# LIVINGSTON STREET AND ITS CHANGES 

Since It Was Widened Five Years cAgo The Street Has Been Captured By Trade and Its Structural cAppearance Changed

$\mathrm{N}^{0}$other thoroughfare in Brooklyn has undergone so great a transformation during the last decade as Livingston street. Twenty-five years ago it was a good private residence street, from its beginning at Clinton street :o its end at Flatbush avenue. Now, no private residences remain, except in the block between Clinton and Court streets, which block retains all of its original characteristics. Livingston street parallels Fulton street on the south from Boerum place to Nevins street, a distance of eight blocks, and, for a distance of one block, it parallels Flatbush avenue on the south also. In the hey-day of its fame as a place of residence Livingston street contained the homes of many prominent men;
ing of its kind on record, it having covered only 60 days. It is pointed to, even now, as a model condemnation proceeding. One of the commissioners was Luke D. Stapleton, who is now a Justice of the Supreme Court, Second Department.
Since Livingston street was widened its general transformation has been rapid and it is fast becoming a fine business street. Trolley cars going to and from Flatbush and South Brooklyn now pass through the street, thus relieving the congestion in Fulton street, and at the same time serving the rear entrances of the department stores with traffic. All of the modern improvements on the north side of Livingston street, from Smith street to Bond street, comprise
remnant of dwelling rows in the widered part of Livingston street that are devoted to dwelling use, except a mere hendful on the north side of the street Letween Hanover pl and Nevins street. A row of old brick English basement diwellings on the north side of the street, and west of Elm place, have been captured for business uses, although their structural form has not been altered yet. The New Montauk Theatre is at the northwest corner of Livingston street and Hanover place and it was one of the early new structures in the thoroughfare.
At 283 Livingston street, in the north side, one door east of Hanover place. a new four-story brick and stone building is being built, the ground floor and

but, as the section of Fulton street, from Borough Hall to Flatbush avenue became of greater business importance, Livingston street gradually changed from a thoroughfare of fine homes into one of boarding houses and restaurants.
Subsequently the large department stores on the south side of Fulton strect were extended through to Livingston street, and the long line of delivery wagons backed up to the curb daily for a distance of several blocks sealed the future of the street for business purposes. Finally, a public agitation began for the widening of Livingston street for the purpose of relieving the steady accretic ns to traffic in Fulton street, and, during 1906 and 1907, the thoroughfare was widened from 70 to 100 feet, 30 feet being taken from the lots, 100 feet in depth, in the south side of Livingston street, from Court street to Flatbush avenue. The condemnation proceeding set in operation for the acquiring of the widened part of this street was probably the shortest proceed-
large extensions to department stores fronting in Fulton street. The latest improvement of this kind is now approaching completion, being an 8 -story brick and stone fireproof annex, on the northeast corner of Livingston and Huyt streets, to the Fulton street building of A. I. Namm \& Son and running eas: 01: Livingston street one-half block.
On the northwest corner of Livingston and Hoyt streets is a group of four old frame buildings (two in each street) which adjoin the department store btilding of Abraham \& Strauss, and it is very likely that these structures will eventually be superseded by an addition to the firm's building. Another notable improvement in the north side of Livingston street is the brick and granite structure of the Board of Education, between Smith street and Red Hook lane. The remainder of this block front is composed of very old 3 -story brick dwellings, except the northwest corner of Smith street, which is covered by the Bijou Theatre. They are the last
first story to be utilized for business purposes and the upper two floors for apartments. The store floor will rent for $\$ 1,500$ a year, the first story for $\$ 660$ a year, and the apartments for $\$ 30$ a month each. At 291 Livingston street, in the north side and west of Nevins street, is an old two-story and basement brick dwelling which is on the market at $\$ 40,000$. There is an "L" $20 \times 20$, and it opens on an alley that leads into Hanover place. This dwelling was not worth more than $\$ 10,000$ a decade ago. A vacant modern store at 305 Livingston street, just west of Nevins street, is for rent at $\$ 1,200$ a year.

There is little or no difference in the rental power of business space in Livingston street as between the sides of the thoroughfare. Saloons produce a better rental than ordinary lines of business, ranging from 25 to 50 per cent. more on the total yearly rental; and their proprietors obtain longer leases because they go to greater ex-
pense, than men in ordinary lines of pense, than men in ordinary lines of ments.

## South Side of the Street.

So great has the growth of the department stores in Fulton street been that they have not only been extended through to the north side of Livingston street by their owners, but, in some cases, they have crossed the street and built large warehouses in the south side of the thoroughfare. Especially is this true of Abraham \& Straus and Frederick Loeser \& Co. The strongest business part of the south side of the street is from Hoyt street to Flatbush avenue. Bond street, which crosses Livingston street in this part, is a busy intersecting thoroughfare and pours traffic into it in both directions. The Brooklyn Public Library has a large branch building between Smith and Hoyt streets. The distinct phases of character of the south

## FUTURE OF FIFTH AVENUE.

## Ought It to Be Saved From Becoming a Factory Center?

As readers of the Record and Guide have learned before, architects are not of one opinion in regard to limiting the height of buildings, even on Fifth avenue, which some interests are striving to preserve from an incursion of loft buildings, such as turned lower Fifth avenue and thereabouts into a textile manufacturing center and drove many firms uptown.

The public has begun to realize that the question is an economic as well as an architectural one, and that the future character of the population of the city in a large degree depends on it. The proposition may be stated in this way
If Fifth avenue is to be given over to


LIVINGSTON STREET, AT BOND STREET, BROOKLYN.
side of Livingston street, however, is the variety of business there and the tendency toward a greater diversity. Milliners, photographers, picture dealers, saloons, florists, druggists, coal dealers, wood workers, decorators, automobile agencies and what not comprise the tenantry. Two vacant stores at 328 and 330 Livingston street are for rent at $\$ 1,200$ each. At 342 , in the street, is a new two-story brick "taxpayer," the store floor of which is for rent at $\$ 1,500$ a year. Many new buildings in the south side of the street also contain bachelor or other types of living apartments in their upper two stories.
There are about a dozen vacant lots in the south side of Livingston street. It is asserted that property here is worth $\$ 1,000$ a front foot, but others assert that it is not worth that much. At any rate property in the street generally has shown marked increment since the thoroughfare was widened.
There is a vacant plot, about $100 \times 100$ feet in size, at the southeast corner of Livingston and Smith streets; a plot of several lots in the south side of Livingston street, between Boerum place and Smith street; a lot $20 \times 70.9$ feet at 346 Livingston street, which is held at $\$ 1,000$ a front foot; and an old stable on a single lot at 356 Livingston street, which is held at $\$ 35,000$.
An aggregation of old business buildings make up the south side of Livingston street, from Court street to Boerum place, as well as from Boerum place to Smith street, excepting one or two parcels of vacant land.
skyscraper loft buildings, then the upper floors in most cases will be rented to lines of business employing a great many operatives, who will congregate on the sidewalks of the avenue as they do elsewhere. The roadway will also become congested with business ve hicles. The construction of loft buildings will spread into the lateral streets each way from Fifth avenue, and the eventual result will be not only to exterminate the fashionable residential section, but the retail trade as well.
The opposite line of thought is like this:
Let construction and business take their natural course. If it sacrifices our best residential streets and turns Manhattan Island south of 59th street completely over to commerce and manufacturing, what's the objection? Why does anyone want to live in town for anyway, when the country is so accessible?
The objection to leaving the city is found to be that the people of present and past generations have contributed of their means and effort to make Manhattan Island a liveable place; that they have built or founded churches, schools, hospitals, homes for the aged and eleemosynary institutions without number Must all these benevolences be abandoned, all the old landmarks destroyed and the people who made New York be driven off; or will they stand their ground and defend their historic institutions?
Some architects say, as does Mr. Goodhue, of Cram, Goodhue \& Ferguson, architects, that Fifth avenue is
doomed already as a street of homes. It ought to be, he adds. "There is plenty of country around New York, and it is there we all ought to live, unless we have money enough to maintain a town house to live in for two months of the year."
The Superintendent of Buildings, Rudolph P. Miller, is in favor of any movement which will limit congestion. Walter Cook, president of the American Institute of Architects, says the height of buildings should have been limited fifty years ago. Thomas Hastings says it is not a question of architectural beauty but of sanitation and justice to property owners, therefore the height of buildings should be restricted.

## CENTRAL PARK WEST.

The Park Commissioner Thinks Part of the West Sidewalk Should beSurrendered.
Commissioner Stover of the Department of Parks, while agreeing that something should be done to improve traffic conditions in Central Park West, maintains that the Park Department should not be asked to make all the sacrifice.

He believes that the property owners on the west side of the street should surrender some portion of the sidewalk t : widen the roadway, and that the railway company should also make some sacrifice in the form of the cost of the removal of their tracks.
The existing roadway is 50 feet wide and is occupied by a double track trolley railroad located immediately adjacent to the easterly curbing, making it necessary that both north and south bound tri:ffic pass on the westerly side of the street. To permit of a better regulation of traffic, is was originally proposed to widen the roadway ten feet on its easterly side through a corresponding reduction in the adjoining sidewalk width.

Chief Engineer Lewis of the Board of Estimate, in a report which will be considered at next week's meeting of the board, recommends that a resolution be adopted fixing the roadway width of Central Park West, from Columbus Circle to Cathedral parkway at 60 feet, this to adjoin a 25 -foot sidewalk on the west and a 15 -foot sidewalk on the east.

## Riverdale Avenue To Be Widened.

The time is coming when the Riverdile section of the city will receive as much attention from speculative builders as the Washington Heigh:s section has been getting. It will $\leqslant 0$ through much the same process of developmient as the old "West End" and Washington Heights.

Riverdale avenue, the main thorcuscltfare, is to be widened from its junction with Spuyten Duyvil road, near West 231 st street, to the land required for Splyten Duyvil parkway, a distance of about half a mile. Title has already been acquired to this section of the sireet for a width of 66 feet, and proceedings are about to be taken by the Eoard of Estimate to acquire tifie to the land needed for the widening. The matter is now in the hands of the Borcugh President.
A macadamized roadway is in use at the lesser width. A few buildings stand on abutting property, but none wi'hin the street lines. All the cost is $t=$ be assessed upon the property benefited.
Proceedings have also been started for the laying of sewers in Liebig avenue, from West 259th street to West 260th street; in West 260th street, from Liebig avenue to Riverdale avenue; and in Riverdale avenue, from West 259 th street to West 261st street. Each street is macadamized, and the abutung pioperty is partillly improved. The outlet sewer is built.

# ARE MORE FIRE EXITS NEEDED? 

For the Safety of Tenants in Fireproof Apartments ?-Views of Architects-Ordinary Fire-Escapes Considered Objectionable.

THE views entertained by architects and builders in respect to the proposition to equip fireproof as well as nonfireproof apartment houses with fireescapes have been made very clear in the reports on the subject in previous issues. A strong body of opinion has been found adverse to the thought of an arbitrary law that would impose upon the street fronts of fireproof houses i:cn fire-escapes of the kind seen on ordinary tenements. Those who are willing to concede that more than one main exit from an apartment house is necessary, advise the adoption of some other expedient. Others maintain that the present law is adequate.
Fireproof outside stairways instead of "fire-escapes" have been erected on the rear of fireproof apartment houses in several instances, and on a number of non-fireproof houses. The law permits

(FIG. 1).-FIRE-ESCAPE ON A WEST END the location of an outside fireproof stairway in a court as a means of egress from an apartment, while requiring fireescapes to be situated on the front of a building when similarly situated and planned. Reports are current that bills will be introduced at the next session of the Legislature requiring additional exits in fireproof houses.
That Commissioner Murphy, of the Tenement House Department, sees the faults of exterior "fire-escapes" can be inferred from some remarks in his biennial report, issued a few weeks ago, When writing on the topic of encumbered fire-escapes he says:
"More people are killed by panic than by fire itself. A crowded fire-escape leads to a panic, in which women, chil-
dren and aged people are always the sufferers. Every flat dweller should see that the helpless are guaranteed that protection which the law prescribes.
"It is impossible for the Department to keep the fire-escapes free from encumbrances except where specific complaint is made, as the force of inspectors is inadequate when it is called upon to clear the thousands of fire-escapes in the city and keep them unobstructed. When a definite complaint is received, the case is assigned to the police officer attached to the department and immediate results are obtained.

