women's Benevolent Legion. . . . . 11,656.85  
 18 Heisler, John G & Ellen J—Westchester Investing Co . . . . . 1,459.61  
 18 Himelstein, Max—O C Schmidt et al . . . . . 122.15  
 18 Helwig, Chas—H Herrmann Lumber Co . . . . . 385.38  
 14 Isaacs, Philip—Simpson, Crawford Co. . . . . 230.16  
 14 Javitz, Max—East River Ice Co. 130.15  
 14 Jacoby, Nathan D—S Liebowitz. . . . . 99.82  
 15 Jaffe, Harry—L Fishman . . . . . 102.12  
 15 Jacobius, Paul L—Piel Bros. . . . . 21.41  
 15 Joline, Adrian E & Douglas Robinson, recrs—G Schratz . . . . . 841.79  
 16 Krekorian, Kenneth—Colgate & Co. . . . . 26.18  
 16 Jones, Jno—C Tarlow . . . . . 32.13  
 16 Jacobs, Jack—H Peskin . . . . . 81.72  
 17 Jordan, Jas & Richd Moriarty—Press Pub Co. . . . . 751.68  
 17 Jeremias, Chas—Kohle Scolnik Co, Inc. . . . . 76.91  
 17 Jones, Lena—Curtis Blaisdell Co. 463.67  
 17 Jerome, Lovell H—L Zeckendorf & Co . . . . . 344.26  
 18 Same—J Magoffin . . . . . 1,309.66  
 18 Jordan, Vivian—I Kaufman . . . . . 301.71  
 18 Jacobs, Christian—Consolidated Chandler Co . . . . . 92.47  
 14 Keegan, Jno J—E Dougherty. . . . . 341.72  
 14 Kahn, Louis J—I Seiler et al. . . . . 254.31  
 14 King, Chas—G Kay . . . . . 107.02  
 14 Krautman, Fanny—J Levy. . . . . 23.26  
 15 Kearney, Jno—E M Kearney. . . . . costs, 35.85  
 15 Kaiser, Albt H—Manhattan Leasing Co . . . . . 127.26  
 15 Kovner, Julius—Jos Hyman Mfg Co. . . . . 116.20  
 15 Kaminsky, Morris—A Ullman et al . . . . . 605.37  
 15 Koerner, Gottlieb—Lag & Co. . . . . 160.27  
 15 Kiernan, Frank—Wm H Henry & Co . . . . . 63.98  
 15 Kelly, Jno—J J Masterson . . . . . 290.88  
 15 same—Gibson Distilling Co. . . . . 382.16  
 16 Kahn, Isaac—J & J Gerson. . . . . 165.41  
 16 Kaplitz, Jos—L Levy. . . . . 43.61  
 16 Kolber, Max B—E I Du Pont De Nemours Powder Co. . . . . 16.29  
 16 Katz, Adolph—Funk & Wagnalls Co. . . . . 88.41  
 17 Kulper, Louis—W W Farley. . . . . costs, 81.47  
 17 Kohler, Ike—C G Reider . . . . . 61.54  
 17 Kimball, Saml E—Nason Mfg Co. 71.00  
 17 Kipp, Richd C—A C Cloran. . . . . 75.00  
 17 Knowles, Henry H—R Wilson. . . . . 735.00  
 17 Kaplan, Louis—L Smith. . . . . 69.72  
 17 Kutsukin, Paul—United Electric Lgt & Power Co. . . . . 47.14  
 17 Kalm, Bess—same . . . . . 70.51  
 17 Kosowsky, Hyman—D Myer . . . . . 37.91  
 17 Koerner, Wm F—M Mack . . . . . 250.00  
 18 Kennedy, Wm J—Powers Photo Engraving Co . . . . . 107.09  
 18 Kalanik, Paul—M Bender . . . . . 195.00  
 18 Kalish, Isaac—J Trumper et al. 241.65  
 18 Kavanagh, Jas B—H J Farrell. 207.22  
 18 Krauss, Saml H—G A Morrison, Jr . . . . . 46.91  
 18 Kopperman, Morris—B Rosen . . . . . 33.51  
 18 Katzenstein, Harry—M Maloney. . . . . costs 108.82  
 14 Laue, Martin & Wm—W E Baker Co. . . . . 146.08  
 14 Levy, Chas H—West Publishing Co. . . . . 198.71  
 14 Lundquist, Violet F—E W Mitchell. . . . . 80.88  
 14 Luerssen, Geo M—M J Braden. . . . . 23.06  
 14 Lyon, Geo W—Hunts Point Constn Co. . . . . 70.15  
 15 Lambert, Max—R P Lee et al. . . . . 237.03  
 15 La Point, Wm W—Hill Sanatorium Inc . . . . . 205.27  
 15 Levine, Leopold E—Tenement House Dept. . . . . 57.00  
 15 Lindinger, Fritz—A Kleffmann. . . . . 76.06  
 15 Lewis, David—J W Place. . . . . 161.64  
 15 Lindsay, Wm T—Equitable Trust Co of N Y . . . . . 76.34  
 16 Lennon, Wm I—N Y Tel Co. . . . . 40.46  
 15 Leuchtenberg, Wm E & Wm E Leuchtenberg Co—Natl Nassau Bank of N Y . . . . . 535.26  
 16 Levi, Morris J, Harry M Gitt & American West Indies Trading Co—State Bank . . . . . 9,241.88  
 16 Levin, Benj—same . . . . . 34.91  
 16 Levy, Everett A—same . . . . . 47.88  
 16 Lubetkin, Bernhard—Empire Flour Co . . . . . 92.26  
 17 Locastro, Gerlando & Sebastiana Anastasi—Baldwin Bros & Co. . . . . 166.21  
 17 Lorenzo, Peter—N Y Edison Co. . . . . 22.15  
 17 Levy, Louis & Richd A Kaufman—Edw Thompson Co. . . . . 170.69  
 17 Lehr, Benj—N Y Edison Co. . . . . 16.62  
 17 Linsky, Chas—M Stern . . . . . 137.29  
 17 Lawrence, Julia—Haas Bros . . . . . 380.98  
 17 Lipshitz, Benj & Louis—S Rose. . . . . costs, 109.31  
 17 Levy, Harry—U S Gas Fixtures Co City of N Y . . . . . 65.76  
 17 Lord, Elliot—W A Megrath. . . . . 872.96  
 17 Lieberman, Isaac & Lena or Isaac Liberman—J Bloom . . . . . 67.65  
 17 Loeb, Leopold & Harry N Gitt—M Rosenberg . . . . . 4,103.38  
 18 Little, Gabriel C—M J Collinge. 4,913.45  
 18 Lewis, Chas H—W J Bush & Co, Inc . . . . . 63.33  
 18 Lotta, Benny—A Bruder . . . . . 47.47  
 18 Lafrentz, Chas N—Jno Wanamaker N Y . . . . . 49.42  
 18 Lambert, Geo I—White Rats of America Pub Co . . . . . 52.67  
 18 Levine, Harry—J Shongut. . . . . 35.95  
 18 Lodolce, Salvatore—J O Dowden & Co . . . . . 299.72  
 14 McGowan, Jno—G Herbst . . . . . 25.87  
 14 Marcus, Louis—Geo Liss & Co. . . . . 98.86  
 14 Miller, Simon—Wm B Harus Co. 138.30  
 14 Macioce, Angelo—H A Blumenthal . . . . . 120.06  
 14 McCallum, Lee—C Sheridan et al. . . . . 3,524.68  
 14 Mullen, Mary—J F McCormick. 218.17  
 14 Morrison, Wm\* & Ethel P—Jas Butler Inc . . . . . 74.90  
 14 Mellert, Fred M—H B Smith Co. 463.60  
 14 Marks, Philip—Meehan Constn Co. 40.11  
 14 McClatchey, Thos—Thos J Plunkett & Sons . . . . . 92.95  
 14 Moore, David—same . . . . . 23.11  
 14 Moutski, Marc—T Church. . . . . 234.80  
 14 Michael, Chas—Jefferson Bank. 2,355.20  
 14 Mahony, Eugene P—M J Mahony. 110.28  
 14 McAdams, Geo—H A Gleisman. . . . . 37.67  
 14 Miral, Leon—H A Groen. . . . . 223.35  
 15 Mullin, Patk gdn—E C Jones. . . . . costs, 69.60  
 15 McCabe, Patk D—McCabe. . . . . 318.53  
 15 Meise, Horace S—Chas Scribner & Sons . . . . . 123.81  
 15 Miller, Simpson—Francis H Leggett & Co . . . . . 71.32  
 15 Mackey, Jno J—Lord & Taylor. 122.49  
 15 Mayer, Mary—Tenement House Dept . . . . . 57.00  
 15 McLeish, Geo S—Brentmore Realty Co . . . . . 153.11  
 15 Magee, Alonzo H & Wm Kerby—W Knowlton . . . . . 484.54  
 15 McKinley, Jno—R M Kerr . . . . . 134.73  
 15 Maack, Sophie—R B Henry Co. . . . . 115.32  
 15 McFadden, Jas—A H Joline et al. . . . . costs, 107.88  
 16 McCrear, Wm E—M Emerling. 1,301.03  
 16 McCorry, Alfred E F—J P Gorman. . . . . 1,727.85  
 16 Manneschmidt, Jacob, Jr—Neptune Hardware Mfg Co. . . . . 50.79  
 16 Moran, Jas—N Y Tel Co. . . . . 73.57  
 16 McGhee, Walter B & Robt S Royer—Clarence N Smith & Co. . . . . costs, 83.50  
 16 Moss, Saml—C M Levy. . . . . 32.65  
 16 Moresch, Saml—N Y Tel Co. . . . . 16.24  
 16 Mann, Wm—same . . . . . 30.80  
 16 Madow, Rose—N Y Tel Co. . . . . 16.26  
 16 Madden, Mary—same . . . . . 37.00  
 16 Martin, Jas L—same . . . . . 20.76  
 16 Mecca, Antonio—Societe Melitana Di Mutuo Soccorso . . . . . 165.76  
 16 Marshall, Anna—N Y Tel Co. . . . . 34.81  
 16 Mintz, Carson—same . . . . . 26.98  
 16 Monahan, Wm A—same . . . . . 29.29  
 16 Mack, Michl J—W D Cameron. . . . . 67.27  
 16 Masulli, Grazia—Roth & Lautman. 35.22  
 16 Moller, Otto, Jr & Fredk C—Swift & Co . . . . . 215.95  
 16 Miller, Lena & Benj Cohen—People, &c . . . . . 300.00  
 16 Mears, W Howard—Chas T Streeter Constn Co . . . . . 102.20  
 16 Mitchell, Henry—A Schwartz. . . . . 38.32  
 16 Meltzer, Hyman & Louis Karron—S Seiger . . . . . 2,030.56  
 16 MacGregor, Marion E—R W Bragg. . . . . 335.17  
 17 Mack, Terry—M Julian . . . . . 209.65  
 17 Mangels, Edwin F—I D Rosenberg. . . . . 829.00  
 17 Motley, Thornton N—G A Powell. 114.35  
 17 Murray, Walter A—United Electric Light & Power Co. . . . . 19.17  
 17 Mendelson, Alex M—N Y Edison Co. . . . . 12.01  
 17 Mullin, Jno—Gibson Distilling Co. . . . . 41.33  
 17 Martell, Chas E—N Y Edison Co. 11.11  
 17 Marcus, Isidor—J Rodriguez & Bros. . . . . 287.17  
 17 McKeon, Bartholomew—G A Becker. . . . . 86.61  
 17 McEwen, Fredk E—A E Pelham. 85.34  
 18 Mullin, Dennis—H Spear et al. . . . . 224.06  
 18 Miller, Sampson I—J N Spans et al . . . . . 252.00  
 18 McGlone, Wm—H F Alexander & Co . . . . . 94.51  
 18 Murphy, Jas E—F J O'Hara & Co, Inc . . . . . 124.72  
 18 McKenna, Bernard C—S Rosenbluth et al . . . . . 42.71  
 18 Marshall, Morgan—J J Smith. . . . . 1,379.91  
 18 Masi, Isidore—A Masi. . . . . costs, 91.23  
 18 Maryo, Clifford—H B Gathright. 169.41  
 18 McIntosh, Wm E—S B Hopkins. . . . . 78.91  
 18 Maturio, Jos A—E Scarpati. . . . . 328.91  
 18 Martin, Jno H—E M Gattle & Co. 322.67  
 18 Myton, Mary P extrs & Rufus J Ireland, exr—J B Bissell. . . . . 1,027.24  
 18 McNarney, Thos—Adjoint Borough Park Paint Home Furnishing Co. 59.30  
 14 Newins, Geo W—J W Faltout. . . . . 59.65  
 14 Nicholls, Wm H—T M McVicar. . . . . 198.46  
 14 same—D Yerkes et al. . . . . 105.94  
 14 Neville, Michl M—P Donnelly. . . . . 34.25  
 14 Nugent, Chas M—M Gossett et al. 34.41  
 15 Nasser, Shakir—F F Pels et al. . . . . 1,734.03  
 15 Nealis, Jas—Tenement House Dept. . . . . 57.00  
 14 Newton, Wm J—L Wolfson . . . . . 36.71  
 16 Nasser, Shakir—Universal Textile Co . . . . . 1,004.41  
 16 Nankivell, Frank A—M M Marks. 226.78  
 17 Novick, Simon & Abr—A Cohen. 576.71  
 17 Neugebauer, Aug—J Graham. . . . . 60.72  
 17 Newman, Julius—S Eichenbaum. 142.15  
 18 Nicholas, Albt B—J W McDonald. 515.66  
 14 Ohmer, Eugene A—B Crystal & Son. . . . . 137.16  
 14 Orden, Chas, Vincenzo Cirrione & Vincenzo D'Amora—Oppenheimer & Trebitsch Co. . . . . 27.52  
 15 Osborn, Ethel L—S Hyman. . . . . 175.36  
 17 O'Reilly, Geo E—Bordens Condensed Milk Co. . . . . 87.41  
 18 Otis, Henry W & Burt D—A Simon et al . . . . . 1,093.05  
 14 Pepper, Thomas—First National Bank of Amityville . . . . . 1,003.17  
 14 Polizzi, Salvatore—Lewis De Groff & Son . . . . . 108.88  
 14 Pister, Saml—S E Randolph. . . . . 311.24  
 14 Pister, Saml—E C Hahn . . . . . 144.17  
 15 Preble, Walter E & Jas A Campbell—E W Webb . . . . . 324.21  
 15 Platoff, Max—J F Morris. . . . . 89.41  
 15 Pettit, Jas H admr—F E Miller. . . . . costs, 23.47  
 15 Plunkett, Paul—County Holding Co. . . . . 227.41  
 16 Pecker, Nechemie or Nathan or Nachmen—J Hirsch . . . . . 392.49  
 16 Perkins, Laura B W—T G Knox. 430.03  
 17 Parchen, Henry—Twenty-third Ward Bank . . . . . 67.99  
 17 Pincus, Harry—Albert Inc . . . . . 34.65  
 17 Paris, Jno W—C T Trowbridge. . . . . 1,915.98  
 17 Peters, Chas—H Bassen. . . . . 33.77  
 17 Petterson, Chas J—J C Thomas. . . . . costs, 246.68  
 17 Pulvermarker, Dora—N Y Edison Co. . . . . 21.40  
 18 Pepper, Thos—H O Shundler et al. . . . . 526.44  
 18 Praskin, Benj—A J Schwarte. . . . . 354.81  
 18 Piantoni, Silvius & Adelaide Piantoni Pogatschnigg—D Rosenbaum . . . . . 501.55  
 18 Price, Jno M—Northrop & Co. . . . . 175.85  
 18 Plaut, Jos—A Goodman et al. . . . . 90.20  
 18 Phillips, Frank I—W V Buck. . . . . 277.41  
 18 Pitman, Jos—L H Smith. . . . . costs, 32.41  
 18 Quinlan, Robt S—Neal & Brinker Co. . . . . 76.70  
 16 Quinn, Caroline, admtrx—A G Stone. . . . . costs, 110.80  
 17 Quinn, Cath admrx—A G Stone. . . . . costs, 110.80  
 17 Qualler, Saml—N Y Edison Co. . . . . 12.06  
 18 Quinn, Jas H—W T Gibb. . . . . 146.83  
 14 Raines, Chas T—V A Klabaur. . . . . 193.45  
 14 Reinitz, Adolph & Morris—Edw N Best & Co. . . . . 84.03  
 14 Rothstein, Sadie, & Sarah—Oppenheimer & Trebitsch Co. . . . . 35.62  
 14 Rosenberg, Saml & Sophie—I Lebelson . . . . . 64.65  
 14 Robinson, Fredk W—L Schneider. 453.15  
 14 same—same . . . . . 197.15  
 14 Rainowitz, Barnet—S Newman. 519.64  
 14 Reed, Jessie E—E W King. . . . . 473.83  
 15 Renwick, Jas A & Chalmers Wood trstes—Tenement House Dept. . . . . 57.00  
 15 Rubenstein, Adolph—L Lefkowitz. . . . . 621.6  
 15 same—M Wechsler . . . . . 115.40  
 15 Reinert, August—F Schnauer. 251.02  
 15 Randall, Harry H—Equitable Trust Co of N Y . . . . . 76.88  
 15 Rosenberg, Anna—A H Joline et al . . . . . costs, 110.88  
 16 Reiness, Rose—M Mayer . . . . . 36.23  
 16 Rokofsky, Harry—C Hoerl . . . . . 68.92  
 16 Reiss, Emil & Wm Ehrlich—S B Lilienstein . . . . . 85.86  
 16 Rosen, Saml—M Rozenover . . . . . 86.90  
 16 Ragone, Salvatore—N Y Edison Co. . . . . 22.52  
 17 Rivolin, Barnett—W L Silberberg. . . . . 153.16  
 17 Rotkowitz, Simon—A Oransky. . . . . 264.19  
 17 Rosenthal, Milton—C Cohen et al. 28.91  
 17 Rosendorf, Louis J—R Jacoby. . . . . 42.70  
 18 Romana, Vincenzo—N Y Contracting Co Pa Terminal. . . . . costs, 105.73  
 18 Reynolds, Herman R—M Marx. . . . . 40.91  
 18 Raabe, Gussie, Henry Roehrenbach & Josephine Raabe—West Side Bank . . . . . 10,634.25  
 18 Richter, Margt—Stuart Distilling Co. . . . . 128.38  
 18 Rosen, Morris—D Nadelson et al. 121.99  
 18 Rosenthal, Milton L—J F Taylor et al . . . . . 192.67  
 14 Schisgall, Theo—S Weinstein. . . . . 41.69  
 14 Strasbourger, Bertha—Saks & Co. 340.62  
 14 Shapiro, Abr & Abr Becker—A Aronowitz . . . . . 120.99  
 14 Sickle, Danl E—Bank of Metropolis . . . . . 5,050.94  
 14 Stachnick, Paul G—L Markowitz et al . . . . . 69.12  
 14 Schilling, Mathilda—G J Schreiner et al . . . . . 162.00  
 14 Sluzkin, Mary—Josephson Bros. 26.82  
 14 Stine, Henry L—M Brown. . . . . 1,415.61  
 14 Seplov, Herman—Utility Realty Co . . . . . 30.02  
 14 Skobel, Morris—N Y Tel Co. . . . . 16.06  
 14 Sondheim, Eugene—P Livingston. 332.26  
 14 Schaefer, Jno V Jr—T A O'Rourke et al . . . . . 1,058.75  
 15 Schneeman, Chas—Hudson Wrecking & Lumber Co . . . . . 78.54  
 15 Schlesinger, Saml—A H Joline et al . . . . . costs, 68.00  
 15 Shatzkin, Abr—Lawyers Title Ins & Trust Co . . . . . 94.99  
 15 Strong, Geo W—J T Kempton. . . . . 43.81  
 15 Springer, Jno H—G W Glaze. . . . . 3,752.14  
 15 Schwarz, Max—White Dur Co. . . . . 38.85

15 Siegelstein, Chas F—F Sabella... 22.65  
 15 Smith, Fredk H—I Grossman... 36.79  
 15 Spittlehouse, Harry A—F Pender... 34.33  
 15 Sheldou, Jas H—Equitable Trust Co of N Y... 405.65  
 15 Speers, Leland C—Equitable Trust Co of N Y... 192.22  
 15 Salzman, Saml—G W Salter... 64.94  
 15 Sirico, Geo J—A Palladino... 82.96  
 15 Spector, Harry—Copland Raymond Co... 47.65  
 15 Smith, Frank—A Leschen & Son Rope Co... 127.65  
 16 Spelman, Wm H—Cliff & Guilbert Co... 348.63  
 16 Schickler, Saml—S L Elish... 195.41  
 16 Scott, Ellen R, extrx—J Ingle, Jr... 15,610.44  
 16 Schratte, Albt—Quadrborough Land & Development Co... 39.41  
 16 Steindler, Percival J—G Barrie et al... 90.13  
 16 Schwenk, Saml K—O J Meckel... 2,173.59  
 16 Scherl, Max—Belding Bros Co... 72.89  
 16 Siegeltuch, Isidore—H Hirschenbaum... 69.41  
 16 Sehnarberger, Gustave—A M Draudt... 2,684.85  
 16 Scoville, Eugene—M Hasbrouck et al... 224.63  
 16 Stover, Jos W—J F Moriarty... costs 121.58  
 16 Schechter, Isaac—H Feinglas... 270.00  
 17 Smith, Chas F—Gardiner & Warring Co... 220.02  
 17 Sugarman, Harry L—N Y Edison Co... 88.35  
 17 Scudder, Myron T & Martha D—C Sener... 5,204.44  
 17 Strauss, Herman—Taylor Platt & Co... costs 12.73  
 17 Sippin, Irving—B Baff et al... costs 108.80  
 17 Stendts, Grace—W W Farley... costs 77.47  
 17 Schack, Leo—N Y Edison Co... costs 32.41  
 17 Schrage, Louis—M Kinzler... 287.91  
 17 Shappiro, Philip—Red Star Thermometer Co... 11.27  
 17 Shomo, Walter B—E Foter... 63.41  
 17 Scheer, Abr—H Markowitz... costs 199.28  
 17 Scholl, Saml—J W Worrell et al... 741.50  
 17 Schenk, Jno—W B Farley... 1,820.97  
 17 Simpson, Barbara—E J Johnston et al... 149.91  
 18 Steinfeld, Harry N—A White... 440.23  
 18 Steinfeld, Harry—E Horner... 335.66  
 18 Sanderson, Jno & Geo—E E Ford... 2,317.17  
 18 Schaffer, Louis—P Glickman & Co... 68.65  
 18 Skrilow, Sarah or Skrilow—J Finck... 191.91  
 18 Sinitz, Jacob—B Kupinsky... 49.27  
 18 Schapiro, Isaac—C Elin... 222.96  
 18 Syrop, Saml—A Goodman... 119.40  
 18 Shapiro, Saml—E Regensberg & Sons... 21.21  
 18 Shapiro, Philip—Bauer & Black of N Y... 110.57  
 18 Speirs, Chas E—A Speirs... 111.91  
 18 Sepersky, Abr & Abr Levine—Lansing & Shonnard... 155.65  
 18 Solomon, Sigmund & Leo Pohl—J Tito... 98.41  
 18 Spina, Carmino—Cross, Austin & Inland Lumber Co... 221.37  
 18 Sahn, Jno—J Goldstein... 43.00  
 18 Trapani, Frank—A Bakst et al... 52.46  
 18 Tannenbaum, Philip—A Goldman & Co... 59.72  
 18 Thomas, Hugh—Levenstein Bros... 171.46  
 18 Tannenbaum, Julia & Louis—Security Bank of NY... 1,012.97  
 18 Taylor, Wm W—E H Taylor... 420.00  
 18 Tauber, Rose—Tenement House Dept... 62.00  
 18 Trodd, Saml—Maze Realty Co of N Y... 102.35  
 18 Terhune, Clarence H—A L Terhune... costs 135.43  
 18 Titzel, Edgar J—A Hochstein et al... 54.36  
 18 Turner, Oscar A—Curb Pub Co... 289.41  
 18 Tracy, Helen—Whitehouse Co... 70.76  
 18 Teitel, Herman—N Y Edison Co... 95.61  
 18 Thier, Saml—I Roth et al... 74.49  
 18 Tisch, Arnold—J M Levie... costs 108.70  
 18 Taglin, Jos J & Clarence Jones—C H Haubert... 40.42  
 18 Tushnett, Max, Wallace H Lancton & J Harris B Hedinger—Chatham & Phoenix National Bank of N Y... 1,037.39  
 18 Tyndall, Wm D—W H Mears... costs 7.41  
 18 Urecht, Born De G Vanderpoole—E Shaul... 206.16  
 18 Umlauf, Regina adm—J Pflug et al... costs 12.96  
 18 Voccolil, Michl—Orphans Home & Asylum of the Protestant Episcopal Church in N Y... 4,584.59  
 18 Volp, Geo—Atlas Brass Mfg Co... 288.86  
 18 Van Wagnen, Geo—Crown Music Co... costs 23.10  
 18 Verity, H Sidney—H Ackerle... 91.95  
 18 Van Brunt, Jno C, Chas C & Harry P—J West... 1,090.53  
 18 Villas, Cosmos—C Melechros... 562.63  
 18 Vogelbach, Adolf—E Lindenbergl... 114.91  
 18 Vinciquerra, Salvatore—A J Romagnana... 29.72  
 18 Ware, Frances—Stern Bros... 303.90  
 18 Winston, Geo W—J Lynch... 64.37  
 18 Walenta, Jos—H Weiss... 39.81  
 18 Weinstein, Morris—J Hamburger... 76.72  
 18 Weiss, Henry—E Haber... 77.21  
 18 Weiner, Isidor—J I Edelstein... 38.14  
 18 Wilson, Wm R—National Printing & Engraving Co... 93.77  
 18 Wagner, Carl F—W N Sedgwick... 171.81  
 18 Weisenbach, Henry—C G Kerley... 229.41  
 18 Weiss, Francis—F Pender... 84.16  
 18 Watson, Robt J—Equitable Trust Co of N Y... 237.88  
 18 Westlake, Albt—L N Levy... 114.66  
 18 Woelfer, Richd—L Levinson... 2,008.68  
 18 Wiertz, Wm—G C Heater... 446.85  
 18 Whisten, Stephen A—Consolidated Roofing Co... 128.06  
 18 Wolf, Siegfried—W Boetzher... 199.72  
 18 Waterman, Franklin—P G Mehlin & Sons... 61.83

16 Wilk, Louis—J P Smith et al... 68.51  
 16 Weinstein, Ida—E Schnitzer... costs 23.26  
 16 Winterer, Louise—C A Baechtold... costs 88.76  
 16 Watkins, Jas L—Evening Post Job Printing Office... 289.85  
 17 Winer, Leonard & Abr Kratchmer—E Fiske... 39.67  
 17 Wolf, Henry—J Wolf... 504.41  
 17 Ward, aPtk—N Y Edison Co... 30.77  
 17 Wolf, Morris—E Rosenberg et al... 225.49  
 17 Ward, Patk—N Y Edison Co... 30.77  
 17 Wolf, Morris—E Rosenberg et al... 225.49  
 17 Weisbein, Eva—C G Reider... 34.40  
 17 Ward, Edw—Masons Garage Co, Inc... 281.57  
 17 Worrall, M Ruth—O Grimmer... costs 83.83  
 17 same—same... 801.33  
 17 Wolfson, Nathan & Jas Grand—W Levitin et al... 37.24  
 17 Wolf, Henry F—A Kahn... 519.24  
 18 Ward, Edw A—W F Nicolai... 112.41  
 18 Waldinger, Abr—D Organ... 32.65  
 18 Woram, Chas & Oscar Michaels—Francis Emory Fitch, Inc... 43.91  
 18 Weimann, Wm—J P Taylor et al... 129.25  
 18 Xiques, Julian—E M Laurence... 736.40  
 18 Yohn, Oliver S—N H Ives... 140.82  
 14 Zumbstein, Frank C—M S Schlesinger... costs 88.32  
 16 Zabliński, Nathan—M Salem... 59.65  
 16 Zaland, Annie—M Tanzer et al... costs 23.84  
 17 Zwick, Jos—W W Farley... costs 29.47

CORPORATIONS.

14 Kings County Refrigerating Co—Saunderson Co... 1,367.48  
 14 Hungarian National Democratic Club—M Shair et al... 60.52  
 14 Lake Hopateong Land Co—Fifth Av Bldg Co... 178.82  
 14 Arthur Roth Co—L Sacks... 36.53  
 14 Bronx Cut Stone Co—G Vairo... 310.46  
 14 Daimler Import Co—Columbia Ins Co... 558.78  
 14 Independent Co-operative Steam Laundry—Thos Gill Soap Co, Inc... 66.49  
 14 Rothstadt & Sperber—F M Garcia... costs 7.65  
 14 Wise Piano Co—C Heinsohn... 129.65  
 14 Sultan Motor Co—Virginia Taxi Service Co... 21,163.39  
 14 J Potsdam & Co—Royal Pearl Button Co... 71.49  
 14 C F Redell Co—S C Clark... 1,384.79  
 14 Fashion Art Embroidery Works Inc—N Y Tel Co... 20.51  
 14 Hamburger Piper & Schoen Inc—N Y Tel Co... 18.13  
 14 Sun Constn Co & Benj Nieberg—New Jersey Terra Cotta Co... 251.32  
 14 Maier, Usoskin Co—A W Clapp et al... 322.37  
 14 A Werner & Co—J M T Pope et al... 492.71  
 14 Animated Publicity & Distributing Co—L B Freedman... 82.81  
 14 W Axelrod Realty Co, Wm Axelrod, Maurice Runkel & Geo W Lederer—Commercial Trust Co of N Y... 649.61  
 14 White House Lunch Co—M Hasbrouck et al... 364.04  
 14 Meier & Oelhauf Co—H C Caikin... 533.72  
 14 Daimler Import Co—H Content et al... 1,826.18  
 2 Dayton Belting Co—Hans Rees Sons Inc; corrects error in last issue when debtor's name appeared as Dayton Realty Co... 727.27  
 15 Citizens Investing Co—Tenement House Dept... 57.00  
 15 Jackson Motor Co—T Watts... 749.70  
 15 Potsworth Realty Co—Tenement House Dept... 262.00  
 15 Acme Marble Co—Eureka Tile Co... 74.23  
 15 F E Roberts Co—A Simon et al... 1,023.54  
 15 National Box Board Co—E R Brock... 801.60  
 15 same—same... 818.49  
 15 Madrid Co Inc—W W Farley... costs 30.97  
 15 Di Menna Michael Constn Co—Lanigan Bros Inc... 462.09  
 15 Bradford, Taylor Co, Frank W Bradford & Oliver B Taylor—W Knowlton... 361.23  
 15 Industrial Iron Works—A O'Brien... 169.27  
 15 Post & Davis Co—J A Zebell... 365.54  
 15 Seacombe Steel Constn Co—Ewen Corning Co... costs 73.70  
 15 Fort Stanwix Specialty Co—Johnston Export Pubg Co... 189.39  
 15 Richmond County Agricultural Society—W S Bltz... 278.14  
 15 Real Constn Co—C G Zibelli et al... 322.41  
 15 Manhattan Leasing Co—D J Havens... costs 1191  
 15 A Shabrom Co—W E S Strong et al... 1,384.42  
 15 Gus Edwards Inc—E G Soltman... 525.70  
 16 Carbonated Water Co—N Y Tel Co... 24.57  
 16 Mills & Gurley Co—same... 114.92  
 16 Medical Appliances Co—same... 59.50  
 16 Killian Cream Co—Hotchkiss Vail & Garrison Co... 272.71  
 16 Owl Drug Co—Marcuson & Levy, Inc... 132.85  
 16 Safety Benzine Co—Fidelity Glass Co... 1,288.36  
 16 H G Vogel Co—J M Wilson... 14,315.18  
 16 Manhattan Collecting Co—M P Garretson... costs 30.55  
 16 Murray Hill Transfer Co—Excelsior Wrapper Co... 26.82  
 16 O U Bean & Co & Oresteo Utah Bean—C Leigh... 360.19  
 16 Murray Hill Park, Inc—J W W McClymont... 94.25  
 16 M A Thomas & Co—C Cushman & Co... 459.45  
 16 Great Atlantic & Pacific Tea Co—H E Gropp... 4,519.50  
 16 Tonnele, Martin Realty Co—E E W Adams... 345.47  
 16 Northern New Jersey Trust Co—Lee Heating Co... costs 32.31

16 Assurance League of America & Wm A Goodhart—P Lehrer et al... 1,526.65  
 16 Schisgall & Kienzle Co—N Strauss et al... 163.01  
 16 D Murphy Trucking & Rigging Co—J J Flynn et al... 157.60  
 16 Woodbury Co—Robt Buggeln Co... 15,037.87  
 16 Foundation Co—B A Levine... 5,280.76  
 16 Taylorsville Cotton Mills—R A Springs et al... 1,441.59  
 16 Ocean Publishing Co—American Press Ass'n... 71.23  
 16 Siegel Machine Co—P F Hogan et al... 47.41  
 16 Jenkins Linen Co—A Wedl... 87.81  
 16 Universal Supply Co—Empire Hat Leather Co... 813.37  
 17 Board of Education of City of NY—R F Berner... 736.63  
 17 same—E Wallstab... 1,391.11  
 17 Central Bronx Realty Co & Fredk M Mellert—Iroquois Door Co... 666.67  
 17 Erie Real Estate Co—Saks & Co... 30.66  
 17 Gingold Realty Co—J C Watson... 3,799.00  
 17 Jones Keyser Co—Germania Importing Co... 323.49  
 17 Marine Producers Gas Power Co—Bernard Greenwood Co... 615.44  
 17 A Friedman & Co—N Y Edison Co... 22.40  
 17 East N Y Hay & Grain Co—H Heller et al... 173.11  
 17 Baron Co—A Klotz et al... 11.91  
 17 Calendonias Golf Cleak & Mfg Co—S Glassman... 113.31  
 17 Powers Mfg Co—Pipe Contractors & Supply Co... 91.94  
 17 Patrick Ward Contracting & Trucking Co & Patk Ward—C Feigenspan... 425.87  
 17 Brooklyn Kissel Kar Ko & Max J Wolfe—Consumers Baking Co... 425.56  
 17 Klensall Product Co—C A Backermair... 35.27  
 17 N Y & Rockaway Beach Transportation Co—I I Messing... 111.91  
 17 Fountain House Hotel Co—H Blum... 134.40  
 17 Di Menna Michael Constn Co—Keystone National Powder Co... 169.02  
 17 American Garden Beautifying Co—McBride Nast & Co... 104.32  
 18 General Trustee Co—Barclay Realty Co... 846.48  
 18 Covey McCarthy Co—N Y Tel Co... 25.01  
 18 I Mayor Realty Co—same... 52.42  
 18 Motor Renting Co—City of N Y... 22.11  
 18 New York Sweater Co—Esseff Knitting Mills... 262.41  
 18 Traction Materials Co—American Surety Co of N Y... 228.91  
 18 Daimler Import Co—New Netherland Bank of N Y... 17,060.55  
 18 City of N Y—A Broseman... 400.00  
 18 Same—A Lenahan... 730.35  
 18 W S Frazier Co—Abendroth & Root Mfg Co... 350.00  
 18 City of N Y—F Kleinman... 5,150.09  
 18 S Roebuck Co—S J Singer et al... 17.65  
 18 Automobile Owners Ass'n—National Surety Co... 71.75  
 18 Automatic Sash & Holder Co—G C Waters et al... 127.68  
 18 Broadway Press—F M Price et al... 165.41  
 18 Metropolitan Roman Stone Co—Henry Aschenbach Harness Co... 87.77  
 18 Walter C Davis & Co—C B Grimes... 84.21  
 18 Truss Sales Co—C C Burlingham et al... 268.99  
 18 Lordi & De Respiris Constn Co—J W Dimick... 4,367.87  
 18 Braude-Papas Co—A J Bendick... 715.88  
 18 Motor Car Exchange, Inc—W H Murphy... 335.57  
 18 Manhattan Real Estate Co—G R Bristol... costs 92.68  
 18 Motor Car Exchange, Inc—W Stoeltzing... 216.81  
 18 Robt Hoskin & Co—Thompson & Morris Co... 167.43  
 18 Roumania Benevolent Society Far-sarotul—A F Cowen et al... 385.84  
 18 Daimler Import Co—New Netherland Bank of N Y... 6,218.34  
 18 Lexington Sheet Metal Works—Ben-fra Realty & Holding Co et al... 17.72  
 18 Niagara Lead & Battery Co—C L Green... 5,253.44  
 18 Knickerbocker Mantel Co—B Griffin... 260.40

Borough of Brooklyn.