## Misplaced Drop Ladders.

"During the year 1910 the attention of the Commissioner was called to the fact that the usefulness of fire-escapes on tenement houses was greatly impaired and in many instances nullified by the absence or misplacement of drop ladders.
"In some cases the ladders were found suspended from the balconies of the fourth and fifth stories; in other houses, ladders were found lying on the roof or in the cellar. Some houses were absolutely without means of escape from the lowest balcony, fifteen to eighteen feet above the ground.
"Even when the ladders were hung on the second-story balcony, it was found that very often they were so placed as to be practically useless. The old style drop-ladders provided before the new fire-escape regulations went into effect were at best extremely heavy and hard to handle. In fact, it required at least two able-bodied men to swing them into position.***
"While outside fireproof stairways, instead of interior stairways, are not a new feature in the arrangement of tenement houses in this city, few, if any, have been erected for several years. This arrangement has several advantages, however, not the least of which is the fact that persons escaping from the building can readily be reached by the firemen from such stairways, Another distinct advantage from this type of stairway is the fact that it, being in the open air, will largely prevent uncleanly conditions which frequently arise in the interior stairs."

## A Question of Definition.

In answer to an inquiry in regard to the advisability of requiring fire-escapes on fireproof apartment houses, Charles R. Lamb, of the Municipal Art Society, said this would seem to be a question of definition. If the apartment houses are really fireproof, they certainly do not require fire-escapes.
"If our buildings were as substantially built as buildings on the continent, it would be quite possible to have a fire in any one apartment, burning removable chairs, etc., without the slightest damage to any other apartment in the building," added Mr. Lamb.
"It is towards this form of fireproof building that many of us have worked for years past and are still working, with the belief that this form will be found the cheapest in the long run for a great city like New York."

If the question referred, Mr. Lamb said, to such apartment houses as are only semi-fireproof, then, in the interest
of life, some form of "escape" in case of fire should be considered.
It would be quite possible to design buildings by which the main staircase built within fireproof walls would be an adequate fireproof form instead of having an exterior ironwork construction, which must necessarily even though well designed interfere with the architectural character of the building. This should be, in Mr. Lamb's view, the ideal towards which all architects should work for buildings to be built in the near future.
If the question related to old buildings to which alterations are to be made, where the staircase is not fireproof, the buildings being only semi-fireproof, it would then be necessary that an intelli-

(FIG. 2). A NEARER VIEW.
gent design of exterior fireproof construction should be added to the present building with as little interference to the architecture as possible.

## New Designs for Fire-Escapes

Most of the demands for fire-escapes had not been considered as to design in the past and it would seem as if it would be wise in the future to have prepared preliminary plans, for escapes, which are to be added to buildings, and have them submitted to the Building Department for criticism not only as to their safety but also for their architectural character.
If the Building Department was unwilling to assume the responsibility of this,

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Seven story and basement iron front building in good condition on lot $38.4 \times 48.7$ irregular. Electric elevator.
Leased to one strong tenant for term of years.
Rent . . . . . $\$ 3,000$ Price (no trade) $\$ 40,000$
Interest
$\left.\begin{array}{l}\text { Taxes } \\ \text { Insurance }\end{array}\right\} \cdots \underline{1,950}$ Mortgage, $41 / 2 \%, \underline{25,000}$
Repairs
Net Return . . \$1,050 Equity . . . \$15,000 EQUITY EARNS 7\% Sman secod Morome may
N. B.-Original cost of this property, $\$ 65,000$.

## 440 Washington Street

Southwest Corner Desbrosses Street


## 228 Pearl Street

Six story and basement brick store and loft building in good condition on lot $23 \times 100$. Leased to two responsible tenants. Electric elevator.
Rent . . . . . $\$ 4,500$ Price . . . . $\$ 60,000$ Interest
Taxes
Insurance . . 2,400 Mortgage, $41 / 2 \%, \underline{30,000}$ Insurance Repairs Equity . . . $\$ 30,000$ Net Return . . \$2,100 $\begin{gathered}\text { Second Mortage may remain. } \\ \text { offers s.ilicied }\end{gathered}$ EQUITY EARNS 7\%

Second Mortgage may remain.
Offers solicited.
Tenants operate and make repairs.

## 117-119 Leonard Street



## 662 West End Avenue

Three story and basement dwelling adjoining northeast corner 92nd Street
Rent nominal . . . $\$ 1,800$

Price . . . . 35,000
Mortgage 4 1-2\% . . . 18,000
Equity
$\$ \overline{17,000}$
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## No. 133 West 33rd Street

## North Side. Between 6th and 7th Avenues

Plot of 3300 square feet. New 2 story building ready for occupancy. Steel and Foundations of sufficient strength so that 4 additional stories can be added.


This is an excellent plot. 50 feet wide in the rear, abutting two full sized unimproved 34th Street lots. It is opposite the recently made famous Dimond plot now owned by the Penn. R. R. Within 500 feet of this property is located the Pennsylvania Station, Gimbel's, Sak's, Macy's, Marbridge Building, Herald, Astor Holdings, New McAlpin Hotel, etc. At one end of the block is the "Penn." Station, at the other end Sixth Avenue meets Broadway with "L" stations, McAdoo Tube station and five surface lines.

## A CERTAIN SPECULATIVE PURCHASE HARD TO DUPLICATE :

## No. 597 Broadway

## Through to No. 170 Mercer Street

$25 \times 200$.
5 story basement and sub.
Superior stone front building. Building recently appraised (exclusive of ground) at $\$ 83,000$ for fire insurance purposes. Ground as low as $\$ 20$ per foot shows value of $\$ 100,000$. Total reproduction value $\$ 183,000$.

| PRICE |  |
| :--- | :--- | :--- |
| MTG. at $41 / 2 \%$ for 5 years held by Estate | $\$ 150,000$ |
| EQUITY . | 90,000 |
| 60,000 |  |

This building is leased for total rental of $\$ 10,750$ to very responsible tenants on term leases. The original rentals were much higher, but every lease in the building was negotiated within the last few months at a time when Broadway renting was at its worst. After paying taxes, insurance and interest on the mortgage this property nets about $\$ 4,000$ per annum. With the completion of the Broadway-Lexington Avenue Subway (station in this block) the net income will greatly increase and the property is certain to be worth $\$ 200,000$, its value 10 years ago.

## BROKERS PROTECTED. Full Commission Paid.

then, personally, it would be wiser to have the design for fire-escapes on any important building submitted to the Art Commission of the City of New lork for criticism and approval.

## Better Means Could Be Devised.

William A. Boring, of 32 Broadway, past president of the New York Chapter of the American Institute of Architects, could see no objection to outside fire-escapes on houses not over six or seven stories high, but for buildings above that height, he said, safety lies in the means of vertical communication known to and habitually used by the tenants:
"A fire-escape that is exposed to the elements and looks dangerous and uninviting is not likely to be effective in case of accident, especially in view of the unusual condition of mind which the person would be in while attempting to effect escape by such means.
"The tower fire-escape as recommended for factories by the Board of Fire Underwriters would be effective in a twelve-story building, but it is extravagant of space, and I am of the opinion that a better means of escape could be devised with the same space and expenditure by having two staircases, one for service and one for the master's use, having these stair-cases widely separated and not directly connected with the elevators.
"Until some disaster occurs in a twelve-story building it will be difficult to determine just what degree of danger there is in the present method of construction. I am convinced that it is a mistake to have all the vertical communications connected, as is the case in many of the present buildings.
"The more widely separated they can be and the more distinct the one from the other, the more safety there will be for the tenants in this class of buildings, and space thus used will be more effective than used for a fire-escape in the ordinary sense of the term."

## The Window Route.

Capt. John P. Leo, architect, builder and member of the Board of Examiners, expressed the view that the Alwyn Court fire demonstrated how easy it is for fire to leap from floor to floor in our so-called fireproof tenements.
"The mass of inflammable material usually contained in one of these apartments will make a very hot fire," said Capt. Leo, "and while it is possible to confine this fire to one particular section of the building, yet it is not probable that it could be so confined, because of the excitement, the leaving of doors open, and so forth, during the panic that usually follows the cry of fire.

## Danger in Pent Houses.

"Further, it should be remembered that the freak legislation of last winter, viz., of allowing pent-houses for servants on the roof of such a building, and covering fifty per cent. of the roof, permits the segregation of the most helpless occupants of the houses in a position of extreme danger-as it must be remembered that even our splendid fire department cannot reach over seventy-five feet above the curb with its present ladder equipment.
"it should be borne in mind, however, that a fire-escape is really a delusion and a snare, as in a panic on a stormy night it would be impossible for the helpless occupants of a house to use it as a means of escape.

## Smokeproof Towers Recommended.

"From the facts above stated, it is my opinion that the only safe solution of the problem would be the installation of the necessary number of smokeproof towers containing stairs, and accessible to the public halls on each and every
floor, and the roof of such a building, and I am in hopes that when the doctrinaires get through tinkering with this important matter, the Legislature will listen to thinking men who are more concerned with an honest solution of sucn problems than with the exploitation of crank ideas, or the saving of a few dollars."

## Fire Towers Advised.

Adam E. Fischer, architect, 23 Park Row and 862 Bushwick avenue (Brooklyn), considered that additional fire-exits are absolutely essential for the large so-called fireproof apartment houses:
"In fact, not only would I suggest additional fire-escapes but that such escapes be built in the form of fire-towers, and that no outside or balcony fire-escape be permitted.
"In the framing of the Tenement House Act too much leeway was given to the larger tenement house; in fact, tenements below five stories in height had not been considered by the framers of the act nor did they know anything about them.
"I go further, in that I would require fire-towers in any building more than four stories in height, and if the tower should be located on a yard or court then the fire-passage to the fire-tower should be on the same level as the sidewalk to which it opens.
"Recent amendments to the tenement laws have again shown that the large interests predominate and that amendments are passed to help out such interests, while the smaller buildings have no sponsors and therefore receive no consideration.
"If a water-closet and bathroom in a small tenement needs certain air and ventilation, I cannot see why the same requirement should not be necessary in the larger building, especially so as they are so many stories higher and are occupied by more tenants.
"I would sum up my amendments to the Tenement House Act as follows:
"1. No balcony fire-escapes to be permitted on a building more than four stories high.
"2. When buildings exceed four stories in height tower fire-escapes must be erected.
"3. All tower fire-escapes, stairs, etc., to comply with the requirements of stairs as to width, light, ventilation and construction.
"4. Where balcony or tower escapes are placed in yard or courts the yard or court to fire-passage to be on the same level with the sidewalk.
"5. That the additional stairs be provided regardless of additional width of stairs, and built in form of tower fireescapes for all classes of tenements.
" 6 . That all tenements more than four stories in height be built fireproof."

## Wculd Advance Long Island Interests.

At a meeting of the Public Service Commission, Commissioner J. Sergeant Cram moved that counsel to the Commission be instructed to draft a bill for presentation to the next Legislature amending the Public Service Commission's Law by including within the first district all that portion of Long Island lying outside of the city of New York and comprising Nassau and Suffolk counties. The motion was carried withcut opposition.

At the present time the jurisdiction of the commission for the first district is confined to the territory embraced within the city limts of Greater New York,

Commissioner Cram said he believed the interests of the people of Long Island would be promoted if that part of the island were attached to the first district.

## FORSTER-SCHMITT SALE.

464 Lots in Riverdale Section Sold in 12 Hours By Joseph P. Day.
Another was added to the list of epochal auction sales when Joseph P. Day disposed of the Forster-Schmitt lots near the Yonkers City Line on Tuesday. The offering comprised 464 lots, with nine dwellings, and the sale continued from eleven o'clock in the morning until far into the night. The attendance was the largest the Vesey street salesroom ever held, for it was packed at the height of the sale.

The fame of Broadway, with the thought that perhaps the market had been oversupplied and that the property would in consequence be ruthlessly sacrificed, no doubt brought the crowd. Good advertising had done its perfect work. Mr. Day had frankly stated in his advertisements that he had been disappointed in the number of inquirers and visitors to the property, and that he had advised against the sale at this season.

Every particular concerning a lot was freely given from the stand, and it was the general opinion that never were lots offered under fairer conditions for the public. The property runs back to Riverdale avenue. Some of the streets are improved. The Broadway lots are at or near cellar depth, and are opposite Van Courtlandt Park. The cheapest lot at the sale went for $\$ 400$, the highest for $\$ 25,000$, the average was $\$ 1,712.62$, and the total amount derived from the sale, $\$ 792,825$.