Oct.  
 10 Adelson, Arthur O—Fannie Klauber... 71.20  
 10 Agid, Saml & Sale—J J Williams... 312.90  
 10 Appel, Wm H—H S Heilbron & ano... 132.20  
 16 Abernethy, Richd—C Walfer... 28.42  
 10 Bohlbach, Jno—Supt Banks... 1,283.60  
 10 Brenack, Richd G—Story & Flickinger... 279.07  
 10 Brody, Gerson—Sulsberger & Sons Co... 33.81  
 10 Brown, Harry—State N Y... 1,000.00  
 10 Burns, Robt Jr—A Swanson... 95.52  
 11 Bowman, Chas E—A P W Seaman... 125.00  
 11 same—B Hoffman... 129.95  
 11 same—A D Lind... 147.50  
 11 same—J J Dezell... 125.00  
 11 Butler, Edw J—E H Sturtevant... 358.14  
 14 Bonner, Oliver R—J W Nix... 346.95  
 10 Brown, Alton—Second United Cities Realty Corp... 40.40  
 14 Burg, Fredk, doing bus Burg's Plat-ing Mills—R H Donnelley... 31.03  
 14 Butcher, Wm W—L Crosby... 146.27  
 15 Botto, Wm—J Goldberg... 245.15  
 16 Ball, Amy T—J J Goldman... 61.15  
 16 Belsito, Frank—T Taaffe... 37.03  
 16 Barnaby, Wm E—Anna L Barnaby... 64.25  
 16 Basch, B Alex & Sadie R—J E Normand... 1,207.75  
 10 Carter, Lillie—State N Y... 300.00  
 10 Ciaccio, Isidoro—Madler & ano... 220.41  
 11 Cooney, Jas E—Scranton & Lehigh Coal Co... 45.20

11 Cordes, John—S L Marcus . . . . .624.63  
 11 Cummings, Jas F—C Rosen et al . . . . .109.62  
 14 Cantone, Melchiorre—C P Canella.100.95  
 14 same—same . . . . .48.62  
 14 Clarke, Wm W—Windsor Realty Co . . . . .101.60  
 15 Carbone, Margt—Cecelia R D Hellmund . . . . .45.00  
 15 Chaves, Jacob—U S Machine & Tool Mfg Co . . . . .22.40  
 15 Clayton, Harry A—P Lifschitz . . . . .114.28  
 15 Cummings, Eveleen—L Marcus . . . . .31.60  
 15 Cutler, Jacob—American Abrasive Metals Co . . . . .358.35  
 16 Cohen, Saml—G W Salinger . . . . .1,031.97  
 16 Caminez, Jacob—Wisconsin Furn Co . . . . .238.78  
 16 Corso, Jos—A Bucalo . . . . .64.40  
 10 Di Fede, Domenico & \*Mariangela—Colonial Mantel & Refrigerator Co . . . . .127.25  
 10 Du Mont, Chas S—N Y Tel Co . . . . .15.75  
 11 Dean, Geo A—U S Undermuslin Co . . . . .408.43  
 11 Dickman, Max—State N Y . . . . .117.40  
 14 Delafino, Virginia—State N Y . . . . .1,000.00  
 14 Destefano, John—P J Lairalde . . . . .84.40  
 14 Ducas, Leo—H S Heilbron & ano.132.20  
 15 Dworkowitz, Saml—L Imersheim.84.20  
 15 Dennigan, Nickel J—M Silva . . . . .127.56  
 15 Dolan, Hugh—Green-Shrier Co . . . . .264.40  
 16 Delker, Wm & Louise—H Eising & ano . . . . .211.26  
 16 Delker, Wm (their son)—same.211.26  
 16 Delker, Wm—same . . . . .26.59  
 16 Dessner, Jacob—P Friedland . . . . .49.99  
 11 Edgar, Caroline L—Scranton & Lehigh Coal Co . . . . .49.90  
 14 Eisenhauer, Peter—N T Swezey's Sons & Co . . . . .119.57  
 14 Elfers, H Herman & Anna—A E MacAdam . . . . .86.08  
 16 Eagan, Martin—S Josephson . . . . .23.62  
 16 Elliott, Wm A—Oppenheim Collins & Co . . . . .90.59  
 10 Feldman, Harry—Sulzberger & Sons Co . . . . .93.07  
 11 Fitzgerald, Austin—H Kaelin . . . . .135.21  
 14 Frost, Theo B—Board of Foreign Missions of the M E Church . . . . .93.80  
 15 Finkel, Bine—P Lifschitz . . . . .114.28  
 15 Franceze, Francisco—I Leichter & ano . . . . .69.65  
 10 Gallagher, Jos J—State N Y . . . . .300.00  
 10 Goldschmidt, Rachel—Robt Reis & Co . . . . .70.47  
 10 Gallagher, Jos J—State N Y . . . . .300.00  
 10 Greenberg, Beckie & Abr—same . . . . .1,000.00  
 10 Glucroft, Saml H—N Y Tel Co . . . . .16.65  
 10 Greene, Benj F—same . . . . .15.06  
 11 Gilbert, Louisa—L Seinsoth . . . . .39.80  
 14 Galante, Kath—Bauer & Black (Inc) Co . . . . .24.28  
 11 Gannon, Gregory—State N Y . . . . .1,000.00  
 14 Goldman, Harry—L Burstein . . . . .1,336.58  
 14 Groom, John J—Pennsylvania Soap Co . . . . .33.60  
 15 Guida, Kath & Loretta L—H L Bacterman, Barnett—Globe Molasses Feed Co . . . . .397.80  
 16 Greenbaum, Leo—H Davidson . . . . .35.71  
 16 Greenbaum, Leo—S Kaplan et al.53.26  
 16 Gray, Jas—Bway Auto Accessories Store Inc . . . . .25.11  
 10 Hicks, Jas P—L Saladin . . . . .48.92  
 10 Hill, Irene—State N Y . . . . .30.00  
 10 Hollendorf, Jno H C—N Y Tel Co.25.50  
 10 Hunold, Geo W Jr—N Y Tel Co.16.71  
 11 Hughes, Fannie—J W Cushman & Co . . . . .49.67  
 14 Haupt, Bernard—Stanley & Patterson (Inc) . . . . .123.37  
 14 Hershheim, Louis—Chas A Lefterts & Co . . . . .348.49  
 15 Hartley, Arthur A—L Marcus . . . . .31.60  
 15 Hummel, Eliz—L Bossert & ano.1,022.50  
 15 Heinbockel, Chas H—Peoples Natl Bank . . . . .108.74  
 15 Hentschel, Chas Jr—Baker, Voorhis & Co . . . . .28.39  
 16 Haase, Wm—David Stevenson Bwg Co . . . . .241.63  
 16 Haase, Richd—David Stevenson Bwg Co . . . . .194.52  
 16 Hance, Hiram O—Bklyn Bank . . . . .494.00  
 16 Hillebrand, Henry—Magdalena Bishchoff . . . . .136.92  
 16 same—same . . . . .341.42  
 10 Jaefrey, Harris—City N Y . . . . .32.42  
 10 Johnson, Arthur—L Saladin . . . . .48.92  
 10 Johnson, Clarence B—E N Adler.122.76  
 14 Juergens, Helen—T McGowan . . . . .34.40  
 15 Johnson, Saml D—W Van Vlack . . . . .17.40  
 16 Jaffe, Max—J Woloshen . . . . .23.90  
 10 Kilsheimer, Paul—N Y Tel Co . . . . .22.70  
 10 Kister, Fredk W—Comr Excise . . . . .86.97  
 11 Kroemer, Ernest J—J H Knopel et al . . . . .46.70  
 11 Kutner, Rudolph A—A L Jaffe . . . . .39.85  
 14 Kilby, Chas B—S J Phillips . . . . .44.75  
 14 Kinsey, Chas B—R H Donnelley.33.81  
 15 Keller, Chas E, doing bus as Greenpoint Auto Garage—G R Roberts.134.01  
 15 Kelly, Jno J Jr—Wm H Henry & Co . . . . .63.29  
 10 Lashinsky, Sol—F W Holmes . . . . .2,538.87  
 10 Leonhardt, Annie—P Holden . . . . .87.87  
 10 same—same . . . . .650.43  
 10 Linetzky, Harris—N Y Tel Co . . . . .15.20  
 11 Lahoud, Jos S—D J Fayur & Bros . . . . .1,057.75  
 11 Lindburg, Anna—W E Coleman . . . . .151.06  
 11 Luck, John & Ferd—W H Bristol . . . . .1,241.77  
 14 Levin, Morris—A Flashney . . . . .7.40  
 14 La Moyné, Lillian—P Scalzo & ano . . . . .53.60  
 16 Lehrman, Louis J—J Rosenblatt . . . . .14.05  
 16 Lutz, Christian—Sarah Hill . . . . .69.75  
 10 Margolis, Morris—Linden Mfg Co.75.33  
 10 McArdle, Kath J—H Escher, Jr . . . . .111.90  
 10 McLean, Henry G (infant) by Margt McLean—Mary McLean et al . . . . .117.85  
 10 Mulstein, Jacob—Sulzberger & Sons Co . . . . .36.89  
 11 Nassau Electric R R Co—Sophie Kolkebeck . . . . .1,633.80  
 11 McLaughlin, Jas—W D Lee . . . . .112.54  
 11 Marx, Jos E—U S Title Guar Co.127.90  
 11 Morellaf Jas—F Beisner . . . . .140.21

14 Marshall, Saml S—D J Heffner & ano . . . . .285.41  
 14 Mears, John W—E R Fiske . . . . .222.27  
 14 McGraw, Margt—City N Y . . . . .71.57  
 14 Meagher, Hattie—H L Lewen . . . . .163.96  
 15 Macy, Cromwell G Jr—Lawyers Title I & T Co . . . . .62.01  
 15 Marrone, Jos—Adele Gallagher . . . . .1,148.52  
 15 Meier, Richd—People's Natl Bank.108.74  
 15 Miller, Simon—Wm B Harris Co . . . . .138.30  
 16 Maack, Sophie—R B Henry Co . . . . .115.32  
 16 Marshall, Joe—M Edelstein . . . . .62.92  
 16 Motley, Thornton—G A Powell.114.35  
 10 Noreng, Arne—Rock Island Butter Co . . . . .74.39  
 16 Nagy, Julia—C T Rowley . . . . .42.02  
 16 Nasser, Shakir—F F Pels et al.1,734.03  
 16 same—Universal Textile Co.1,004.41  
 10 Oberstebrink, Aug—Klotz & Jaretsky . . . . .682.86  
 10 O'Reilly, Luke—Lawyers Title I & T Co . . . . .43.34  
 11 Ottensofer, Nat—Reliance Bldg Co . . . . .59.41  
 15 O'Grady, Robt & \*Jno—Fleming Contracting Co . . . . .342.04  
 16 Osborn, Ethel L—S Hyman . . . . .175.36  
 10 Phillips, Jno—Pittsburgh Water Heater Co . . . . .95.21  
 10 Pirozzi, Filomena, Jos & Angelo—W A Crane . . . . .278.92  
 10 Potter, Wilbur J—N Y Tel Co . . . . .21.35  
 10 Pohlman, Harry E—same . . . . .15.21  
 11 Parmer,† Louis—J Saul . . . . .30.00  
 11 Puelo, Pietro—J Ritter & ano . . . . .39.15  
 14 Posner, Harry—A Weinstock . . . . .30.26  
 15 Polizzi, Salvatore—L De Groff & Son . . . . .408.88  
 15 Pucciano, Jos—Annie Brill . . . . .72.65  
 15 Polachek, Minnie—I Leichter & ano . . . . .69.65  
 16 Peyser, Harry—J White Sr . . . . .17.40  
 16 Pomars, J, doing business as New Idea Knitting Mills—Friedmans Express & Trucking Co . . . . .24.74  
 16 \*Price, John S—Bklyn Bank . . . . .494.00  
 11 Reid, Hall—S Soloff . . . . .49.40  
 14 Rauscher, Martin J—T Knuth . . . . .371.27  
 14 Rauscher, Jos C & Helen E—same . . . . .455.02  
 14 Read, John—R H Donnelley . . . . .25.37  
 15 Reintz, Adolph & Morris—E H Best & Co . . . . .84.03  
 15 Rini, Antonino—Anna Colligan (infant) . . . . .326.10  
 15 Rodgers, Robt M doing bus as R M Rodgers & Co—T W Kiley et al.62.08  
 16 Reishfeld, Kadish—J Woloshen.23.90  
 16 Rogers, Saml B—Singer Sewing Machine Co . . . . .146.86  
 16 Rowald, John—East N Y Motor Cab Co . . . . .59.40  
 16 Rudarman, Harry—J Rosenblatt.14.05  
 10 Savarese, Frank & Humbert doing bus as F Savarese & Son—Supt Banks . . . . .1,283.60  
 10 Schlegel, Francis A—Realty Trust . . . . .113.76  
 10 Schwerin, J Edw—A Rosenfeld.2,537.50  
 10 Selikowitz, Eli—Sulzberger & Sons Co . . . . .42.96  
 10 Stack, Augusta—L W Sweet Co.374.02  
 10 Stine, Henry L—M Brown . . . . .1,415.61  
 10 Stroh, Jno—R Kempner . . . . .28.00  
 10 Studnitz, Anna—M M Dryfoos . . . . .72.31  
 11 Saltzman, Nathan—J Youdelman.179.32  
 11 Schultz-Gallagher Realty Co—Foster Debravoise Co . . . . .38.63  
 11 Schenck,† Jos—Detmer Woolen Co . . . . .244.96  
 11 Speciale, Theo—L De Groff & Son.30.32  
 14 Spielman, Morris—A Solomon . . . . .133.88  
 14 Schuermann, Gustav—Obermeyer & L . . . . .117.15  
 14 Storms, Harry I—E R Fiske . . . . .227.27  
 15 Schwarz, Max & Esther L—J Gerson . . . . .136.62  
 15 Spellman, Wm H—Cliff & Gubert Co . . . . .248.96  
 15 Sweet, Bernard—American Abrasive Metals Co . . . . .358.35  
 16 Shackelford, Shirley—D G Leggett . . . . .168.77  
 16 Shea, Edw L—P Tyrell & ano . . . . .222.40  
 16 Sichel, Chas—Globe Molasses Feed Co . . . . .397.80  
 16 Silverstein, Morris—J Oshlag . . . . .13.70  
 16 Smithline, Mike & Fannie—L Levy . . . . .1,144.50  
 16 Sosnowitz, Hyman & Annie—H Davidson . . . . .35.71  
 16 \*Sosnowitz, Hymen S—S Kaplan et al . . . . .53.26  
 16 Stephenson, John—J C McGuinness . . . . .71.85  
 10 Thompson, Jos H Jr—E Perlmutter . . . . .191.90  
 11 Taishas, Abr—L Pellman . . . . .234.75  
 11 Taylor, Wm W—Eliz H Taylor . . . . .420.00  
 14 Tinkham, Edw—E R Fiske . . . . .303.99  
 15 Terker, Bertha—Andw Watson Sons (Inc) . . . . .172.91  
 16 Thall, Jennie—Sea Cliff Bank . . . . .645.43  
 16 Theall, Maurice V—Williamsburgh Trust Co . . . . .304.05  
 16 Thompson, Jos—G Wagner & ano.258.21  
 16 Travend, Henry R—Bway Auto Accessories Store, Inc . . . . .25.11  
 16 Turner, Oscar A—W L Fleming . . . . .499.00  
 11 Van Brunt, John C & Chas C & Harry F, doing bus as J C Van Brunt & Sons—Jess West . . . . .1,090.53  
 10 Warren, Mary L—T F Black . . . . .108.50  
 10 Wasserman, Harry—A N Bernstein . . . . .67.67  
 10 Wittbohn, Henry—H Struhs . . . . .233.28  
 14 Wallas, Chas H—L Haft . . . . .214.41  
 15 Weidig, Geo F—G A Powell . . . . .292.87  
 15 Whitmore, Sarah O—Andw Watson Sons (Inc) . . . . .172.91  
 15 Wiertz, Wm—G C Heater . . . . .446.85  
 16 Wagner, Cella—M Mierzwinski . . . . .110.05  
 16 Wells, Travis S—C J Edwards . . . . .38.73  
 11 Zell, Laura B & Chas H—R O Hagedone . . . . .131.90

10 Bklyn Heights R R Co—N Vcropina . . . . .603.27  
 10 Brooklyn Mason Contracting Co—M J Saltser ano . . . . .39.40  
 10 Covey-McCarthy Co—N Y Tel Co.25.01  
 10 Cruickshank Cut Stone Co—P Bressi . . . . .96.83  
 10 Fountain House Hotel Co—M Perez & ano . . . . .51.19  
 10 Hicks & Johnson Constn Co—L Saladin . . . . .48.92  
 10 I Mayer Realty Co—N Y Tel Co . . . . .52.42  
 10 James A Stevenson Co—H O Dobson . . . . .(D) 1,034.00  
 10 Stephan Bldg & Constn Co—L Bindrum & ano . . . . .97.15  
 10 Stevenson Lumber Co—W Sinclair . . . . .1,000.10  
 11 Brooklyn, Queens Co & Suburban R Co—Maria A Bird . . . . .80.87  
 14 Independent Co-op Steam Laundry—Thos Gill Soap Co . . . . .66.49  
 14 Leo Ducas & Co—H S Heilbron & ano . . . . .132.20  
 14 L I Heating Co—U S Radiator Corp . . . . .2,054.85  
 14 Ormond Motor Car Co—Wm Mann Co . . . . .45.95  
 14 South Bklyn Cornice & Roofing Co—H Sammerfield & ano . . . . .152.54  
 15 A Werner & Co—J M T Pope & ano . . . . .492.71  
 15 Kings Co Refrigerating Co—Saunderson Co . . . . .1,367.48  
 15 Quin Borough Realty Associates—W Changer & ano . . . . .446.42  
 15 Sweet Cutler Co—American Abrasive Metals Co . . . . .358.35  
 15 Watkins, Stone Bldg Co—M S Feiler . . . . .178.90  
 16 Caledonia Golf Cleek & Mfg Co—S Glassman . . . . .113.31  
 16 Gray, J L R Co—Bway Auto Accessories Store, Inc . . . . .25.11  
 16 Hance & Price—Bklyn Bank . . . . .494.00  
 16 Jaffe & Reishfeld—J Woloshen . . . . .23.90  
 16 National Box Board Co—E R Breck . . . . .819.49  
 16 same—same . . . . .801.60  
 16 Pauline Constn Co—Popkin Gas Fix Co . . . . .46.55  
 16 Ruegamer & Auer Co—Abendroth Bros . . . . .18.20

SATISFIED JUDGMENTS.

Manhattan and Bronx.

OCT. 14, 15, 16, 17 and 18.

Briganti, Michl & Saverno Ursetti—Klenert & Rosenbluth, Inc; 1912 . . . . .682.73  
 \*Buffington, Harry B—N Smith; 1908; 79.70  
 Buchner, Robt P—C Lippman et al; 1910 . . . . .69.97  
 Call, Edw P—Lord & Taylor; 1912 . . . . .171.77  
 Consoli, Filomena & Francesco Pioro—R L Graziano; 1910 . . . . .346.93  
 \*Cohn, Israel M—City of N Y; 1910 . . . . .27.00  
 Duff, Jno S—Chatham & Phenix Natl Bank of N Y; 1912 . . . . .252.84  
 Frawley, Patk—Opera House Garage Co; 1912 . . . . .106.72  
 Featherstone, Edw R—Michelin Tire Co; 1912 . . . . .96.75  
 Fritz, Chas R—U S Tire Co; 1912 . . . . .427.41  
 Ferony, Antonio—J Follini; 1912 . . . . .50.00  
 \*Fucci, Battista & Raffaele Grillo—People, & Co; 1912 . . . . .1,000.00  
 Fay, Timothy F—Lawyers Title Ins & Trust Co; 1912 . . . . .51.95  
 \*Fuller, Leonce—N Y Tel Co; 1912 . . . . .27.31  
 Gillingham, Mary W & Chas N—M Schlossman; 1911 . . . . .29.57  
 Goldman, Abr—A J Bates & Co; 1912 . . . . .1,285.82  
 Gingold Realty Co—M Scaffer; 1912.166.32  
 Green, Alice & Joe Cohen—People, & Co; 1912 . . . . .500.00  
 Gardner, Wm S—Simmons Automobile Co; 1912 . . . . .170.11  
 Goldman, Saml—S Willner; 1911 . . . . .157.03  
 Hills, Wm & Wm, Jr—Seggerman Bros. Inc; 1912 . . . . .2,549.18  
 Harris, Abr—W F Clemmons; 1909.209.91  
 \*King, Chas L—Aero Club of N Y; 1912 . . . . .27.65  
 Knox, Wm K—Victor Nunes Co; 1912.42.96  
 Kieley, Timothy J—J Rosenthal; 1912 . . . . .119.42  
 Klein, Ida & Joe Cohen—People, & Co; 1912 . . . . .500.00  
 Kollinger, Harry—D Trautmann; 1909 . . . . .27.65  
 \*Levin, Morris—J C Bauer; 1909 . . . . .206.83  
 Lantz, Philip H—T A H Weinz; 1911 . . . . .5,366.75  
 McCallum, Harry—J W Winkler; 1910 . . . . .130.70  
 Malcolm, Thos D & Annie—First National Bank of Yonkers; 1912 . . . . .977.55  
 Malone, Olivette B—S Wolfson; 1912.137.07  
 Same—same; 1911 . . . . .7,572.28  
 McDermott, Patk—City of N Y; 1905.60.08  
 McAvoy, Chas F & Danl E—Kirkland & Yardley; 1912 . . . . .101.42  
 Noble, Frank G—R L Grey & Co; 1912 . . . . .49.11  
 Nordstrom, Johann M—McBride Winston & Co; 1912 . . . . .204.30  
 Oppenheim, B Gerson, Jr—A O Oppenheim; 1912 . . . . .547.17  
 Ostrander, Walter M—E E Cloum; 1912 . . . . .107.30  
 Peyser, Jacob M—S D Goldstein; 1912 . . . . .172.76  
 Phillips, Jos E—M Cook; 1910 . . . . .169.70  
 Phillips, Isaac D—A H Lawrence; 1904 . . . . .36.37  
 Phillips, Frank—T Ward; 1904 . . . . .43.71  
 Perry, Frank—A Davis; 1912 . . . . .56.43  
 Rieber, Jos—Kirkman & Son; 1912 . . . . .105.15  
 Riglander, Jacob W—N Y City Ry Co; 1908 . . . . .75.38  
 Rosenstein, Aaron J—Hencken & Willenbrock; 1912 . . . . .1,460.78  
 Roemisch, Anna E—Dickman; 1911 . . . . .98.41  
 Ryan, Michl, Sam Cheroff & Nathan Roenstein—F Rosenthal; 1912 . . . . .152.01  
 Smith, Milton—A J L B Dolon; 1912 . . . . .112.95  
 Struwe, Wm F—C A Scott; 1912 . . . . .51.47

CORPORATIONS.

10 Bklyn Heights R R Co—Mary J Kane . . . . .1,130.43  
 10 Brown Realty Co—J Karch . . . . .157.18

Sherman, Jno C—M D Nave; 1908.10,500.29  
 Seidnick, Harris—B D Meyer; 1912.127.18  
 Steigner, Helen B—A Nicolaidis; 1912.  
 Sabella, Fidelia—C F Siegelstein; 1907.  
 Schwam, Julia—M Schwam; 1912.976.70  
 Sprugg, Grace E D—W C Foster; 1902.  
 Silverstein, Joshua—M Schechter et al.  
 1912.76.80  
 Tillford, Chas W—Butler Bros; 1912.102.68  
 Tonnelle, Walter—J Barkley; 1906.477.63  
 Tuttle, Harold B—R A Tuttle; 1912.38.30  
 Van Bierkom, David & Max Brown—B  
 Griffin; 1906.197.76  
 Van Tine, Harry—E R Jordan; 1910.52.11  
 Wilkens, Henry—Reliance Auto Parts  
 Mfg Co; 1912.98.52  
 Wallach, Sol & Dora—N Wallach; 1912.  
 Wolf, Ernst—H S Mack; 1912.604.30

CORPORATIONS.

City of N Y—R Hamburger; 1912.47.72  
 Hennebique Constn Co—Vulcan Iron  
 Works; 1912.967.60  
 Laine Realty Co—N Y Tel Co; 1912.36.50  
 Mutual Life Ins Co of NY—E Shapiro;  
 1912.9,000.00  
 Sanitary Steam Laundry Co—N Garfinkel  
 et al; 1912.201.90  
 Surety Land Co—Jennie K Stiefel; 1912.  
 2,856.38  
 Trustees of Sailors Snug Harbor in City  
 of N Y—T Carmody; 1912.35.00  
 Jencick Motor Man Yachting Co—L O  
 Koven; 1911.20.83  
 Mason Seaman Transportation Co—P J  
 McIntyre; 1911.9,152.57  
 Traction Material Co—Gibbs & Van Vleck  
 Inc; 1912.96.61

Borough of Brooklyn.

Oct. 10, 11, 14, 15 and 16.

<sup>1</sup>Cohen, Ida—S Friedler; 1911.91.65  
 Gorman, Patk & Norton Dennis—City N  
 Y; 1911.55.00  
<sup>1</sup>Green, Max—Anna M Roes; 1911.2,828.49  
 Jersawitz, Nathan—Crescent Chemical  
 Mfg Co; 1912.361.00  
 Keller, Emmy—L Arnold; 1912.50.40  
 Martin, Jas—H S Chapman & ano; 1896.  
 125.45  
 Newell, Fredk H—B H R R Co; 1906.108.20  
 O'Neill, Alex & Cath—J Schlesinger; 1912.  
 72.50  
 Phillips, Jos E—M Cook; 1910.169.70  
 Peyser, Jacob M—S D Goldstein; 1912.  
 172.26  
 Pilkington, Fredk C—G A Davies; 1893  
 320.22  
 Rourke, Fredk W—Agnes F Mullin;  
 1910.218.00  
 Rubin, Moses—J Baum; 1908.2,948.42  
 Savo, Hjalmar—A Anacronte, Jr; 1912.  
 48.28  
 Shellas, Geo W & Jas T Chesnut—Ar-  
 verne Bldg Co; 1912.108.52  
 Stender, Elise—S B Strong, 3d, as trste;  
 1912.23.05  
 Teichholz, Adolph—Central Stamping Co;  
 1906.155.72  
 Same—S Fry et al; 1906.239.62  
 Williams, August—J F Knudson; 1911.  
 111.30

CORPORATIONS.

Simonetti Co—M Palmentieri; 1912.222.68  
 W R Moore Coal Co—Hartwell-Clitter  
 Coal Co; 1912.855.47  
 C I & Bklyn R R Co—H Rex (infant);  
 1911.88.40  
 Same—same; 1910.15,415.80  
 Sanitary Steam Laundry Co—N Garfinkel  
 & ano; 1912.201.90

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of  
 appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied  
 by execution. <sup>6</sup>Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

OCT. 10.

No Judgments in Foreclosure Suits filed this day.

OCT. 11.

118TH st, ss, 212.11 e 3 av, 37.1x100.5;  
 Jacob Loewenthal agt Saml Birnbaum et al;  
 Lese & Connolly (A); Manuel M Voit  
 (R); due, \$1,075.98.

OCT. 12.

No Judgments in Foreclosure Suits filed this day.

OCT. 14.

112TH st, 137 W; Rose Sobel agt Lizzie  
 Etkin et al; Keller & Klein (A); Lester  
 Lazarus (R); due, \$3,080.00.

Madison av, 2106; Mary J Mackay agt  
 Annie M Jennings; R & E J O'Gorman  
 (A); Jno H Rogan (R); due, \$8,532.22.

OCT. 15.

83D st, ns, 448.9 e Col av, 21x80; Pough-  
 keepsie Savgs Bank agt Augustus W Col-  
 well et al; Henry E Losey (A); Jerome  
 H Koehler (R); due, \$11,713.47.

OCT. 16.

Van Corlear pl, ns, lots 103 & 104, map  
 of North Marble Hill; Park Mortgage Co  
 agt Andw J Larkin; Seybel & French  
 (A); M Michl Edelstein (R); due, \$5,-  
 946.42.

11TH st 718-22 E; Max Hoefner agt  
 Philip A Decker et al; Louis Wendel Jr  
 (A); Walter W Irwin (R); due, \$22,330.

LIS PENDENS.

Manhattan and Bronx.

OCT. 14.

Hoffman st, nwc 187th, 100x96.11; Gari-  
 baldi Realty & Constn Co agt Guiseppina  
 Santangelo et al; specific performance; M  
 Silverstein, atty.

54TH st, 432 W; also FULTON ST, 44;  
 also 42D ST, 550 W; Caroline S Stetler agt  
 Louis Kendal et al; action to set aside  
 deed; W J Kenney, atty.

Minford pl, nwc Jennings, 122x6.7xirreg;  
 Title Guar & Trust Co agt Crispi Constn  
 Co et al; action to foreclose mechanics  
 lien; H Swain, atty.

115TH st, 109-11 W; also WILLIS AV,  
 378; Benj M Loutrel agt Charlotte A Van  
 Benschoten et al; partition; Wilder, Ewen  
 & Patterson, attys.

OCT. 15.

40TH st, ns, bet 8 & 9 avs, lot 10; Tax  
 Lien Co of N Y agt Eliz Breuer et al  
 (foreclosure of transfer of tax lien); W  
 Lustgarten, atty.

OCT. 16.

Ft Washington av, Broadway, 160th &  
 161ST sts, block, &c; also FORT WASH-  
 INGTON AV, BWAY, 161ST to 162D STS,  
 block &c; J Romaine Brown et al agt  
 Shepherd Knapp, 3d et al; partition;  
 Stoddard & Mark, attys.

118TH st, 200 W; also 7TH AV, 1952-58;  
 Jacob Rubin agt County Land & Mort-  
 gage Co et al; action to foreclose me-  
 chanics lien; A I Smolens, atty.

82D st, ss, 220 w Park av, 40x98.9; Wm A  
 Crawford agt Musco M Robertson et al;  
 action to declare trust, &c; Elliott, Jones  
 & Fanning, attys.

OCT. 17.

118TH st, 106 W; Mary A Howland agt  
 Alfred Freund et al; A R Hager, atty.

Nelson av, es, bet 170th & Highbridge,  
 71.5x100x24x110.8; Nathan Kauffmann et al  
 agt Caroline Robson et al; foreclosure of  
 transfer of tax lien; E Jacobs, atty.

140TH st, 59-63 W; Arrian Methodist  
 Episcopal Church of Harlem agt Jno R  
 Glead; accounting, &c; C E Toney, atty.

162D st, ss, 144.3 w Grant av, 22.6x162.6;  
 Carl Franck agt Wm H Roberts et al;  
 amended foreclosure of tax lien; H Swain,  
 atty.

OCT. 18.

Riverside dr, es, 80.11 n 106th, 20x89;  
 C G Gunther's Sons agt Jas R Roosevelt  
 Jr (notice of attachment); Gould & Wil-  
 kie, attys.

Albany rd, ws, bet 231st & 233d, lot 142;  
 Harry Zirinsky agt Augustus Van Cort-  
 landt et al (foreclosure of transfer of  
 tax lien); D Zirinsky, atty.

Lots 212 & 213, map of 209 lots at Ford-  
 ham, adj land of St John's College; Adam  
 Happel agt Marshal S Hagar et al (action  
 to foreclose mechanic's lien); Phillips &  
 Avery, attys.

56TH st, ss, 150 e 5 av, 28.8x100.5; Geo  
 Mulligan Co agt Jos Laroque Jr et al  
 (action to foreclose mechanic's lien);  
 Gregg & McGovern, attys.

Borough of Brooklyn.

OCT. 10.

E 5TH st, ws, 40 n Albemarle rd, 30x  
 100; Rudolph F Hertwig agt Saml Spie-  
 gel et al; G C Case, atty.

S 3D st, ss, 25 e Hewes, 50x95.2 Jas A  
 McCafferty agt Aaron Kalischer; et al;  
 W A Ferguson, atty.

Himrod st, sec Wyckoff av, 25x90; Bk-  
 lyn Free Kindergarten Soc agt Nathan  
 Vogel et al; T F Redmond, atty.

Sterling pl, ns, 100 w Howard av, 125x  
 127; Sam Oukner agt S & I Holding Co  
 (foreclosure mechanics lien); I F Greene,  
 atty.

Evergreen av, ne Eldert, 20x100; Paul-  
 ina Leidner agt Kath Burger et al; J M  
 O'Neill, atty.

Greenpoint av, ns, 175 e Manhattan av,  
 25x100; Marie Stobbe agt Aleksy Kach-  
 lecki et al; J Siegelman, atty.

58TH st, ns, 160 w 3 av, 20x100.2; Fran-  
 ces H McCormick agt Cobern Constn Co  
 et al; A F Van Thun Jr, atty.

Pitkin av, ns, 120 w Chestnut, 20x100;  
 Nathan Gruskin agt Benj Rubin (specific  
 performance); M Brownstein, atty.

Winthrop st, ns, 262.9 w Nostrand av,  
 73x106; also WINTHROP ST, ns, 167 e  
 Rogers av, 140x106; Wesleyan University  
 of Middletown, Conn, agt Mary L Doody  
 et al; F G Wild, atty.

Lee av, nes, 100 n w Wilson, runs ne  
 110.7xwn25.5xn27.6xw62.6xs3.6xs—x s w  
 95.9xs75 to beg; Sarah A Knight agt  
 Cora Payton et al; H L Thompson, atty.

Fulton st, ssw, 150 se St Felix, runs sw  
 34.8 to Lafayette av ex58.6 to st xwn48.3  
 to beg; Lottie Loew agt Desmond Dunne  
 & ano (to set aside deed); J T Loew, at-  
 ty.

70TH st, ss, 500 e 8 av, 20x100; Summit  
 Trust Co agt Walter Bevan et al; J H  
 Beaznell, atty.

Secley st, ns, 53.1 e 19th, 16.4x100; Chas  
 McLoughlin agt Pruzin Bldg Co et al; B  
 R Duncan, atty.

Vanderbilt st, ns, 40 w 19th, 20x64;  
 Chas McLoughlin agt Antopol-Pruzin  
 Realty Co et al; B R Duncan, atty.

Secley st, ns, 36.9 e 19th, 16.4x100; Chas  
 McLoughlin agt Pruzin Bldg Co et al; B  
 R Duncan, Atty.

Vanderbilt st, ns, 20 w 19th, 20x64;  
 Chas McLoughlin agt Antopol-Pruzin  
 Realty Co et al; B R Duncan, atty.

OCT. 11.

10TH av, se 19th, 100.2x150; Maria E  
 Wachter agt Bridget Hart et al; Smith,  
 Doughty & Meyenberg, attys.

19TH st, sws, 190 se 10 av, 60x100.2;  
 Herb C Smith et al as trstes, &c, Henry  
 T Danforth agt Bridget Hart et al; Smith,  
 Doughty & Weyenberg, atty.

4TH av, ses, 54.10 ne 20th, 45.1x100x  
 44.10x100; Eliz B Lynde & ano as trstes  
 of Chas R Lynde agt Nevin Realty Co &  
 ano; T F Redmond, atty.

Fountain av, es, 280 n Glenmore av, 29  
 x100; Herman L Breslaw agt Saml Gins-  
 berg et al; A Rockmore, atty.

13TH av, wc 67th, 120x100; Jno H Han-  
 ley agt Campania R E Co et al; M E  
 Finnigan, atty.

Lincoln av, ws, 190 s McKinley av, 29.6  
 x100; Home Title Ins Co agt Chas E Beck-  
 er et al; H J Davenport, atty.

Dean st, ns, 200 e Kingston av, 19.5x  
 107.2; Wm H Marquand agt Mabel H  
 Jansen (attachment); F W Marquand,  
 atty.

Milford st, ws, 650 n Liberty av, 100x  
 100; Wentworth Holding Co agt A Koep-  
 pel Inc; J A Kohn, atty.

Bergen st, ns, 260 w Kingston av, 20x  
 114.5; Jas C Campbell agt Ellis S Latham  
 & ano (to set aside deed); Olcott, Grub-  
 ber, Bonyng & McManus, attys.

74TH st, ss, 240 e 10 av, 20x100; Emma  
 Schall agt Rose Miller et al; P Cook,  
 atty.

Myrtle av, ss, 175 w Lewis av, 25x100;  
 Louisa Schneider individv & as extrs,  
 &c, Chas Schneider agt Eliz Ray et al;  
 Chas Reinhardt, atty.

Jay st, es, 70 n Johnson, 24x30; Sarah  
 M Chapman & ano as extrs, &c, Amelia  
 A Corse agt Geo W Heatley et al; A Wil-  
 son, atty.

4TH pl, ns, 186.3 w Clinton, 18.3x100;  
 Peoples Trust Co agt Cath M Fannon et  
 al; Wingate & Cullen, attys.

York st, ss, 20.7 e Jay, 25x75; Eliz Crim-  
 mins agt Wm Carey et al; York & York,  
 attys.

4TH pl, ns, 222.9 w Clinton, 18.3x100;  
 People Trust Co agt Cath M Fannon et  
 al; Wingate & Cullen, atty.

OCT. 14.

Schenck av, ws, 39.4 s Livonia av, 19.4x  
 100; Clara Frenkel agt Louis Morgenstern  
 (to bar defendant); Sackler & Leavitt,  
 attys.

Tompkins av ws, 87.6 s Ellery, 18.9x100;  
 Koppel Koslowsky agt Abr Goldinger &  
 ano; specific performance; Steiner & Pet-  
 ersen, attys.

St Johns pl, ns, 100 e Schenectady av,  
 20.6x110; Carman R Runyon et al as exrs  
 &c Chas Runyon agt Saml J Flash et al;  
 T F Redmond, atty.

Fulton st, ss, 60 e Kingston av, 100x  
 100; Harry Pinson agt Costas Stamatis  
 et al; foreclos mechanics lien; H Feldman,  
 atty.

Sheffield av, nec Pitkin av, 25x100; Au-  
 gust J Jaeger agt Morris Plotkin et al;  
 Winne & Frey, atty.

Church av, ns, 106.10 w E 2d, 20.3x115.9  
 x19x108.7; also E 19TH ST, ws, 280 n Av  
 N, 80x100; also E 3D ST, ws, 135.11 n  
 Church av, 60x100; Meyer Realty Co agt  
 Julius Lehrenkrauss & ano; to set aside  
 deed; B J Becker, atty.

Clarkson av, ns, 211.4 w Nostrand av,  
 20x120; Jeannette G Brown agt Annie C  
 Daub et al; J D Prince, Jr, atty.

Winthrop st, ns, 112.11 w Nostrand av,  
 18x106; also WINTHROP ST, ns, 148.11 w  
 Nostrand av, 56.10x106 also WINTHROP  
 ST, ns, 224.9 w Nostrand av, 111x106; also  
 WINTHROP ST, ns, 411.9 w Nostrand av,  
 146.1x106; also WINTHROP ST, nwc Rog-  
 ers av, 96x60; also HAWTHORNE ST, swc  
 Rogers av, 96x122; also WILLOUGHBY  
 ST, ss, 17.6 e Lawrence, 36.4x60; Jos P  
 Casey agt Daniel Doody et al; enforce-  
 ment of trust; H W Goodrich, atty.

E 58TH st, ws, 380 s Grant, 40x100; Isa-  
 belle B Hamlin agt Elmer E Henderson  
 et al; W G Rooney, atty.

St Marks av, ns, 400 w Troy av, 25x  
 127.9; Theo A Cullen agt Lena Grabow et  
 al; J Goldstein, atty.

Chauncey st, ss, 101 e Howard av, 26x  
 100; Williamsburgh Savgs Bank agt Mary  
 E Bragaw et al; S M & D E Meeker, attys.

OCT. 15.

Stockton st, ss, 180 w Throop av, 20x  
 100; Henrietta Buddenhagen agt Morris  
 Sussman et al; H J Davenport, atty.

Eastern pkwy, 928; Jessamine Realty  
 Co agt Henry Roth Bldg Co & ano; to es-  
 tablish a claim; P Cohen, atty.

Spencer st, ws, 175 s Tillary, 19.3x100;  
 Jno R Maxson & wife agt Robt A Maxson  
 et al; partition; H E Lewis, atty.

20TH av, es, 40 s 80th, 20x100; Laura A  
 Clark agt Salle Bldg Co et al; G D Rus-  
 sell, atty.

Bergen st, 1502-4; Eliz Byrne agt Mary  
 E Brennan; partition; Watson & Kristel-  
 ler, attys.

Bergen st, swc Schenectady av, 25x75;  
 Martin Rourke agt Mary E Brennan &  
 ano; partition; Watson & Kristeller, attys.

Grand av, 293-5; Jas M Grafts & ano as  
 trstes &c Ogden Haggerty agt Fannie  
 Mandel et al; G R Horan, atty.

Warehouse av, ns, 20 e Williams av,  
 runs e40xn90xw40xs90 to beg; also Will-  
 iams av, es, 20 s Vienna av, 46.6x60; Mary  
 R Hubbs agt Bernard Gravey & wife; J  
 Kapp, atty.

E 18TH st, es, 180 n Av V, 20x100;  
 Fredk W Randall agt Henry A Ahrens &  
 ano; foreclosure Mechanics lien; G W Tit-  
 comb, atty.

13TH st, nec 4 av, 25x50; Louis Meyer agt Grant R Pitbladdo et al; E Nothiger, atty.

St Pauls pl, es, 158.7 s Woodruff av, 18.2 x117.7x18x115; Fulton Land & Mtg Co agt Jennie G Dowsey & ano; K C & M V McDonald, atty.

Barbey st, es, 300 s Sutter av, 25x100; Eliza J Ellsworth agt Robt Kloiber et al; Van Alen & Dyckman, attys.

2D st, nes, 417.10 nw Prospect Park W, 20x100; Title Guar & Trust Co agt Naomi K Smith et al; T F Redmond, atty.

Bedford av, ws, 20.11 n Beverly rd, 20.11 x87.10x20x93.11; Rose Handler agt Klepper Constn Co et al; J J Schwartz, atty.

Blake av, nec Powell, 20x100.9; Ida Wittenberg agt Rebecca Horowitz et al; J J Schwartz, atty.

Bergen st, ss, 148 e Schenectady av, 24 x127.9; Henry Clifton & ano agt Ainsworth Realty Co & ano; F Cobb, atty.

OCT. 16.

Rogers av, ws, 108.6 n Hawthorne, 19.6 x81.7; Wm E Gilmore agt Harry O Puff et al; J H Fleury, atty.

21ST av, ws, 120 n 78th, 80x100; also 77TH ST, ss, 100 w 21 av, 140x100; also 78TH ST, ns, 320 w 21 av, 140x100; Jno S Kelley agt Georgian Constn Co et al; A C Rowe, atty.

New York av, nws, 182.7 sw Degraw, runs nw94.5xn23.5xw8.3xs47xse79.6xne20 to beg; Bushwick Savings Bank agt Thomasfeld Co et al; R L Scott, atty.

13TH st, ss, 322.10 e 5 av, 25x100; Chas H Springer agt Henrietta A Thompson; to set aside deed; W M Moore, atty.

W 36TH st, es, 500 n Canal av, 40x 118.10; Edw L Somerville & ano as exrs, &c, Lowry Somerville agt Mary S Larkin et al; Somerville & Somerville, attys.

10TH st, ns, 331.10 e 8 av, 19.5x92.6; Edw Tauney agt Mary Brown et al; P S Dean, atty.

Park pl, nec Nostrand av, 26x100; Jos H Benzing & Co (Inc) agt Ralph Dayton et al; to recover certain amount; R H Schenck, atty.

Linden av, ns, 227.3 e Nostrand av, 37.6 x157.6; H F Gundrum Co agt Francis Hall et al; H C Glore, atty.

2D st, sws, 288.6 se 7 av, 19.6x95; Maria L Atwater agt Edna Jeffery; J F Ackerman, atty.

43D se, nes, 200 nw 15 av, 300x100.2; Title Guar & Trust Co agt Urban Realty Co; T F Redmond, atty.

2D av, se 54th, 25x100; Caroline C Johnston & ano as gen guard, &c, Adah L Hooker & ano agt Bertha M Holmes & ano; H W Taylor, atty.

Linden av, ss, 161.2 e Bedford av, 75x 260; Wm M Dillmeier agt Louise E Walter et al; partition; H McG Curren, atty.

Rodgers av, swc Av D, 26x100x25x100; Geo Silkworth agt Rose Constn Co et al; V M Stillwell, atty.

BAY 15TH st, es, 40 s Rutherford pl, 30 x96.8; Adolph L Marcus agt Herman Greenberg et al; B E Siegelstein, atty.

Park pl, ss, 116.6 e Flatbush av, runs s 50.6xse4.2xs17.5xn64.9xw16 to beg; Evelyn E Weeks agt Albt W Dodge as exr, &c, Emily Dodge (dec) et al; A E Weeks, atty.

Dorchester rd, nec E 17th, 65.6x98.5x60 x124.8; Leona H Carter agt Cath T Neff et al; L J Moss, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

OCT. 14.

Bartholdi st, ss, 75 w Pine av, 50x95; two actions; Jos Buehler, Inc, agt Rosario Lo Bue et al; J W Purdy, Jr, atty.

64TH st, 32 W; Jean Burger agt Ginsburg Realty Co et al; W F Clare, atty.

Allen st, 167; Dora Davis agt Henry Machson et al; E E Hoenig, atty.

OCT. 15.

2D av, 2004; New Church Board of Publication agt Anna Damico et al (amended); W B Safford, atty.

144TH st, 541-3 W; Jos Nordenschild agt Patk Reddy et al; Engel Bros, attys.

Lots 217 to 223, amended map of Adee Park, e of Botanical Garden, Bronx; Herman F Epple agt Constantine Krone et al; L E French, atty.

9TH st, 612 E; Gussie Morgenstern agt Machson Richmond Dairy Co et al; S N Tuckman, atty.

116TH st, 369 W; Carrie Esberg et al agt Chas A Borst et al; Kantrowitz & Esberg, attys.

Essex st, 48; Moses Cahn agt Mary O'Neill et al; D B Cahn, atty.

Kepler av, nwc 236th, 100x100; Charlotte E Ebling agt Central Bronx Realty Co et al; W E Sammis, atty.

119TH st, 314 E; Manhattan Life Ins Co agt Planet Realty Co et al; Rapallo & Kennedy, attys.

OCT. 16.

75TH st, ns, 137.6 e 2 av, 37.6x102.2; Lambert Suydam agt Sophie Grossman et al; amended; W R Adams, atty.

Kingsbridge rd, 3724; Andrew J Provost agt Edw Stern et al; W G Havens, atty.

5TH av, sec 32d, 28.9x150; also 33D ST, 43 to 47 W; also BROADWAY, 894 to 900; also 20TH ST, 18 E; also 5TH AV, 341 to 347; also 5TH AV, nwc 32d st, 65.10x123.6; also 42D ST, 47 to 59 W; also BROADWAY, nwc 27th, 135.10x87.7; also 6TH AV,

736 to 744; also 5TH AV, nwc 14th, 103.3x 100; also 5TH AV, 110 & 112; also 16TH ST, 1 W; Equitable Trust Co of N Y agt Improved Property Holding Co et al; Murray, Prentice & Howland, attys.

169TH st, ss, 138.1 e Nelson av, 30x 149.3; also 169TH ST, ss, 108.8 e Nelson av, 29.4x66.10; two actions; Henry Wacker agt St Francis Realty Co et al; Clocke, Koch & Reidy, attys.

Kinsella av, ss, 176.4 w Bronxdale av, 25x100; Saml J Smith et al agt Lizzie S Cowen et al; H S Ogden, atty.

Penfield av, ss, 87.8 e White Plains av, 25x97.2; Caroline Ritter, gdn, agt Wm W Penfield et al; amended; S Williamson, atty.

239TH st, swc Carpenter av, 100x100; Lillian M White agt Wm W Penfield et al; amended; S Williamson, atty.

So Boulevard, ws, 412.6 n Jennings, 37.6 x100; Gertrude Whiting agt Boulevard Constn Co et al; Geller, Rolston & Horan, attys.

94TH st, ns, 175 w West End av, 50x 100.8; N Y Life Ins Co agt Whitman S Mead et al; amended; Cary & Carroll, attys.

OCT. 17.

Clinton av, ws, 94.6 s 181st, 21x91.11; Annie C Schrieffer agt Amalia Pirk et al; E P Orrell, Jr, atty.

Henry st, 32; also MARKET ST, 47; Flora Applebaum agt Chas G Goldstein; notice of attachment; M B & D W Blumenthal, attys.

26TH st, 249 W; Franklin Savings Bank agt Albt G Pfeiffer et al; W M Powell, atty.

3D av, 565; Chas H Regnault agt Louisa H Clausnitzer et al; O Richter, atty.

Eldridge st, 133; Melissa R Bell agt Sale Agid et al; E G Story, atty.

Allen st, 167; Aaron Blume et al agt Dora Davis et al; M S & I S Isaacs, attys.

Featherbed la, ss, 48.1 w Nelson av, 24.1x110.1; Isaac S Heller agt Flannagan & Sweeney Constn Co et al; Kelley & Connelly, attys.

OCT. 18.

50TH st, 409 E; German Savings Bank in City of N Y agt Annie Kurzrok; A Roelker, Jr, atty.

12TH st, sws, 325 nw 5 av, 25x103.3; Morris L Woolf agt Johanna Laun et al; Riegelman & Bach, attys.

Lenox av, 438; Thos Thedford agt Susan M O'Brien et al; P R Gordon, atty.

5TH av, ws, 28.6 n 8th, 26.3x100; Metropolitan Life Ins Co et al agt Wm N Heard et al; Woodford, Bovee & Butcher, attys.

Harrington av, ns, 175 e Mapes av, 25x 100; Chas A Laumeister et al agt Anna Vogel et al; M J Sullivan, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

OCT. 14.

Elton av, nwc, 161st, —x—; Comity Mtg Co loans Chas T Streeter Constn Co to erect a — sty bldg; — payments, 78,000

OCT. 15.

No Building Loan Contracts filed this day.

OCT. 16.

Mulliner av, ws, 200 s Brady av, 25x100; Richd W Horner, atty, loans Fred L Hahn & Robt L Moran to erect —sty bldg; — payments, 8,000

OCT. 17.

95TH st, ns, 211 e Col av, 89x100.8; Germania Life Ins Co loans Gahren Realty Co to erect a —sty bldg; — payments, 260,000

Beach av, ws, 325 n Patterson av, —x—; Jos Buellesbach loans Margt Schwalbenberg to erect a —sty bldg; — payments, 3,500

OCT. 18.

St Lawrence av, es, 50 n Gleason av, 50 x100; Richd W Horner, atty, loans Jacob Cohen; to erect a —sty bldg; — payments, 9,500

St Lawrence av, ws, 25 n Gleason av, 25x100; Richd W Horner, atty, loans Jacob Cohen; to erect a —sty bldg; — payments, 4,500

ATTACHMENTS.

Manhattan and Bronx.

OCT. 10, 11, 14 & 15.

No Attachments filed these days.

OCT. 16.

White, Helen S; Marion J Barkley; \$10,000; Bowers & Sands.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

OCT. 11, 14, 15, 16 & 17.

Berliner & Greenberg (Inc), 512-22 W 156th, Consolidated Chandelier Co. 485  
Garden Garage Co, 123 W 51st., Fairbanks Co. Machinery. 550

Borough of Brooklyn.

AFFECTING REAL ESTATE.

OCT. 10, 11, 14, 15 & 16.

Furman Realty Co. Bushwick av, bet Granite & Furman st & East New York av. Gas & Electric Fix Co. Gas Fixtures. 690  
Grant Bldg Co. Williams av, nr Blake av. Colonial Mantel & Refrig Co. 200  
Penn Constn Co. 2725 to 2747 Ocean Parkway. Albert Gas Fix Co. 750  
Von Rappaport, B. 342 E 29th. West End Gas Gix Co. 620  
J A Williams Impt Co. E 16th, nr Av S. West End Gas Fix Co. 37

MECHANICS' LIENS.

Manhattan and Bronx.

OCT. 14.

Kenmare st, 86-96; Saml Zucker agt Michl Brigante et al; May15'12. 90.00

Mulberry st, swc Kenmare; Dellon Watnik Co agt Michl Brigante et al; Mar14 '12. 950.00

Mulberry st, 187-9; Wm A Thomas Co agt same; Jan15'12. 566.36

Mulberry st, swc Kenmare; Frank Angelilli agt same; Mar13'12. 687.00

Fulton st, 246; Angelo Maggio agt Louisa M Livingston et al; Sept25'12. 77.50

Fulton st, 248; same agt Louisa M Gerry et al; Sept25'12. 77.50

47TH st, 143 W; Jas S Lawlor agt Timothy Kieley et al; Nov23'11. 285.00

OCT. 15.

St Nicholas pl, 30-32; Abr Mandel agt Martin J Earley & Martin J Earley Jr (96). 175.00

Riverside dr, sec 97th, 107.6x71x irreg; Louis Stein agt Monomoy Co & Robt T Lyon (97). 279.90

Park av, sec 153d, 54x109x50x87; Wm Blumenauer agt Meyer Friedlander & Supreme Bldg Co (98). 354.25

Pearl st, 434; Louis Martines agt Augusta Schieck, Eliz Dunsing & August Dunsing; Danl F Anglis & Danl Leary (renewal) (99). 476.57

Broadway, 1448; Windsor Constn Co agt 41st St Realty Co, Hotel Realty Holding Corp, Ruland & Whiting, Archibald Nesbitt & Alfd Lust (100). 4,950.00

Broadway, 1448; Windsor Constn Co agt same (101). 136,190.00

5TH av, nec 116th, 100x110; Van Waggoner Linn Constn Co agt Ancient Order of Hibernians & Patk Gallagher (102). 3,685.00

Southern blvd, swc Jennings, 250x170; Harlem Supply Co Inc agt Lederer Constn Co, Norman Lederer, F J Hecht Plumbing & Heating Co (103). 1,122.89

Bryant av, es, 125 n 172d, 25x100; De Feo & Del Gaudio Constn Co agt Cornelius O'Keefe (104). 2,995.00

OCT. 16.

4TH st, 281 W; Edmondo Giambestiani agt Francis A Norris & Michl Normoyle (105). 41.00

Hoffman st, es, 68.2 n 188th, 25x102.2; Standard Plumbing Supply Co agt Antonio Cimillo, Chas A Corley & Bauser & Dougherty (106). 290.00

3D av, 130-32; J A Clark, Inc, agt Geo Ehret, Geo E Gouraud, Theodora Godlee & Edw Colegrave, trstes, Graf & Graf Restaurant & Hotel Co, Benno Graf & Chas B Graf & Harry Gilmore Co (107). 2,627.34

5TH av, nec 116th, 100x110; Jno Jordis Iron Works agt Ancient Order of Hibernians & Patk Gallagher (108). 5,080.18

Hoe av, ws, 294 s Aldus, 42x150; D'Amore & Lanzetta agt Ensign Improvement Co (109). 50.00

4TH av, 450-54; Thompson-Starrett Co agt Goelet Estate & Wm Henderson, Inc (110). 2,300.66

Crotone av, es, from Garden to Grote, 70.3x49.2x78.4x44.1; Gustav Ernst agt Sass Cal Realty & Constn Co (111). 400.00

Orchard st, 86; C W Klappert's Sons agt Rudolph-Wallach Co & G H Atkinson Co (112). 120.00

47TH st, 224-26 W; Garant Mosaic & Tile Co agt Martin Beck, Louis Buckler, F M Seidenberg, Jacob Kastman & Frolie Restaurant Co (113). 168.30

47TH st, 222 W; Same agt Mary G Ray Estate, Louis Buckler, F M Seidenberg, Jacob Kostman & Frolie Restaurant Co (114). 168.30

30TH st, 145-49 W; Edwin George agt Karnack Realty Co (115). 168.67

OCT. 17.

23D st, 210 E; Louis Bayer agt Saml Riegler & S Tannenbaum & Co (116). 50.00

Fulton st, 230; Angelo Maggio agt Archibald A Forrest & Hobart F Clark (117). 35.00

Amsterdam av, nec 113th, —x—; Dimock & Fink Co agt St Luke Hospital & Wm H Quick (118). 45.54

5TH av, nec 116th, 100x110; Queens Borough Blue Stone Co agt Ancient Order of Hibernians of N Y County & Patk Gallagher (119). 525.00

Park av, ws, 437.7 s 187th, 100x98; Domenico La Sala agt Number Forty-nine Forty-five Park Avenue Co & Hope Constn Co (120). 1,070.52

138TH st, 66 W; Morris Farbman agt Ida B Farley & Morris Borowitz (121). 29.50

OCT. 18.

Park av, 4595-4607; G B Raymond & Co agt Tremont Park Realty Co (122). 110.45

Tracks, &c, 59TH st, 10TH av, &c, to Battery; Sicilian Asphalt Paving Co agt Central Park North & East River R R Co & N Y City R R Co ((renewal) (123). 1,538.72

**Tracks, &c, Park Row from Broadway to Bowery, &c;** same agt Third Av R R Co & N Y City R R Co (renewal) (124). 304.70  
**Same prop;** same agt same (renewal) (125). 182.71  
**Tracks, &c, Fulton st, 9TH av, &c;** same agt Ninth Av R R Co & N Y City R R Co (renewal) (126). 572.33  
**Same prop;** same agt same (renewal) (127). 930.67  
**Tracks, &c, 23D st, 2D av, &c;** same agt 23d St Ry Co & N Y City R R Co (renewal) (128). 1,733.79  
**Tracks, &c, Park Row, Amsterdam av, &c;** same agt N Y Harlem R R Co City Line & N Y City R R Co (renewal) (129). 278.42  
**Tracks, &c, Columbia st, &c;** same agt Dryck Dock East Bway & Battery R R Co & N Y City Ry Co (renewal) (130). 235.87  
**Bryant av, 108-88;** Louis Atman et al agt Richardson Co & Saml Weingarten (131). 261.00

**Borough of Brooklyn.**

OCT. 10.

**Luqueer st, 115;** Saml Mendel agt Cath. Mary E, Bessie & Annie Carroll. 100.40  
**34TH st, 33, 67 & 87;** Fred C Farnsworth agt Daly & Scrimgeour. 416.83  
**Gravesend av, ws, 304 s Kings Highway, 100x100;** Max Lensky agt International Metal Ceiling Co. 285.00  
**Chester st, es, 100 n Livonia av, 100x100;** Kramer Contrg Co agt Pauline Constn Co. 175.00  
**Dumont av, nec Alabama av, 100x100;** Kramer Contrg Co agt Alabama-Dumont Realty Co. 100.00  
**Rockaway pkwy, 4718;** Pequnnoek Bldg Co agt Jas Petterson & F G Folsom Inc & Kissena Constn Co. 1,193.15  
**51ST st ss, 320 e 8 av, 60x100;** Hyman S Sulsky agt O'Neill & Kelly Constn Co & Jacob S Sulsky. 337.50  
**39TH st, 1281;** Max Rosenthal agt Peoples Union Realty Co & S B Blonstein & Sons. 1,000.00  
**Blake av, swc Stone av, 50x100;** Peretz Wissin agt Rosie & Jacob Levy. 265.00  
**De Kalb av, ss, 40 w Marcy av, 20x55;** Antonio Boniello agt Harris Swiryn. 1,055.00  
**E 7TH st, es, 120 s Av M, 20x100;** Brooklyn Builders Supply Co agt Jno Mahoney & L A Brennan Co. 892.38

OCT. 11.

**Lott st, ws, 173.8 s Albemarle rd, 19.8x80;** Edw Holmes agt Florence G Witbeck & Margt Grogan. 28.00  
**3D av nwc 75th, 58x100;** Standard Concrete Steel Co agt Henry C Heissenbuttel. 2,821.91  
**3D av, 4914;** Jno N Mazzi agt Meyer Kronenberg & H C Krichmier. 48.00  
**Railroad av, ws, 153.10 s Jamaica av, 20x100;** Eugene G Victori & ano agt Louis Walter. 65.00  
**Linwood st, 583;** Morris Weiss & ano agt Esther Dooneief. 3,800.00

OCT. 14.

**E 13TH st, ws, 380 s Av N, 20x100;** Jos Sidote agt Slocum Park Constn Co. 257.00  
**Williams av, ws, 300 s Blake av, 100x100;** Isaac Granginsky agt Grant Bldg Co. 360.00  
**Ft Hamilton av, 3904-6;** Saml Winkel agt Jno L Bohm, Chas E Klingenberg & Chas Schneeman. 205.00  
**Sterling pl, ss, 125 e Ralph av, 35x100;** Curtis Bros Lumber Co agt Ralph Sterling Inc & Saml Teisterstein. 85.87  
**Clinton st, ws, 198 n Pierrepoint, 45.4x100.2x50.11x100;** Edw Phillips & ano agt New Brooklyn Turkish Bath Co. 1,112.47  
**Williams av, ws, 100 s Hegeman av, 160x100;** Wolf Green agt Nathan Rolnick. 70.90

OCT. 15.

**Stone av, swc Blake av, 25x100;** Kurlandzik & Alpert agt Rose Levy, Jacob Wolfmark & Morris Weiss. 41.84  
**Dumont av, nec Douglass, 250x100;** Jacob Siegel & ano agt Bernstein Bldg Co. (Inc). 395.00  
**Sterling pl, ns, 145 w Ralph av, 70x100;** Jacob Siegel & ano agt Bernstein Bldg Co. 460.00  
**Church av, nec E 3d, 100x100;** Harry Kavshansky & ano agt Ludwig Obermeyer. 100.00  
**Ft Hamilton av, ns, 21.8 e 39th, 36x90;** Harry Kavshansky & ano agt "John" Bohm & Chas E Klingenberg & Co. 70.00  
**New Lots av, ns, bet Williams av & Alabama av, —x—;** Max Popowsky agt Hegeman Bldg Co. 100.14  
**Broadway, 656;** Isidore Shkolnik agt David Werbelowsky & Krefetz Realty & Constn Co. 240.00  
**Chauncey st, 179;** Adolph E Jacobs agt Patk M Reilly. 150.00  
**Riverdale av, ns, 60 w Christopher av, 46.100;** Abr Rapaport agt Louis Epstein. 114.00  
**Herkimer st, 1279;** Saml Baxter agt Louis Salkowitz. 150.00  
**Pitkin av, swc Pitkin av, 75x100;** Square Lumber Co agt Anna Palley & Saml Palley. 106.9)

OCT. 16.