## The Broadway Prices.

The price obtained for the entire offering was somewhat over $\$ 100,000$ above the price that astute experts had expected the property to bring, and in many individual cases, notably in the 56 Broadway lots, the prices paid for choice situations, especially the corners, were well above expectations. For the corner of Mosholu avenue and Broadway, $47 \times 61 \times 35$ feet, Ralph Wurts Dundes paid $\$ 25,000$. He also purchased two adjoining parcels for $\$ 5,500$ each a lot $25 \times 100$ feet. The other corner of this block, at 259 th street, went for $\$ 8,400$, while the opposite northwest corner of Broadway and 259th street was sold for $\$ 11,800$.

The northwest corner of 260th street went for $\$ 61,000$ and the southwest corner of Whalen street for $\$ 4,700$. The northwest corner of Whalen street brought $\$ 4,600$ and the southeast corner of Forster avenue $\$ 5,000$; the northwest corner of this avenue went for $\$ 5,800$. The southwest corner of 261st street brought $\$ 10,000$. The northwest corner, comprising two lots, one $25 \times 98$ feet and the other $98 \times 25$ xirregular, brought $\$ 22$,000. Inside lots on Broadway brought $\$ 2,800$ to $\$ 5,500$ each.

Off from Broadway the prices took a notable decline, though in some instances good values were paid. The lot, 28z147, on Mosholu avenue, just west of Broadway, brought $\$ 7,100$ and the northwest corner of Mosholu and Newton avenues sold for $\$ 3,500$. Other corners brought $\$ 2,250$ and less and inside lots on side streets and avenues went to buyers at from $\$ 2,250$ down to $\$ 400$. This latter price was paid for a lot on Huxley avenue adjoining the corner of Forster place.

Among the last lots to be sold were those on Riverdale avenue, where prices ranged from $\$ 3,100$ for corners to $\$ 1$,500 for inside lots. Single lots on Von Humboldt avenue brought from $\$ 800$ to $\$ 900$ and on Liebig avenue from $\$ 775$ to $\$ 1,000$. Tyndall avenue lots were sold at $\$ 950$ to $\$ 1,200$ and those on Fieldston road at an average of about $\$ 800$. For some of the lots on Spencer avenue buyers paid as high as $\$ 1,000$.

## DRASTIC FÁCTORY LAWS.

Would Cost Owners $\$ 200,000,000$ to Comply With Them, Says Merchants' Association.
The State Factory Investigating Commission has prepared tentative drafts of twenty-three bills to be presented to the next Legislature, most of which deal with the subject of fire prevention and fire-escapes in factories. (See Record and Guide, Sept. 28.)
It has been roughly estimated that the adoption of these requirements would entail an expense for reconstruction of existing buildings of at least $\$ 200,000,000$ upon the owners of factory property in the City of New York alone. The Merchants' Association's Committee on Insurance has caused to be prepared a careful analysis of each of the bills, together with a general digest which summarizes the provisions of all, with the purpose of conferring with the officials of the Fire Department, with real estate owners, and with other organizations, to determine its attitude toward these measures. Similar study has been given to the bills by the Assistant Corporation Counsel in charge of fire prevention matters, and it is his opinion that in some respects the bills are unduly drastic
It is likely, says the Merchants' Association, that the questions raised by these bills will be among the leading issues before the next Legislature, and it is certain that a great deal of antagonism to them will develop on the part of the property owners affected

The Merchants' Association's committee is reported not to have yet reached any conclusion upon the subject. It is disposed to advocate sound and necessary measures of fire protection, but it is not yet prepared to concede that all the provisions of the bills in question come within that category.

## Classon Avenue Relief Sewer.

The construction of the Fourth avenue subway in Brooklyn has made it necessary that a new system of sewers shall be constructed in Classon avenue and connecting streets. The estimated cost is $\$ 2,497,500$. The local board having hesitated to order the improvement, the Board of Estimate is about to assume the responsibility of initiating proceedings. A public hearing will be held Dec. 12.

The system will comprise relief sewers in Rockaway avenue, Saratoga avenue, Howard avenue, Herkimer street, Ralph avenue, Rochester avenue, Pacific street, Troy avenue, Chauncey street, Lewis avenue, Macon street, Prospect place, Nostrand avenue, Dean street, Brooklyn avenue, Fulton street, Tompkins avenue, Vernon avenue, Myrtle ave-
nue, De Kalb avenue, Skillman street, Park avenue, Classon avenue and Hewes street, which are required in order to adequately provide for the drainage of the district. The assessed valuation of the property benefited is $\$ 476,883,000$.

## Queens Subway Deadlock.

The Public Service Commission is giving official notice that it will apply to the Appellate Division of the Supreme Court on December 20 for the appointment of three commissioners to determine whether the proposed rapid transit railroad connecting the Queens end of the Steinway tunnel with the Queenstoro Bridge plaza and the line to Corona and Astoria shall be built along the route laid down by the commission.

The Commission has been striving since early last summer to get the consents of property owners to the extent of a majority, in value, of the assessed valuation of property along the route, as required by law. These consents it has been impossible to obtain, owing to the opposition principally of property owners in Ely avenue who objected to the construction of an elevated railroad in that street.
The route begins under Fourth street, Long Island City, about 200 feet west of Van Alst avenue and thence runs under Fourth street and private property and across Van Alst avenue and through private property and across Hunters Pcint avenue to a point in the Sunnyside yard of the Pennsylvania tunnel and terminal railroad, where the route wil become an elevated structure, and thence continues over Sunnyside yard to Davis street and over Davis street and over and across Jackson avenue and over and along Ely avenue to a point near Henry street, and thence over private property to the Queensboro Bridge approach.

## Bronx County Legislation.

Senator Stilwell is preparing an amendment to the Bronx County act in which the alleged defects of that measure will be corrected, and this amendment will be introduced at the opening of the next session of the Legislature. All the Bronx senators and assemblymen are pledged to support it. The first election in the new county will take place at the regular time in November, 1913. Sessions of the Supreme Court may be held in the meantime, if the Sinking Fund provides accommodations.

## City Planning the Theme.

Preliminary plans are being formed for the Eighth Annual Convention of the American Civic Association which is to be held in Baltimore on November 19 to 21 . The leading topic will be city planning for the smaller cities.

## WALTER STABLE^ RETURNS.

## Comptroller of Metropolitan Life Spent Five Weeks Studying Prosperity Symptoms.

Walter Stabler, comptroller of the Metropolitan Life Insurance Company, has just returned from a five and onehalf weeks' trip through Canada and the United States. Mr. Stabler said that not only were financial and industrial conditions good in this city, but he also found them so throughout the whole country and Canada, and that it was his opinion that the change in administration at Washington would not affect present prosperity.
Mr. Stabler noted with considerable interest that the four western provinces of the Dominion of Canada have adopted the single tax and are finding it a very satisfactory method of raising public funds. He said he thought the single tax idea was all right if a community started with that system. In as much as all these provinces are practically new, he expected that the application of the single tax would work out with a great deal of success.
In the party with Mr. Stabler were Vice President Haley Fiske, Fourth Vice President F. O. Ayres, Dr. Á. S. Knight, the medical director, and Superintendent of Agencies James E. Kavanagh. This trip is made every year to Canada, and every three years through the United States. The objective point this year was the Metropolitan Life convention, which was held at San Francisco.

Mr. Stabler said that during his trip he and other members of his company made frequent inquiries regarding the attitude of the people in reference to the recent campaign and in almost every case he found them treating politics as a matter of secondary consideration.

## Manhattan Bridge Lines.

Public Service Commissioner George V. S. Williams says that as soon as the traveling public realize the advantage offered by the new Manhattan Bridge lines, at least twenty-five per cent. of the trolley traffic will be taken from the ord bridge, and the rush-hour crush on that structure correspondingly lessened.
"The people of the city are to be congratulated," he said, "that another line of cars has been added to this bridge, so long idle, and that these rival railroad companies have at last agreed to an operation which will permit passengers from Brooklyn nut only to get into Manhattan, but to ride to the North River for a five-cent fare.
"The Manhattan Bridge, with its eight tracks, is a magnificent structure, and I hope and expect to see cars from the Fourth avenue subway operated over it within the next year."


The Principal Traffic Center of Queens Borough and QUENSBORO PLAZA.

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 Muntcipal Improvements is intended to head of Muncipal Improvemente is as well as
be of service to property owners as
contractors and brokers. It covera overy meas-
 toward the acculsition of title to real estate
by the city or toward construction work, In.
cluding the grading of atreets, the laying of cluding the grading of atreets, the taying of
sewers, the bulling of shols, etc. Each
such measure is acted upon by one or more generally by several-omiticlal bodies before it the successive oficial acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate, wherever
publle hearings on it are granted, the fact in also announced.
two classes- mprovements may be divided into general tax levy and those that are pald for wholly or in part by sjecial assessments on the aroperty owners benented. Treal estate owners, originate in the Local Boards. However, every provements calling for an expenditure of no more 82.000 , must be submitted to the The news is classiffed and is prid
order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Es timate.
Payable.

## PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, zation. The Board invariably grants one or more public hearings on every measure. The umn. In the present column are noted the resolutions passed by the Board concerning public or local improvements:
BRONX.
SEDGWICK AV.-Reapportionment of the cost and expense of acquiring title to the lands refrom Jerome av to the line bet the 23d and from Wards. Adopted.

QUEENS.
SECTION 23, FINAL MAP.-Laying out a
LURTING ST, ETC.-Widening, and changa line about 200 ft east of Tiemann av; and, changing the grade of LOW PL, from Lurting
st to Merritt st; and, MERRITT ST, from 51st st to Tiemann av. Adopted
BURNSIDE AV, ETC.-Changing the lines and解 ritory bounded by Burnside av, 49 th st, Polk
av, Alburtis av, Filmore av, 46 th st, Hayes av and 47 th st. Adopted.
STH AV, ETC.- Changing the grades of THE
STREFT SYSTFM bounded by 8th av, BroadSTREET SYSTEM bounded by 8th av, Broad9TH ST, ETC.-Acquiring title and fixing an area of assessment in the matter of 9TH ST from Broadway to Jackson av; 10TH ST, from
Broadway to Jackson av; and, PEEL ST, from Broadway to Hayes av. Adopted.
PROCTOR ST.-Acquiring title and fixing an TOR ST, from Metropolitan av to Myrtle av, excluding cemetery lands; and Mccomb FISK AV.-Acquiring title, from Woodside President of Queens.
OLMSTEAD PL, ETC.-Petition from the Glendale Taxpayers Association alleging tha the city has recognized the dedication to pub-
lic use of OLMSTEAD PL, EDISON PL, TESthat they cannot understand why they should be burdened with the expense involved in carry ing out opening proceedings. Petition is denied.
It is suggested that the petitioners cede land to the city
ADDISON PL, ETC.-Rule map, damage map and profile in the proceeding for acquiring title
to ADDISON PL, from Laurel Hill Boulevard to Anable av; and, GOSMAN AV, from Borde av to Barnett av an
son av. Adopted.
BRITTON AV.-Rule and damage map in the proceeding for acquiring title to BRITTON AV
and to ELMHURST AV, from Broadway to Roosevelt av. Adopted.
LEFFERTS AV.-Sewer in LEFFERTS AV, from Liberty ay
LIBERTY AV, ETC.- Sewer in LIBERTY AV rom Stoot av to Chestnut st; CEDAR AV UT ST, from Liberty av to Kimball av. Pre liminary work. Adopted.
CHICHESTER AV.-Sewer in OHICHESTER AV, from Greenwood av to Lefferts av; CEDA: AV, from Chichester av to the crown about 215
ft south of Atlantic av; and, CHURGH ST, from Chichester av to Atlantic av. Preliminary work. Adopted.
GREENE AV.-Regulating and grading
GREENE AV, from Grandview av to Forest av. GREENE AV, from Grandview av to Forest av. Preliminary work. Adopted.