**75TH st, nwc 3 av, 94x100;** Chas E Klingenberg & Co agt Henry C & Wilhelminka Heissenbuttel. 9,680.54  
**Rockaway av, 58-60;** Aaron Kaplan agt Irving Portman. 130.00  
**Atlantic av, ns, 220 w Brooklyn av, 51x144;** Brooklyn Builders Supply Co agt Wm Raubitscheck, Jos Freeman & Monroe S Goldberg. 1,200.37  
**Ft Hamilton av, 3906;** H W Johns-Manville Co agt Jno L Bohm. 186.44  
**40TH st, ss, 300 e 5 av, 50x100.2;** Martense Contrg Co agt Ocean Breeze Co & Ephrim Strayer. 350.00  
**New Lots av, nec Williams av, runs e to Alabama av xn88xw200 to Williams av xs158.2 to beg;** Jake Shtilman agt Hegeman Bldg Co. 165.16  
**Gravesend av, ws, 300 s Kings Highway, 100x100;** Brein Plumbing Co agt International Metal Ceiling Co. 150.00  
**Lake st, es, 300 s Kings Highway, 100x100;** also LAKE ST, ws, 300 s Kings Highway, 100x100; Andrew Brein agt International Metal Ceiling Co. 300.00  
**Alabama av, es, 70 n Glenmore av, 80x100;** Joe Gracalone & ano agt F & J Realty Co. 550.00  
**Baltic st, 175;** Morris G Williams & Co agt Maroon Michael & H Kaplan. 36.00  
**Clarkson st, ss, 800 e Flatbush av, 64.11x160x65.3x160;** Mahnken Bldg Material Co agt Powell Spargue Co; Oct27'11. 555.20  
**Same prop;** A Enteman agt same; Oct 27'11. 427.70  
**Same prop;** Sage Bros agt same; Oct27 '11. 275.00  
**Same prop;** Gold & Taylor Cut Stone Co agt same; Oct28'11. 349.00  
**Same prop;** David Elkind agt same; Oct30'11. 120.00  
**Same prop;** Henry R L Rohifs agt same; Oct31'11. 73.75  
**Same prop;** Harry Kavshensky & ano agt same; Nov'11. 303.75  
**Same prop;** Wm F Force & ano agt same; Nov'11. 215.00  
**Same prop;** Wm R Young Jr Inc agt same; Nov2'11. 300.00  
**Same prop;** Fredk Hess agt same; Nov 4'11. 560.00  
**Same prop;** Harry Kiefer agt same; Nov6'11. 650.00  
**Same prop;** Wm Schwenn agt same; Nov8'11. 367.22  
**Same prop;** Jno F Softy & ano; Nov28 '11. 135.00  
**Same prop;** Patk T McDermott agt same; Dec6'11. 539.00  
**Same prop;** Jno A Wilson agt same; Dec12'11. 72.15  
**Same prop;** Jno A Wilson agt same; Dec19'11. 72.15

**SATISFIED MECHANIC'S LIENS. Manhattan and Bronx.**

OCT. 14.

**Webster av, 1712;** Jos Van Rohder agt Max Cohen & Alfonso Lomonto (86). 75.44  
**Chrystie st, 55-9;** Ephriam Gottlieb et al agt Saml N Katz & S N Katz Realty Co & Frank Heitzner (87). 400.00  
**Park av, sec 153d, 54x87.6x54x109;** Ignazio Cavaluzzo et al agt Meyer Friedlander & Supreme Bldg Co (88). 798.00  
**Bergen av, 610-12;** Melcher & McDowell Inc agt S & B Bldg Co (89). 46.15  
**5TH av, nec 116th, 100x110;** Patk Gallagher agt Ancient Order of Hibernians (90). 40,619.94  
**Bryant av, 1552;** Tozzini & Co agt Cornelius O'Keefe, De Feo & Del Gaudio Construction Co (91). 500.00  
**Boston rd, swc Union av, 67.6x55.7x irreg;** Cross, Austin & Ireland Lumber Co agt Harry Weaver (renewal) (92). 620.86  
**Wooster st, 97;** Chas Staiger agt Jno M Flommerfelt, Martha Brown, Anson J Cole, Sarah, Melik, Louise Commer, Rachel Smith, Josephine Fessenden, Anna Gerlorge, Jacob Flommerfelt, David Flommerfelt, Zachary Flommerfelt & Levi A Fessenden (93). 1,200.00  
**Bleecker st, 132;** American Luxfer Prism Co agt A T Stewart & Nathan Harrison Realities Co (94). 330.75  
**Clinton av, ws, 25 s Oakland pl, 50x100;** Nathan Goden agt Thos Lauser & A Kugel (95). 152.25

OCT. 15.

**Kingsbridge rd, ns, 39 e Barnes av;** Mt Vernon Builders Supply Co agt Rachela La Porta et al; Sept16'12. 131.72  
**Broadway, sec 78th;** Water Supervision Co agt Henry E Coe et al; Oct10'12. 30,000  
**Clay av, nwc 173d;** J Spadaro Bros agt Mandel Constn Co et al; Oct7'12. 871.45  
**18T av, 2157;** Robt Feinstein agt Mary Marine et al; Aug29'12. 1,840.00  
**6TH av, 682;** Eugene J Flood agt Mary A Smith et al; Sept14'12. 121.90  
**Crotona av, 2252;** Thos G Devlin agt Sass Cal Realty & Constn Co et al; Sept 26'12. 51.50

OCT. 16.

**Belmont av, 2144;** A Spadaccini agt Crotona Park Realty Co et al; Mar8'12. 755.00  
**93D st, 304 W;** Hugh Greene agt Mrs S B Clark; Oct10'12. 66.50  
**4TH st, 111, 112 & 114 E;** Phillip Gussman agt Estate of Henry Knebel et al; Sept5'12. 517.00  
**Av C, 176;** Meyer Grilinas agt Henry W Kiel et al; Aug19'12. 200.00

OCT. 18.

**Webster av, ws, 225.4 n 179th;** Maria A Scerbo agt Gerard Bldg Co et al; Sept28 '11. 113.33  
**Magenta st, 737;** Beckie Rosen agt Gerardo Palese et al; Sept20'12. 80.23  
**76TH st, 301 W;** B Lewin & Co agt Roberta A Faber et al; Sept25'12. 125.00

**Borough of Brooklyn.**

OCT. 10.

**Central av, ws, 25 n Troutman, 50x100;** Anton Fluegel agt Frank V Bruno; Mar 2'11. 509.75  
**Alabama av, es, 200 n Dumont av, —x—;** Curtis Bros Lumber Co agt Angelo Constn Co & Title Ins Co N Y; Oct2'12. 1,107.61  
**W 29TH st, es, 130 n Mermaid av, —x—;** Raffaele Trotta agt Christoforo Marrazzo; Sept17'12. 35.75  
**Same prop;** Michl Napoli agt Christoforo Marrazzo; July13'12. 25.00  
**New Lots rd, nwc Alabama av, 100x100;** Standard Lime Co agt Hegeman Bldg Co; Sept19'12. 57.50  
**Hegeman av, nwc Georgia av, —x—;** Standard Lime Co agt Hegeman Bldg Co; July11'12. 211.00  
**Ft Hamilton Pkway, nwc 60th, 200x100;** Max Cohen agt Israel J Rosenstein; Sept24'12. 500.00  
**St Johns pl, ns, 389.4 e Troy av, 26.4x120.3;** Emery Constn Co agt Retta H Barranger; May31'12. 135.00

OCT. 11.

**Ft Hamilton av, 3904-6;** Acme Metal Ceiling Co agt John L Bohm & Chas E Klingenberg & Co; Sept17'12. 536.00  
**73D st, ns, 120 w 13 av, 40x100;** Benj Cohen agt Sol Levine; Sept23'12. 350.00  
**Logan st, 592;** Louis Milchman agt Emma C Koender & Fahie Berkeley; July 2'12. 63.00  
**79TH st, ns, 16.11 w 20 av, 303.1x100;** Pioneer Woodwork Co agt Marloe Constn Co; Sept19'12. —  
**Halsey st, ss, 100 e Stuyvesant av, 99x75;** Pluemacher Contr Co agt John R Deeves & Bro; Sept30'12. 200.00

OCT. 14.

**St Johns pl, 1315;** Emery Constn Co agt Rose Schwimmer; May31'12. 135.00  
**Sheffield av, es, 80 n Blake av, 70x95;** Klein Material Co agt New Lots Constn Co; Oct5'12. —  
**Barrett st, ws, 100 s Pitkin av, 50x100;** Chestnut Ridge White Brick Co agt Barrett Constn Co & Harry Applebaum; Oct 7'12. 216.75  
**Remsen st, ss, 187.6 w Henry, 37.6x150;** J Dall Constn Co agt Saml C Hasker; Apr 30'12. 2,504.32

OCT. 15.

**S 5TH st, 401-3;** Osher Bros agt Annie Zwerdling & Aaron Zwerdling; Oct25'11. 70.00  
**Amherst st, ws, 450 n Hampton av, 40x100;** Wm Liss agt Jas W McCulloch; Aug 29'12. 45.00  
**Amherst st, es, 100 n Oriental blyd, 40x100;** Wm Liss agt C L Winey; Aug29'12. 35.00  
**Amherst st, ws, 440 n Hampton av, 40x100;** Frank H Pehlman agt Jas W McCulloch; Aug29'12. 85.00  
**Amherst st, es, 100 n Oriental blyd, 40x100;** same agt C L Winey; Aug29'12. 80.00  
**W 13TH st, ws, 360 s Av V, —x—;** Peter J Van Note agt Godfried Pedersen; Sept 24'12. 1,284.68

OCT. 16.

**New Lots av, ns, from Williams av to Alabama av, 211.10x irreg;** Rocco Sangiamo agt Hegeman Bldg Co; Aug14'12. 1,175.00  
**Hegeman av, nwc Hegeman av, 100x95;** Rocco Sangiamo agt Hegeman Bldg Co; Aug14'12. 112.50  
**Johnson st, ss, 122.7 w Coney Island av, 50x100;** Jas Dooley agt P & S Constn Co; Oct10'12. 66.00  
**E 49TH st, ws, 220 n Snyder av, 40x100;** Max Zussman agt Rugley Investors Bldg Co; Sept4'12. 125.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ORDERS.**

**Borough of Brooklyn.**

OCT. 10.

**Bergen st, ns, 180 w New York av, 120x114.5;** New York Bergen Co on Title Ins Co NY to pay J P Duffy Co. 175.00  
**Alabama av, es, 200 n Dumont av, 120x100;** Angelo Constn Co on Title Ins Co, N Y to pay Donin Plumbing Contracting Co. 300.00

OCT. 11.

**Sutter av, 520-2;** Weiss & Wolfman on Congress Bwg Co to pay Morris Isaacson. 150.00  
**Stone av, 520-22;** same on same to pay Sarah Weissblatt. 200.00  
**Prospect pl, ns, 264 w Ralph av, 164x127;** Miller Bldg Co on N Y Mtg & Security Co to pay Richmond & Resnikoff. 1,600.00  
**Snediker av, ws, 390 n Hegeman av, 60x100;** Snediker Realty Inc on Julius Lehrenkrauss & ano to pay Hyman Goodson. 178.00

OCT. 14.

**St Johns pl, ns, 100 n Albany av, —x—;** Classon Constn Co on Title Ins Co to pay H Chefetz & Son. 100.00  
**Schenectady av, es, 100 n Park pl, —x—;** Johanna Grafton on Home Title Ins Co to pay West Bway Constn Co. 1,200.00  
**Same prop;** same on same to pay same. 1,658.00  
**Same prop;** same on same to pay same. 1,450.00

OCT. 15.

No Orders filed this day.  
OCT. 16.  
**Bergen st, ns, 180 w New York av, —x—;** New York Bergen Co on Title Ins Co to pay Frank Katz Inc. 3,300.00

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XC

No. 2327

New York, October 19, 1912

(16) 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.

86-39	586-42	1241-4	1615-55-57	2045-66
108-31-34	612-69-70	1244-38	1623-17	2059-18
248-83	623-50	1245-70-72	1650-3 & 20	2079-46
255-12	728-2-3	1246-44	1661-39	2097-23, 27 & 40
306-37	773-81	1248-59	1673-37	2111-18
337-34	777-55	1252-21½	1689-27, 32, 34	2112-1-5
345-64	806-70	1260-37	1694-6	2115-51
352-26	832-47	1288-42	1726-54	2123-86
360-34 & 36	837-33-34 & 55	1298-46	1729-37	2152-89
363-29	891-59 & 64	1314-2	1737-63	2226-16
375-29 & 51	936-12	1317-37	1795-4	
386-20	1043-29½	1344-4½	1809-33½	
393-26	1047-7	1346-9	1830-33-37	
407-28	1052-29A & 29B	1364-7½	1831-13 & 21	289-41
408-9	1083-54	1415-9	1833-13	836-22
424-1-5	1139-14-16 & 51	1416-10	1858-23	1073-12
459-32	1153-54	1430-20	1867-33	1196-26
460-22	1154-11	1440-25	1888-19	1264-4½
464-22	1182-26-28	1465-21	1918-26½	1426-42
491-35-36	1186-91	1492-67	1942-49	1652-41
504-31-33	1209-9½-12	1555-15	1943-13-14½, 16-17 & 51	1775-13
528-80-81	1231-41	1608-59-61	1966-52-56 & pt lt 86	2044-39
576-34	1232-4½	1609-33	2025-26	

### 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.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

OCT. 11, 14, 15, 16 & 17.

Barclay st, 60-70 (1:86-39), sec Greenwich (No 229), runs e — to ws West Bway (No 14) xs26.9xw — to es Greenwich xn 26.9 to beg, 4-sty bk loft & str bldg; Francis S McAvoY TRSTE Wm H Montanye to Christopher W Mitchell, 300 W 143; B&S; Oct11'12; A\$95,000-110,000. 141,000

Barclay st, 60-70 & West Broadway, 14; Christopher W Mitchell to Jno H Haaren, 134 W 121; Diedrich Picken, 142 Bay 32d, Bklyn & Harry Haaren, at Weehawken, NJ; Oct11'12; nom

Barclay st, 60-70 (1:86-39), sec Greenwich (No 229), runs e — to ws West Bway (No 14) xs26.9xw — to es Greenwich xn 26.9, 4-sty bk loft & str bldg; Jno H Haaren et al to Picken & Haaren, Inc, a corpn, 70 Barclay; AL; Oct11; Oct14'12; A\$95,000-110,000. nom

Bedford st, 32-4, see Carmine, 49.

Broome st, 126 (2:337-34), ns, 55 e Pitt, 20x87.6, 7-sty bk stable; Louis Roosin to Harris Schwartz, 951 Av St John; mtg \$22,000; Oct15; Oct16'12; A\$13,500-26,000. O C & 100

Carmine st, 49 (2:586-42), nec Bedford (Nos 32-4), 25x75, 4-sty bk tnt & str & 2-sty bk tnt & str; Jas Coyle to Isabella Coyle, 49 Carmine; mtg \$20,000; May7; Oct17'12; A\$21,000-24,000. nom

Charles st, 11 (2:612-69), ns, 148.2 w Greenwich av, 22x95, 4-sty & b bk dwg; Jas Coyle to Rose Leavy, 635 9 av; mtg \$10,500; Mar3'11; Oct17'12; A\$11,000-13,500. nom

Charles st, 13 (2:612-70), ns, 170.2 w Greenwich av, 22x95, 4-sty & b bk dwg; Jas Coyle to Isabella Coyle, 49 Carmine; mtg \$11,000; Mar3'11; Oct17'12; A\$11,000-13,500. nom

Cherry st, 230 (1:255-12), nec Pelham (Nos 16-8), 25.6x108.7x25.1x109.7, 6-sty bk tnt & str; Rachel Isaacs to Adolph Cohn, 108 E 87th; B&S; mtg \$35,000; Oct10; Oct11'12; A\$20,000-48,000. nom

Cherry st, 231 (1:248-83), ss, 218.9 e Pike runs s49.11xe0.6xs10xe44xn60 to st xw44.9 to beg, 5-sty bk tnt & str; Louis Manevetz to Wm M Hall at Hasbrouck Heights, NJ; mtg \$28,250; Oct10; Oct11'12; A\$13,500-30,000. Exch & 100

Downing st, 45-7 (2:528-80-81), ns, 92.7 w Bedford, 29.7x90, vacant; Jos Tassi to Arcadia Realty Co, a corpn, 18 Remsen, Bklyn; mtg \$14,400 & AL; Oct8; Oct15'12; A\$15,000-15,000. nom

Eldridge st, 172 (2:415), es, 174.3 s Rivington, 25.3x87.6; asn rents; Tarsus Realty Co, a corpn, to Royal Co of N Y, 93-5 Nassau; Oct11; Oct14'12. 1,650

Goerck st, 71-3 (2:328), ws, 100 s Rivington, 49.9x100x49.1x100; asn rents; Wyler Constn Co to Royal Co of N Y, 93-5 Nassau; Oct11; Oct14'12. 2,000

Greenwich st, 229, see Barclay, 60-70.

Hester st, 111 (1:306-37), ns, 42.7 w Eldridge, 24.7x50x24.5x50, 5-sty bk tnt & str; Jennie Spector to Conservative Holding Co, a corpn, 38 Jefferson; 1/2 R T & I; mtg \$19,200 on this & other property; Sept27; Oct16'12; A\$17,000-24,000. nom

Manhattan st, 15-23 (7:1966-52-56 & pt lt 86), nes, 36 nw from a point which is 300 w Morningside av, runs nw 125xne 113 to cl 126th if prolonged xe90.9xs96.4x sw69.4 to beg, 5 5-sty bk tnts & str; Hswpital Estates, Inc, a corpn, & ano to Mary A Thornton, 500 W 143; B&S; Oct8; Oct17'12; A\$ ——. O C & 100

Manhattan st, 15-23; Mary A Thornton to Bronson P Reynolds, 547 4th, Bklyn, & Louis K Ungrich, 475 W 144; mtg \$89,000; Oct15; Oct17'12. O C & 100

Norfolk st, 75 (2:352-26), ws, 100.4 n Broome, 25.4x100.3x25.4x100.1, 5-sty bk tnt & str & 4-sty rear tnt; Jennie Spector to Conservative Holding Co, a corpn, 38 Jefferson; mtg \$33,500 on this & other property; Sept27; Oct16'12; A\$24,000-35,000. nom

Orchard st, 86 (2:408-9), es, 22.9 s Broome, 21x60, 3-sty bk tnt & str; Wm Lustgarten to Susan Goldstein, 172 E 94; Oct10; Oct11'12; A\$14,000-15,000. O C & 100

Pitt st, 125 (111) (2:345-64), ws, abt 150 n Stanton, 25x100, 6-sty bk tnts & str; Morris Schlossheimer to Moses Baumgarten, 136 E 95; 1-3 pt; mtg \$25,000; Oct17'12; A\$19,000-39,000. nom

Rivington st, 75-7 (2:415), asn rents to extent of \$2,500; Abr Rosen to Jos Horowitz, 196 Prospect Park W, Bklyn; Oct10; Oct11'12. nom

Roosevelt st, 119-25 (1:108-31-34), swc Water (No 319), 78.5x41.6x79.1x50.8, 4-4-sty bk tnts & str; David Rosing to Isaac Nacht, NY; B&S; mtg \$33,750; Oct2'07; re-recorded from Oct23'07; Oct16'12; A \$26,000-37,500. O C & 100

Roosevelt st, 119-25; Isaac Nacht to Rexton Realty Co, a corpn, 37 Liberty; A T; QC; Oct14; Oct16'12. nom

Roosevelt st, 119-25; Bernard Haber to same; QC; AL; Oct12; Oct16'12. nom

Spring st, 254-6 (2:491-35 & 36), sec Varick (Nos 134-6), 50x58, 2-3-sty fr bk ft tnts & str; Jno H Bodine to Harris Mandelbaum, 12 W 87; mtg \$24,000; Oct14'12; A\$24,000-29,000. O C & 100

Spring st, 254-6; Ellen O'Grady wid & ano to Jno H Bodine, 1427 Mad av; AL; Oct14'12; nom

Sullivan st, 110, see Sullivan, 108.

Sullivan st, 112, see Sullivan, 108.

Sullivan st, 108 (2:504-33), nws, 254.6 s Prince, 23.6x100, 3-sty bk tnt; A\$14,500-15,500; also SULLIVAN ST, 110 (2:504-32), ws, 220.6 s Prince, 34x100, 5-sty bk tnt; A\$23,000-32,000; also SULLIVAN ST, 112 (2:504-31), ws, 197 s Prince, 23.6x100, 3-sty bk tnt; A\$14,500-15,500; Abram I Elkus TRSTE Jas Kopke to Walter Kopke, 117 6 av; Aug22; Oct16'12. nom

Varick st, 134-6, see Spring, 254-6.

Water st, 319, see Roosevelt, 119-25.

4TH st, 369-71 E (2:360-34 & 36), nes, 100 se Av D, 50x96, 2, 3 & 5-sty bk loft & str bldg; Jos Horowitz et al to Horowitz Brothers & Margaretten, a corpn, 367-73 E 4th; AL; Nov7'10; Oct14'12; A\$26,000-47,000. nom

4TH st, 268 E (2:386-20), ss, 313.4 e Av E, 24.9x96.3, 5-sty bk tnt & str; mtg \$25,000; A\$18,000-35,000; also 5TH ST, 739 (2:375-51), ns, 220 w Av D, 23x97, 5-sty bk tnt & str; mtg \$23,000; A\$14,500-28,000; Cilly wife Henry Friedman to Henry husband of Cilly Friedman, 7 Av E; Oct15'12. nom

5TH st, 739 E, see 4th, 268 E.

5TH st, 710 E (2:374), ss, 160.6 e Av C, 25x96; asn rents; Max Schenkein et al to Royal Co of NY, 93-5 Nassau; Oct15; Oct17'12. 1,650

5TH st, 222 E (2:460-22), ss, 308.1 w 2 av, 20.9x92.4, 3-sty & b bk dwg; Metropolitan Savgs Bank to Mollie Simon, 374 Bowery; Oct17'12; A\$14,000-17,000. 15,500

6TH st, 740 E (2:375-29), ss, 221 w Av D, 22x97, 3-sty & b bk dwg; Edw L Parris ref to Abr J Gottlieb, 17 W 127 EXR & Leopold Gottlieb; correction deed; mtg \$14,000 FORECLOS, Sept27; Oct10; Oct11'12; A \$14,000-16,000. 100

7TH st, 287-9 E, see Av D, 94-6.

9TH st, 224 (195) E (2:464-22), ss, 266 w 2 av, 20.7x75x20.5x75, 2-sty bk garage; Sam I Horowitz to Moses A Horowitz, 156 E 94; mtg \$14,000; July2; Oct14'12; A\$11,000-13,000. O C & 100

11TH st, 271 W (2:623-50), ns, 176.9 w 4th, 25.2x111.10, 4-sty & b bk dwg; Asbury Lester to Lillian D S Walker, 115 W 93; B&S; AL; Oct14'12; A\$13,000-17,000. nom

11TH st, 638 E (2:393-26), ss, 183 w Av C, 25x94.9, 5-sty bk tnt & str & 2-sty bk rear tnt; Adam E Gartner et al to Wm Haupt, 418 E 120; mtg \$9,000; Oct1; Oct16'12; A\$15,000-23,000. nom

11TH st, 638 E; Wm Haupt to Albt J Brech, 420 E 120; mtg \$9,000; Oct1; Oct16'12. nom

13TH st, 10 W, see 13th, 8 W.

13TH st, 8 W (2:576), ss, 195 w 5 av, 20x83.7x — x77.9; also 13TH ST, 10 W (2:576, this & above lot 34), ss, 215 w 5 av, runs sw87x10.6xsw9.6xnw10xne100 to st, xse20 to beg, 11-sty bk loft & str bldg; Alfd J Talley, ref, to Jere W Dimick at Ripton, Ulster Co, NY; mtg \$120,000; FORECLOS; Oct11; Oct15'12; A\$40,000-160,000. 174,000

14TH st, 540 E (2:407-28), ss, 95 w Av B, 25x103.3, 5-sty bk tnt & str; Emblem Realty Co to Herman I Zagor, 64 E 122; mtg \$15,000 & AL; Oct10; Oct16'12; A\$15,000-18,000. 200

24TH st, 262-4 W (3:773-81), ss, 100 e 8 av, 41.8x98.9, 6-sty bk tnt; H A F Holding Co to West End Holding Co, a corpn, 501 5 av; AL; Oct8; Oct17'12; A\$28,000-78,000. O C & 100

28TH st, 220 W (3:777-55), ss, 230.2 w 7 av, 16.8x98.9, 4-sty bk tnt & str; Tillie Bruck to Meyer Schurr, 432 New Jersey av, Bklyn; 1/2 pt; mtg \$15,000; Oct2; Oct15'12; A\$10,500-13,500. nom

30TH st, 315 E (3:936), ns, 177.11 e 2 av, 19.5x98.9; power of atty; Ella Shearer to Wm L Shearer, both at Falmouth, Mass; Jan27'10; Oct11'12.

30TH st, 315 E (3:936-12), ns, 177.9 e 2 av, 19.5x98.9, 3-sty & b stn dwg; Wm L Shearer et al to Jno G McCarthy, 322 E 30th; QC; AL; Sept26; Oct11'12; A\$7,800-11,000. nom

31ST st, 150 W (3:806-70), ss, 175 e 7 av, 25.6x98.9, 2 & 3-sty bk stable; A\$60,000-61,000; also 35TH ST, 11 W (3:837-34), ns, 218.9 w 5 av, 18.9x98.9, 4-sty bk bldg & str; A\$68,000-74,000; also 35TH ST, 13 W (3:837-33), ns, 237.6 w 5 av, 18.9x98.9, 4-sty bk bldg & str; A\$67,000-73,000; also 36TH ST, 14 W (3:837-55), ss, 225 w 5 av, 25x98.9, 4-sty & b bk dwg, 2-sty ext; A \$100,000-106,000; Bradford Realty Co to Augustus B Field at Sterlington, Rockland Co, NY & Thos P Field, 31 E 49; QC; Sept 23; Oct14'12. nom

31ST st, 2 W, see 5 av, 298.

35TH st, 11 & 13 W, see 31st, 150 W.

36TH st, 14 W, see 31st, 150 W.

36TH st, 138 E (3:891-64), ss, 95 e Lex av, 20.10x98.9, 4-sty & b stn dwg; Geo U H Reaney to Emma L Reaney, 133 W 92; B&S & C a G; AL; Oct14; Oct17'12; A\$21,000-33,000. nom

36TH st, 148 E (3:891-59), ss, 199.2 e Lex av, 20.10x98.9, 4-sty & b stn dwg; Ellen J Reaney to Emma L Reaney, 133 W 92; B&S & C a G; AL; Oct14; Oct17'12; A\$21,000-36,000. O C & 100

39TH st, 5 E (3:869), ns, 152 e 5 av, 25x98.9; also 39TH ST, ns, adj above on w — x —; agmt as to encroachments, &c; Fredk W Vanderbilt, 459 5 av, with Geo Freifeld, 44 Hart, Bklyn, TRSTE John M Bixby, decd, et al, & Union League Club, a corpn, 1 E 39; June17; Oct17'12. nom

42D st, 403-5 W (4:1052-29A & 29B), ns, 62 w 9 av, runs n80.5xw19x20xw19x100.5 to st xe38 to beg, 2-4-sty bk tnts & str; Bridget Holmes to Wm J Daniel, 889 St Nich av; Oct14'12; A\$32,000-38,500. O C & 100

44TH st, 144 E (5:1298-46), ss, 184.6 e Lex av, 15.6x100.5, 3-sty & b stn dwg with 1 & 2-sty ext; Fannie E Paris to Teresa Abelson, 141 W 120; Oct10; Oct11'12; A \$12,000-15,000. O C & 100

44TH st, 144 E; Theresa Abelson to Kenton Realty Co, a corpn, 135 Bway; B&S; mtg \$12,000; Oct10; Oct11'12. O C & 100

44TH st, 218-22 E (5:1317-37), ss, 230 e 3 av, 75x100.5, 2-sty bk stable & fr bldgs of coal yard; Edw Fagan to Henry C Smith, 167 Bay 32, Bklyn; mtg \$35,000; Oct16; Oct17'12; A\$31,000-34,000. O C & 100

44TH st, 218-22 E; Henry C Smith to Jas C Fargo, as pres of the American Express Co, 56 Park av; mtg \$35,000; Oct 16; Oct17'12. O C & 100

51ST st, 305 E (5:1344-4 1/2), ns, 74.9 e 2 av, runs n 65xe3.3xn20xe13.6x85 to st xw16.9 to beg, 3-sty & b stn dwg; Hattie Greenburg to Geo E Stuckey, Jr, 750 3 av; mtg \$6,500; Oct16; Oct17'12; A\$5,000-8,000. O C & 100

52D st, 303 W (4:1043-29 1/2), ns, 80 w 8 av, 20x100.5, 3-sty & b stn dwg; Emilie B Fauser to Guy E Hayward, 707 Arch, Phila, Pa; Oct17'12; A\$13,000-15,000. nom

52D st, 409 E (5:1364-7 1/2), ns, 156.6 e 1 av, 18.9x96x — x99.6, 4-sty stn tnt; John J O'Brien, ref, to Neil P Cullom, 318 W 57; FORECLOS Sept26; Oct14; Oct17'12; A\$5,400-10,500. 12,000

52D st, 409 E; Neil P Cullom to Hospital Estates, Inc, a corpn, 30 Broad, & Hahnemann Hospital of City NY, a corpn, 657 Park av; B&S & C a G; Oct14; Oct17'12. O C & 100

53D st, 317 E (5:1346-9), ns, 195.10 e 2 av, 19.2x100.5, 2-sty bk tnt & str, with 1-sty fr ext; Henry Lang to Wm H Lang, NY; mtg \$5,000; Dec11'09; Oct15'12; A\$7,000-9,000. nom

53D st, 56 E (5:1288-42), ss, 116 w Park av, 16x100.5, 4-sty & b stn dwg; Oscar Saenger to Charlotte W Saenger, 6 E 81; Oct16; Oct17'12; A\$29,000-35,000. 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

55TH st, 538 W; Augusta S Leary to same; QC; Oct9; Oct10'12. (Corrects error in last issue when this was separated from 55th st, 538 W.) nom

56TH st, 355 W (4:1047-7), ns, 153.8 e 9 av, 17.10x100.5, 4-sty & b stn dwg; Kate Maguire to Annie Costello, 600 W 115th; AL; Oct10; Oct11'12; A\$12,500-18,000; O C & 100

60TH st, 217 E (5:1415-9), ns, 375 w 2 av, 20x100.5, 4-sty & b stn dwg; Reuben Isaacs to Augusta Isaacs, his wife, 829 West End av; AL; Sept18; Oct16'12; A \$12,000-18,000. nom

61ST st, 219 E (5:1416-10), ns, 227 e 3 av, 18x100.5, 3-sty & b stn dwg; Eva Mangold to Fannie Born, 740 Lex av; AL; Oct15; Oct16'12; A\$10,800-14,500. O C & 100

62D st, 238 W, see 62d, 237 W.

62D st, 237 W (4:1154-11), ns, 525 w Ams av, 25x100.5, 5-sty bk tnt & str; A \$6,000-16,000; also 62D ST, 238 W (4:1153-54), ns, 250 e West End av, 25x100.5, 5-sty bk tnt & str; A\$6,000-16,000; Julia Elkin to Lena Weissberg, 63 W 100; 1/2 pt; AT; AL; Oct4; Oct15'12. nom

67TH st, 121-7 W, see Bway, 1981-7.

70TH st, 433 E, see Av A, 1313.

70TH st, 305-11 W (4:1182-26-28), ns, 100 w West End av, 80x100.5, 4-3-sty & b bk dwgs; Reliant Holding Co to Directors Realty Holding Co, a corpn, 160 Bway; mtg \$68,000; Oct14; Oct16'12; A\$40,000-64,000. O C & 100

75TH st, 241 E (5:1430-20), ns, 105 w 2 av, 20x102.2, 3 & 4-sty bk tnt & str; Progress Holding Co to Sol Klein, 1469 5 av; mtg \$18,000 & AL; Oct9; Oct11'12; A\$9,000-20,000. Exch

79TH st, 312-4 W (4:1186-91), ss, 235 w West End av, 65x102.2, 12-sty bk tnt; Edendale Constn Co to E A L Holding Co, a corpn, 505 5 av; mtg \$250,000; Oct9; Oct14'12; A\$65,000-300,000. O C & 100

80TH st, 313 W (4:1244-38), ns, 149 w West End av, 16x102.2, 3 & 4-sty bk dwg; Mary M Cruikshank & ano to Marie Barnes, 346 W 71; mtg \$15,000; Oct4; Oct 14'12; A\$12,500-21,000. O C & 100

81ST st, 6 E (5:1492-67), ss, 141.1 e 5 av, 20.5x102.2, 5-sty stn dwg; Oscar Saenger to Charlotte W Saenger, 6 E 81; AL; Oct16; Oct17'12; A\$48,000-57,000. O C & 100

83D st, 301 W, see West End av, 481.