ELM ST.-Paving with asphalt block (permanent pavement) ELM ST, from Cresce
$2 d$ av. Preliminary work. Adopted.
CAMELIA ST,-House connecting dralns in Adopted.
Adopted AV.-House connecting drains in EAST
EAST AV.Hous from 9th st to Nott av. Adopted.
ELY AV--Sewer in ELY AV, from Jamaica HAMILTON ST.-Sewer in HAMILTON ST
from Harris av to South Jane st. Adopted. 8TH AV.-Sewer in STH AV, from Washing ton av to Plerce av. Adopted. MARION ST.-Sewer in MARION ST, from SUMMERFIELD ST.-Sewer in SUMMER-
FIELD ST, from Wyckoff av to Seneca (Covert) av. Adopted.
SHERM..N ST.-Sewer in SHERMAN ST from Webster av to t
$12 T H$ AV.-Sewer in $12 T H$ AV, from Van De venter av to a point about 475 ft south from Wilson av. Adopted. Title was vested in the
city on Nov. 1, 1912, to 12 TH AV , from Van Deventer ay to Wilson av.
SHERMAN ST.-Sewers SHERMAN ST.-Sewers in SHERMAN ST,
Ifrom Washington av to Webster ay WASHINGTON AV, from Marion st to the
Boulevard, and from Hamilton st to Hancock st. Adopted.
WOODSIDE AV, ETC.-Plans showing the de-
ails of THE FLOOR SYSTEMS designed for tails of THE FLOOR SYSTEMS designed for
the bridge over the Long Island Railroad at
Woodside av. Rowan av and Hyatt av. Adopted.
ROCKAWAY AV, ETC.-General drawings showing THE STREUCTURES designed to carry the tracks of the Long Island Railroad over Rockaway av; and, the TUNNEL carrying
Church st under the railroad yard. Adopted. FITTING ST, ETC.-Changing the lines and grades of the STREET SYSTEM bounded by and Queens Boulevard. Adopted.
BROADWAY.-Laying out BROADWAY, bet
21st av and Jackson av. Adopted. SECTION 11. FINAL MAPS.-Modifying the lines and grades of THE STREET SYSTEM
designated as SECTION 11 OF THE FINAL

HYATT AV. ETC.-Modifying the lines and av, Fulton st, Burrough av, Houten st, Van Sinderen st, Falkner st, Fisk av, Hull av, Ram
sey st, Grand st and Borden av. Adopted.

## PUBLIC HEARINGS

One or more hearings are granted in connec case of local improvements, the first hearing is by the Local Board Such hearings are pote 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 proeeedings are commonly resorted to. A proEstimate, the Corporation Counsel plication to the Supreme Court for the appoint 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 They hold their meetings at the Bureau of tion under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for If the cost of the land is to be paid by the city as a whole, as in the case of school sites 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 ments come before three permanent commis sioners 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.

## Proposed Assessments

The following proposed assessments have been Board of Assessors, 320 Broadway Manhattan, persons who are opposed to these assessments or either of them, must present their objections, in writing, to the Secretary of the Board, at
the above address, on or before Dec. 10 , at 11 a. m., at which time and place testimony will be taken: BROOKLYN.
FLATBUSH AV EXTENSION.-Sewers in assau and Fleet sts; east side bet bide, bet and Johnson sts; bet Gold and Willoughby sts, ind bet Fleet and Lafayette sts; outlet sewers xtension and in DUFFIELD he EXISTING SEWER in TILLARY ST, bet Flatbush av extension and Bridge st. Area of
assessment: Blocks Nos. $87,88,97,98,103$ to
No 107,114 to 121,126 to 133,138 to 160,164 to
$166,256,266,2047$ to 2049,2058 to 2060,2062
2076 to 2080,2084 and 2093 List 1618 , JOHNSON AV.-Laying sidewalks bet Mor Ban and Flushing ave. Area of assessment EAST 7TH ST.-Sewer basing on the west side of EAST 7TH ST, opposite Montgomery st.
Area of assessment: Block 5329 . List 2687 . FENCING VACANT LOTS.-On the north

Court st ; north 6ide of 3D PL, bet Court and th ave; south side of GLENMORE AV, FOUNTAIN AV and CENTRAL ST (AV) in north side
of ST. MARKS AV, bet Troy and Schenectady v; southeast side of TAYLOR ST, bet Kent from Filmore pl to a point about 60 ft . north; northwest corner of IRVING AV and TROUTIAN ST ; boutheast side of WlLLDUGHBY of STOCKHOLM ST, bet Evergreen and Central vs; both sides of BERGEN ST, bet Rockaway v and Hopkinson av ; both sides of RIVERALE AV, bet Osborn and Watkins sts, and on the east side of OSBORN ST, bet Riverdale and
Newport avs. List 2694. WASHINGTON AV--Paving, bet 3 d 6t and ATLANTIC AV.-Regulating, grading, curbing and flagging outside of right of way of the $t$ and county line. List 2643.
CARROLL ST.-Regulating, grading, curbing and flagging CARROLL ST,
EAST 2D ST.-Paving, bet Vanderbilt st and WARWICK ST.-Regulating, grading, curband Sutter avs. List 2674 .
BELMONT AV.-Regulating, grading, curbing and flagging BELMONT AV, bet Snediker and Alabama avs. List 2698.
$13 \mathrm{TH} \mathrm{AB} .-$ Regulating, grading, curbing and
lagging 13 TH AV , bet 37 th st and New Utrecht v . List 2708.
NOTE.-The area of assessment in the last 8 mentioned lists extends to within one-half
the block at the intersecting and terminating

## By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF ASHLAND ST, QUEENS.-Acquiring title to he lands, etc., required for opening and exCemetery to Myrtle av ; from Birch st to Spruce st, and from North Curtis av to Metropolitan av, as shown upon a map or plan adopted by
the Board of Estimate and Apportionment May he Board of Estimate and Apportionment May
16,1912 , and approved by the Mayor May 22 , 912, together with the emall UNACQUIRED rand pl and at the intersection of Ashland st, Myrtle av and Guion st, 4th Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the
County Court House, Brooklyn, on Nov. 20, for the appointment of commissioners of estimate and a commissioner of assessment in the above UNIONPORT RD, BRONX.-Acquiring title o the lands, etc., required for opening and av to White Plains rd, near Baker av, 24th Ward. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Nov. 21, at 10.30 a. m ., for the appointment of
commissioners of estimate and a commissioner commissioners of estimate and a comp
of assessment in the above proceeding.

EXAMINATIONS OF COMMISSIONERS. At Trial Term, Part 1, Supreme Court, to be
held in the Queens County Court House, Long
Island City, on Nov. 22, at 10 a. m. the comIsland City, on Nov. 22, at 10 a. m . the com-
missioners named in each of the following proceedings will be examined as to their qualications by anyone interested:
PACKARD ST, QUEENS.-Acquiring title to tending PACKARD ST, bet Borden av and Middleburg av, 1st and 2d Wards. Jas. F. O'Brien,
commissioner of estimate in place of Geo. E. Clay, resigned.
9TH AV, QUEENS.-Acquiring title to the lands, etc, required for opening and extending Th AV, from Flushing av to Berrian av, 1st en and John Wild commissioners of estimate, nd Jas. Quinlan, commissioner of assess-

SUMMIT PL, BRONX.-Acquiring title to the lands, etc., required for opening and extending Ward. Chas. H. Ayres, commissioner of est1mate in the above matter, in place oci Timothy Part 2, Supreme Court, Manhattan, on Nov. 26, at 10.30 a . m., to be examined as to his quali-
fications by anyone interested. FLATBUSH AV EXTENSION, BROOKLYN.Acquiring title, bet Concord st and Nassau st,
4th Ward. Edmund D. Hennessy, John W. estimate, and Edmund D. Hennessy, commissioner of assessment in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County to be examined as to their qualifications by anyone interested.

FINAL REPORTS
14 TH ST, QUEENS.-Acquiring title to the lands, etc., required for opening and extending
14 TH ST (unofficial name), from Broadway to Mitchell av, 3d Ward, as amended by an order
of the Supreme Court on April 19, 1910, so a6 of the Supreme Court on April 19, 1910, so as
to relate to 14 TH ST, from Broadway to Mitchell av as shown on a map of the Board of Estimate adopted Nov. 19, 1909. The fina ceeding will be presented, for confirmation, to Part 1 . Supreme Court, in the Queens County
Court House, Long Island City, on Nov. 19, at Court Ho
$10 \mathrm{a} . \mathrm{m}$.

## BILLS $\overline{\mathrm{OF}}$ COST.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House
Brooklyn, on Nov. 22, at 10 a. m.

WEST BROADWAY, MANHATTAN.
MONDAY, NOV. 18 .
WEST 172 D ST, BRONX.-From Aqueduct av
to Plimpton av, and from Shakespeare av to
Jessup pl. At 3 p. m .
BEACH AV, ETC. BRONX.-BEACH AV,
from Gleason av to West Farms rd; and TAY-
Lom AV, from Westchester av to West Farms
DAVIDSON AV, ETC., BRONX.-DAVIDSON
AV, from Grand av to West 177 th st; GRAND
AV, from Macombs rd to Tremont av; WEST
176 TH ST from Macombs rd to Jerome av ;
$\qquad$
$\qquad$ AV. COMMONWEALTH AV and ST, LAW-
RENCE AV, between Westchester av and West Farms rd, At 10 a. m.
$\qquad$
TUESDAY, NOV. 19.
KINSELLA ST, ETC., BRONX.-KINSELLA
ST, between Matthew, (Rose) st and Bear

At $10.30 \mathrm{a} . \mathrm{m}$.
HAVEMEYER AV, BRONX.-Between La-
combe av and Westchester av. At $2 \mathrm{p} . \mathrm{m}$.

## LIEBIG

## DALL AV, At $9.30 \mathrm{a} . \mathrm{n}$

WHITE PLAINS RD, BRONX--Closing from
av. At 10 boundary of the city to Morris Park

BRONXWOOD AV, ETC., BRONX.-BRONX
WOOD AV, from Burke av to Gun Hill rd BARNES AV, from Williamsbridge rd to Tilden WEST 207 TH ST MANHATTAN.-Widening bet 10th av and E'merson

[^0]EAST 233D ST, BRONX.-From Baychester

## 



SKILLMAN AV.-Paving, bet Humboldt st and old woodpoint rd, 18 th Ward. Area or mumboldt st to old Woodpoint rd and to the
Hextent of one-half the block at the intersecting extent of one-halt
streets. Jan. 6 .
FULLER PL-Paving FULLER PL, bet Windsor pl and Prospect av, 22 d Ward. Area
Both sides of FULLER PL, of Windsor pi and Prospect av and to the extent of one-half
streets. Jan. 6 .
PROSPECT PL-Paving PROSPECT PL, bet Utica and Rochester avs, 24th Ward. Area of Utica and Rochester avs and to the extent of
one-half the block at the intersecting streets. Jan. 6.
PARK PL--Paving PARK PL, bet Saratoga
av and Eastern Parkway Extension, 24 th and av and Eastern Parkway Extension, 24 th and
26 th Wards. Jan. 6 . GRAFTON ST.-Paving, bet Sutter and Blake
avs, 26 th Ward. Jan. 6. avs, 26 the ward. PT, Paving, bet Liberty and Bel mont avs. ${ }^{\text {MALBONE ST.-Paving, from the bridge over }}$ MALBONE ST.-Paving, from the bridge over
the Brighton Beach Railfoad to Nostrand av, 43 D ST.-Paving, bet 14 th av and West st, 29th and 30th Wards. Jan 6 . Coney Island a FOSTER AV.-Paving, from Coney Island av
to Gravesend av, 29 th and 30 th Wards. Jan. 6. 42 D ST.-Paving, bet 13 th and 14 th avs, 30 th Ward. Jan. 6.
17TH AV.-Pav
Ward. Jan. 6 . NOTE.-The area of assessment in each of the last eight mentioned cases extends to one-
half the block at the intersecting streets or half the
avenues.

## REAL ESTATE NEWS.

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

Office Building in William St. Changes HandsOther Interesting Sales.

The private sales in Manhattan reported this week show very little change in point of number over last weeks or indeed, the corresponding period a year ago. There was a slight gain north of 59th street, but this was offset by a loss south of that thoroughfare. Deals in apartment houses and in sites for apartments were rather more numerous this week than they have been for some time past.

The Manhattan sales totaled 29. against 32 last week and 30 a year ago.

The number below 59 th street was 10 , against 18 last week and 13 a year ago. The sales north of 59th street aggregated 19 , compared with 16 last week and 17 a year ago.

From the Bronx 20 sales at private contract were reported, against 21 last week and 18 a year ago.

The amount involved in the Manhat$\tan$ and Bronx auction sales this week was $\$ 632,500$, compared with $\$ 165,425$ last week, making a total since January 1 of $\$ 41,038,663$. The figure for the corresponding week last year was 413,475 , making the total from Jan. 1, 1911, \$48, 410,846 .

## PRIVATE REALTY SALES.

## Manhattan-South of 59th Street.


old structure of Chelsea Methodist Episcopal
Church, on a plot 89x98.7, between Sth and 9th avs. The buyers will erect on the site a large apartment house. The church corpora-
tion eold the property, tion eol
sellers.
3ヶTH ST.-The J. Romaine Brown Co, sold Corneris and Maurice Mandelpaum for the
Construction Co. 9 West 35 th st, a Carnegie Construction Co. 9 West 35 sth st, a
3 -sty dwelling on lot 18.9x98.9, adjoining a plot owned by the Astor estate, which is be-
ing improved with a 12 -sty building, and is ing improved with a $1^{12-s t y ~ b u i l d i n g, ~ a n d ~ i s ~}$
opposite the entrance to the McCreery store.
3STH ST.-Folsom Brothers, Inc., sold for Mrs. Thomas W. Folsom the $\overline{5}$-sty double ten-
ement at 433 West 38 th st, on lot $26.71 / 2 \mathrm{X}$ ement at 433 West $38 t h$ st,
98.9 , to Napoleon F. Bodvin.
42D ST. - The Herman Arns Co. sold for the estate of Frances J. O'Dell and the estate of two $\overline{5}-$ sty buildings on plot $50 \times 100.5$, located two
ase
it
been west of 9 th av. The property has not been transferred in more than forty years, and
was held at $\$ 65,000$. Title will be taken about was held at ${ }^{\text {S }}$ San. 1, 1913.
43D ST.-Park \& Tilford bought through Lewis B. Preston from various owners 543 to 55 H1th av, making in all a plot of 7 lots, opposite the warehouse which the same firm is now building on a site running through from 42 d st
to 43 d st. The site just acquired fronts 125 to 43 d st. The site just acquired fronts 12 J
ft in 43 d st, beginining 100 ft east of 11 th av, and 50 ft in 4 th st st The sellers of the 48 d st properties were Rosie Stern, Philip Ryan and
John S. McNeely, and of the two parcele in 4 tht st Edward W. Browning and the No. 550 West 44th St Co. Park \& Tilford will erect
upon the olot a factory for the manufacture of upon the plot
their candies.
55TH ST-The Chanler family sold the five 3 -sty dwellings at 340 to 348 West 55 th st, on
the south side, $27 . \mathrm{ft}$ east of 9 h av and ad the south side. 275 ft . east of 9 hh av and ad-
joining the Dearborn apartment house. Tho pot ocupied by the dwellings is $100 x 100.5$. It
plot
has been purchased by a builder who will erect an apartment house, probably of nine stories. The plot is said to have brought considerably
over $\$ 100,000$. It was on an all cash basis. Ashforth \& Co. were the brokers.
56TH ST.-The estate of Conrad Stein sold to a client of G. A. Derschuch the 5 -sty tene-
ment on lot $25 \times 100.5$ at 507 West 56 th st, 125 ft. west of 10 th av
1ST AV.-William Hutter sold for Hast \&
Grodginsky to Martin
D. Hoffman
635 Grodginsky to Martin D. Dofiman
a 5 -sty tenement on lot
$24.8 \times 80$.

## Manhattan-North of 59th Street.

WEST 64TH ST.-Judge Mayer, of the United
States District Court, confirmed yesterday the sale by J. Charles Weschler, as attorney of
the Birch Realty Co. and H. Raabe \& Son the Birch Realty Co, and H. Raabe \& \& Son,
of the 3 -sty factory, $5+4 \times 100.5 x$ irregular, at 319 to 323 West 64 th st, abutting the tracks
of the New York Central Railroad. The buye is the railroad company, which paid $\$ 26,000$ for
the property the property.
TOTH ST.-The estate of Charles Frederick
Hoffman sold to Hoffman sold to I. Randolph Jacobs and Ever-
ett Jacobs 206 to 240 West 70 Ch st, eighteen ett Jacobs 206 to 240 West 70 th st, eighteen
3 -sty dwellings, each on a lot $16.8 \times 100.5$, 12.50 it. west of Broadway. Connor Lawrence, Lewis
B. Preston and Charles F. De Casanova wer the brokers in the transaction. The combined properties, which have a frontage of 300 ft will be subdivided into plots suitable for re
sale to builders for apartment house construc sale to builders for apartment house the exist ing, leases expire. The plot has been in pos-
session of the Hoffman family for upward of
ToTH ST.-Clifford N. Shurman bought from
the Marks estate 145 . West 70 th st a 4 -sty the Marks estate 145 .
dwelling on lot $20 \times 100$.
T1ST ST, -William E. Finn bought from clifford N. Shurman
dwelling on lot $17 \times 100$.
78 TH ST.-Mrs. Eleanor A. Monroe Hand sold 102.2 , located 83.4 ft west of West End av. 82D ST.-The Douglas Robinson, Charles S.
Brown Co. sold for Mrs. William Arnold to Stephen C. Clark 107 East 82 d st, a a 3 -sty stable on 1 ot $25 \times 102.2$ adjoining the large apartmen
house erected by Walker Bros, at the northeas corner of Park av.
111 TH ST--Julius Tishman sold the plot 100
x 71.10 , in the south side of 111 th $\mathrm{st}, \mathrm{s} 350 \mathrm{ft}$. east of Lenox av, to the Carnegie Construction Co., which will erect on the site a 6 -sty elevator apartment house.
s7TH ST.-The estate of Alida Dreyfuss sold
308 West ST Th et, a 4 -sty dwelling to Samuel 308 West 87 th et, a 4 sty dwelning. to now controls a plot 67100.8 . The plot will be
improved with an apartment house when existimproved with an
ing leases expire.
$97 T H$ ST.-Dr. Albert
West
W.th. St
St West 97 th st from the C . N. Shurman Invest-
ing Co, a 4 -sty dwelling on lot $18 \times 100$. Dr. sully was formerly the tenant.
112 TH ST.-The Kiltonge Realty Co., Herman G-sty elevator, president, sold the Berkstent house, at 540 West
at 112th st, on plot $50 \times 100.11$, adjoining the southeast corner of Broadway. The buyer is Wyatt
M. Waitt. The property was held at $\$ 110,000$. 113TH ST.-Arnold, Byrne \& Baumann sold for Ferguson Brothers
Tyroler, Victor Hall at 622 Worshay to West 113th st, an S-sty fireproof elevator apartment house on plot
i7xion. In part payment is given 540 and $\overline{512}$ T7xi00 In part payment is given 540 and 542
West $159 t h$ st, two 5 -sty triple flats, each on West 159.9 st, two 5 -sty triple flats, each on
plot $37.6 \times 100$ - also 406 East 160 sth st, a 5 -sty four-family apartment, on plot $50 x 98.9$, and 732
East 152 d st, a $\overline{\mathrm{a}}$-sty apartment house with

12sTH ST.-D. H. Scully \& Co. sold for S. divelling at 9 and 11 West 128 sth st on plot
67.6 x 100 .

146TH ST.-John Martin sold through the Braude-Papae Co. 506 to 512 West 146 th st, two 6 -sty apartment houses, on plot $80 \times 100$. In
exchange the seller takes 534 to 538 West 136 th st, a 6 -sty elevator apartment house on plot sox a 100 . The elevator apartmente amount involve on in the transaction was about $\$ 300,000$.

CLAREMONT AV.-The Reliant Holding Co. Randolph Jacobs, president, sold 182 , 184
ind
186 Claremont av, and 186 claremont a
each on plot $40 \times 100$.
FORT WASHINCTON AV Loyal L. Smith sold the southeast estate of Fort Washington av and 162 d st, a plot 102.2 x will to the Friedman Construction Co.. which will erect on the site a 6 -sty apartment house, The plot was held at $\$ 80,000$. W. D. Morgan ers in the transaction.
FORT WASHINGTON AV.-The Hilliard Construction Co.. Irving Judis, president, resold the plot $102 \times 118 \times 130 \times 100$ at the southwest cor ner of Fort Washington av and 163 d st to the
Riverside Viaduct Realty (Rivers), which will erect an apartment ${ }^{\text {Jacobs }}$ \& on the site. The plot forms the northerly half of the block front on Fort Washington av, extending to 162 d st, which the Hilliard company bought from the Loyal L. Smith estate a couple of weeks ago. The
the 162 d st corner.
MADISON AV.-Daniel L. Korn sold to Max Weiner 1719 Madison av, a 5 -sty double flat on lot $25.11 \times 95$, between 113 th and 114 th sts.
Joseph M. Cohen was the broker in the trans. Joseph
action.
WADSWORTH AV.-The Dowd Construction mont and Angherville two 5 -sty apartment mont and Anghervilie, two ${ }^{5}$-sty apartment av and 184th st, on plot 99.11x100, to Peter Alexander, who gave in part payment his resi-
dence at $\overline{\text { when }}$. St. Nicholas av, a 4 -sty house, on
lot $20 \times 125$.
WEST END AV.-Sophie M. La Grave sold 677 West End av, a 5 -sty American basement
dwelling on lot $25.6 x 56$, adjoining the southwest corner of 93 d st.

## Bronx.

AUSTIN PL-Ernst $\&$ Cahn, in conjunction Hecht the sutheast, sold for Frederick H. East 147 th st, a vacant lot, $25 \times 100$.
 Heine and Lillian Bohm, 1036. Fox st
tenement house, on a plot 37.6 x 100 .
REVIEW PLACE-J. Arthur Fischer resold Ior Wm W Strouse lot No 32 , Review on, oppo-
site 239 th st, to Robert G Schaefer, owner of site 239 th st, to Robert
the adjoining lot No 31
SEABURY PL--James Barry sold a plot of 9 lots on the eas
south of 172 d st.
135TH ST.-The J. C. Construction Co, sold to L. and A. Epstein 622 East 135th st, a. 4 -sty Mantinband was the broker.
141ST ST.-The Bronx Eye and Ear Infirmary
bought from Dr. John Ey Virden 459 and 461 bought from Dr. John $E$. Virden 459 and 461
East 141 st st, two 3 -sty dwellings, each on lot East 141 st st, two 3 -sty dwellings, each on lot
$18.9 \times 100$. They will be remodelled and used as a new home for the infirmary, which is now
located on 142d st. S. H. Frankenheim was the broker in the transaction.
140 TH ST. - B. Benenson sold 601 East 140th st, a 5 -sty tenement, on plot $40 \times 100$. The buyer, Mrs. Mary Gerlich, gave in part pay-
ment the plot $43 \times 100$ on the north side of 1533 t. 300 ft . east of Morris ay

160 TH ST.-Wolfe Burland bought a plot dation. The parcel will be improved with an apartment house. Alexander Selkin was the broker
164TH ST-A. Mantinband resold for Louis Epstein to family dwelling on lot 19x73. BRIGGS AV.-Thorn \& Co. sold to a client about 4 lots on the east
about 205 ft south of 194th st.
FILLMORE AV.-A. Mantinband and Ernst \& Cahn sold for a client 1749 Fillmore
(rame 2-family house, on a lot $25 \times 100$.
FULTON AV.- Reliable Construction Co. sold hrough Ernst \& Cahn, 1711 Fulton av, a 2 $18 x 83$. INTERVALE AV.-The Henry Morgenthau ion of Intervale av and Kelly st, in the Hunt's Point section of The Bronx. The property has a frontage of 147.40
129.79
ft
ft
on Kelly 6 t , and will be improved with 5 -sty apartment house with stores. Edwith a A. Weinstein was the broker.
KATONAH AV.-The C. N. Shurman Investing Co. bought from Clara Ward the southwest corner of 238 th st and Katonah av, lot 50x 55 , with two family houses
SEDGWICK AV-Meyer Jarmulowsky bought rom the Ky av, 375 ft north of the Highbride station. The property was formerly used as
Kyle's Park. Heller \& Sussman were the brok-

STEBBINS AV.-George F. Johnson bought from the Suburban Rapid Transit Co. an in-
terior plot measuring about $80 x 64.5$ in the block bounded by Stebbins av, Westehester av, 165th et and Rogers pl, with an outlet of one lot fronting on the east side of Stebbins av just
south of 165th st. This property was acquired south of ${ }_{25}$ yobth st. ago by property wasban Rapid Transit Co which planned to construct a line through The Bronx to connect with the Sec-
ond av elevated railroad. Mr. Johnson owns the Westchester av end of the block.
TINTON AV--The Ciofin Co. sold to Sigmund Loewy 1001 and 1003 Tinton av, a 5 -sty flat,
on plot $53 \times 110$, located 90 ft south of 165 th st.