84TH st, 210 W (4:1231-41), ss, 196 w Ams av, 26x102.2, 5-sty stn tnt; Anna McVay to Lazarus Whitehead, 201 W 117; mtg \$29,000 & AL; Oct11; Oct14'12; A\$18,000-30,000. nom

84TH st, 269 W (4:1232-4 1/2), ns, 100.6 e West End av, 16.6x102.2, 3-sty bk dwg; Mary C & Harry D Pease individ & EXRS Chauncey D Pease, decd, et al to Gertrude A Vanderbeck, 149 W 126; Aug8; Oct16'12; A\$13,000-17,000. 22,500

84TH st, 269 W; Gertrude A Vanderbeck to Waterman Realty Co, a corpn, 527 5 av; B&S & C a G; Oct15; Oct16'12. O C & 100

85TH st, 328-30 W (4:1246-44), ss, 275 w West End av, 50.5x102.2x50.6x102.2, 6-sty bk tnt; Wertheim Realty Co to Delia K Loomam, 205 W 21; mtg \$98,000; Oct17'12; A\$45,000-105,000. O C & 100

92D st, 325 E (5:1555-15), ns, 350 e 2 av, 25x100.8, 5-sty bk tnt & str; Sofie Davidson to Moritz Weiss, 161 E 89; mtg \$17,000; Oct9; Oct14'12; A\$8,500-20,000. nom

**93D st, 304 W** (4:1252-21½), ss, 80 w West End av, 20x51.2, 5-sty bk dwg; Grace W Clark to Bernard & Louis Goldstein, 310 E 57; mtg \$12,000; Oct11; Oct 15'12; A\$10,000-18,000. O C & 100

**95TH st 53-61 W** (4:1209-9½-12), ns, 211 e Col av, 89x100.8, 5-4-sty & b bk & strn dwgs; Auguste Gahren to Gahren Realty Co, 55 W 95; mtg \$71,000; Oct15'12; A\$57,000-86,000. O C & 100

**97TH st, 47 W** (7:1833-13), ns, 480 w Central Park W, 20x100.11, 4-sty & b bk dwg; Herbert W Jenkins to Augusta L Haaker of Englewood Cliffs, Bergen Co, NJ; mtg \$17,000; Sept29'10; Oct15'12; A\$12,000-15,000. O C & 100

**97TH st 47 W**; Augusta L Haaker to Heloise T Willis, 47 W 97; mtg \$10,000; Oct12; Oct15'12. O C & 100

**100TH st, 405 E** (6:1694-6), ns, 100 e 1 av, 37.1x100.11, 6-sty bk tnt & str; Clara M Boerner to Anna Schauer, 7108 14 av, Bklyn; ½ pt; AT; mtg \$30,000 & AL; Oct9; Oct15'12; A\$10,500-30,000. nom

**100TH st, 233 E** (6:1650-20), ns, 475 e 3 av, 25x100.8, 4-sty bk tnt & str; Mina Dauber et al to Ethel G Gottlieb & Lena Guth, 100 E 4; mtg \$11,750; Sept24; Oct 15'12; A\$9,000-15,000. nom

**102D st, 324 E** (6:1673-37), ss, 250 w 1 av, 24.11x100.11, 5-sty bk tnt; Nathan Cohen to Michele Masucci, 190 E 104, & Antonio Deluca, 180 E 104; mtg \$11,000; Oct16; Oct17'12; A\$8,000-18,500. O C & 100

**103D st, 129 W** (7:1858-23), ns, 225 w Col av, 18.9x100.11, 5-sty stn tnt; Fredk J Foster to Evelyn Marquardt, 601 W 127; mtg \$15,000; Oct3; Oct11'12; A\$11,200-20,000. nom

**103D st, 16-20 E** (6:1608-59-61), ss, 275 e 5 av, 75x100.9, 2-6-sty bk tnts; Joel M Marx to Clementine Sostman & Carrie Lasker, 114 W 69; AL; Dec1'10; Oct15'12; A\$36,000-96,000. nom

**103D st, 73 E** (6:1609-33), ns, 80.1 w Park av, runs n 59.9xe0.14xn41.2xw25xs 100.11 to st xc24.10 to beg, 5-sty bk tnt; Louis F Doyle, ref, to Gustav Falk, 2 W 86; FORECLOS Oct8; Oct16; Oct17'12; A\$11,000-25,000. 20,000

**112TH st, 224-6 E** (6:1661-39), ss, 255 e 3 av, 40x100.10, 6-sty bk tnt & str; Embel Realty Co to Herman I Zagor, 64 E 122; mtg \$50,500 & AL; Oct10; Oct16'12; A\$14,500-42,000. 200

**115TH st, 215 W** (misc), also property at Islip, LI, & at Yonkers, NY; power of atty; Benj H Gordon to Elias J Gordon, 215 W 115; Sept2'11; Oct16'12.

**115TH st, 215 W** (7:1831-21), ns, 265 w 7 av, 20x100.11, 5-sty stn tnt; Benj H Gordon to Anita H Prop, 125 W 141; mtg \$15,600; Oct8; Oct16'12; A\$11,200-16,000. nom

**115TH st, 412 W** (7:1867-33), ss, 200 e Ams av, 33.4x100.11, 5-sty bk tnt; trust deed; Peter Doerr to Eliz K Doerr, his daughter, 412 W 115, in trust; mtg \$39,000 & AL; Oct8; Oct16'12; A\$24,000-38,000. nom

**115TH st, 233 W** (7:1831-13), ns, 300 e 8 av, 25x100.11, 6-sty bk tnt; Harris Schwartz to Anna Roossin, 5-7 Attorney; mtg \$27,500; Oct15; Oct16'12; A\$15,000-31,000. O C & 100

**115TH st, 200 W**, see 7 av, swc 115th.

**116TH st W, nwc Manhattan av**, see Manhattan av, 385.

**118TH st, 344 E** (6:1689-32), sws, 125 n w 1 av, 25x100.10, 6-sty bk tnt & str; Wm Halls Jr to Paul C Bahrenburg, 1078 Bedford av, Bklyn; mtg \$23,000 & AL; Sept3; Oct15'12; A\$9,000-26,000. nom

**118TH st, 344 E**; Paul C Bahrenburg to Antonio Tassi, 121 W Houston; mtg \$23,000 & AL; Sept10; Oct15'12. nom

**118TH st, 340 E** (6:1689-34), ss, 175 w 1 av, 25x100.11, 3-sty bk dwg, 2-sty ext; Alice Marx to Jos E Constantine, 410 E 117; mtg \$6,000; Oct16; Oct17'12; A\$9,000-11,000. O C & 100

**122D st, 440 E** (6:1809-33½), ss, 169 w Pleasant av, 18.6x100.10, 3-sty & b stn dwg; Walbridge S Taft ref to Abr Koch, 937 Blake av, Bklyn; FORECLOS; Oct10; Oct11; Oct15'12; A\$4,500-7,000. 500

**123D st W, swc St Nich av**, see Manhattan av, sec 123.

**123D st W, see Manhattan av**, see Manhattan av, sec 123.

**129TH st, 32 W** (6:1726-54), ss, 438.6 w 5 av, 21.6x99.11, 3-sty & b bk dwg; Fredk A Camp to Lottie L Clarke, 308 W 123; mtg \$10,000; Aug1; Oct17'12; A\$10,000-12,500. O C & 100

**133D st, 109 W** (7:1918-26½), ns, 116.8 n Lenox av, 16.8x99.11, 3-sty & b stn dwg; Zurich Realty Co to Luler R Shepherd, 107 W 133; mtg \$7,500; Oct15; Oct17'12; A\$7,300-9,000. nom

**137TH st, 234 W** (7:1942-49), ss, 380 w 7 av, 19x99.11, 3-sty & b stn dwg; Max Sundheimer to Anna Sundheimer, his wife, 234 W 137; B&S; AL; Oct17'12; A\$9,100-17,000. gift

**139TH st, 209 W** (7:2025-26), ns, 137.5 w 7 av, 19.2x99.11, 4-sty bk dwg; Abr S Bernstein to Cassel Cohen, 207 W 139; mtg \$10,000; Oct9; Oct14'12; A\$9,000-13,500. 20,000

**140TH st, 60 W** (6:1737-63), ss, 187.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Ada Brower to Mary E Sipp, 56 W 130; mtg \$33,500; Oct15; Oct16'12; A\$10,500-36,500. O C & 100

**144TH st, 448 W**, see Convent av, 336 (68).

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

**148TH st, 522-24 W** (7:2079-46), ss, 308.4 w Ams av, 41.8x99.11, 5-sty bk tnt; Dakota Realty Co a corp to Fannie Malbin, 48 Jackson, New Rochelle, NY; mtg \$35,000; Oct1; Oct11'12; A\$22,000-50,000. O C & 100

**150TH st, 601 W**, see Bway, 3641.

**151ST st, 600 W**, see Bway, 3641.

**156TH st, 533 W** (8:2115-51), ns, 435.9 e Bway, 39.3x99.11, 5-sty bk tnt; Henry E Warner, ref, to Salina Realty Co Inc, a corp, 295 Bway; FORECLOS; Aug16; Oct 15; Oct16'12; A\$19,000-45,000. 43,000

**156TH st, 533 W** (8:2115), ns, 435.9 e Bway, 39.3x99.11; asn rents to secure note for \$500; Rose Meryash & Salina Realty Co, Inc, to Equitable Trust Co of N Y, 37 Wall; Oct15; Oct17'12. nom

**165TH st, 468 W** (8:2111-18), ss, 250 e Ams av, 16.8x65.8x16.9x63.4, 3-sty & b fr dwg; Rowland Patterson & Mary A his wife, to Eliz Patterson, 468 W 165; AL; Oct14; Oct15'12; A\$4,500-7,000. nom

**165TH st, 468 W**; Eliz Patterson to Rowland Patterson & Mary A his wife, 468 W 165; AL; Oct15'12. nom

**166TH st, 553-5 W**, see St Nich av, nec 166.

**167TH st, W, nec, at es Ams av**, see Ams av, es, at nes 167th.

**168TH st 516 W** (8:2123-86), ss, 120 e Audubon av, 25x95, 5-sty bk tnt; Bertha Fahrenholz to John Haacke & Dora, his wife, 1238 Havemeyer av, tenants by entirety; mtg \$20,250; Oct10; Oct14'12; A\$9,000-19,000. O C & 100

**180TH st W** (8:2152-89), ns, 120 e Audubon av, 100x100; vacant; Ambrose Realty Co to Mary A Thornton, 500 W 143; B&S; mtg \$30,000; Oct15; Oct17'12; A\$36,000-36,000. nom

**180TH st W** (8:2152-89), ns, 150 w Ams av, 100x100; vacant; Henrietta L & Louis K Ungrich, EXRS & Louis Ungrich, to Bronson P Reynolds, 547 4th, Bklyn; ½ pt; Oct2; Oct17'12; A\$36,000-36,000. 20,000

**180TH st W** (8:2152); same prop; Louis K Ungrich & Bronson P Reynolds, to Ambrose Realty Co, 135 Bway; Oct12; Oct 17'12. O C & 100

**181ST st, W, see St Nich av**, see St Nich av, 1416-20.

**Av A, 1313** (5:1465-21), nwc 70th (No 433), 24.8x94, 5-sty bk tnt & str; Marks L Frank et al to Wm Stube on River rd, East Hackensack, NJ; Jno Stube, 338 W 51; Metta Feitner, 448 Central Park W, indivd & as EXRS, &c, Henry Stube, decd, and as TRSTES of Louisa Murphy under said will & Annie Saier, 740 E 175 & Adelaide Schminke, 337 W 48; B&S & C A G; AL; Sept16; Oct15'12; A\$13,900-34,000. O C & 100

**Av D, 94-6** (2:363-29), nec 7th (Nos 287-9), 48.4x85, 6-sty bk tnt & str; Saml Stern Co to Edw Grosshandler, 4804 14 av, Bklyn; mtg \$71,000; Oct16; Oct17'12; A\$45,000-90,000. nom

**Amsterdam av** (8:2112-1-5), es, at nes 167th, 86.1x100x151.2x119.3; vacant; Jonas Weil et al to Celia Stern, 401 E 154; B&S; AL; Oct10; Oct14'12; A\$65,000-65,000. O C & 100

**Bowery, 157½** (2:424-4), es, 57 ne Broome, runs e72.9xn13.6xw73.7 to st sxe 13.7 to beg, 3-sty bk tnt & str, 1-sty fr ext; A\$11,000-12,000; also BOWERY, 159 (2:424-5), es, 70.8 n Broome, 23.4x74.10x (23.4x73.7, 3-sty fr bk ft lort & str bldg; A\$20,000-21,000; Callahan Estate, a corp, to Jno J McDonald, 1686 Clay av; mtg \$20,500; Sept28; Oct11'12. O C & 100

**Bowery, 159**, see Bowery, 157½.

**Bowery, 157½ & 159** (2:424); Jno J McDonald to Callahan Estate, a corp, 135 Bway; mtg \$20,000; Oct11'12. O C & 100

**Bradhurst av, 124** (7:2045-66), es, 49.11 n 148th, 25x75, 5-sty bk tnt; Harry Burger et al to S & L Constn Co, a corp, 767-9 Lex av; mtg \$16,850 & AL; Oct9; Oct14'12; A\$7,500-16,000. nom

**Broadway, 1991**, see Bway, 1981-7.

**Broadway, 3641** (7:2097-23, 27 & 40), ws, extdg from 150th (No 601) to 151st (No 600) 199.10x225, 4 & 5-sty bk asvllm; Broadway 150-151st St Co to Union Trust Co, of NY, 80 Bway EXR & TRSTE Edgar J Levey; ¼ pt; B&S; mtg \$225,000; Oct8; Oct11'12; A\$92,000 & exempt-92,000 & exempt. O C & 100

**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; A\$212,000-237,000; also BROADWAY, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1 x130.2x25x117.4, 1 & 2-sty bk & fr str; A\$70,000-72,000; Herb J Cochran to Alfred Gutwillig, 36 W 73; 1-72 pt; AL; Oct10; Oct11'12. nom

**Broadway, 1981-7 & 1991**; Jos Hamerslag to same; 1-18 pt; B&S & CaG; mtg \$30,000 on 1-6 pt & AL; June27; Oct11'12. O C & 100

**Broadway, 1981-7 & 1991**; Herb J Cochran to Jacob Hirsh, 25 W 87; 1-72 pt; AL; Oct10; Oct11'12. nom

**Convent av, 336 (68)** (7:2059-18), swc 144th (No 448), 24.11x94.5, 4-sty bk dwg; Martin J Earley to Elias A Cohen, 49 W 113; mtg \$18,000; Oct11'12; A\$22,000-28,000. O C & 100

**Convent av, 336** (7:2059-18), swc 144th (No 448) 24.11x94.5, 4-sty bk dwg; A\$22,000-28,000; also CONCORD AV, 437-9 (10:2578), ws, 27.5 s 145th, 50x110, 1-sty fr stable & 2-sty fr dwg; also TIFFANY ST (10:2717), es, 100 n 165th, 50x100, vacant; re judgment; Cath A Powell to Martin J Earley, 54 Carroll, City Island; Oct11'12; 800

**Madison av, 1642-6** (6:1615-55-57), ws, 43.11 s 110th, 57x100, 3-5-sty stn tnts & str; Addie Auerbach to Sadie Klein, 792 Putnam av, Bklyn; mtg \$66,500; Oct11; Oct15'12; A\$36,000-61,000. nom

**Madison av 1790** (6:1623-17), ws, 75.11 n 117th, 25x85, 5-sty bk tnt & str; John T Korner to Saml Klein, 375 W 126; mtg \$19,000; Oct17'12; A\$17,000-28,000. O C & 100

**Manhattan av** (7:1949-pt 18), sec 123d, 100.11x162.2 to ws St Nich av x118.5 to ss 123d x100.3, 6-sty bk tnt & str; re mtg; Charter Constn Co to Hancock Constn Co, a corp, 528 Manhattan av; QC; Oct4; Oct 11'12; A\$—\$—\$. 10,000

**Manhattan av, 385** (7:1943-13), nwc 116th, 19.11x50, 3-sty bk dwg; A\$10,000-15,000; also MANHATTAN AV, 387 (7:1943-14), ws, 19.11 n 116th, 18x50, 3-sty stn dwg; A\$7,500-9,500; also MANHATTAN AV, 389 (7:1943-14½), ws, 37.11 n 116th, 18x50, 3-sty bk dwg; A\$7,500-9,500; also MANHATTAN AV, 393 (7:1943-16), ws, 73.11 n 116th, 18x50, 3-sty bk dwg; A\$7,500-9,500; also MANHATTAN AV, 395 (7:1943-17), ws, 91.11 n 116th, runs w83.4xn9 xc33.4xn9xe50 to av x818 to beg, 3-sty stn dwg; A\$7,500-9,500; also MANHATTAN AV, 403 (7:1943-51), ws, 19.11 s 117th, 18 x50, 3-sty stn dwg; A\$7,500-9,500; Sol Schinas to Samson Lachman, 313 W 106, & Abr Goldsmith, 50 W 75, joint tenants; Oct15; Oct16'12. O C & 100

**Manhattan av, 387**, see Manhattan av, 385.

**Manhattan av, 389**, see Manhattan av, 385.

**Manhattan av, 393**, see Manhattan av, 385.

**Manhattan av, 395**, see Manhattan av, 385.

**Manhattan av, 403**, see Manhattan av, 385.

**Riverside dr, 145** (4:1248-59), es, 48 s 87th, 32x100, 4-sty & b bk dwg; J Gabriel Britt, ref, to Inner Circle Realty Corp, 55 Liberty; mtg \$65,000; FORECLOS; Oct 15; Oct16'12; A\$45,000-75,000. 2,000

**St Nicholas av, es, 262 n 166th**, see St Nich av, nec 166.

**St Nicholas av, swc 123d**, see Manhattan av, sec 123.

**St Nicholas av, 1416-20** (8:2153-62), sec 181st, 100x25; asn contract recorded July 11'11; Wm Weimann to Melville H Bearn, 95 Joralemon, Bklyn; Oct10; Oct11'12; A\$55,000-65,000. 10,000

**St Nicholas av** (8:2124), nec 166th (Nos 553-5), 26.2x65.6x25x57.7, owned by party 1st pt; also ST NICHOLAS AV (8:2124), es, 26.2 n 166th, 26.2x73.4x25x65.6, owned by party 2d pt; beam right agmt; Anthony F Koelbe with Henry A Passholz, 268 W 127 et al; Oct10; Oct11'12. nom

**Vermilyea av** (8:2226-16), ss, 100 w Emerson, 25x150, 5-sty bk tnt; Vermilyea Realty Co to Kate Meyer, 687 E 6 av; mtg \$22,000; Oct15'12; A\$4,000-P\$5,000. O C & 100

**West End av, 481** (4:1245-70), nwc 83d (No 301), 20x79, 4-sty & b bk dwg; Peter W Rous to 483 West End av Co, a corp, 353 5 av; Oct10; Oct11'12; A\$24,000-40,000. O C & 100

**West End av, 483** (4:1245-71), ws, 20 n 83d, 19.6x79, 3-sty & b bk dwg; Grace V Sutphin & ano to 483 West End Av Co, a corp, 353 5 av; Oct9; Oct11'12; A\$15,500-22,000. O C & 100

**West End av, 485** (4:1245-72), ws, 39.6 n 83d, 19.6x79, 3-sty & b bk dwg; Evangelina Rockhill to 483 West End Av Co, a corp, 353 5 av; Oct10; Oct11'12; A\$15,500-22,000. O C & 100

**West End av, 690** (4:1241-4), es, 75.6 n 93d, 21x100, 5-sty bk dwg; Bessie Jacobs to Rosie Jacobs, 112 Riverside dr; AL; Oct11; Oct14'12; A\$16,000-30,000. nom

**West End av, 787** (7:1888-19), ws, 73 n 98th, 18x80, 3-sty & b stn dwg; Murray Kanner to Jos L Rosenbaum, 35 W 119; mtg \$20,000; Oct17'12; A\$15,000-21,000. O C & 100

**West Broadway 14**, see Barclay, 60-70.

**1ST av, 1209** (5:1440-25), ws, 50.5 n 65th, 25x92, 5-sty bk tnt & str; Louis Cohn to Stepania Lewituis, 509 W 161; mtg \$25,850; Oct10; Oct11'12; A\$12,000-24,000. O C & 100

**1ST av, 2287** (6:1689-27), ws, 69.5 s 118th, 18.9x100, 4-sty stn tnt & str; Antonio Mastromonaco to Antonio Cappello, 424 E 115; mtg \$8,700; Oct14; Oct15'12; A\$8,500-13,000. O C & 100

**2D av, 57-9** (2:459-32), ws, 48.1 n 3d, 48.1x100, 9-sty bk tnt & str; Louis Mannheim to Everts Holding Co, a corp, 302 Bway; B&S; Oct15; Oct16'12; A\$46,000-126,000. O C & 100

**2D av 2308** (6:1795-4), es, 80 n 118th, 20.11x80, 3-sty bk tnt & str; Richd H Freyberg & ano, heirs Otto Freyberg, to Louisa Freyberg, 287 E 162, also heir Otto Freyberg; 2-5 pts; AT; B&S & C A G; AL; Oct9; Oct17'12; A\$7,500-10,000. nom

**3D av, 1805** (6:1650-3), es, 50.6 n 100th, 25.3x100, 5-sty stn tnt & str; Fannie Bloom to Saml Lustbader, Jr, 163 E 82; AL; Oct1; Oct14'12; A\$15,000-25,000. O C & 100

**3D av, 623** (5:1314-2), es, 24.8 n 40th, 24.8x80, 4-sty bk tnt & str, 1-sty ext; Washington Brockner to Isabella B Tyte, 100 McDonough, Bklyn; ¼ pt; AT; AL; Sept13; Oct17'12; A\$17,500-22,500. nom

**5TH av, 536** (5:1260-37), ws, 75.5 n 44th, 25x100, 5-sty bk loft & str bldg; Udo M Fleischmann to Oceanic Investing Co, a corp, 49 Wall; mtg \$225,000; Oct15'12; A\$300,000-335,000. O C & 100

**5TH av, 2150** (6:1729-37), ws, 71 s 132d, 19x75, 4-sty stn tnt; Alfd J Talley, ref, to Stephen H Jackson, 53 E 67; mtg \$11,000; FORECLOS; Oct7; Oct16'12; A\$10,500-13,500. 1,500

**5TH av, 298** (3:832-47), swc 31st (No 2), 30.4x100, 6-sty stn office & str bldg; re mtg; Jos M Macdonough to Frederic E Gibert, at Biarritz, France; QC; Oct 17'12; A\$545,000-595,000. nom

**7TH av** (7:1830-33-37), swc 115th (No 200), 100.11x100; vacant; David Wood et al, EXRS & Jas Wood, to Oak Constn Co, a corp, 320 Bway; mtg \$98,000; Aug 27; Oct17'12; A\$101,000-101,000. O C & 75,000

10TH av, 352-4 (3:728-2-3), es, 25.6 n 30th, 50x100, 2-5-sty bk tnts & str; Pin-cus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg \$30,000; Sept1; Oct16'12; A \$24,000-39,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Power of atty (miscel); Gesine Meyer to Christian D Meyer, her brother; April 10; Oct16'12.

Power of atty (Miscel); Mary L Starr to Jno G Agar at New Rochelle, NY; Dec 4'06; Oct11'12.

Power of atty (miscel); Abr Meserole et al to Evelina A Meserole, 539 Mad av; Oct14; Oct15'12.

WILLS

Borough of Manhattan.

Bayard st, see Chrystie see Chrystie, 8-10.

Chrystie st, 8-10 (1:289-41), see Bayard, 43x76.6, 5-sty bk loft bldg & str; 1/2 int; A\$35,000-50,000; also 72D ST, 2 1/2 E (5:1426-42), ss, 145.8 & 3 av, 17.10x102.2, 3-sty bk tnt; A\$9,000-13,000; Yetta Friedman Est, Louis Friedman EXR, 212 E 72; attys, Moss, Laimbeer, Marcus & Wels, 299 Bway; will filed Sept19'12.

34TH st, 17 W (3:836-22), ns, 375 w 5 av, 25x98.9, 5-sty bk loft bldg; A\$325,000-338,000; also 48TH ST, 69 W (5:1264-4 1/2), ns, 59.9 & 6 av, 19.10x100.5, 4-sty bk dwg; A\$33,000-38,000; also 82D ST, 7 W (4:1196-26), ns, 150 w Central Park W, 25x 102.2, 4-sty bk dwg; A\$20,000-40,000; Lydia A Peck Est, Alonzo R Peck EXR, 7 W 82; atty, Eugene Smith, 49 Wall; will filed Oct1'12.

44TH st, 539 W (4:1073-12), ns, 275 e 11 av, 25x100.5, 5-sty bk tnt; A\$9,000-17,500; also 145TH ST, 314 W (7:2044-39), s s, 27.11 e Bradhurst av, 26.10x99.11, 5-sty bk tnt; A\$12,000-25,000; Louis Grunig Est EXRS Amanda Grunig, 314 W 145, & Geo Grunig, 2198 8 av; atty, Louis Wendel Jr, 277 Bway; will filed Sept30'12.

48TH st, 69 W, see 34th, 17 W.

72D st, 212 E, see Chrystie, 8-10.

82D st, 7 W, see 34th, 17 W.

103D st, 210 E (6:1652-41), ss, 180 e 3 av, 25x100.11, 5-sty bk tnt; A\$9,000-21,000; also 126TH ST, 121 E (6:1775-13), ns, 90 w Lex av, 25x99.11, 6-sty bk tnt; A\$21,000-61,000; Danl C Moynihan Est, Kate M Moynihan ADMTRX, Wiegand pl, University Heights; atty, Sidney H Stuart, 29 Bway; will filed Oct3'12.

126TH st, 121 E, see 103d, 210 E.

145TH st 314 W, see 44th, 539 W.

CONVEYANCES.

Borough of The Bronx.

Beck st, 759 (10:2708), ws, 200 n 156th, 25x100, 2-sty bk dwg; Edw Robitzek to Fannie Klein, 797 E 166, & Lina Wieder, 1155 Longfellow av; mtg \$8,000; Oct15'12. O C & 100

Catherine st, swc Kossuth av, see Kossuth av, swc Catharine.

Doris st (\*), sws, 75 se Lyon av, 45.2x 101.11, except pt for st; Margaretha M Brohmer to Margt M Roeth, 1515 Glover; mtg \$5,900 & AL; Oct15; Oct16'12. O C & 100

Faile st, 617 (10:2769), ws, 125 n Randall av, 25x100, 2-sty bk dwg; Percival H Gregory ref to Hunts Point Estates, a corpn, 165 Bway; FORECLOS, Sept16; Oct 11'12. 500

Faile st, 621 (10:2769), ws, 175 n Randall av, 25x100, 2-sty bk dwg; Percival H Gregory ref to Hunts Point Estates, a corpn, 165 Bway; FORECLOS, Sept16; Oct 11'12. 500

Faile st, 619 (10:2769), ws, 150 n Randall av, 25x100, 2-sty bk dwg; Percival H Gregory ref to Hunts Point Estates, a corpn, 165 Bway; FORECLOS, Sept16; Oct 11'12. 300

Fox st, 1056 (10:2726), es, 460.9 n 165th, 37.6x100, 5-sty bk tnt; Helena Realty Co Inc to Emily wife Henry Wagner at Hasbrouck Heights, NJ; mtg \$34,000; Oct12; Oct15'12. O C & 100

Fox st, 961 (10:2714), ws, 205 n 163d, 40x106.8x40x107.1, 5-sty bk tnt; Louis E Bates et al to Gustav P Helfrich, 2927 Valentine av; mtg \$30,000; Oct16; Oct17 '12. O C & 100

Garden st (11:3099), sws, 303.7 se Crotona av, 50x200 to nes 182d (No 741), 2-sty fr dwg, 1 & 2-sty fr stable & vacant; Patk M Burke to Sarah Browning, 2286 Beaumont av; mtg \$10,000; Oct15'12. O C & 100

Marian st, ws, 100 n Becker av, see Kossuth av, swc Catharine.

Marian st, nec Becker av, see Kossuth av, swc Catharine.

Marian st, ws, 171.9 s Kossuth av, see Kossuth av, swc Catharine.

Marian st (\*), ws, 172 s Kossuth av, 137.8x145.3; Jas S McDonough ref to Kate A Brennan, 157 E 36; FORECLOS, Oct11; Oct16'12. 4200

Parkview pl (13:3421), es, 83.5 n 256th, 50x100, vacant; Jas S Segrave to Eleanor G Graney, 555 Walton av; Oct17'12. nom

Rose st, nvc Van Nest av, see Van Nest av, nvc Rose.

Shrady pl, see Heath av, see Heath av, es, 110.2 n Summit pl.

Tiffany st, es, 100 n 165th, see Convent av, 336, Manhattan.

Timpson pl, 527 (77), 10:2600), ws, 210.5 s 149th, 15.11x100, 2-sty fr dwg; Rosie Knopf to Anthony McOwen, 752 Hewitt pl; mtg \$4,300 & AL; Oct17'12. nom

138TH st, 378 E (9:2300), ss, 131.6 w Willis av, 25x100, 5-sty bk tnt & str; Jno S Turner to Kathryn E Turner, 318 S 1 av, Mt Vernon, NY; AT; B&S; mtg \$17,500 & AL; Oct14; Oct15'12. nom

142D st E, swc Jackson av see Jackson av, swc 142d.

142D st E, swc Jackson av see Jackson av, swc 142d.

147TH st, 548 E, see St Anns av, 481.

149TH st, 238 E (9:2337), ss, abt 275 w Morris av, 25x106.6, except part for st, 1-sty fr dwg; Emanuel G Bach to Chas L Schnabl, 1470 5 av; Oct14; Oct16'12. nom

149TH st, 463 E, see Brook av, 537-9.

151ST st, 301-3 (537), E (9:2411), ns, 320.3 e Morris av, runs n116.10x50x25xw 6.6x8x92.8 to st w43.6 to beg, vacant; Edw J Moylett to Mary Gerlich, 166 E 84; Oct 7; Oct15'12. nom

156TH st, 493 (735) E (9:2364), ns, 49.11 w Brook av, 24.11x99.11x23.11x99.11, 5-sty bk tnt; Josephine Klar to Benenson Realty Co, a corpn, 407 E 153; mtg \$17,000; Oct16'12. O C & 100

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

168TH st, 761 E (10:2663), ns, 271.9 e Boston rd, 25x158, except part for st, 2-sty & b fr dwg; Ferd Hecht to Henry Haas, 2147 Arthur av; mtg \$5,000 & AL; Oct10; Oct14'12. O C & 100

168TH st E (9:2466), ns, 95 w Grand blvd & concourse, 100x124.3x101x138.9, vacant; Peter J Everett ref to Jas A Deering, 22 E 47; FORECLOS, Sept30; Oct15; Oct16'12. 1,000

169TH st, 94 W (9:2517), ss, 138 e Nelson av, 30x149.3x30x149.2, 3-sty fr tnt; Delagrane Realty Co to Eliz F McGrane, 94 W 169, Bronx; mtg \$8,500; Oct15; Oct16'12. nom

172D st E (11:2966), ws, 100 s Boston rd, 50x100, except part for st; vacant; Lewis E Sisson, ref, to Belwood Realty Co, a corpn, 35 Nassau; mtg \$5,750; FORECLOS July30; Oct1'12. 2,000

174TH st E, ns, abt 45 w West Farms rd, see West Farms rd, 1759.

175TH st, 750 E (11:2948), ss, 165 e Clinton av, runs s111xw26.9xw64.10xw6.9xw46.2 to st w26.8 to beg, 3-sty fr dwg; Burnett-Weil Constn Co to May Reich, 1798 Clinton av; mtg \$7,500; Oct1; Oct14 '12. O C & 100

179TH st, 778 E (11:3106), ss, 100 w Mapes av, 45x75, 5-sty bk tnt; Sarah J wife Chas Schaefer Jr to Patk M Burke, 326 E 21; mtg \$26,000; Oct15'12. nom

180TH st, 722-4 E (11:3095), ss, 33.6 w Clinton av, 37.9x100.1x38.1x100.1, 5-sty bk tnt & str; L W Divine Co, a corpn to Jno Nugent, 416 E 58; mtg \$32,000; Oct 10; Oct11'12. O C & 100

181ST st E, swc Hughes av, see Hughes av, 2127.

182D st, 741 E, see Garden st, sws, 303.7 se Crotona av.

187TH st E, nvc Crotona av see Crotona av, 2401.

206TH st E, late Grenada pl (12:3312), s s, 219.2 w 205th, late Earnescliff pl, 50x125, except part for E 206th, vacant; Henry W Olp to Moses G Wright, 123 W 120; B & S; AL; Oct2; Oct15'12. nom

216TH st E (\*), ns, 125 w Laconia av, 25x109.4; Domenico Dalo to Maria P Dalo, 22 Leroy; QC & correction deed; AL; Oct 16; Oct17'12. nom

216TH st E (\*), ss, 25 e Paulding av, 25x100; re mtg; Workmen's Sick & Death Benefit Fund of the U S of A to Geo Gozner, 338 E 65; QC; Oct10; Oct14'12. 500

216TH st E, see Paulding av, see Paulding av, see 216th.

226TH st E (\*), ns, 413 e Paulding av, 50x109.6; Saml I Horowitz to Max Held, 1540 St Marks av, Bklyn; 1/2 pt; AT; AL; Oct9; Oct11'12. O C & 100

226TH st E (\*), ns, 138 e Paulding av, 50x109.6; Saml I Horowitz to Max Held, 1540 St Marks av, Bklyn; AL; Oct9; Oct 11'12. O C & 100

228TH st E (\*), ns, 155 e Barnes av, 25 x114; Margaretha Trumpler to Frank Zatoski, 819 E 228; Oct5; Oct15'12. O C & 100

230TH st W, nec Heath av, see Heath av, nec 230th.

236TH st E (\*), ns, 25 e Willis pl, 25x 100; Fridolin Weber to Geo Schoeck, 3267 3 av; Oct15; Oct17'12. O C & 100

238TH st E (12:3386), ss, 100 e Katonah av, runs e54.10xsw57.8&53.1xn55.6xne— to beg; vacant; also 238TH ST E (12:3386), ss, 425 w Martha av, runs s100xw100xn 40.6xne53.1&57.8 to st w7.5 to beg; Lillian W White to Louis Elckwort, at Mt Vernon, NY; B&S; Oct9; Oct17'12. O C & 100

238TH st E, ss, 425 w Martha av, see 238th E, ss, 100 e Katonah av.

238TH st, 242 E (12:3378), ss, 420 e Kepler av, 40x100, 2-sty fr dwg & 2-sty fr rear bldg; Willis H Failing & Hannah T, his wife, to Nellie L Failing, 4370 Martha av; mtg \$3,000; Sept28; Oct17'12. nom

241ST st E, swc Richardson av, see Richardson av, swc 241.

254TH st W & Newton av see Newton av & 254th.

Arthur av, 2126 (11:3070), es, 692.8 s 182d, late Kingsbridge rd, 20.3x101, 2-sty fr dwg; Lewis A Abrams, ref, to Emma F Alvea, 195 Gates av, Bklyn; FORECLOS Aug1'11; Aug25'11; Sept6'12; corrects error in issue Sept14, when Arthur av No was 2176. 3,700

Arthur av, 2126 (11:3070), es, 41.8 s 181st, 20.3x91, except part for av, 2-sty fr dwg; Emma F Alvea to Vunibald Smrcka, 1220 Taylor av; mtg \$1,900; Sept 5; Sept6'12; corrects error in issue of Sept14, when Arthur av No was 2176. O C & 100

Bainbridge av (12:3286), es, 123 s 193d, 50x75.1x50x76.6; vacant; Geo Olt to Walter & Edwin Olt, 2781 Pond pl; May31; Oct17'12. O C & 100

Becker av, nec Marian, see Kossuth av, swc Catharine.

Broadway (13:3421), ws, abt 148 n 256th, 50.2x102x50x103.4, vacant; Jas S Segrave to Anna Wirth, 257 E 134; Oct15; Oct16'12. nom

Broadway (13:3421), ws, 98 n 256th, 25 x103.11x25x104.3, vacant; Jas S Segrave to Cath R wife Louis R Oliver, 435 W 56; Oct17'12. nom

Brook av, 537-9 (9:2294), nvc 149th (No 463), 49.11x90x40.11x90.5, 5-sty bk tnt & str; Louise M Repetti to Abt Ottinger, 23 W 75; mtg \$45,000; Oct16'12. O C & 100

Bryant av, 1441 (11:2994), ws, 100 s Jennings, 25x100, 3-sty bk tnt; Patk J Fanning to Henry Sahn, 902 Union av; mtg \$8,500; Oct15'12. nom

Clinton av, 1798 (11:2948), es, 57 s 175th, 27x84, 2-sty bk dwg; May Reich to Burnett-Weil Constn Co, a corpn, 165 Bway; mtg \$7,500; Oct11'12. O C & 100

Concord av, 437-9, see Convent av, 336, Manhattan.

Concord av, 630-2 (10:2643), es, 101.4 n 151st, 50x94, 5-sty bk tnt; Benenson Realty Co to Frank Tucek & Josephine Klar, both at 1451 Crotona pl; mtg \$30,000; Oct16; Oct17'12. O C & 100

Crotona av, 2401 (11:3105), nvc 187th, 75x80; vacant; Ignatz Greenberger to Hyman Globe, 1303 Franklin av; 1/2 pt; mtg \$5,000; Oct15; Oct17'12. nom

Crotona Pkway, ses, abt 159.2 n 180th, see Mohegan av, ws, 118.2 n 180th.

De Kalb av (12:3327), ws, 50 n 208th, 50x100, vacant; Lottie E Welch to Mabel M Seadale, 1929 Washington av; mtg \$2,250; Oct14; Oct15'12. O C & 100

Decatur av (12:3275), es, 69.8 s 193d, 25.2 x95.9 to Webster av x25x98.9, vacant; Decatur Constn Co to Richd W Hall, 2504 Bathgate av; mtg \$27,500; Oct10; Oct11'12. O C & 100

Decatur av (12:3275), same prop; Richd W Hall to Henry F Keil, 2525 Creston av; mtg \$27,500; Oct10; Oct11'12. O C & 100

Eagle av, 919 (10:2620), ws, 100 s 163d, 25x125, 5-sty bk tnt; Henry Stiehl to Millie L Miller, 919 Eagle av; mtg \$18,000; Oct9; Oct17'12. O C & 100

Eastchester rd (\*), es, 52.6 n McDonald, 25.9x108.7x25x102.4; Teasdale Realty Co to Chas A Laumeister, 1715 Holland av; mtg \$550; Mar15; Oct14'12. O C & 100

Eastern blvd (\*), es, 250 n Baisley av, 100x100; Jos Schaeffler to Henry Gundlach, 2689 Heath av; B&S & C a G; mtg \$2,000; Oct14; Oct15'12. nom

Gerard av, 844 (9:2474), es, 156 n 158th, 20x80, 2-sty bk stable; Constance P Simpson to Barbara Simpson, 325 E 163; AT; AL; May27; Oct14'12. nom

Gerard av, 844; Tillie Simpson to same; 1/4 pt; AT; mtg \$4,000 & AL; Oct10; Oct 14'12. nom

Haviland av (\*), see Pugsley av, 205x 216 to ns Watson av, Unionport; Natl Park Bank of N Y to Bertram L Kraus, 1869 Mt Hope av; AL; Oct9; Oct11'12. O C & 100

Havemeyer av, 1238 (\*), es, 83 n Ellis av, 25x105; John Haacke to Bertha Fahrenholz, 75 Congress, Jersey City Heights, NJ; Oct10; Oct14'12. O C & 100

Heath av, 2686 (11:3240), es, 344.6 n Kingsbridge ter (Emmerich pl), 25x127.1 x25.4x131.2, 2-sty fr dwg; Saml J Wagstaff, ref, to E S Prince Co, a corpn, 1870 Webster av; mtg \$5,750 & AL; FORECLOS; Sept30; Oct7; Oct15'12. 25

Heath av (12:3257), es, 110.2 n Summit pl, 188 to Shrady pl x146.8x87xirreg, vacant; Sol Klein to Progress Holding Co, a corpn, 31 Nassau; mtg \$7,000; Oct10; Oct 11'12. nom

Heath av, see Shrady pl, see Heath av, es, 110.2 n Summit pl.

Heath av (12:3256), nec 230th as proposed, 75x100x74.8x104.2; vacant; Inland Holding Co to Louis Cohen, 666 Boulevard, Bayonne, NJ; AL; Oct16; Oct17'12. O C & 100

Hoe av, 1550-2 (11:2989), es, 125 s 173d, 75x100, 2 5-sty bk tnts; Abt J Rifkind, ref, to Robt Benenson, 1550 Hoe av; AR T&I of the East 167th St Realty Co et al, defts since filing mechanics lien; FORECLOS June17; July10; Oct17'12. 1,000

Hughes av, 2127 (11:3070), swc 181st, 17.10x95x41.11x98, 2-sty fr dwg; Jos N Patch to Sarah Doyle at Mountainville, Orange Co, NY; mtg \$6,750; Oct9; Oct11'12. O C & 100

Intervale av (10:2692), nws, 155.7 ne 167th, 50x121.3x52.9x123.7, vacant; Cath Darling to Clarence P Whitman, 155 Wm, East Orange, NJ; mtg \$8,000 & AL; Sept10; Oct11'12. O C & 100

Intervale av (10:2692), same prop; Clarence P Whitman to David Kraus, 1880 Marion av; mtg \$8,000; Oct11'12. O C & 100

**Jackson av** (10:2572), swc 142d, 118.9x100, owned by party 2d part; also JACKSON AV (10:2572), ws, 118.9 s 142d, 131.3x100, owned by party 1st pt; party war: agmt; Hattie L Meirowitz, 430 W 119, with Henry Schoen, 340 W 19; & Jos Schoen, 740 Riverside dr; Sept17; Oct14 '12. nom

**Jackson av, ws 118.9 s 142d**, see Jackson av, swc 142d.

**Jackson av** (10:2572), swc 142d, 118.9x100; vacant; Hattie L M Meirowitz et al to Sidney Schoen, 340 W 19; QC; AL; Oct 14; Oct17'12. O C & 100

**Jackson av** (10:2572); same prop; re mtg; Elitona Realty Co to Sidney Schoen, 340 W 19; QC; Oct15; Oct17'12. 9,750

**Jackson av** (\*), ws, 100 n 141st, 131.3x100; vacant; Henry Schoen et al to Robbins Constn Co, 530 Manhattan av; QC; AL; Oct14; Oct17'12. O C & 100

**Kinsella av** (\*), ss, 176.4 w Bronxdale av, 25x100; Angelica Coleman to Wm R Smith, 866 Kinsella; mtg \$2,000 & AL; Oct9; Oct11'12. nom

**Kossuth av** (\*), swc Catharine, 100x100; also MARIAN ST (\*), ws, 171.9 s Kossuth av, 219.2x—x142x145; also BECKER AV (\*), nec Marian, 50x100; also MARIAN ST (\*), ws, 100 n Becker av, 17.3x100; also WHITE PLAINS RD (\*), es, 55.9 n Bronx pl, 27.9x102.10x25x15.3; also WHITE PLAINS RD, es, abt 275 s Kossuth av, 25.3x100, except pt for rd; Frank B Doughty to Amelia L Leubuscher, 5 W 124; AL; Jan 30; Oct11'12. O C & 100

**Magenta av** (\*), ns, 50 w Pine av, 25x95.10; except pt for Magenta av; Guiseppi Caccavo to Gerardo Palese, 735 Magenta; B&S; Oct1; Oct11'12. nom

**Magenta av** (\*), ns, 75 w Pine av, 25x95.10; except pt for Magenta av; Gerardo Palese to Guiseppi Caccavo, 231 E 114; B&S; Oct1; Oct11'12. nom

**Mapes av**, (11:3108), old ses, 692.11 ne Tremont av, 26x150.2, except part for av; vacant; Julia A Collins to Christian Selch, 800 E 175; Oct17'12. nom

**Marmion av, 1888** (11:2959), es, 61 s Fairmount pl, runs e106.10x54.2.3xw74.11 & 35.8 to av xn35.1 to beg, 4-sty bk tnt; David Kraus to Inter-City Land & Securities Co, a corp, 5 Beekman; mtg \$20,000; Oct11'12. O C & 100

**Mohegan av, 2093** (11:3118), ws, 73 s 180th, 45x70, 5-sty bk tnt; Chas J Leslie, ref, to Isidor Block, 200 Vernon av, Bklyn; mtg \$25,000; FORECLOS July23; Sept10; Oct14'12. 25

**Mohegan av, 2093**; Isidor Block to Jas S Friedman or Friedman, 572 E 166; QC; Oct8; Oct14'12. nom

**Mohegan av** (11:3119), ws, 118.2 n 180th, 66x150, except part for av; also CROTONA PKWAY, ses, abt 159.2 n 180th, being part lot 188 same map, a strip bounded nw by said pkway 25 ft ne by part of lot 187 0.5 xse by lot 226 25 ft & sw bk part lot 188 0.5; vacant; Delia K Looman to Wertheim Realty Co, 149 Bway; Oct17'12. O C & 100

**Newton av** (13:3421), & W 254TH ST; all RT&I to lands in bed of av & st in front of & adj lot 240 map Samler Estate; Stuart Realty Co to Clinton E Bernd, 128 W 67; Oct11; Oct14'12. nom

**Newton av** (13:3421), es, 127.11 n 256th, 50x100, vacant; Jas S Segrave to Herman Goetz, 492 2 av; Oct15; Oct16'12. nom

**Newton av** (13:3421), ws, 121.2 n 256th, 50x100; Jas S Segrave to Hermann A Wehmann, 573 3 av; Oct15; Oct16'12. nom

**Olmstead av** (\*), es, 83 s Powell av, 25x105, except pt for av; Johanna L Barry to Geo A Hefter, 2164 Westchester av; Oct 14; Oct16'12. O C & 100

**Paulding av** (\*), see 216th, 100x25; re mtg; Workmen's Sick & Death Benefit Fund of the U S of A to Gaspar Polz, 638 E 138, & Geo Gozner, 338 E 65; QC; Oct 10; Oct14'12. 500

**Prospect av, 960, on map 960-4** (10:2690), es, 41.4 s 165th, 75.4x219.10x78.6x197.7, 6-sty bk tnt; Ferd C Bamman to Michl J Greehey, 165 E 123 & Rose Simon, 924 Kelly; mtg \$136,000; Sept30; Oct11'12. O C & 100

**Prospect av, 2073** (11:3094), ws, 84 n Oakland pl, 19.9x100x22.9x100, 2-sty fr dwg; Eliz Luke to Mary C Schipf, 1712 White Plains av; AL; Oct14; Oct16'12. O C & 100

**Pugsley av, see Haviland av, see Haviland av, see Pugsley av.**

**Quimby av** (\*), ss, 205 w Havemeyer av, 50x108; Caroline Behrens et al heirs, &c, Dietrich Behrens, decd, to Dietrich Behrens, 2555 Story av; AT; Oct3; Oct15 '12. O C & 100

**Richardson av** (\*), swc 241st, 100x100; CONTRACT; Jno Rotando & Wm W Penfield with Jno J Ryan; mtg \$3,300; Apr13; Oct15'12. 5,000

**St Anns av, 481** (9:2273), swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; Ernest Stettler to Augusta S Knecht, 241 E 198; mtg \$31,300; Oct11; Oct14'12. O C & 100

**St Lawrence av** (\*), ws, 181 s Gleason av, 25x100; Seymour Realty Co to Regina Bernstein, 1186 Lex av; AL; Oct15; Oct 16'12. nom

**Story av** (\*), ns, 205 w Havemeyer av, 50x108; Dietrich Behrens to Ernestine, Margaretha & Caroline Behrens all at 2555 Story av; AT; Oct4; Oct15'12. O C & 100

**Teller av, 1306** (11:2782), es, 41.9 n 169th, 16.6x80, 2-sty fr dwg; Rae Klass wid to Jos F Holder at Elmsford, NY; mtg \$4,300 & AL; Oct9; Oct11'12. nom

**Theriot av** (\*), ws, 150 s McGraw av, 50x100; Eliz Boerner to Adam J Walter, 1329 Theriot av; Oct15; Oct16'12. O C & 100

**Tinton av, 860** (10:2667), es, 76.2 s 161st, 25.2x84.9, 2-sty & b fr dwg; Fredk Probst to Antonino Ercolano & Lena his wife, 385 Prescott, Yonkers, NY, tenants by entirety; Oct8; Oct11'12. O C & 100

**Tinton av, 1001** (10:2659), ws, 90 s 165th, 53.8x109.10x53.8x109.8, 5-sty bk tnt & str; Cioffi Co, a corp to Ignatz Modry, 140 E 74; mtg \$37,000; Oct9; Oct11'12. O C & 100

**Trinity av, 1040** (10:2640), es, 233.8 n 165th, 18.9x90, with right of way over strip to be taken for extension of Trinity av from 165th, 3-sty bk dwg; Emily Walter to Sophie V Van Praag, 963 Prospect av; Oct14'12. O C & 100

**Union av, 608** (10:2674), es, 35 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; Geo J Palmer to Bridget Kearney, Harry St; B&S & CaG; AL; Sept30; Oct11'12. O C & 100

**Union av, 720** (10:2675), es, 154.9 s 156th, 18.9x93.6x18.9x93.8, 2-sty & b bk dwg; Anna M McNally to Simon T McNally, 720 Union av; QC; AL; Oct15; Oct16'12. nom

**Valentine av, 2868** (12:3302), ses, 180.9 ne 198th, 25x99x25x99.1, 2-sty fr dwg; Jas Conforti to Giuseppe Marconi, 839 Bryant av; AL; Oct14'12. nom

**Van Nest av** (\*), swc Wallace av, 25x100; Eliz Luke to Mary C Schipf, 1712 White Plains av; 1/2 pt; AL; Sept18; Oct 14'12. O C & 100

**Van Nest av** (\*), ss, 20 w Cruger av, 25x100; Eliz Luke to Mary C Schipf, 1712 White Plains av; AL; Sept19; Oct14'12. O C & 100

**Van Nest av** (\*), nwc Rose, 25x100; Danl Donovan to Michl Monahan, 1840 58th, Bklyn; mtg \$1,000; Oct7; Oct16'12. O C & 100

**Vyse av, 2007** (11:3127), ws, 45.9 n 178th, 75x143.3; deed reads Chestnut, nws, part lot 1 partition map bet Walker & Tweedie in 1784 cp 435 in W Co adj land Jas Dunbar, runs nw143.3xsw75xse parallel with Locust av 143.3 to st xn75 to beg, except part for Vyse av, 2-sty fr dwg; Theo K McCarthy, ref, to Annie T Reynolds, at Zborowsky Mansion, Claremont Park, NYC; FORECLOS Sept13; Oct11'12. 2,600

**Washington av** (\*), es, 250 n 3d, 25x100, except parts for Overing st & Macclay av; Anna M Hoctor to Wellman Finance & Realty Co, a corp, 120 Westchester sq; Sept14; Oct17'12. nom

**Wallace av, swc Van Nest av**, see Van Nest av, swc Wallace av.

**Walker av** (\*), ns, 289 w Bronx Park av, 26.1x90.4x25x80.9; Jno J Welsh to Edw A Schill, 860 Van Nest av; AT; mtg 5,000; Oct9; Oct16'12. O C & 100

**Webster av, ws, abt 69.8 s 193**, see Decatur av, es, 69.8 s 193.

**Westchester av 817-817 1/2** (10:2666), ws, 221.9 s 160th, 25x60, pt 1-sty bk str; re mtg; U S Trust Co to Burkam Realty Co, 801 Cauldwell av; Sept14; Oct14'12. 10,000

**Westchester av, 401-8**, see 3 av, 2882-94.

**West Farms rd, 1759** (11:3015), ws, 6.10 n 174th runs n49.10xw262.2x22.2 to 174th xe213 to beg; deed reads adj land of Jno Denison late of Thos Walker runs nw275 x850 to land Wm Powell xe270 to 2d xn50 to beg, except pts for said rd & E 174th, 2-sty fr dwg; Chas P Austin & ano EXRS Hannah Austin to Leo P Kelly, 755 E 168; mtg \$6,500; Oct14; Oct15'12. O C & 100

**White Plains rd, es, abt 275 s Kossuth av**, see Kossuth av, swc Catharine.

**White Plains rd, es, 55.9 n Bronx pl**, see Kossuth av, swc Catharine.

**3D av, 4574** (11:3055), es, 85 n Lorillard pl, 69x17x50x97, except pt for av, 2-sty bk dwg & str; Jno Nugent to Land Realty Co, a corp, 1009 E 189; Oct10; Oct11'12. O C & 100

**3D av, 2882-94** (9:2362), nec Westchester av (Nos 401-8), 146.4x89x85.5x108.7, 2-sty bk str; Samson Lachman & ano to Sol Schinasi, 346 W 89; mtg \$200,000; Oct 16'12. O C & 100

**3D av, 3400-2**, see 3 av, 3404-6.

**3D av, 3404-6** (10:2608), see 166th (No 530), 35x70, 3-sty fr tnt & str; Chas L Hoffman, ref, to Emilie W Kerr, 22 W 56, & Adelia A Linnell, 171 Bway, Norwich, Conn; FORECLOS; Sept16; Oct16; Oct17'12. 17,150

**3D av, 3004-6** (10:2608), es, 35 sw 166th, 40x70, 2 3-sty fr tnts & str; Chas L Hoffman, ref, to Emilie W Kerr, 22 W 56, & Adelia A Linnell, 171 Bway, Norwich, Conn; FORECLOS Sept16; Oct16; Oct17'12. 12,250

**3D av, 3404-6** (10:2608), see 166th (No 530), 35x70, 3-sty fr tnt & str; also 3D AV, 3400-2 (10:2608), es, 35 sw 166th, 40x70, 2 3-sty fr tnts & str; Emilie W Kerr to Chas A Heaton, 363 St Ronan, New Haven, Conn; 1/2 pt; mtg \$15,000; Oct17 '12. nom

**Interior lot** (\*), being lot 102 map (1115A) Coster Estate; Giovanni Mucci to Liberato Picciano, 232 E 151; Oct10; Oct 14'12. nom

**Plot** (\*) begins 1259 e Unionport rd at point 375 n along same from Morris Park av, runs w 100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; Carl W Salzer to Lena Salzer his wife, 1837 Wallace av; QC; Oct1; Oct17 '12. nom

**Plot** (\*) begins 195 w White Plains rd at point 120 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; Christian Schoeck to Fridolin Weber, 372 E 155; 1/2 pt; mtg \$4,000; Oct 15; Oct17'12. O C & 100

**Plot** (\*) begins 740 e White Plains rd at point 570 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Johanna Ritser to Sadie Lewis, 672 Crotona Park S; AL; Oct10; Oct11'12. O C & 100

**Plot** (\*) begins 740 e White Plains rd, at point 675 n along same from Morris Park av, runs e100xn50 xw 100 xs50 to beg, with right of way over strip to Morris Park av; Patk Boyle to Mary Boyle, 44 E 53; AL; Oct10; Oct11'12. O C & 100

LEASES.

Borough of Manhattan.

OCT. 11, 14, 15, 16 & 17.

**Cherry st, 18** (1:112), str & b; Thos Garone to Marco Neigro, 18 Cherry; from Oct1'12 to May1'14; Oct16'12. 360

**Cleveland pl, 15** (2:481), nec Kenmare, all; Augusta Liebertz to Henry Rubin, 712 De Kalb av, Bklyn; 10yf Nov15; Oct11'12. 2,400 & 2,700

**Division st, nwc Ridge**, see Ridge, 1-5.

**Essex st, 109** (2:410); all; Sidney H Weinberg to Chas Jawitz, 111 Throop av, Bklyn, & ano; 10yf Oct1; Oct11'12. 3,780

**Greenwich st, 586** (2:599), swc Houston, all; Bartow S Weeks TRSTE Jacob Weeks for Eliza Hyatt to Obermyer & Liebman, a corp, 59 Bremen, Bklyn; 3 11-12yf Nov1; Oct11'12. 1,400 & 1,500

**Houston st W, swc Greenwich**, see Greenwich, 586.

**Kenmare st, nec Cleveland pl**, see Cleveland pl, 15.

**McDougal st, 64-6** (2:518), str & b; Mat-tia Perrotta & ano to Giulia Pieretti, 12-14 King; 4 5-12yf May1; Oct16'12. 540

**Mott st 125** (1:237), s str & part b; Frank Teti to Jno Marchetti, 203 Grand; 5yf Oct1; Oct16'12. 900

**Norfolk st, 85** (2:352), ws, 100 s old line Delancey, 25x100, except part for Delancey, all; Jas T Horn et al to Henry M Greenberg, 34 W 119; 21yf May1'13 (privilege of renewal); Oct11'12. taxes, &c, & 2,800

**Oliver st, 42** (1:278), all; Morris Levy to Domenico Divito Sr, on premises; 3yf Nov1; Oct16'12. 2,820

**Oliver st, 44** (1:278), all; Morris Levy to Domenico Divito, Sr, 42 Oliver; 2 7-12yf Apr1'13; Oct16'12. 2,700

**Prince st, 171** (2:517), nwc Thompson, str & part b; Mary Wagner & ano to Israel Balamut, 172 Prince; 3yf May1; Oct 16'12. 1,020

**Rector st** (1:51), bet Trinity pl & Greenwich; barber shop on 2d fl of U S Exp Bldg; agmt as to cancellation of Ls; Carl H Thiesen with U S Express Co, 2 Rector; May1; Oct16'12. nom

**Ridge st, 1-5** (1:315), nwc Division, all; Sarah Grossman & ano to Benj Fleischer, 68 Lewis; 3yf Feb1; Oct11'12. 6,576

**Rivington st, 355** (2:323); asn three Ls; Martin L McInerney to Jno J Hear, 140 Rodney, Bklyn, & ano; Oct15; Oct16'12. O C & 100

**Rivington st, 202-4** (2:344); str No 2 & b; Saml Fleeck to Sheffield Farms-Slawson-Decker Co, a corp, 524 W 57; 5 1/2yf Nov1; Oct17'12. 900

**Thompson st, nwc Prince**, see Prince, 171.

**6TH st, 219 E** (2:462); Barbara Horak to Henry N Neglia, 219 E 6 & ano 3yf May1; Oct14'12. 300

**13TH st W, swc 6 av**, see 6 av, 187.

**13TH st, 102 W**, see 6 av, 187.

**13TH st W, nwc 5 av**, see 5 av, nwc 13.

**14TH st E** (2:565), see Bway, str on 14th st, east of United Cigar store; Abr Goldberg to Kramer & Epstein, 438 Fulton, Bklyn; from Oct1'12 to Apr29'14; Oct14'12. 7,000

**21ST st, E, swc 1 av**, see 1 av, swc 21.

**21ST st, 322 E** (3:926), sws, 340 nw 1 av, 20x92, lot only; Rutherford Stuyvesant to Emanuel Hauser; 21yf Mari'08 (privilege 21yrs renewal); Oct14'12. taxes, &c, & 550

**22D st, 555-7 W** (3:694); asn Ls & consent by Francis L Ogden; Frank O'Rourke to Wm J Lemp Brewing Co, a corp, 3322 E 13, St Louis, Mo; Oct10; Oct11'12. nom

**24TH st, 442 W** (3:721); consent to asn Ls; Mary M Sherman to David H Munroe, 442 W 24; Oct1; Oct16'12.

**24TH st, 442 W**; asn Ls, with furniture by party 1st pt to party 2d pt & agmt to Ls for 1yf Oct1'12 at \$900 by party 2d to party 1st pt; David H Munroe to Marcolm N Butler, 249 W 137; mtg \$2,200; Oct1; Oct16'12. 1,650

**31ST st, 353 E** see 1 av, 537.

**33D st, 416 W** (3:730), 3d loft; Harry S Wright as RECEIVER to Munro & Hartford Co of N Y, 416-22 W 33; 5yf May1; Oct16'12. 2,000

**36TH st, 129-33 W** (3:812), ns, 374.2 e 7 av, runs n98.9xe14xn30xe22xs15.6xe5xs 23xe84 to ws Bway (No 1359) xs23xw47xs 22xw20.6xs46 to 36th xw66.6 to beg, str fl, b & all floors above str; also BROADWAY, 1365, ws, 154.6 n 36th, 22x84x—x91, all except str fl; Crosstown Realty Co, a corp, to Marlborough-Elenheim Corp, 1359 Bway; 10 4-12y & 11 days f Aug21; Oct16'12. 48,750

**38TH st, 301-3 W**, see 8 av, 571.

**140TH st W, swc Bway**, see Bway, swc 40.

**141ST st W, see Bway**, see Bway, sec 41.

**44TH st W** (4:1016), ns, 327.5 w Bway, 124x110; all; Central Theatres Leasing & Constn Co to Shubert Theatrical Co, a corpn, 1416 Bway; from Jan13 to June 15'22; Oct17'12. taxes &c & 57,000

**45TH st W** (4:1016), ss, 327.5 w Bway, 124x90.10; all; Central Theatres Leasing & Constn Co to Winthrop Ames, at North Easton, Mass & Lee Shubert, 88 Central Park W; from Jan13 to June15'22; Oct 17'12. taxes &c & 43,000

**72D st W, swc Bway**, see Bway, swc 72.

**96TH st E, swc Park av**, see Park av, 1234.

**109TH st, 123-5 E** (6:1637), re asn Ls & asn of rents; Jacob K Simon to Acadia Realty Co, a corpn, 25 W 21, & Saml Cohen, 560 W 165; AT; Oct10; Oct11'12. O C & 100

**114TH st, 351 E** (6:1686); asn Ls; Frank Nigro to Donato Cammeroto, 321 E 114; Oct16; Oct17'12. nom

**127TH st, 625 W** (7:1995), 8 rooms on 1st fl; Faultless Constn Co to Dr Jacob Braun, 219 E 121; 3 1-12yf Sept1 (2yrs ren); Oct11'12. 960

**129TH st, 100 E** (6:1777), see Park av, str & b; Abr Siegel Realty Co to Cafferty & Stanton, on premises; 5yf May13; Oct 16'12. 1,020

**129TH st, 100 E**; asn Ls; Cafferty & Stanton to Thos F O'Reilly, 239 W 46; A T; Oct15; Oct16'12. nom

**131ST st, 63-9 W** (6:1729); all; Eljay Realty Co to Lee Fook, 31 1/2 Pell; 1 5-12 yf Decl; Oct17'12. 6,800

**135TH st, 69-71 W** (6:1733); all; Jacob Moersfelder to Jno W Connor, 69 W 135; 5yf Sept1; 5y ren; Oct17'12. 5,250

**150TH st W**, see Ams av, see Ams av, 1815.

**154TH st W, nec S av**, see S av, nec 154.

**181ST st W**, see St Nicholas av, see St Nicholas av, 1420.

**Amsterdam av, 943** (7:1861), str fl & part b; Cath Demarest to Jacob L Herberger, 943 Ams av; 5yf Sept13; Oct11'12. 1,800

**Amsterdam av, 1815** (7:2064), see 150th, str & part c; Marie A Wynen et al heirs, &c, Christian Wynen to Jas H Kavanagh, Jerome av & 169; 10yf Oct1; Oct16'12. 1,800 to 2,400

**Broadway** (4:993), see 41st, 31.2x84.11x 30x93.4, all; Cornelia M Palmer et al EXRS, &c, Ellen Cushing to 41st Street Realty Co, 5 Beekman; 21yf Nov11 (privilege of two 2ly renewals & one 15y renewal); Oct11'12. taxes, &c, & 6,000

**Broadway**, see 14th, see 14th E, see Bway.

**Broadway** (3:815), swc 40th; str & b adj cor str; Jos Herzog to Thos Wilkinson, a corpn, 1427 Bway; from Sept23'12 to Apr30'17; Oct15'12. 7,500 to 8,500

**Broadway** (4:1163), swc 72d, room 23 on 2d fl; Horsen Co to Harry Rose, 35 W 119; 2 4-12yf Sept1; 2y ren; Oct16'12. 900

**Broadway, 1350**, see 36th st, 129-33 W.

**Lexington av, 415** (5:1298); asn Ls; Jacob Stahl Jr to Wm D Kortlang, 415 Lex av; AL; Oct10; Oct14'12. O C & 100

**Madison av, 1767** (6:1621); asn Ls; Wolf Jacobs to Frank Rosset, 1767 Mad av; Sept26; Oct14'12. nom

**Madison av, 1767**; asn Ls; Frank Rosset to Arthur Jost, 159 W 129; Sept26; Oct14'12. nom

**Park av, 1097** (5:1517); sobrn of Ls to mtgs for \$50,000 & 10,000; Saml Bernstein with Jno B Harrison & U S Trust Co of N Y, TRSTES Andw Soher; Oct4; Oct11'12. nom

**Park av, 1234** (5:1507), swc 96th, str & part b; Lambert S Quackenbush to Isidore Streiffer, 1234 Park av; 5yf Oct1; Oct14'12. 1,596

**Park av**, see 129th, see 129th, 100 E.

**St Nicholas av, 1420** (8:2153), see 181st; asn Ls; Wm Weimann to Herman G Grosse at Pelham Bay Park, Baychester, NY, & ano; mtg \$9,500; Oct10; Oct11'12. nom

**Vanderbilt av** (5:1277), ws, bet 42d & 43d; str No 107 & part b; United Cigar Stores Co to Wm H Mendel, 145 Summit av, Mt Vernon, NY; Sept13; 21yf completion of bldg; Oct17'12. 33,000 to 40,000

**1ST av** (3:926), swc 21st; str & b; asn Ls; Aaron Spanier to Simon Berkowitz, 359 1 av; Oct1; Oct15'12. nom

**1ST av, 537** (3:937), nwc 31st (No 353), str, b & 1st fl; Rosehill Realty Corpn to Fannie Hyman, 122 E 113; 3yf May14; Oct16'12. 1,200

**2D av, 2218** (6:1685), asn Ls; Domenico Rega to Gennaro Mascariello, 2218 2 av; Jan16; Oct14'12. nom

**5TH av** (2:577), nwc 13th, 51.7x100; sur Ls; Henry Corn to Jno M Bowers, 45 E 65 et al trstes; Oct4; Oct15'12. nom

**5TH av, 429** (3:868), st, 2d & 3d lofts; Wm Coulson & Sons to Schwartz Bros, 375 5 av; 9 8-12yf Feb13; Oct6'12. 4,500 & 5,000

**6TH av, 187** (2:608), swc 13th; all; also 13TH ST, 102 W (2:608), ss; all; Eliz Hawthorn to Chas Nebauer, 102 W 13; 10yf May19; Oct15'12. 6,300

**8TH av, 633** (4:1031), all; Tillie Geiershofer to Ida Markus, 645 6 av; 5yf May 1'13; Oct11'12. 3,000

**8TH av** (7:2040), nec 154th; asn Ls; Nicholas Marion to Jos Berg, 230 E 67; Oct15; Oct16'12. nom

**8TH av, 484** (3:784), str & b; Sophie E Poundt to Margt L Donahue, 261 W 21; 5 yf Oct1; Oct16'12. 1,800

**8TH av, 333** (3:750); all; Chas E Appleby & ano, TRSTES Est J J Mahoney, to Hugo Consemuller, 333 8 av; 3yf May 1; Oct17'12. 2,200 to 2,400

**9TH av, 864** (4:1047); str; Sarah J Brooks to Henry M Woessner, 864 9 av; 3yf May13; Oct15'12. 1,620

**9TH av, 74** (3:739); all; Hattie F Bass to Jas E Ryan, 176 W 94; 5yf Nov1; Oct 15'12. 1,200

**10TH av, 450** (3:733); asn Ls; Jas Dev-ery to Bernard Hamill, 419 E 52 & ano; Oct14; Oct17'12. nom

LEASES.

Borough of The Bronx.