TREMONT AV.-The August Jacob Construction Co. sold the new 5 -sty apartment house UNIONPORT ROAD.-Nicholas Lopard resold UNIONPORT ROAD.-Nicholas Lopard resold angular piot of 6 lots with buildings fronting on Unionport rd, Starling av
known as 1045 Unionport rd.
WICKHAM AV.-Ernst \& Cahn and A. Mantinband sold for a client the vacant lot, $25 x$ south of 238th st.

## Brooklyn.

SANDS ST.-Greenwald \& Gold sold to an in-
vestor through Meyer Levenson 160 and 162 vestor through Meyer Levenson 160 and 162
Sands st, two 4-sty tenements on plot $50 \times 100$. Sands st, two 3D. The Jerome Property Corporation 3D ST.-The Jerome Property Corporation 3 d st, on lot $20 x 95$, for Amelia Tuck to Alice 3D ST.-J. D. H. Bergen \& Son sold the factory property formerly occupied by the Pil-
grim Steam Laundry Co., at 68 to 763 d st. grim Steam Laundry Co., at 68 to 76 3d
The property comprises three buildings, cov ing a plot $94.4 \times 80 \times 190.4 \times 18.7 \times 120$ or the Alben Construction Co. the one family brick house at
955 East 5 th st, on lot $19 \times 100$, to A. Speciale. 20TH ST.-Herman Galitzka sold for Harris Nevins to Samuel J. Harding the 5 -sty fac-
tory building at 273 and 275 20th st for $\$ 45,-$ 000 . The seller takes in part payment from
Mr . Harding 8 private houses on 68 th st near 10th av. The combined
value of about $\$ \$ 5,000$.
81ST ST.-Frank A. Seaver sold the one-family brick and stone dwelling at 429 81st st for 90 TH ST.-Frank A. Seaver sold a plot 75 x 100 on the north side of 90 th st, 103 ft west of BEDFORD AV.-Charles Buermann \& Co. sold for the heme house at 542 Bedford av, on lot $25 \times 100$, to Joseph $S$. Magrath, who also con-
trols property at 540 Bedford av, formerly Dr. Baker's mansion
FORT HAMILTON AV.-Frank A. Seaver sold the 3 -sty brick and store building at 7004 Fort
Hamilton av for S . Heuchel to an investor. LAFAYETTE AV.-Henry Agar sold the propNEW LOTS AV.-The Magenta Development of Essex st and New Lots av. Estate Co, sold 211 4th av, corner Uullman Real Estate co. sold way station, a 4 -sty single brick business build James Carvolo for investment
STH AV.-Charles L. Feltman, proprietor of Feltman's Coney Island Pavilion on Surf av,
bought from Mrs. Eugene L. Maxwell her residence at the southwest corner of 8 th av and also bought the adjoining plot, $125 \times 192$, which by the Park Slope Tennis Club is now used transaction involves about $\$ 200,000$. Charles
E. Rickerson was the broker.

## Queens.

ARVERNE.-The Somerville Realty Co. sold at Somerville Park lots on the east side of
Gaston av, between Almedo and Morris avs, and 20 lots on the east side of Meredith av, between Amstel Boulevard and Morris av, to
W. W. Gregg, also a plot $40 \times 100$ on the north side of Amstel Boulevard, near Vernam av, to August Bellon
FOREST HILLS.-The Cord Meyer Development Co. sold a dwelling on plot $150 \times 100$ on dwelling on plot $100 \times 100$ on Colonial av to Maurice A. Moynahan, and a dwelling on plot $100 \times 100$ on Continental av to Jay Johnson.
ARVERNE.-Irving S. Fischel sold to a client for Henry room dwelling on plot 60x100, formerly an 18 of the Arverne Hotel property recently sold at auction by Joseph P. Day.

## Richmond.

CONCORD.-B. O. Pallin sold for A. J. Weber a plot of 5 lots, $100 \times 100$. on the northwest side
of Mosel av 100 ft west of Clove av, as an investment.

## Suburban.

JERSEY CITY, N. J.-Stanley Gollick sold to Stanislaus Glogoczewski, 78 Chestnut av, cor-
ner Magnolia av, a dwelling on plot $78 \times 103$. JERSEY CITY, N. J.-Henry Rothberg bought from Robert J. Bennett, a plot $50 \times 125$, in the MORRISTOWN, N. J.-Allabough \& Son sold pany road, near Morristown, N. J. Mr. Bodine McEwan.
NEWARK, N. J.-Feist \& Feist sold for Joseph Feder, one of the charter members of the
Prudential Insurance Co., and formerly director of the North Ward National Bank, his res idence at 277 High st, between Kinney and
Montgomery sts, a 3 -sty dwelling on plot 21 x 177 Montgomery sts, a 3 -sty dwelling on plot $21 \times 177$,
running through to the alley in the rear leadrunning through to the alley in the rear leadBeth Israel hospital, and Alderman of the Third Ward.
SUMMIT, N. J.-The Hotchkiss-Jobs Realty Co. Sold the Adrian Riker tract with a large sisting of about 6 acres, to C. H. C. Jagels.

## Borrowers

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

Lawyers Title Insurance \& Trust Co. CAPITAL $\$ 4,000,000$<br>SURPLUS \$5,500,000

160 Broadway, Manhattan<br>1425 St. Nicholas Avenue, Manhattan<br>教 500 Willis Avenue, Bronx

The plot was held at $\$ 25,000$. Also sold for the
Martin estate $a$ plot of 50 ft. frontage in summit ava and 520 ft . in Hillcest av, to Philip

YONKERS, N. Y.-John N. Golding sold for a plot with a frontage of 283 ft., located just plot with a frontage of 283 ft , located just of the William M. Benjamin
RED BANK, N. J.-The Fidelity Trust Company of Newark sold to the First National Bank of Red Bank a plot, 51x211, in Board and Wal-
lace sts. A new bank building will be erected

RHINEBECK. N. Y.-One of the most imporant deals closed in the Hudson River section combined properties belonging to Henry Schwarzwalder and Conrad Stein, consisting of
94 acres, improved with two modern residences, 94 acres, improved with two modern residences,
garages, boat houses and docks. The properties have a frontage on the river of more than one-half a mile. The sale also includes the
riparian rights. The broker in the transaction riparian rights. The broker in the transaction
was $G$. A. Derschuch, and no information could we obtained as to the identity of the buyer. ROSLYN, L. I.-Henry D. Winans and May Walter G. Oakman, to a client for occupancy This property consists of over 70 acres, and is immediately adjacent to the estates of F. Gray
Griswold, Gen. Lloyd $S$. Bryce, Mrs. Louis L. Stanton and commands an exceptional view of Colonial Mansion built from designs and under the supervision of Grosvenor Atterbury, architect. It contains unusual artistic features,
many of the fireplaces, doorways, columns and many of the fireplaces, doorways, columns and
much woodwork was brought from abroad, or purchased from the residence of the late Stanford White. The grounds including trees and shrubbery are unique, the sellers having given
special attention to the winter coloring. The seller of this properth was represented in the egotiation by
WOODMERE, L. I.-The Woodmere Realty of land on which the buyer will erect a country home.
GREAT NECK, L. I.-The McKnight Realty lot having a frontage of 137 of Manhattan, a tion of Sycamore Drive and Myrtle Drive. The cost of this plot is $\$ 6,000$. The location is in purchaser intends to improve the plot with a large colonial brick dwelling; also sold to Sam
S. Hanway, George P. Dickson and John W. S. Hanway, George P. Dickson and John W.
Miller a plot having a frontage of 60 ft . on Miller a plot having a fronrage of 60 ft . on
Willow Drive and situated very close to the BAYONNE, N. J-Bank of South Hudson thaniel Ellis a plot $50 \times 100$ at the southwest corner of Broadway and 45 th st. A bank build ing will be
NEWARK, N. J.--Robert V. Stoutenburgh sold for the Henry Bird estate to Martin Hanle also for Edith Brown to William A. Smith 458 SMITHTOWN, L. I.-Theodore S. Hall sold of Sarcel of onithtown, tends to erect bungalows on the property. An-
other sale by the same broker was a other sale by the same broker was a 20 -acre
farm in the same section, including several
buildings, buildings. The property is known as the
Marren farm. The buyer is H. D. Michaels of Brooklyn,
summer home
summer home
OCEANSIDE-The Windsor Land \& Improvement Co . sold
a plot $40 \times 100$ on . Jentz and H . Herzog each
av ; to P . Stavrakos plot $20 x 147$, and to C. Johnson a plot 20x70
on Hoke av; to E. and M. Boyce and H Schlesinger each a plot $40 \times 100$, and parkway
VALLEY STREAM.-The Windsor Land \& Improvement Co. sold a plot $40 \times 86$ to J. Kind on Lincoln av; to J. McCaughan a plot $40 \times 100$ on St. Marks pl; t o A. Ryan a plot $40 \times 78$ on
Camdike st; to N . Higgins a plot $40 \times 10 \mathrm{o}$ on Hamilton av.
HEMPSTEAD.-The Windsor Land \& Improvement Co. sold to A. Murphy a plot
on St. Marks pl; to A. Ryan a plot $40 \times 78$ on
on Emery st: to E. and E. Williams a plot on Emery st; to E. and E. Williams a plot
a plot $40 \times 100$ on Rosedale av. ROOKV LE CENTRE.-The Windsor Land \& Improvement Co. sold
20 x 132 on Lake View av
FLORAL PARK.-The Windsor Land \& Improvement Co. sold to N . Lynch a plot $40 \times 91$
and to Wm . Palmer a plot 40 x 100 on Gerani-
um av; to M. J. McManus a plot $40 \times 100$ on
Crocus av. to M. Mahoney a plot $60 \times 100$ on Carnation av; to G. A. Tatreault a plot $40 \times 100$ on Mignonette st; to E. H. Harris a plot $40 \times 100$
on Violet av; to P. Saam a plot $126.61 \times 152 \mathrm{x}$ on Violet av: to P. Saam a plot
$14.89 \times 100$ on Pansy and Calla avs.
COS COB, CONN.-Maurice Wertheim bought art C. Schenck, Wyndygoul, an estate comprising about luw acres, at Cos Cob, near Greenwich, Conn. The purchase price was approxi-
mately $\$ 250,000$. Mr. Seton bought the tract in May, 1900 , having assembled six the tract in dam was built 20 feet high and 4 feet thlck, in a marsh, and an artificial lake, one-third of a mile long, created.
WEST NUTLEY, N. J.-De Poix \& Von Glahn sold the $21 / 2$-sty detached residence at 119 Hawthorne av, on a plot 80x125, for Irwin Studwell part payment the 2-sty brick dwellin
Monroe st, near Franklin av, Brooklyn.