**Featherbed la, 117** (11:2876), nec Nelson av; n str & pt b; Hill crest Bldg Co to Anna J Prigge, 117 Featherbed la; 5yf Jan1; Oct15'12. 480 & 540

**Freeman st, nec Southern Blvd** see Southern Blvd, 1282-4.

**Jennings st, 910** (11:2976), swc Southern Blvd; Lederer Constn Co to Saml Levitt, 910 Jennings; 5yf Jan13 (5yrs ren); Oct14'12. 1,080 to 1,380

**1ST st (\*)**, nwc 233d, 150x80 to Bronx River x— to 19 av x166; all; Fredk Schrader to Hugo Homperetz, 591 E 233, et al; 5yf July15; Oct17'12. 2,100

**157TH st E, nec Melrose av**, see Melrose av, nec 157.

**171ST st, 451-3 E** (11:2903), all; Rosa Brown to Israel Rosenberg, 1697 Park av; 3yf Oct1; Oct16'12. 3,600

**183D st, 624 E** (11:3071), all; Thos P Howley to Eliz D'Ulisse, 2068 1 av; 2 1/2yf Nov1; Oct11'12. 720 & 780

**233D st E, nwc 1st**, see 1st, nwc 233d.

**Boston rd, 1347-9** (11:2934), n str & b; Wm C Deming to Saml Goldberg Jr, 875 Elmsere pl & ano; 10yf Sept1; Oct14'12. 1,800 & 2,100

**Melrose av, 768** (9:2379), nec 157th, n str & part b; Lillie M Scheele to Max Browdy, 423 E 158; 3yf Nov1 Oct11'12. 264 & 300

**Nelson av, nec Featherbed la**, see Featherbed la, 117.

**Southern Blvd, 1282-4** (11:2980), nec Freeman, str; Benj F Jackson & ano EXRS Estate Delia Jackson to Christy Boondas & Thos Kisciras, 346 W 36; 10yf Oct1; Oct16'12. 1,000 to 1,200

**Southern Blvd, 188** (10:2565); str; Geo E Murtaugh to John Sharkey & Wm Monahan; 3yf Aug31'14; Oct17'12. 900

**Southern Blvd, 1046** (10:2743); str; David Rosing to Leopold Oppenheimer, 509 W 110; 3 6-12yf Nov1; privilege 2y ren; Oct 17'12. 1,500

**Southern Blvd swc Jennings**; see Jennings, 910.

**Westchester av, 810** (10:2676), str & front b; Louis B Samuels to Jos Hart, 810 Westchester av; 5yf Oct15; Oct11'12. 960 to 1,320

MORTGAGES.

Borough of Manhattan.

OCT. 11, 14, 15, 16 & 17.

**Allen st, 91**, see Broome, 276-8.

**Barclay st, 60-70** (1:86), see Greenwich (No229) runs e112 to ws West Bway (No 14) xs26.9x97.6 to es Greenwich xs26.9 to leg; PM; Oct11'12; 5y5%; Jno H Haaren of NY; Diedrich Ficken, Bklyn, & Harry Haaren, Weehawken, NJ to Emigrant Industrial Savgs Bank. 90,000

**Barclay st, 94** (1:84), ss, 59.10 w Washington, 19x75; pr mtg \$—; Oct14'12; 1y6%; Anderson & Helen Price, Rutherford, NJ, to Thos D Holland, 2033 Morris av. 3,500

**Broome st, 276-8** (2:414); also ALLEN ST, 91; asn rents; July3; Oct11'12; Abr Blumberg to Jacob Schwartz, 1950 Wash av. nom

**Cherry st, 18** (1:112); sal Ls; Oct3; Oct 16'12; demand; 6%; Marco Nigro to Geo Ringler & Co, 203 E 92. 700

**Chrystie st, 223** (2:427), ws, 194.8 n Stanton, 20x100; ext of \$6,000 mtg to Sept 17'15, at 4 1/2%; Sept17; Oct11'12; Apostleship of Prayer with Bowery Savgs Bank, 128 Bowery. nom

**Delancey st, 85-7**, see Orchard, 102-6.

**Eldridge st, 135-7**, see 3d st, 279-83 E.

**Greenwich st, 229**, see Barclay, 66-70.

**Henry st, 240** (1:269), ss, 69 w Montgomery, 23x87; pr mtg \$17,340; Oct15; Oct 16'12; 3y6%; Jos Finkelstein & Jacob Burstein to Sara Silver, 209 5 av. 3,000

**Hester st, 27** (1:312), ns, 50 e Norfolk, 25 x75; Oct11'12; 5y5%; Morris Goldberg & Nathan Schanupp to East River Savgs Instn, 291-5 Bway. 9,000

**Hester st, 27** (1:312), ns, 50 e Norfolk, 25x25; agmt extending mtg of \$12,000 to Oct11'17 at 5% & consolidating said mtg of \$12,000 with mtg of \$9,000; Oct11; Oct 16'12; East River Savgs Instn with Morris Goldberg, 77 W 119, & Nathan Schanupp, 151 E 81. nom

**Maedougal st, 64-6** (2:518); sal Ls; Oct 14; Oct16'12; demand; 6%; Julia Pieretti to Lion Brewery, 104 W 108. 500

**Madison st, 357** (1:267), ns, 239.9 e Scammel, 23.9x96; pr mtg \$—; Oct15; Oct16'12; installs; 6%; Rose Freund, 51 Columbia to Nellie Arnold, 73 2 av, 1,000

**Manhattan st, 23** (7:1966), nes, 136 nw from point 300 w Morningside av, runs nw 25xne100xse25xsw100 to beg; PM; Oct 8; Oct17'12, 5y5%; Mary A Thornton to Hospital Estates, Inc, a corpn, 30 Broad, & ano. 17,650

**Manhattan st, 21** (7:1966), nes, 111 nw from a point 300 w Morningside av, runs nw25xne100xse25xsw100 to beg; PM; Oct 8; Oct17'12, 5y5%; Mary A Thornton to Hospital Estates, Inc, a corpn, 30 Broad, & ano. 17,650

**Manhattan st, 19** (7:1966), nes, 86 nw from a point 300 w Morningside av, runs nw25xne100xsw50xne13 to prolongation of cl 126th xe90xsl10xsw34xsw100 to beg; PM; Oct8; Oct17'12, 5y5%; Mary A Thornton to Hospital Estates, Inc, a corpn, 30 Broad, & ano. 19,700

**Manhattan st, 17** (7:1966), nes, 61 nw from a point 300 w Morningside av, runs nw25xne100xse25xsw100 to beg; PM; Oct 8; Oct17'12, 5y5%; Mary A Thornton to Hospital Estates, Inc, a corpn, 30 Broad, & ano. 18,000

**Manhattan st, 15** (7:1966), nes, 36 nw from point 300 w Morningside av, runs nw 25xne100xse98x34.6xsw69.4 to beg; PM; Oct 8; Oct17'12, 5y5%; Mary A Thornton to Hospital Estates, Inc, a corpn, 30 Broad, & ano. 16,000

**Mercer st, 153** (2:513), ws, abt 150 n Prince; Oct14'12; due &c as per bond; Ida B Cook to Title Guar & Trust Co. 18,000

**Mercer st, 153**; pr mtg \$18,000; Oct14'12; due &c as per bond; same to Leon Tanenbaum, 632 West End av. 2,000

**Monroe st, 157** (1:269), ns, abt 140 e Clinton, 23.4x100; Oct11'12, 5y5%; Wolf Somer & Max Kalowetzky to Abt H Hastorf, 43 Hamilton ter. 24,000

**Monroe st, 157** (1:269), sobrn agmt; Sept3; Oct15'12; Banned Friend with Albert H Hastorf, 271 W 125. nom

**Mott st, 125** (1:237); sal Ls; Oct11; Oct 16'12; demand, 6%; Jno Marchetti to Lion Brewery, 104 W 108. 1,589.30

**Mulberry st, 231** (2:495); ext of \$5,000 mtg to Sept30'17 at 4 1/2%; Sept30; Oct11'12; Mary wife Bertram N Le Vien & Nellie McGill Conner with Bowery Savgs Bank, 128 Bowery. nom

**Orchard st, 102-6** (2:409), see Delancey (Nos85-7), 61.8x87.6x61.10x87.6; Oct15; Oct 16'12; 3y5%; Elterman Realty Co, 102 Orchard to Eliz H Gates, 540 Park av. 115,000

**Orchard st, 102-6**; certf as to above mtg; Oct15; Oct16'12; same to same.

**Orchard st, 102-6**; pr mtg \$—; Oct15; Oct16'12; demand; 6%; Elterman Realty Co, 102 Orchard to Martin Marks, 1242 Mad av. 2,500

**Orchard st, 102-6**; three sobrn agmts; Oct15; Oct16'12; same & Alfred Hahn with same. nom

**Orchard st, 102-6**; sobrn agmt; Oct9; Oct 16'12; Elterman Realty Co & Fannie H Tobias with same. nom

**Rivington st, 355** (2:323), swc Tompkins, sal Ls; Oct15; Oct16'12; demand; 6%; Jno J Hear & Jos McAleer to Jacob Ruppert, a corpn, 1639 3 av. 5,000

**Spring st, 254-6** (2:491), see Varick (Nos 134-6), 50x58; PM; Oct14'12, 3y5%; John H Bodine to Ellen O'Grady, 39 Herkimer, Bklyn, & ano. 24,000

**Tompkins st, swc Rivington**, see Rivington, 355.

**Varick st, 134-6**, see Spring, 254-6.

**Vesey st, 20-24** (1:88); ext of mtg for \$25,000 to Aug1'15; 4 1/2%; Sept27; Oct 11'12; Garrison Realty Co a corpn with Bowery Savgs Bank, 128 Bowery. nom

**Water st, 11** (1:8), ss, abt 50 e Moore, 23.11x70x26.6x70; ext of \$20,000 mtg to June30'14 at 4 1/2%; May19'09; May16'12; Robt D Winthrop et al exrs Robt Winthrop with Abt H Frankel & Valerie F wife Morris Cooper; corrects error in issue of May11'12, when location was Water st 11 (1:8), ss, abt 50 e Whitehall. nom

**3D st, 279-83 E** (2:373), ns, 80 e Av C, 66x96 2; also ELDRIDGE ST, 135-7 (2:419), ws, 175 s Delancey, 50x100; pr mtg \$165,050; Nov29'11; Oct15'12; due &c as per bond; Helen A Greene, 2214 85th, Bklyn, to A Jos Geist, 2214 85th, Bklyn & ano, trstes. 10,000

**5TH st, 222 E** (2:460), ss, 308.1 w 2 av, 20.9x92.4; PM; Oct17'12, 5y4 1/2%; Mollie Simon, 374 Bowery to Metropolitan Savgs Bank, 59 Cooper sq E. 13,500

**8TH st, 316 E** (2:390), ss, 288.6 e Av B, 19.10x97.6; ext of \$19,000 mtg to Oct15'15 at 5%; Oct15; Oct17'12; Eugene D Hawkins trste with Minnie Mandel of Bklyn. nom

**11TH st, 271 W** (2:623), ns, 176.9 w 4th, 25.2x111.10; pr mtg \$11,000; Oct14'12, 3y 5%; Lillian D S Walker to Emigrant Indust Savgs Bank. 2,500

**11TH st, 67-73 E**, see Bway, 803-7.

**20TH st, 15-21 E**, see Bway, 902-8.

**21ST st, 18-20 W**, see Bway, 902-8.

**21ST st, 213 W** (3:771), ns, abt 175 w 7 av, 25x98.9; pr mtg \$—; Sept6; Oct16'12; installs; 6%; Alex Trautman to Jean Trautman, his wife, 310 W 95. 2,000

**22D st, 555-7 W** (3:694); asn rents; Sept 18; Oct11'12; Cath Tighe of Yonkers, NY to Frank O'Rourke, 162 11 av. nom

**24TH st, 223 W** (3:774), ns, 283.4 w 7 av, 16.8x80; pr mtg 11,000; Oct16'12; 1y 6%; Marie Frank, 556 W 140, to Carrie Jacobs, 44 S 9 av, Rockaway Park, NY. 2,000

**29TH st, 211 W** (3:779), ns, 121 w 7 av, 23x98.9; sobrn agmt; Oct15; Oct17'12; Frank McCoy & Jos J Day with Emigrant Indust Savgs Bank. nom

**29TH st, 211-13 W** (3:779), ns, 121 w 7 av, 46x98.9; Oct15; Oct16'12; 1y5%; Edw & Frank McCoy to Emigrant Indust Savgs Bank. 30,000

**30TH st, 315 E** (3:336), ns, 177.9 e 2 av, 19.5x98.9; PM; Sept26; Oct11'12; 3y4½%; Jno G McCarthy to Bank for Savgs in City NY, 280 4 av, 8,000

**31ST st, 2 W**, see 5 av, 298.

**33D st, 1-13 E** (3:863), ns, 95 e 5 av, 125x98.9, leasehold; bldg loan; Oct15'12; due May1'27, 6%; Fifth Av & Thirty-third St Co to Jas McCutcheon, Greenwich, Conn. 275,000

**33D st, 1-13 E**; consent & certf as to above mtg; Oct15'12; same to same.

**35TH st W**, (3:810), ss, 350 e 7 av, 75x98.9; Oct15'12; 3y4½%; Wm A Ayerlrigg, Stamford, Conn, to Havens Relief Fund Soc, 51 Wall. 8,000

**36TH st, 228 W** (3:785), ss, 480 e 8 av, 20x98.9; Oct17'12, 3y5%; Mary D Elliott to Lawyers Mtg Co, 59 Liberty. 23,000

**40TH st, 218-20 E** (3:920), ss, 215 e 3 av, 40x98.9; Oct10; Oct17'12, 3y5%; Salvation Army, a corps, 122 W 14, to Edmund J Levine, 404 Riverside dr, & ano, trstes Julius Levine. 32,000

**40TH st, 218-20 E**; sobrn agmt; Oct14; Oct17'12; Benj Nelson with same. nom

**42D st 403-5 W** (4:1052), ns, 62 w 9 av, runs n 80.5xw19xn20xw19x100.5 to st xe38 to beg; Oct14'12, 1y4½%; Wm J Daniel, 889 St Nich av, to Geo Ehret, 1197 Park av. 50,000

**43D st, 503 W** (4:1072), ns, 100 w 10 av, 25x100; Oct11; Oct14'12; due Apr16'13, 6%; Thos F Halligan to Bronx Security & Brokerage Co, 258 E 138. 300

**44TH st, 144 E** (5:1298), ss, 184.6 e Lex av, 15.6x100.5; PM; Oct10; Oct11'12; due &c as per bond; Theresa Abelson to Title Guar & Trust Co. 12,000

**46TH st, 66-8 W** (5:1261) ext of \$100,000 mtg to Oct11'17 at 5%; Oct10; Oct11'12; Title Insurance Co of NY with Sadie S Dearborn, Grafton, Mass. nom

**46TH st, 264-6 W**, see 8 av, 740-2.

**48TH st, 117 W** (4:1001), ns, 212.6 w 6 av, 18.9x100.5; Oct14'12; due &c as per bond; Kath F Reynard to Title Guar & Trust Co. 19,000

**48TH st, 500-2 W**, see 10 av, 683.

**51ST st, 305 E** (5:1344), ns, 74.9 e 2 av, runs n65xe3.3xn20xe13.6xs85 to st xw16.9 to beg; PM; pr mtg \$6,500; Oct16; Oct17'12, 2y6%; Geo W Stuckey, Jr, to Louisa Lingelbach, 3160 Hudson Co Blvd, Jersey City, NJ. 1,000

**52D st, 303 W** (4:1043), ns, 80w 8 av, 20x100.5; PM; Oct17'12; due &c as per bond; Guy E Hayward, Phila, Pa, to Title Guar & Trust Co. 13,000

**54TH st, 156 W** (4:1066), ns, 137.6 e 7 av, 18.6x100.5; pr mtg \$17,000; Oct12; Oct16'12; due Jan1'15, 6%; Charlena Lowry to Lewis Mason, 248 Audubon av. 5,000

**61ST st, 219 E** (5:1416), ns, 227 e 3 av, 18x100.5; Oct15; Oct16'12; 5y4½%; Fannie Born, 740 Lex av to Eva Mangold, 767 5 av. 10,000

**67TH st, 436 E**, see Av A, swc 67th.

**69TH st, 14 W** (4:1121), ss, 150 w Central Park W, 25x100.5; Oct14; Oct15'12; 5y4½%; Eleanor B Locke, 14 W 69, to Augustus Van Cortlandt, Jr, Garden City, LI & ano exrs Augustus Van Cortlandt. 40,000

**69TH st, 14 W**, sobrn agmt; Oct15'12; same & Geo H Makepeace with same. nom

**69TH st, 348 E**, see 2 av, 2062.

**78TH st, 113 E** (5:1413), ext of mtg for \$14,000 to Nov22'15; 4½%; Sept18; Oct11'12; Louise H Cryder with Bowery Savgs Bank, 128 Bowery. nom

**80TH st, 313 W** (4:1244), ns, 149 w West End av, 16x102.2; PM; pr mtg \$—; Oct4; Oct14'12, 2y6%; Marie Barnes to Mary M Cruikshank, 313 W 80. 5,250

**81ST st, 60 E** (5:1492); ext of \$20,000 mtg to Sept12'15 at 5%; Sept17; Oct14'12; Hudson City Savgs Instn with John S Ward, Jr. nom

**83D st, 301 W**, see West End av, 481-5.

**83D st, 200-2 E**, see 2 av, 2062.

**84TH st, 269 W** (4:1232), ns, 100.6 e West End av, 16.6x102.2; PM; Oct15; Oct16'12; due &c as per bond; Waterman Realty Co to Title Guar & Trust Co. 13,000

**84TH st, 269 W**; certf as to above mtg; Sept3; Oct16'12; same to same.

**85TH st, 400-2 E**, see 1 av, 1632-4.

**88TH st, 451 E** (5:1568), ns, 87 w Av A, 20x100.8; Aug12; Oct14'12; due &c as per bond; Michaels Realty Co to Stephen H Jackson, 53 E 67. 1,000

**88TH st, 451 E**; sobrn agmt; Oct8; Oct14'12; Sophie Kuepper with same. nom

**93D st, 40 W** (4:1206), ss, 325 w Central Park W, 37.8x100.8; Oct15; Oct16'12; 3y4½%; Auguste Gahren to Flora Nordlinger, 146 W 87 & ano. 30,000

**95TH st, 53-61 W** (4:1209), ns, 211 e Col av, 89x100.8; Oct15'12; due &c as per bond; Gahren Realty Co to Germania Life Ins Co, 50 Union sq. 260,000

**95TH st, 53-61 W**; certf as to above mtg; Oct15'12; same to same.

**95TH st, 53-61 W** (4:1209), ns, 211 e Col av, 89x100.8; PM; pr mtg \$260,000; Oct15; Oct16'12; 3y6%; Gahren Realty Co to Auguste Gahren, 255 W 90. 29,000

**97TH st, 47 W** (7:1833), ns, 480 w Central Park W, 20x100.11; PM; Oct12; Oct15'12; 2y5%; Heloise T Willis to Augusta L Haaker, Englewood Chfss, NJ. 4,000

**102D st, 246 W** (7:1873), ext of \$10,000 mtg to Oct7'13 at 4½%; Oct8; Oct16'12; Amelia C Mason with Rosanna Faulkner, 246 W 102. nom

**102D st, 214 W** (7:1873), ext of \$20,000 mtg to Sept1'15 at 4½%; Sept30; Oct16'12; Cornelia E Wood with Henry Oppenheimer, Far Rockaway, NY. nom

**103D st, 129 W** (7:1858), ns, 225 w Col av, 18.9x100.11; PM; pr mtg \$15,000; Oct10; Oct11'12; due &c as per bond; Evelyn Marquardt to Fredk J Foster, 129 W 103. 3,000

**106TH st, 246 E**, see 2 av, 2062.

**108TH st E, nwc 2 av**, see 2 av, 2095.

**109TH st, 123-5 E** (6:1637), ns, 205 e Park av, 50x100.11; pr mtg \$67,000; Oct11'12; due Apr23'13; 6%; Acadia Realty Co, 25 W 21st to Estates Mtg Securities Co, 160 Bway. 3,600

**109TH st, 123-5 E**; asn rents & Ls to secure above mtg; Oct11'12; same to same. nom

**113TH st, 127-9 E** (6:1641), ns, 213.4 e Park av, 36.8x100.11; ext of \$32,000 mtg to Sept28'15 at 5%; Oct7; Oct14'12; Robt J Reiley & ano exrs Cath T Reiley, with Jacob Moersfelder, 1128 Jackson av. nom

**114TH st, 351 E** (6:1686); sal Ls; Oct16; Oct17'12, demand, 6%; Donato Cammerotto to F & M Schaefer Brewing Co, 114 E 51. 1,400

**115TH st, 233 W** (7:1831), ns, 300 e 8 av, 25x100.11; PM; pr mtg \$—; Oct15; Oct16'12; 1y6%; Anna Roassin to Harris Schwartz, 951 Av St John. 2,000

**115TH st, 200 W**, see 7 av, swc 115th.

**116TH st, 612 W** (7:1896), ext of \$30,000 mtg to July12'17 at 4½%; June25; Oct16'12; Alumni Assn of the Delta Chapter Delta Phi Fraternity with Mary C Archibald, 46 E 42. nom

**116TH st, 409 E** (6:1710), ns, 119 e 1 av, 20x100.11; Oct16; Oct17'12, 3y5%; Cynthia K Wheeler to J Hayward Mahan, 1257 Dean, Bklyn. 5,000

**117TH st, 312 W** (7:1943), ns, 168.9 w 8 av, 26.3x100.11; pr mtg \$18,000; Sept24; Oct15'12; 5y6%; Julia F Coman to Washington K Taylor, Mamaroneck, NY. 3,000

**118TH st, 32 W** (6:1601), ss, 410 e Lenox av, 25x100.11; pr mtg \$20,000; Oct14; Oct15'12; 3y6%; Caroline Romer, 932 73d, Bklyn, to Imelda Romer, same address. 3,000

**118TH st, 344 E** (6:1689), sws, 125 nw 1 av, 25x100.10; PM; pr mtg \$—; Oct14; Oct15'12; 3y6%; Antonio Tassi to Arcadia Realty Co, 191 Remsen, Bklyn. 3,750

**118TH st, 340 E** (6:1689), ss, 175 w 1 av, 25x100; PM; Oct16; Oct17'12, 3y5%; Jos E Constantine to Alice Marx, 340 E 118. 1,000

**119TH st W, nec Ams av**, see Ams av, 1201.

**122D st W, nec Manhattan av**, see Manhattan av, nec 122.

**122D st, 440 E** (6:1809), ss, 169 w Pleasant av, 18.6x100.10; Oct10; Oct15'12; in-stalls 6%; Abr Koch to Saul Oliner, 117 Av B & ano. 1,500

**122D st, 431 E** (6:1810); ext of \$14,000 mtg to Nov1'17 at 5%; Oct14; Oct16'12; Ollie Scheuer with Josephine Weinstein, 1639 Mt Hope pl. nom

**123D st W, nec Manhattan av**, see Manhattan av, sec 123.

**123D st W, swc St Nich av**, see Manhattan av, sec 123.

**132D st, 223 W** (7:1938), ns, 215 w 7 av, 15x99.11; ext of mtg for \$8,000 to Apr1'15; 5%; June8; Oct14'12; Christopher, Jno & Chas G Moller with Gustaa A Saarinen. nom

**132D st, 223 W** (7:1938); same prop; ext of \$5,000 mtg to Apr1'15 at 5%; June8; Oct14'12; Christopher Moller et al with same. nom

**133D st, 109 W** (7:1918), ns, 116.8 w Lenox av, 16.8x99.11; PM; pr mtg \$7,500; Oct15; Oct17'12, 2y6%; Luler R Shepherd, 107 W 133, to Zurich Realty Co, 309 Bway. 750

**135TH st, 69-71 W** (6:1733); sal Ls; July 30; Oct17'12, demand, 6%; John W Connor to Lion Brewery, 104 W 108. 2,512.04

**142D st, 451-7 W**, see Convent av, 300-8.

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

**146TH st, 420 W** (7:2060), ss, 62.6 e Convent av, 37.6x99.11; Oct10; Oct14'12, 3y6%; Eva Heymann to Mary Milleg, 870 E 175. 2,500

**148TH st, 522-4 W** (7:2079), ss, 308.4 w Ams av, 41.8x99.11; PM; pr mtg \$35,000; Oct10; Oct11'12; 5y6%; Fannie Malbin, New Rochelle, NY, to Dakota Realty Co, 2228 Bway. 6,500

**152D st, 623 W** (7:2099), ns, 300.10 w Bway, 24.7x199.10 to 153d; pr mtg \$10,000; Oct3; Oct11'12, 3y6%; Nellie A Kelly, 623 W 152, to Thos P Kelly, 620 W 147, et al, exrs Thos Kelly. 4,750

**153D st W, ss, 300.10 w Bway**, see 152d, 623 W.

**155TH st W, swc 8 av**, see 8 av, 2923-5.

**156TH st, 533 W** (8:2115), ns, 435.9 e Bway, 39.3x99.11; PM; Oct15; Oct16'12, 5y 5%; Salina Realty Co Inc to Lawyers Mtg Co, 59 Liberty. 36,000

**156TH st, 533 W**; pr mtg \$36,000; Oct 15; due Apr18'15; 6%; same to Herman Frank, 1239 Mad av. 4,500

**160TH st W** (8:2136), ss old line, 375 w Bway, runs s85.7xsc126.5 to Ft Washington av, xn131.1 to 160th, xw78.4 to beg; pr mtg \$160,000; Oct8; Oct14'12; due, &c, as per bond; Anderson Price, Rutherford, N J, to Helen D Price, Rutherford, NJ. 5,000

**169TH st, 517-19 W** (8:2126), ws, 95 e Audubon av, 50x81.7; Oct16'12; 5y5%; Fair Deal Realty Co to Lawyers Mtg Co, 59 Liberty. 40,000

**169TH st, 517-9 W**; certf as to above mtg; Oct16'12; same to same.

**169TH st, 517-9 W**; pr mtg \$40,000; Oct 16'12; 1y6%; same to Meyer Lippman, 90 Lenox av. 8,000

**169TH st, 517-9 W**; certf as to above mtg; Oct16'12; same to same.

**180TH st W** (8:2152), ns, 120 e Audubon av, 100x100; PM; Oct15; Oct17'12, 3y6%; Ambrose Realty Co to American Mtg Co. 25,000

**180TH st W** (8:2152); same prop; certf as to above mtg; Oct15; Oct17'12; same to same.

**180TH st W** (8:2152); same prop; pr mtg \$25,000; Oct15; Oct17'12, 1y6%; same to Henrietta L Unrich, 473 W 144 & ano. 5,000

**180TH st W** (8:2152); same prop; certf as to above mtg; Oct15; Oct17'12; same to same.

**184TH st W, swc Ams av**, see Ams av, 2500.

**Av A, 1586** (5:1580), es, 102.2 n 83d, 25.3x73; Oct16; Oct17'12, 3y4½%; Adele E Muller to German Savgs Bank, 167 4 av. 4,000

**Av A** (5:1461), swc 67th (No 436), 40.5x100; pr mtg \$58,300; Oct16; Oct17'12; due Jan16'13, 6%; Athos Realty Co, 31 Nassau, to Estates Mtg Securities Co, 160 Bway. 850

**Av A** (5:1461); same prop; asn rents to secure above mtg; Oct16; Oct17'12; same to same.

**Av C, 80** (2:375); ext of \$26,500 mtg to Oct31'17 at 5%; Oct10; Oct11'12; Carrie Greenberg with Henry M Sands, 48 Av Gabriels, Paris, France. nom

**Av C, 146-8** (2:379), es, 22.11 n 9th, runs e58xn35.3xe25xn10xw83 to av xs45.3 to beg; pr mtg \$31,000; Oct10; Oct11'12; 3y6%; Grossmann Investing Co, 1851 7 av, to Nathan Sadowsky, 1857 7 av. 4,000

**Av C, 146-8**; certf as to above mtg; Oct 10; Oct11'12; same to same.

**Amsterdam av, 1201** (7:1962), nec 119th, 80x150; pr mtg \$412,500; Oct14'12; due &c as per bond; Carnegie Constn Co to Max Kobre, 43 E 123. 35,000

**Amsterdam av, 1201**; certf as to above mtg; Oct14'12; same to same.

**Amsterdam av, 2500** (8:2155), swc 184th; sal ls; Oct14; Oct15'12; demand 6%; Chris H Davidsmeyer to Jacob Ruppert, 1639 3 av. 4,500

**Amsterdam av, 1808** (7:2081); re asn Ls by way of mtg as collateral security for payment of \$1,650; Apr15; Oct16'12; Herman Rosenblum to Lensch & Riefler. nom

**Bowery, 108 & 108½** (1:239); ext of \$25,000 mtg to Oct 11'15 at 4½%; Oct11'12; U S Trust Co with Emma G Townshend. nom

**Bowery, 157½ & 159** (2:424), es, 57 n Broome, 36.11x74.10x36.10x72.9; Oct5; Oct 11'12; due &c as per bond; Jno J McDonald to Dry Dock Savgs Instn, 341 Bowery. 20,000

**Broadway, 803-7** (2:563), nwc 11th (Nos 15-21), runs n96.1xe45.9xn92 to ss 21st (Nos 18-20), x650xs92xe— to pt 120.9e Bway xs18xe20xs74 to 20th xw113.5 to beg; participation agmt; Aug5; Oct14'12; Bankers Trust Co with Clarence S Herter, 29-31 Mad av. nom

**Broadway, 803-7** (2:563), nwc 11th (Nos 67-73); ext of \$400,000 mtg to June1'18 at 4½%; Oct5; Oct16'12; Jas McCreery Realty Corpn with N Y Public Library Astor, Lenox & Tilden Foundations, 476 5 av. nom

**Broadway, 803-7**; certf as to above ext agmt; Oct5; Oct16'12; same to same.

**Convent av, 336** (7:2059), swc 144th, (No 448), 24.11x94.5; Oct11'12; due &c as per bond; Martin J Earley, 336 Convent av to Thos B Hidden trste Wm H Webb, at Hiddenhurst, Sharon Station, NY. 18,000

**Convent av, 300-8** (7:2058), nwc 142d (Nos 451-7), 99.11x125; Oct10; Oct11'12, 1y6%; Bendare Constn Co to State Realty & Mtg Co, 11 Pine. 15,000

**Convent av, 300-8**; certf as to above mtg; Oct10; Oct11'12; same to same.

**Ft Washington av swc 160th**, see 160th W, ss, old, line, 375 w Bway.

**Lenox av, 361** (7:1913); ext of \$26,000 mtg to Oct11'15 at 5%; Oct9; Oct16'12; Title Guar & Trust Co with Lenox Investing Co, 30 Broad. nom

**Lexington av, 1072** (5:1410), ws, 51.2 s 76th, 17x80; pr mtg \$12,000; Oct15; Oct16'12; demand; 4%; Thos E Fitzgerald to Henry L Liebmann, 1169 46th, Bklyn. 2,000

**Lexington av, 642** (5:1309), ws, 60.5 n 54th, 20x70; Oct16'12; 3y; 4½%; Honora M Cox to Bowery Savgs Bank, 128 Bowery. 2,500

**Madison av, 1514** (file); certf as to mtg of \$1,750 covering fixtures &c located in above premises; Sept28; Oct15'12; Jacobson's Pharmacy, a corp, to Martha J Marsh extrx Chas A Marsh.

**Manhattan av** (7:1949), see 123d, 100.11 x162.2 to ws St Nich av x118.5 to 123d x100.3; Oct10; Oct11'12; 5y5%; Hancock Constn Co to N Y Life Ins Co, 346 Bway. 190,000

**Manhattan av** (7:1949), same prop; certf as to above mtg; Oct10; Oct11'12; same to same.

**Manhattan av** (7:1949), nec 122d, 100.11x100; Oct11'12; 5y5%; Hancock Constn Co, 430 W 119 to Ella M Burke, 4811 Euclid av, Cleveland, O. 150,000

**Manhattan av** (7:1949), same prop; certf as to above mtg; Oct11'12; same to same.

**Park row, 188** (1:161); ext of \$30,000 mtg to Aug1'15 at 5%; Oct17'12; Equitable Life Assur Soc of U S with Louis Silverstone, 509 W 110, indiv & as exr Wolf Silverstone et al. nom

**St Nicholas av, swc 123**, see Manhattan av, sec 123.

**St Nicholas av, 1416-20** (8:2153); str Ls; Oct10; Oct11'12; installs; 5%; Herman G Grosse & Jos Wolff to Wm Weimann, 1420 St Nich av. Notes 12,500

**St Nicholas av, 8** (2:124), es, 26.2 n 166th, runs n78.7xe84.1xs50xe55x25xw66.6; Oct11'12; 5y5%; Henry A Passholz to Benj Welles, Islip, LI. 54,000

**West End av, 481 & 485**, see West End av, 483.

**West End av, 481-5** (4:1245), nwc 83d (No 301), 59x79; PM; pr mtg \$33,500 on No 485 West End av; Oct10; Oct11'12; due & c as per bond; 483 West End Av Co, 353 5 av to Title Guar & Trust Co. 75,000

**West End av, 481-5**; certf as to above mtg; Oct8; Oct11'12; same to same.

**West End av, 485** (4:1245), ws, 39.6 n 83d, 19.6x79; PM; Oct10; Oct11'12; due & c as per bond, 483 West End Av Co, 353 5 av to Evangeline Rockhill, 485 West End av. 33,500

**West End av, 485**; certf as to above mtg; Oct10; Oct11'12; same to same.

**West End av, 483** (4:1245), ws, 20 n 83d, 19.6x79; also WEST END AV, 485 (4:1245), ws, 39.6 n 83d, 19.6x79; also WEST END AV, 481 (4:1245), nwc 83d (No 301), 20x79; pr mtg \$108,500; Oct10; Oct11'12; due & c as per bond; 483 West End Av Co to Mary E Schenck, 206 W 86. 22,000

**West End av, 481-5**; certf as to above mtg; Oct8; Oct11'12; same to same.

**West End av, 736** (4:1243), es, 26.4 s 96th, runs e57.5xs90.6xe37.7xs15.1lxw95 to av xn16.5 to beg; pr mtg \$13,000; Oct11'12; due Sept15'15; 6%; S Alvin Piza to Dexter F Clark, 551 W 172. 2,500

**West End av, 736**; sobrn agmt; Oct10; Oct11'12; same & Johanna Schlosser with same. nom

**West Bway, 14**, see Barclay, 60-70.

**West Bway, 221** (1:178), es, 66.8 s White, 16.8x100; Dec24'10; Oct17'12, 1y6%; Clifford S Woodruff, Rahway, NJ, to Harriet T Stanley, Tarrytown, NY. 3,500

**1ST av, 2287** (6:1689), ws, 69.5 s 118th, 18.9x100; PM; pr mtg \$8,700; Oct14; Oct15'12; 3y6%; Antonio Cappello to Antonio Mastromonaco, 312 E 115. 2,600

**1ST av, 1632-4** (5:1564), sec 85th (Nos 400-2), 51x79; pr mtg \$40,000; Oct12; Oct16'12; 3y6%; Philipp Lesser & Bernhard Weinberger to Bernhard Fink, 445 E 139. 5,000

**2D av, 109** (2:462); ext of \$15,000 mtg to Nov1'17 at 5%; Oct15; Oct17'12; East River Savgs Instn with Josephine Hirschberg, 186 Ege av, Jersey City, NJ. nom

**2D av, 564** (3:937); ext of \$12,000 mtg to Nov1'17 at 5%; Oct15; Oct17'12; East River Savgs Instn with Christopher Donleavy, 507 W 173. nom

**2D av, 2084** (6:1679); sal Ls; Oct16; Oct17'12, demand, 6%; Lorenzo Copra to Henry Elias Brewing Co, 403 E 54. 800

**2D av, 2095** (6:1658), nwc 108th, 25x100; Oct15; Oct17'12; due Jan1'14, 6%; Elias Schlomowitz to Isaac Garbarsky, 1583 Mad av. 5,000

**2D av, 2061** (6:1655), sec 106th (No 246), 25.6x73; also 3D AV, 1469 (5:1528), sec 83d (Nos 200-2), 22.2x80; also 69TH ST, 348 E (5:1443), ss, abt 245 w 1 av, 16x77; AT; June13; Oct16'12; installs; —%; Jno J Gillroy, a beneficiary of Est Jno Gillroy to Myron Sulzberger, 240 E 72. 250

**3D av, 1469**, see 2 av 2062.

**3D av, 499** (3:914), es, 44.5 s 34th, 25x80; Oct16'12; 5y4½%; Wm, Jno, Jos, Johanna, Francis & Peter McMahon to Metropolitan Savgs Bank, 59 Cooper sq E. 10,000

**3D av, 499**; pr mtg \$10,000; Oct16'12; 5y; 5½%; Wm, Jno, Jos, Francis & Peter McMahon to Johanna McMahon, 3875 Bway. 11,000

**3D av, 862** (5:1307); certf as to reduction of mtg; Oct3; Oct16'12; American Savgs Bank to Edw C Sheehy, 1374 Lex av.

**3D av, 440** (3:886), ws, 79.1 n 30th, runs n 19.8xw100xs31xe40xn11.4xe60 to beg; pr mtg \$19,500; Oct16; Oct17'12; due Apr 16'13, 6%; Louisa H Clausnitzer, 157 E 21, to Estates Mtg Securities Co, 160 Bway. 1,000

**3D av, 440**; asn rents to secure above mtg; Oct16; Oct17'12; same to same. nom

**5TH av, 582** (5:1263); consent to asn Ls by way of mtg for \$20,000 to Henry D Winans; Oct9; Oct14'12; Trstes of Columbia University to Ellen M Rionda. —

**5TH av, 582** (5:1263), ws, 25.5 n 47th, 25x100; leasehold; Oct14'12, 3y6%; Ellen M Rionda to Henry D Winans, 337 Convent av. 20,000

**5TH av, 298** (3:832), swc 31st (No 2), runs s30xw75xs44xw25xn74 to 31st xe100 to beg; Oct1; Oct17'12; due & c as per bond; Frederic E Gibert, at Biarritz, France, to Title Guar & Trust Co. 36,000

**5TH av, 2227** (6:1760), es, 75.11 s 136th, 25x100; ext of \$20,000 mtg to Sept20'12 at 5%; Sept19; Oct16'12; Clergymen's Retiring Fund Soc of the Protestant Episcopal Church in U S with Jas C Thomas, 89 W 134. nom

**7TH av, 2524** (7:2032), ws, 26.6 n 146th, 27.1x100; ext of mtg for \$10,000 to Jan1 '15, 6%; Sept26; Oct11'12; Sophie Bishop, 2085 Ams av, with Frank Tozzi & Frank Pinto. nom

**7TH av, 344** (3:779), ws, 20.9 n 29th, 19x64; Sept7; Oct15'12; due Mar2'16, 5%; Harriet S James to Alice M Doremus, 162 W 75. 25,000

**7TH av** (7:1830), swc 115th (No 200), 100.1lx100; PM; Aug28; Oct17'12; due Mar 18'14, 5%; Oak Constn Co to David Wood, Norwalk, Conn, et al, exrs & Jas Wood. 98,000

**8TH av, 2923-5** (7:2046), swc 155th, 50x100; ext of \$54,000 mtg to Oct11'17 at 5%; Oct11'12; Central Trust Co with Ascher Osterman, 652 West End av. nom

**8TH av, 740-2** (4:1017); also 46TH ST, 264-6 W; leasehold; Oct14; Oct15'12; demand, 6%; Herman Buschen to Arthur T Hardy, 201 W 79. 2,500

**8TH av, 571** (3:762); sal Ls; Oct14; Oct16'12; demand; 6%; Delia Rowan to Lion Brewery, 104 W 108. 3,500

**8TH av, 2625** (7:2042); sal Ls; Oct15; Oct16'12; demand; 6%; Wm R Heckman to Central Brewing Co, 533 E 68. 7,686.80

**9TH av, 664-6** (4:1037), es, 22 n 46th, runs n53.3xe74.2xsw55.1lxw57 to beg; 1-6 pt; also AUDUBON AV (8:2123), sec 168th, 50x95, 1-6 pt; Oct15'12; 2y6%; Wm Stube, East Hackensack, NJ, to Jno Hardy, 430 W 43. 5,000

**9TH av, 74** (3:739); sal Ls; Oct10; Oct15'12; demand, 6%; Jas E Ryan to V Loewers Gambrinus Bway 528 W 42. 1,000

**10TH av, 683** (4:1076), swc 48th (Nos 500-2), 25.1x100; leasehold; Oct16; Oct17'12, 2y6%; Margt wife of Wm H White to Annie E McManamy, 258 DeKalb av, Bklyn, NY. 6,000

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Asn all RT&I** in estates of Fredk H, Marie F & Fredk M Grosz as collateral security for loan of 35,000 francs; May30; Oct15'12, 1y5%; Josephine wife Paul Flament, 10 Rue de la Mairie, Boulogne-Sur-Seine, France, to Eugene Leger, 39 Boulevard Magenta, Paris, France. 35,000

**Certif** (file) as to mtg for \$1,200 dated Oct—'12; Oct14; Oct16'12; same to same.

**Certif** (file) as to mtg for \$75,000 covering steamboats, dredges, &c; Oct8; Oct14'12; Seaboard Equipment Corp to Wm M Carlton trstes.

**Carlton av** (Misc), es, 175 s Arverne blvd, 150x87, B of Q; certf as to mtg for \$12,500; Oct8; Oct11'12; Cioffi Co, a corp, to Title G & T Co, 176 Bway. —

**Hanson av** (Misc), es, 120 n Myrtle av, 20x100; B of Q; certf as to mtg for \$1,000; Sept26; Oct11'12; Forest Parkview Inc, a corp, to Chas & Minnie Richter. —

**Consent** (file) to mtg for \$1,200 dated Oct—'12; Oct14; Oct16'12; Structural Erecting Co to Jennie M Hunt. —

**Descendants estates only**; same prop; asn int in above to ext of 15,000 francs; Feb23; Oct15'12; due —, 5%; same to same; rerecorded on Apr13 under cons. secures loan of 15,000

**Land at Yonkers, NY** (file); certf as to mtg for \$65,000; Oct11; Oct15'12; American Real Estate Co to Westchester & Bronx Title & Mtg Guaranty Co. —

**Long Island City, B of Q** (Misc); certf as to mtg for \$11,500; Oct4; Oct16'12; Essex Trading & Contracting Co to N Y Asbestos Mfg Co, a corp, 80 John. —

**Scarsdale, N Y** (Misc); consent & certf as to mtg for \$7,000; Aug30; Oct16'12; Country Estates Co to Prentice & Augusta P Shethar. —

## MORTGAGES.

## Borough of The Bronx.

**Aldus st, 950**; ext of \$34,000 mtg to Oct 10'17 at 5%; Oct10; Oct11'12; Sam Bernard with Eberhardt & Podgur. nom

**Aldus st, 950** (10:2742), sobrn agmt; Oct10; Oct11'12; American Real Estate Co to Sam Bernard, 225 W 86. nom

**Beck st, 759** (10:2708), ws, 200 n 156th, 25x100; PM; pr mtg \$6,000; Oct15'12, 3y 5%; Fanny Klein, 797 E 166, & Lina Wieder, 1155 Lex av, to Edw Robitzke, 1010 E 163. 2,000

**Bristow st** (11:2972), ws, 328.5 s Jennings, 16.8x100; also LAND in Westchester Co, NY; pr mtg \$4,300; Oct1; Oct17'12, 3y6%; Margt J, Conrad V & Clifton A Norman, all at 1319 Bristow; Jeanette wife of & Gerald E Norman, 57 Juniper, Flushing, LI, & Hilda E Goldsborough, White Plains, NY, to Albt Sec, exr Sylvester Sec, at Pleasantville, NY. 2,000

**Devote ter** (11:3219), es, 602.9 sw 190th, 75x90; Oct15'12; due Dec1'17, 5%; Ella P wife Halsey K Smith, 2344 Aqueduct av, to Rachel L Bartley, 32 Woodland av, New Rochelle, NY. 9,000

**Echo pl** (11:2809), ss, 377.11 w Anthony av, 27.8x100x27.2x100; pr mtg \$4,500; Oct 11; Oct15'12, 1y6%; Jos N Jansen to Corporate Mtg Co, 27 Cedar. 1,200

**Hoffman st, 2451** (11:3058), ws, 139.6 n 188th, 16.8x97.5; pr mtg \$—; Oct14'12, installs, 5%; Matilda Seligmann, 243 Riverdale av, Yonkers, NY, to Leopold Beringer, 862 Cauldwell av. 617.17

**Hoffman st** (11:3066), es, abt 68.1 n 188th 25x120.1x25x120.2, except pt for st; pr mtg \$11,000; Oct11; Oct14'12; due & c as per bond; Antonia Cimillo to Chas A Corby, 2308 Hughes av. 3,250

**Manida st, 833** (10:2740); ext of \$6,000 mtg to May1'15 at 5%; Apr30; Oct14'12; Lina Levi with Eliz M Curtin. nom

**Manida st, 837** (10:2740); ext of \$6,000 mtg to May1'15 at 5½%; Apr30; Oct14'12; Lina Levi with Annie T Egan. nom

**Minford pl** (11:2977), ws, 171.11 n Charlotte, 16.9x100; pr mtg \$2,800; Oct15'12, 1y6%; Wm R White to John H Johnston, 221 W 49. 650

**Parkview pl** (13:3421), es, 83.5 n 256th, 50x100; PM; Oct17'12; 3y5%; Eleanor G Graney to Park Mtg Co, 41 Park Row. 770

**Thwaites pl** (\*), ns, 275.11 n Boston rd, runs n161.1xw10.5xw132.10xw17.6x s 110.2 to pl xe50 to beg; Oct2; Oct11'12; due, &c, as per bond; Ester M T Galvin, 582 E 191 to Eliz Rosenberg, 29 Catharine, 1,000

**135TH st E** (9:2298), ns, 81.6 e Alex av, 12.6x100; Oct18; Oct17'12, 5y5%; Wm J & Josephine Shields, 251 E 61, to Lawyers Mtg Co, 59 Liberty. 3,000

**138TH st E, nwc Walton av**, see Walton av, nwc 138th.

**142D st E, swc Jackson av** see Jackson av, swc 142D.

**149TH st E** (9:2337), ss, abt 275 w Morris av, 25x106.6, except pt for st; PM; Oct 15; Oct16'12, 5y6%; Chas L Schnabl, 1470 5 av, to Mary O'Gorman, 377 E 140, & ano. 7,000

**151ST st, 301-3** (537) E (9:2411), ns, 320.3 e Morris av, runs n 116.10xe50xs24xw 6.6xs92.8 to st xw43.6 to beg; Oct14; Oct 15'12; due & c as per bond; Mary Gerlich, 166 E 84, to Frank Dill, 334 E 92. 1,000

**156TH st, 493 E** (9:2364); ext of \$17,000 mtg to Aug6'15 at 5%; Aug8; Oct17'12; John C Blanck with Josephine Klar, nom

**162D st E** (9:2422), ns, 160 e Morris av, 2 lots ea 43.6x115; ext of 2 mtgs for \$36,000 ea to Oct14'17 at 5%; Oct14; Oct16'12; Lawyers Title Ins & Trust Co with Overland Bldg Co Inc, a corp. nom

**161ST st E, nwc Elton av**, see Elton av, nwc 161st.

**172D st E** (11:2977), ss, 70 e Minford pl, 30x93.6x30x93.9; pr mtg \$15,000; Sep24; Oct11'12; demand, 6%; Geo Senk to Waldorf Mort Corp, 63 Park Row. 225

**165TH st E** (10:2691), ns, 100 e Stebbins av, runs e50 to curve x— around curve, 13.11xn90.1xnw77.2xs113.4 to beg; Oct14'12, 3y6%; Henry A Brann, Sr, 2274 Loring pl, to Marie Freese, 77 Epprit, East Orange, NJ. 10,000

**166TH st E sec 3 av**, see 3 av, sec 166th.

**174TH st E, ns, abt 45 w West Farms rd**, see West Farms rd, 1759.

**177TH st 128 E** (11:2805), ss, 325 w Mt Hope av, old line, 25x125; Oct11'12; 5y5%; Jos Refsum, 128 E 177, to Annie M Kline, Flemington, NJ. 5,500

**181ST st E, swc Boston rd**, see Boston rd, swc 181st.

**216TH st E** (\*), ns, 125 w Laconia av, 25x109.4; Oct16; Oct17'12, 3y5½%; Maria R, wife of & Domenico Dalo, to Wilhelmine Grevel, 550 W 157. 4,000

**236TH st E** (\*), ns, 25 e Willis pl, 25x100; Oct15; Oct17'12, 1y6%; Geo Schoeck to Lina Butt, 200 W 128. 500

**238TH st E** (12:3378), ss, 420 e Kepler av, 40x100; Oct16; Oct17'12, 3y6%; Nellie L Failing, 4370 Martha av, to Caroline A Thorn, 2674 Bailey av. 500

**240TH st E, nwc Bronx blvd**, set Bronx blvd, nwc 240.

**240TH st E** (12:3394), ns, 114.7 w McLean av, runs n75xe8xne— to McLean av xn97.2 to st 241st xw262.6 to a brook xsw 6.6xse242.2xs76.4 to ns 240th xe83.3 to beg; Oct8; Oct11'12; due & c as per bond; Margt C Doyle to Isaac N Heberd, 1 W 83. 12,000

**241ST st E, swc McLean av**, see 240th E, ns, 114.7 w McLean av.

**261ST st W, swc Tyndall av**, see Tyndall av, swc 261st.

**Alexander av, 148** (9:2297); ext of \$3,500 mtg to Jan9'18 at 5%; Oct10; Oct11'12; Jno H Friend with Frederic de P Foster, Tuxedo Park, NY et al trstes for Ann A Sands et al. nom

**Aqueduct av** (11:3219), ws, 50 s 190th, 100x100; Oct14'12; due & c as per bond; Andw T McKegney to Henry Siebert, Jr, 562 W 161. 9,000

**Arlington av** (13:3407), nws, 370 ne 227th 80x145.5; ext of \$10,000 mtg to July5'17 at 5½%; July5; Oct15'12; "W" Parcels Co to Marv M McKelvey, Palisade av, Spuyten Duyvil, NY. nom

**Barker av** (\*), ws, 150 n Post, 50x125; Oct5; Oct11'12; 2y6%; Martin Geisler to Morris Phillips, 3349 Perry av. 2,000

**Beach av** (\*), ws, 325 n Patterson av, 25x100; bldg loan; Sept25; Oct14'12; 3y6%; Margt wife Jno Schwaibenberg to Jos Buellesbach, 518 Wales av. 3,500

**Beach av** (\*), same prop; PM; pr mtg \$3,500; Sept25; Oct14'12; 3y6%; same to Beach Estates Impt Co, at Clasons Pt, NY. 1,000

**Boston rd** (11:3138), swc 181st, 89.10x—x 87x125.6; agmt as to share ownership in mtg; Apr20; Oct16'12; American Mtg Co with State Investing Co of NJ. nom

**Boston rd, 1347-9** (11:2934); sal Ls; Oct14'12, demand, 6%; Saml Goldberg, Jr, & Harry J Hiller, to Geo Ehret, 1377 Park av. 2,000

**Bronx blvd** (\*), swc 240th, 100x50, Washingtonville; pr mtg \$—; Oct14; Oct 16'12; demand; 6%; Jno Rolando to Salvatore Ruggiero, 4601 White Plains av. 400

**Clinton av, 1798** (11:2948), es, 57 s 175th, 27x84; Oct11'12, due, &c, as per bond; May Reich to Simon Reich 1798 Clinton av. 7,500

**Clinton av** (11:2934), ss, runs abt 440 n 169th, xsel116.5xne71.2xnw28.6xsw25xw 100 to av, xsw30.4 to beg, part lot 91 map Morrisania; Oct16; Oct17'12, 3y5½%; Eliz A Reilly to Theo A M Hartung, 2041 Wash av. 2,000

**Concord av, 630-32** (10:2643), es, 101.4 n 151st, 50x94; Oct16; Oct17'12, 3y6%; Frank Tucek & Josephine Klar, 1451 Crotona pl, to Benenson Realty Co, 407 E 153. 5,000



**Davidson av** (11:3198), ws, 76.6 n North, 39x100; pr mtg \$—; Oct11'12; 3y6%; Davidson Avenue Realty Co to Aurelia Boband, 2775 Marion av. 4,000

**Davidson av** (11:3198), same prop; certf as to above mtg; Oct11'12; same to same.

**Doon av** (\*), es, 394.4 s Kingsbridge rd, 75x100, Edenwald; Oct14'12; due Apr14'15, 6%; Abr Siegelowitz, 1028 Coney Island av, Bklyn, to Harry Rozoff, 111 Av A. 700

**Edwards av, 1326** (\*), 25.9x100x25.7x100; Oct17'12, 10y, installs, 5½%; Kath Schollhammer to Title Guar & Trust Co. 1,200

**Elton av** (9:2383), nwc 161st, runs n 15.5xne97.6xw105.4xs25xw51.7 to beg; Oct 14'12, 1y5%; Chas T Streeter Constn Co, 895 Elton av, to Comity Mtg Co, 40 Wall. 78,000

**Elton av** (9:2383); same prop; certf as to above mtg; Oct14'12; same to same.

**Elton av** (9:2383); same prop; pr mtg \$78,000; Oct14'12; due &c as per bond; same to Blanch B Terrill, New Suffolk, LI. 15,952.08

**Elton av** (9:2383); same prop; certf as to above mtg; Oct14'12; same to same.

**Gerard av, 844** (9:2474), es, 156 n 158th, 25x80; Oct10; Oct14'12; 3y6%; Barbara Simpson, 325 E 163, to Daniel Seymour, 2 Dunwoodie, Yonkers, NY, & ano, exrs H Louisa Mulford. 5,000

**Gerard av, 844**; pr mtg \$5,000; Oct10; Oct14'12, 3y6%; Barbara Simpson, 325 E 163, to Frank Hudson, Yonkers, NY. 1,955.42

**Glebe av** (\*), nws, 100 ne Grace av, 60 x100, except part for Glebe av; Oct15; Oct17'12; due &c as per bond; Wilfred Lamothé, 110 Manhattan av, to Hippolyte B Lamothé, 132 E 87. 1,180

**Havemeyer av, 1238** (\*), es, 83 n Ellis av, 25x105; PM; Oct10; Oct14'12, 3y5½%; Bertha Fahrenholz, 75 Congress, Jersey City Heights, to Owen J Clinton, 1415 Williamsbridge rd. 5,000

**Havemeyer av, 1238**; pr mtg \$5,000; Oct10; Oct14'12, 3y6%; same to John Haaeke, 1238 Havemeyer av. 1,500

**Haviland av, see Pugsley av** see Pugsley av, es, extends from Haviland av to Watson av.

**Hoe av, 1525-31** (11:2982), ws, 25 n 172d, two lots ea 50x100; 2 mtgs ea \$3,000, 2 pr mtgs, \$40,000 ea; Oct11'12; installs, 6%; Ray Holding Co, 310 E 50, to Abel King, 148 E 65 & ano. 6,000

**Hoe av, 1525-31** (11:2982), ws, 25 n 172d, two lots, ea 50x100; certf as to 2 mtgs for \$3,000 ea; Oct11'12; Ray Holding Co to Abel King & ano.

**Hoe av, 1525-31** (11:2982); ext of two mtgs for \$40,000 ea to Jan1'16 at 5%; Oct8; Oct11'12; Philip Rhineland exr Cornelia B Kip with Ray Holding Co, 310 E 50. nom

**Jackson av** (10:2572), swe 142d, 118.9x100; Oct16; Oct17'12; due &c as per bond; Sidney Schoen, 340 W 19, to Chas E Appleby, 613 7 av, Asbury Park, NJ, & ano, trstes Leonard Appleby. 10,000

**Kingsbridge rd, swe Morris av**, see Morris av, swe Kingsbridge rd.

**Magenta av** (\*), ns, 50 w Pine av, 25x95.10x25x95.10, except part for Magenta av; Oct1; Oct11'12; 3y6%; Gerardo Palese to Frank C Mayhew, 3830 White Plains av & ano trstes Levi H Mace. 2,500

**Mapes av** (11:3108), ses old line, 692.11 ne Tremont av; 26x150, except part for Mapes av; PM; Oct17'12; due &c as per bond; Christian Selch, 800 E 175, to Julia A Collins, Rockville Centre, LI. 2,750

**Marmion av, 1888** (11:2959), es, 61 s Fairmount pl, runs e106.10xs42.3xw74.11x w35.8to av xn35.1to beg; pr mtg \$—; Oct11'12 due Nov10'13, 6%; Inter-City Land & Securities Co, 5 Beekman, to Emanuel Weinraub, 336 Dumont av, Bklyn. 3,000

**Marmion av, 1888**; certf as to above mtg; Oct11'12; same to same.

**McLean av, swe 241st**, see 240th E, ns, 114.7 w McLean av.

**Melville av** (\*), es, 175 s Morris Park av, 25x100; Oct14; Oct15'12, 5y5½%; Herman Doering to Wm Hejduk, 413 E 159. 3,500

**Morris av** (12:3318), es, 694.9 n 196th, 25x100.4; Oct10; Oct15'12, installs, 6%; Jeanette J Tucker to Home Bldg & Loan Assn of Mt Vernon, NY, at Mt Vernon, NY. 1,500

**Morris av** (11:3191), swe Kingsbridge rd, 89x18; pr mtg \$—; Oct8; Oct17'12, 2y 6%; Westbury Terrace, a corpn, to Danl V McCarthy, 122 W 44. 1,500

**Morris av** (11:3191); same prop; certf as to above mtg; Oct8; Oct17'12; same to same.

**Morris av** (11:2807), es, 40 s 179th, 20x80; ext of \$7,500 mtg to Feb27'16 at 5%; Oct14; Oct17'12; Duane S Everson with Annie Roberts. nom

**Mullner av** (\*), ws, 275 s Brady av, 25x100; Oct15; Oct16'12; due Jan1'16; 5½%; Fred L Hahn & Robt L Moran to Carrie O Garrison, Bridgeton, NJ. 4,000

**Mullner av** (\*), ws, 200 s Brady av, 25x100; Oct15; Oct16'12; due Jan1'16; 5½%; Fred L Hahn & Robt L Moran to Josephine W Bingham at Windham, Conn. 4,000

**Newbold av** (\*), ss, 102.6 e Olmstead av, 51.3x108, except part for Newbold av, Unionport; Sept24; Oct17'12, 3y5½%; Wm Beck to Gustav A Deuscher, 308 E 125. 600

**Newton av** (13:3421), ws, 121.2 n 256th, 50x100; PM; Oct16'12; due Jan1'16; 5%; Hermann A Wehmann, 573 3 av to Herman Goetz, 492 2 av. 1,200

**Olmstead av, nec Watson av**, see Watson av, nec Olmstead av.

**Perry av** (12:3292), es, 151.11 s 201st, 25x94; Oct12; Oct14'12, 3y5%; John E Hagmayer to Commonwealth Savgs Bank, 2007 Ams av. 5,500

**Prospect av, 960 on map 960-4** (10:2690), es, 414 s 165th, 75.4x219.10x78.6x197.7; P M; pr mtg \$134,000; Oct11'12; due, Aug1 '22; 6%; Michl J Greehey & Rose Simon to Ferd C Bamman, 438 W 154. 38,500

**Prospect av, 589** (10:2674), ws, 135 n 157th, 20x100; ext of \$10,000 mtg to Oct15 '17 at % as per bond; Oct15'12; Gustav Langmann, 121 W 57 with Arthur A Whitney & Louis Mantell, 589 Prospect av. nom

**Pugsley av** (\*), es, extends from Haviland av to Watson av, 216x205; PM; Oct 10; Oct11'12, 3y6%; Bertram L Kraus to Chas Reichman, 26 Union sq, & ano. 10,000

**Sedgwick av** (11:3237), ws, 835.11 s Kingsbridge rd, 25x100; ext of \$5,500 mtg to Nov1'14 at % as per bond; Nov14'11; Oct14'12; Central Mtg Co with Wm W & Frances Klein. nom

**Southern Blvd** (10:2725), ws, 523 s Westchester av, 40x132.7x40x131.1; ext of \$7,000 for \$7,000 to Oct10'15, 6%; Oct10; Oct11 '12; Edw Michels, 33 Sutton pl, with Chas C Sievers, 101 E Tremont av. nom

**Southern Blvd** (10:2725), ws, 523 s Westchester av, 40x132.7x40x131.1; ext of \$7,000 mtg to Oct10'15 at 6%; Oct10; Oct15'12; Chas C Sievers with Edw Michels, 33 Sutton pl. nom

**Tinton av, 860** (10:2667), es, 76.2 s 161st, 25.2x84.9; PM; Oct8; Oct11'12; 4y5%; Antonio Ercolano, Yonkers, NY, to Fredk Probst, 860 Tinton av. 4,100

**Tinton av, 860** (10:2667), es, 76.2 s 161st, 25.2x84.9; Oct8; Oct14'12; due Nov1'14.6%; Antonino Ercolano to Angelo Beatrice, 5666 Bway. 500

**Tinton av** (10:2665), es, 105.5 n 152d, 40.9x112.1x40x104.2; Oct15; Oct17'12, 1y6%; Nathan Loewus, 1956 Crotona Pkway, to Amelia A Loewus, same address. 4,000

**Tyndall av** (13:3423), swe 261st, 100x37.6; ext of \$8,000 mtg to June15'14 at 5½%; June15; Oct11'12; Fredk P Forster with Lionel R Lenox, Mountain View, Santa Clara Co, Cal. nom

**Tyndall av** (13:3423), es, 211.11 s 261st, 37.6x90; ext of \$8,000 mtg to May27'15 at 5%; May27; Oct11'12; Fredk P Forster with Park Mtg Co. nom

**Tyndall av** (13:3423), es, 111.11 s 261st, 37.6x90; ext of \$8,000 mtg to Feb3'15 at 5½%; Feb3; Oct11'12; Fredk P Forster with Margt Kerby, 15 E 42. nom

**Union av, es abt 40 s 160th**, see Westchester av, 815.

**Vyse av 1541** (11:2989); ext of \$5,750 mtg to Aug3'17 at 5%; July9; Oct17'12; Sophia D Vernon with Chas & Annie Gilfrich. nom

**Vyse av** (11:2989), ws, 225 n 172d, 25x100; ext of mtg for \$5,750 to Aug20'17, 5%; Sept18; Oct17'12; Eliz F Gregory with Chas Bohan & Jas Reynolds. nom

**Walton av** (9:2344), nwc 138th, 102.2x28.1x100x49.1; ext of mtg for \$22,000 to Sept6'17 5%; Sept6; Oct11'12; Bacon Piano Co with Bowery Savgs Bank, 128 Bowery. nom

**Watson av, nec Pugsley av**, see Pugsley av, es, extends from Haviland av to Watson av.

**Watson av** (\*), nec Olmstead av, 105x108, Unionport; pr mtg \$4,000; Oct4; Oct14'12; due &c as per bond; Richd Sullivan to Wm J Williamson, 600 E 164, & ano. 250

**West Farms rd, 1759** (11:3015), ws, 6.10 n 174th, runs n49.10xw262.2xs22.2 to 174th xe213 to beg; mtg reads adj land Jno Denison, late Thos Walker, runs nw275xe50xe270 to rd xn50 to beg, except pt for rd; PM; Oct14; Oct15'12; 3y5½%; Leo P Kelly to Alfred R Loweth, 2085 Daly av. 4,000

**West Farms rd, 1759**; PM; pr mtg \$4,000; Oct14; Oct15'12; 3y5½%; same to Chas P Austin, 1759 West Farms rd & ano exrs Hannah Austin. 2,500

**Westchester av** (10:2666), ws, 246.9 s 160th, runs w71.4xw— to Union av xn 109.10xe120xs89.6xs11xe60 to Westchester av xs25 to beg; sobrn agmt; Oct7; Oct14 '12; David Schwartz with Title Guar & Trust Co. nom

**Westchester av, 815** (10:2666), ws, 246.9 s 160th, runs w71.4x again w— to es Union av xn109.10xe120xs89.6x again s 11.3xw—xe60 to av xs25 to beg; certf as to mtg for \$36,000; Oct5; Oct11'12; Burkam Realty Co to Title G & T Co, 176 Bway.

**Westchester av, 815** (10:2666), ws, 246.9 s 160th, runs w71.4x again w— to es Union av xn109.10xe120xs89.6xs11.3xe60 to av xs25 to beg; Oct5; Oct11'12; due &c as per bond; Burkam Realty Co to Title Guar & Trust Co. 36,000

**White Plains rd** (\*), ws, 130.1 s Westchester av, 75x162.9x75x164.1; July1; Oct 11'12; 2y6%; Zerega Realty Co, 1922 E 177 to Caroline Brown, 1480 Unionport rd. 1,500

**Wickham av** (\*), es, 125 s Nereid av, 25x97.6; pr mtg \$—; Sept28; Oct15'12, 2y6%; Vincenzo Manzione to Aniello Papa, 500 E 116. 1,000

**2D av** (\*), es, lot 85 map Olinville, 100x100, except part taken by City of NY; Oct16; Oct17'12; due &c as per bond; Chas Barkhouse to Permelia A Eustis, 1985 Sedgwick av. 1,000

**3D av** (10:2608), see 166th, 75x70; PM; Oct16; Oct17'12, 3y5½%; Emilie W Kerr, NY, & Adeline A Linnell, Greenwich, Conn, to Title Ins Co of N Y, 135 Bway. 15,000

**3D av, 3746** (11:2927), agmt as to share ownership in bond & mtg; Mar20; Oct11 '12; Viola B Kight, 131 Riverside dr, with Milton S Guiterman, 58 Central Park W.

**Plot** (\*) begins 740 e White Plains rd at point 570 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; Oct10; Oct11'12; due, &c, as per bond; Sadie Lewis to Title Guarantee & Trust Co, 176 Bway. 3,500

**Plot** (\*), same prop; PM; pr mtg \$3,500; Oct10; Oct11'12; due, &c, as per bond; same to Johanna Ritsert, 1858 Wallace av. 700





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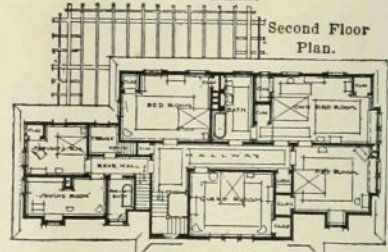
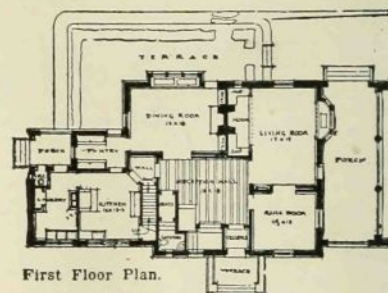
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