## RECENT BUYERS.

MRS. ALICE HOFFMAN is the buyer of the by Mrs. Mary M. Sherman, through Moore \& Wyckoff and Douglas L. Elliman \& Co., was THE HARRISON REALTY CO, is the buyer GEORGE A. HELME is the buyer of the welling at 58 West 38 th st.
WILLIAM A. ULLMAN is the buyer of the Chisholm leasehola at 8 West 8 sth st, the sale
of which by Mary A. Montgomery through the firm of Leonard J. Carpenter was reported re-

## LEASES-MANHATTAN.

 he dwelling 60 West 131 st st. and to a Mr G. W. BARNEY leased the 1st loft in 84 and S6 Reade st to the Converse Rubber Co., andto the L. M. Bonnet Co., of 249 West 35th st, THE CROSS \& BROWN CO. leased space in the new building now under construction at the orner of 42 d st and Madison av to Annes ${ }^{¿}$
Potter Fire Clay Co., of 1 Madison av, and for the Longacre Building Co. space in the Stephen S. and Charles E. Horn, and in 235 and 237 5th av, snace to J. Wesley Allison.
THE DUROSS CO. leased the 1 st loft in 10 the 3 d loft in 5 West 14th st to Rosenberg \& Wilk, of 5 West 14th st.
DOUGLAS L. ELLIMAN \& CO. Ieased two offices in the Long Acre Building, at the north-
east corner of Broadway and 42 d st to John Hawkesworth. ELIIMAN \& CO leased for a ong term of years for W. K. Vanderbilt a large luplex apartment in 49 East 52 d st, consisting of 26 rooms and ${ }^{7}$ baths to James W. Lane,
president of the E. W. Bliss Co president of the E. W. Bliss Co. This apartderbilt fiom plans of Warren \& Wetmore and is probably the finest of its kind in the world.
Although 7 stories in height and 75 ft . front. it contains only four suites two of which are ARTHUR FISCHER leased for O. Barnardi ARTHUR FISCHER leased for O. Barnardi ivic Club of New York.
FREDERICK FOX \& CO. leased for Henry Corn $25,000 \mathrm{sq}$. ft. of space in the new building now in course of construction at 1 to 13 East arge millinery manufacturers, who will occupy building as offices and salesroom. The factory is now located on East 23 d st. The 11 th loft In this building has been rented to Edmonds \&
Lefkovies, cloak manufacturers, now at 21 st st Lefkovies, cloak manufacturers,
PEASE \& ELLLMAN leased the following sons to Mrs. Lewis S. Chanler, of Tuxedo: 53
East 67 th st, for the estate of Stephen H. Jackson to Ernest E. Lorrillard, of Bernardsville,
N. J.: 173 East 71 st st, for Mrs. Ransom S.
Hooker to Warren S. Crane, of Cedarhurst L. nd 57th st, to William J. Rodgers: in 142 East 38th st, to Stephen Mason; in 970 Park av, for Park av, to Elisha Walker; in 130 West
st. to Miss Green, and in 12 East 48th st, to Claude A. Dickey, also the store at 44
West 39th st, to Robert Whyte, who was repre-
sented by W. A. Phipps; also apartments in
56 West 11th st, to Mrs. Grace L. Clock; In 101 East 15th st, to Mrs. Annle McGrath: In 30th st, to Ernestus Gullick, and in 601 MadSLAWSON \& HOBBS leased for Samuel Mun theim, 322 West 72 d st,
dwelling, for a term of years.
THE F. R. WOOD-W. H. DOBSON CO. leased for Lizzle A. Paddock the
147 West 72 d st. to Emily J. Scott. THE CHARLES F, NOYES CO. has subleased for the Empire State Surety Co. Its entire and floor in stilam st: also for the Lawyers Title Insur-
Wince \& Trust Co. a large suite of offlices on the ance \& Trust Co. a large sure \& Burke, and a
10th floor to Mitchell, Burrell \& sulte of offlces in the Smith-C
the 3 d floor to John P. Dunn.
FREDERICK FOX \& CO. leased for Philip FREDERICK FOX \& CO. leased for Ping be-
Lewisohn $28,000 \mathrm{sq}$. ft . in the new building Mening constructed upon at 113 West 40 th st, to the Fownes Brothers Glove Co., of 119 West 23 d st. The lease is
volve $\$ 200,000$.

WILBER C. GOODALE leased for the Madof 7 th av and $26: \mathrm{h}$ st to Jonn Farrelly for a cafe and restaurant. The property
B. G. HOWELL leased 63 West 180th st to the captist House of Prayer. A lease of No.
65 , adjoining, is under consideration with the view of combining both properties.
HARRIS \& MAURICE MANDELBAUM leased from the estate of John Jacob Astor the block front on the east side of Avenue A, between 5th and 6th sts. The property, which is covered by ten 4 -sty and two 5 -sty tenements with depth of about 74 ft . The lease is for a term of 63 years at an aggregate rental of more ave ma plans for the disposition of the ite, as most of the stores are under lease un

THOMAS J. O'REILLY leased stores and
offices in the new building at the northeast corner Broadway and 110th st as follows: Corner store, 2836 Broadway, to the United Cigar ner store,
Stores for ten years; store 2844
Morris Olnick for ten years, 2846
Broadway to Morris Olnick for ten years, 2846 Broadway to
V. Benedetti \& Co. for ten years; store 549 West 110th st to Maison Francaise for five Axelrod for five years
THE CROSS \& BROWN CO. leased space in
he United States Rubber Building at the southeast corner of Broadway and 58 th st to the ollowing: Henry R. Evans, Clectric Auto-Lite Co.: Starr Contracting C 0 Starr \& Forkes; Remington Standard Motor Ca., of 1787 Broadway ; Harman-Yount Co. A. Auto-
mobile Owners Assn.: Geo. H. Townsend. C. F. Redden: Wallace Estate: C. L. Butts; Auto Banke
TUCKER, SPEYERS \& CO, leased for the Ellav Realty Co to Jennie Flood \& Co.. of
14 West 39th st, the 2 d floor store in 29 West
46 th st for a term of years; also for Eli B. 46 th st for a term of years; also for Eli B.
Springs to B. Keller, space in the building THE ALLWIN REALTY CO., INC., leased for to Casimir de Cwikiel and Mrs Otylia Januchowska for a term of ten years at an aggre-
gate rental of $\$ 15,000$. The new tenants will sate rental of $\$ 15,000$
install a restaurant
B. CRYSTAL \& SON leased the store in 46 West st throuch William. A. White \& Sons to
the Hotpoint Electric Co. M. \& L. HDSS leased for the 25th St Con28th st to Margolin \& Schechter: for Charles to N Mandelbaum; for C. Takis the $2 d$ loft in
14 East 23d st to S. Rimalover \& Son; for George R. Read \& Co. agents, the 6th loft
in 29 and 31 Bleceker st to the Panama FinCo. Sth loft in 20 to 26 West 22 R st to
Panl Gumbiner Mfg. Co., of 455 Broadway; for William Scholle and ano the 1 st loft in 716
Broadway to Kilgore \& Petrillo. of 640 BroadBroadway to Kilcore \& Petrillo. of 640 Broad-
way; for the Canebrake Realty Co. the 5 th THE LTGGETT \& MYERS TOBACCO CO 1170 R-nadway, leased the 6-st- bullding on a plot and 16th st from James L. Van Alen for ten years from Jan. 1 . $\$ 17.000$. The building is to be remodele under the sunervision of Francisco \& Jacobus,
arehitents and engineers, and will be used as EDWARD MARGOLIES leased from William Waldorf Astor 17 East 35th st for a long term property is a 4 -sty and basement dwelling on lot ox989 adjoining the northwest corner of Madi-
on av. Opposite is Altman's store. The dwell ing will be altered for business. Mr. Mar-
golies also leased the 4 -sty dwelling at 17 West golies also leased the 4 -sty dwelling at 17 West
$36 \cdot \mathrm{~h}$ st. The building is taken from the Charter oltered for trade.
HENRY M. MOELLER and Edward Sweeney
leased space in the Roos Building at 589 Hudon st to Edwar
HENRY M. MOELLER leased to Mrs, Rose Wehher the three upper floors in the dwelling
at 163 West 34 th $6 t$ for a term of years; and to George Fumey three floors in the dwelling at 138 West 34 th st.
OGDEN \& CLARKSON leased the southerly half of the 1 st loft in 141 to 1475 th av for
the Martin Holding Co. to the International DisPEPE \& BROTHER leased for P. Jurla 100 THE DOUGLAS ROBINSON, CHARLES S.

Griscom and A. W. Wlener in 45 East 82 d st, to Mrs. F. C. Korn and George Taylor
83 d st, to J. C. Phlllps in 925 Park av, to Mrs. B. D. Lustgarten in 21 East 82d st,

WILLIAM J. ROOME \& CO., INC., leased the easterly store and 137 West 27 th st for the Lowell Construction Co. to Biow \& Weiner, of 48 West 27 th st, furriers, for a term of years,
HERBERT A. SHERMAN leased the 2 d loft in the 15-sty bullding at the southwest cowelry Manufacturing Co.. of 520 Broadway, for an and salesroom for a term of years. TUCKER, SPEYERS \& CO. leased for E.
Sussman to J. Adam the parlor floor in 53 West 37 th st for 5 years.
THE CROSS \& BROWN CO, leased for Jullus Sternfeld the 9th floor of 20 and 22 West cisco Co., and has leased office space in the cisco Co., and has leased offfce space in the the Acquidneck Cottage Colony. SPEAR \& CO. leased for Philip Braender 10,-
ono sq ft in 695 Broadway to Riegal \& Roos Co.,
of 6.61 Broadway: also for George Rawak 10 .of 661 Broadway ; also for George Rawalcoff, o
0 no sq ft in 702 Broadway to IEaac Walcole 632 Broadway; and for R . Guggenhei
loft in 715 Broadway to H . Goodman.
DUFF \& CONGER leased
DUFF \& CONGER leased rented apartments in
E East
Rith st to Harrls $H$. Uris and Eman 16 East Mor Jacobus.
POST \& REESE leased 11 East 67th st for the estate of J. B. Bloomingdale to Wyllys Terry; bul Madison av for
to George M. Gardiner.

JOSEPH BURGER, the restauranteur of lower 21 av , has secured a lease of the block fron 5 th and 6 th sts, from Harris and Maurice Mandelbaum, who a few days ago acquired the property under a long lease from William Waldorf Astor. Mr. Burger will improve the site with a building which will contain a the-
atre, restaurant, dance hall and meeting rooms. THE J. C. EINSTEIN CO., INC., leased for Chas. Kaye to Louis W. Lapidus for a term of years $10,000 \mathrm{sq} \mathrm{ft}$ in the building now in
course of construction at 12 to 16 West 27 th
EARLE \& CALHOUN leased for the Ogden Goelet estate the proverty at tween East 25 th and 26 th sts, to a client for a term of 20 years. The building will be remodeled and al.
FINK BROTHERS have taken a 21 years lease of 45 East 28 th st from the Mon Realty ©. A. Turner. The Messre. Fink wint
FREDERICK FOX \& CO. leased for the Midtaining over $26,000 \mathrm{sn} \mathrm{ft}$ of snace, in the new bullding at 127 to 133 West 26 th st. The les-
sees are S. Miller \& Son. manufacturers of loaks and suits, now on East 12th st
GOODALE, PERRY \& DWIGHT, INC., as cent leases to the following parties: New Jersey Embroidery Works, Inc.: Leon D. Levy;
L. \& L. Hirsch: Bernstein Bros.; Rose
Manufacturing Co., and American Dress \& Suit
Co M. \& L. HESS leased for the 117 East 24th St Co. the Sth loft in 117 and 1199 East 2tth
st to M. Kremnfer \& Sons: for Emil Schamcham the 4 th loft in 158 West 22 d st to Chas,
Klein: for S. S. Johnson the 3 d loft in 14 and 16 Wooster st to Sydney Rosenstein \& Co. West 18 th st to Pherno Waist \& Dress Co.
Wor H. Margolin the 10th loft in 40 East 21st st to Edelsa Dress Mfg. Co. for Webster B. Mabie \& Co., agents, space on the 11th floor
in 15 and 17 West 26 th st to Catalano \& Hein: for the Bush Terminal Co. the westerly part
of the 7 th floor in 327 to 333 East $29 t h$ st to George C. Lynch Co.: for A. C. Levi the 10th
loft in S and 10 West 19 th st to S . Altloft in S
holz \& Co.
EDWARL J. HOGAN, agent for the Wool-
worth Building, rented snace on the 10th floor to the New York Wire Cloth Co. and Charles Wright, Schoolev \& Morse; part of the north
wing on the 1Nth floor to the New England wing on the 1Nth floor to the New England
Box Co.. and offices on the 17th floor to Shoe
maker. Pelham \& Doughty Doughty
JOSEPH V. HORN of Douglasville, Pa., and liam Waldorf Astor the southwest corner of 11th av and 50 th st a plot fronting 88 ft on
11 th av and 325 ft in 50 th st. The lease is for 21 vears, the plot is improved the lessees will pay $\$ 3.750$ a year. After that, until the
exniration of the first period, the rent will be $\$ 9,500$ - a vear. Plans for the improvement of the pronertv with a pakery are being prepare will be six stories, of concrete and brick, an is to be the distributing point for supplies to in this city.
MILTON NATKINS leased to Delerues of Paris and London a store In Broadway in the 12 d st and Broadway.
THE CHARLES F. NOYES CO. has negotiated a number of extremely large leases in the rented to the Vational Cloak Sult Co for a term of years at an annual rental of about General Film Co. for five years at an aggregate rental of about $\$ 50,000$, and a large phr-
tion of the 7 th floor has been rented to wil liam J. Eillinson. With these leases made, the building is 80 per cent. rented, and the agents
renort that the balance of the space is under renort that the bal
THE CROSS \& BROWN CO. leased for the
Godair-Wimmer Building Co. the entire base-
ment and the cafe on the ground floor in the Heidelberg Building, 42 d st and Broadway ${ }_{a}$ long term of years, and after extensive alterations have been made the premises will be opened as a first-class restaurant.
DANIEL BIRDSALL \& CO. leased for the Halght estate the store, basement and sub basement in 519 Broadway and the top loft in 515 and 517 Broadway for three years at a vacancies in this locality have been filled by recent rentals, including Wilmerding, Morris \& Mitchell, at the corner of Broadway and Broome st; American Cotton Goods Co., and way; Brummel \& Mendelson, at 515 and 51 Broadway : J. H. Semel \& Co., at 514 and 516

ARTHUR H. COHEN leased for George R. Read \& Co., as agents, the store and basement for a term of years.
THE CROSS \& BROWN CO. leased the followIng space in the United States Rubber Building, corner of Broadway and 5Sth st. The en-
tire 4th floor to the Edwards Motor Car Co. H. Cole, Katharine K. Rhoades and Edward H . Stickel.
THE CROSS \& BROWN CO, leased for Peller, of the building 383 5th av to the Schraft Confectionery Co. for a period of 20 years, and
the top floor of this building for a term of the top floor of this building for a therm studio, at an approximate rental of $\$ 650,000$. The tores on the Burton property on the west side of 5th av, between 38 th and 39 Lord \& The Thich co. for their new department store. The Schrafft Co. is the first one of the store tenants to re-locate, and has negotiated as speedlly as possible in order to secure quarters as DOUGLAS L. ELLIMAN \& CO. leased for Mrs, Louis Watjen, 62 East 78 th st, a 5 -sty the H. W. Johns Manville Co.; also a large duplex apartment in 130 East 67th st for F. A. Wright to Edward S. Cockeroft ; an apartment in 840 Park av to Mrs. George F. Shrady; an Hornor; and an apartment in 901 Lexington av FREDERICK FOX \& CO. leased for the 20th Street Realty Co. the 5 th, 6 th and 7 th lofts,
containing 20,000 sq. ft . of space in their new building now in course of construction at 115 to 123 West 29 th st. The lessees are M. \& E. Crescent Manufacturing Co. GIBBS \& KIRBY leased the store in $270 \mathrm{t}^{1 / 2}$ Broadway, between 103 d and 104 th sts, s , W. H. WHITING \& CO. leased the store in 183 and 81 Worth st basement and 1st loft in 256 Fulton st to Watts, Wentink \& Clark; part of store in 147 Fulton
st to F. Westpfal; 1 st loft in 34 Walker st to S. Horwitz \& Son: offices in 373 4th av to fayette and Duane sts to $S$ Antonopulos.
FROMAN \& TAUBERT leased for Paul Hanke, known as 1714 years, the three 1718 -sty Madison av, on plot 49.6 known as aining the northwest corner of 113th st, to an Amusement Co., who will erect a
modern fireproof theatre, to be used for moving pictures and vaudeville.
HEIL \& STERN leased for Voss \& Stern, the 3 d loft in building at 71 5th av, southeast cor-
ner of 15th st, to Ritter Brothers: for Nathaniel Whitman, the 1 st and 2 d lofts in 657 and 659 Broadway to Ansorge Bros. \& Co. for Mu-
tual Real Estate Co., 4th loft in 610 to 614 Broadway, to Moses A. Goldsmith; and for 19 and 21 West 36th Street Co, 10th loft in 19 HEIL \& STERN leased for the 31st Madison HEIL \& STERN leased for the 31 st Madison
Co. the 5th loft in the building 137 to $141 \mathrm{Mad}-$ ison av to S. Aronson Co. N. Brigham Hall \&
William D. Bloodgood represented the lessors. LICHTENSTEIN, milliners, now at 538 5th at 5845 th ay $7 \times 100$, 50 ft from the northwest corner of 47th st. The existing building will be demolished and a new 8 -sty structure erected for the exclusive use of the firm. The property,
which is a Columbia College leasehold, was acquired in July from the Sullivan estate by Sam-
uel H. Stone and Moses J. Wolf. The ground lease at that time had 15 years to run, the years each. The negotiations for leasing to since July.
THE CHARLES F. NOYES CO. leased for $F$. he entire 7th floor in the "All-light Building" at Church and Liberty sts for a long term of years, subject to immediate occupancy. The PEASE \& ELLIMAN leased for Bernard proprietor of the Beaver Exchange Lunch, the store, basement and sub-basement in 94 Chambers st. After extensive alterations the prem-
ises wlll be opened and occupled for restaurant purposes.
SIMON M. and SAMUEL ROSENBLAATT leased
to H . Watson \& Co. of 601 万th av for a term JUSTICE NE JUSTICE NEWBURGER signed an order aperty, in Columbus av, for 21 years, beginning with the month of September. The property is
leased by Mrs. Susan L. Vivian and John F. Patterson, as trustees under the will of Mar shall 0 . Roberts, to the Co-Operative Apart-
ment Co. Under the terms of the lease the ment Co. Under the terms of the lease the

THE CHARLES F. NOYES CO. leased to
Wolff \& Barend the store and basement of 113 and 115 Spring st for a long term of years; the store and basement in 102 John st for A1exander Findlay to Charles Wallach and the 163 Grand st to the German Novelty Co., of 163 Grand st

## LEASES-BRONX.

WILBER C. GOODALE leased to William M. Tivoli the hotel and land bounded by Southern
blvd., Mohegan av and 179th st. The lessee will rebuild and open an amusement enterprise. HUGO WABST leased for George Hill, the northeast corner of Burke st (207th st) and
White Plains ay to Dr. Quedenfeldt.

## LEASES-BROOKLYN.

CHARLES E. RICKERSON leased 40 Montlar stone and brick dwelling, for a cint, circuapartment in the "Lakewood" at 49 years. an Carlton av, a 3 -sty brownstone dwelling, for Mrs. L. Graves to George Douras for a term
of years; 577 Carlton av, a 3 -sty brick dwelling, CHARIES RICKERSON leased 11 stars. a $31 / 2$-sty brownstone dwelling, furnished, for
$\mathrm{Mrs} . \mathrm{H}$. M. Winter to Edwer 102 Prospect pl, a $21 / 2$-sty brick dwelling, for a apartmen
Grearty.
HARRY STRONGIN leased the southwest corner of Pitkin av and Rockaway av, a 3 -sty verstone to Aaron Reiser, for a term of 12
years, which is the longest lease ever closed 1 n Brownsville. Mr. Reiser is to use the corner as meeting rooms; also for Aaron Reiser to away av, for a long term of years. Mr. Shor for D. Mickelbank, the 1 -sty structure on Amboy st, near Pitkin st, to the Health Dept., to

## REAL ESTATE NOTES

SAMUEL H. MARTIN has been appointed agent for 21 West 60th st.
DONATO PICIULO, formerly of 38 Park Row, has moved his real estate and mortgages JAMES L LIBBY has discontinued his real estate offlee at 3 Madison av. The main offlce HERMAN HENRY BREUER has moved his office from 149 Broadway to the World Building, and is now engaged as store and business THEODORE C. JUNG, for some time past connected with the omice of Mooyer \& Marston, is now associated with the Cross \& Brown Co.
as office manager. BAKER \& GROVER, real estate brokers, have
opened an office in the Firemen's Building, Newark, N. J., and will make a specialty of factories and factory sites, THE UNITED REAL ESTATE OWNERS'
ASSOCIATION at their regular meeting held Nov. 12 elected the following officers for the year 1912-1913: Dr. Abraham Korn, president;
Joseph Schwad, 1st vice-president; Henry Wolf, 2d vice-president; John Volz, treasurer; Chas.
I. Eit, recording secretary; Charles H,
Schnelle, corresponding secretary, and Charles SMITH \& PHELPS and R. Livingstore Sted man placed for the Wahlig \& Sonsin Co. a first mortgage loan of $\$ 31,000$ on the 5 -sty apart-
ment at the southwest corner of 163 d st and Morris av.; also a first mortgage loan of $\$ 25$, of Morris av, 123 ft . south of 163 d st.; also $\$ 13,000$ on the vacant plot, $80 \times 102$, at the southwest corner of 182 d st and 3 d av. ; also for Sidney Schoen a mortgage loan of $\$ 10,000$ Jackson av and 142 d st, size $118.9 \times 100$. connected with New York title companies, has gone into the mortgage business and is giving his exclusive attention to the purchase and has disposed of over $\$ 295,000$ worth of existing mortgages. The business is conducted at culate their net re:urn in advance. Mr. Speed securities, as he has for years been in close touch with the realty conditions and values列路
$\qquad$
$\qquad$
-For years it has been supposed that the site of the "stadium" which New York is to build some day, when the tax rate is lower than it is now, has been fixed for Riverside Park, in the newmade land at the foot of Claremont hill. The suggestion of a site in Central Park comes rather late.
-Among the biggest construction jobs under way in Queens is the building of fifteen houses on the Estates of Great Neck. Most of these are to be of hollow tile erection with a concrete finish.

## The Title Insurance Co., of New York

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gerhard Kuehne, Jr., Ass't Treas, Hon. AbRAHAM R. LAWRENCE, Counsel

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MULTIPLE LISTING.
In Combination with Exclusive Agency, the Best Business Method.
At the annual meeting of the New York State Real Estate Association, held at Binghamton, Secretary L. D. Woodworth, of Rochester, read a paper which gave the thoughts of many of his hearers a new turn. He discussed the subject of exclusive and multiple listing. Real estate firms everywhere should insist, he advised, first, upon an exclusive agency contract and, second, should also list the property with other agents, if necessary
"Divide all real estate brokers into four classes," said Secretary Woodworth. "Each member advances to various stages of development after adopting a distinguishing system of contracting with his clients. Each of us can classify himself under my outline.
"Class 1, the Novice class, which begins with the acceptance of the first employment to sell as a broker. This
authorization is not in writing nor is it complete in essential details. The owner does not expect a sale to result and usually quotes a fancy price. If the owner had a strong desire to sell, he would probably have listed with some office having a reputation for service to its clients.
"But the novice works hard, spends his capital on meaningless or 'live wire' advertising, and finds that his shoes require many taps, before he realizes that all property is not salable and that the fancy schemes for selling real estate which he has developed were in fact worthless and long since discarded by experienced brokers.

Written Authorization.
At this point he either quits or becomes a trader, or settles down to do a small personal business, or advances to"Class 2, which is marked by his first demanding or accepting a written listing. He has now begun to accumulate a stock in trade. He knows what he has to sell. He has evidence which refutes

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## CLARENCE B. SMITH

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a statement that the property is not for sale. When complete, his contract states all the conditions to be considered by the prospective buyer, certified by the legal owner.

Experience and study have convinced me that if there is one thing to be demanded of our Legislature which is of more importance than the licensing of brokers it is a statutory requirement that all listings must be in writing duly signed by the owner of record. I would make it a misdemeanor punishable by fine and imprisonment for any person to act as broker without written authorization, and also make it impossible for him to maintain a suit for commissions in any court. An enactment to this effect must be made applicable to all parts of the State, as the law of 1890 was declared unconstitutional because made applicable to certain cities only.
"The length of time which will be spent in this class depends entirely upon the capability and amount of nerve force which the broker can command. If he cannot stand it to see his work come to naught and prospective purchasers lost because listed properties are sold by competitors or owners just when he needs them most, he will progress to-

## Exclusive Agency

Class 3 , when he demands an exclusive listing. Then, and not until then, will he be assured of compensation for his labors. He will refuse to be made the goat which forces through deals for other brokers and for unscrupulous owners. He will soon realize that ten carefully selected exclusive listings are of more consequence than one hundred hit-and-miss listings which come and go with every day, many of which he may be instrumental in selling without being in position to present a claim for compensation.
"But exclusive listings are frequently hard to get. The owner who is willing to make a low price is usually very anxious to sell. He feels that the chances of selling are increased in direct proportion to the number of brokers working on his property, and he is not convinced by the argument that a sole agent will gladly spend more time and money in pushing the sale than will many competing brokers. He has seen brokers obtain an exclusive listing and then wait for the property to be sold without his aid.
"Assuming the obvious requirement that a broker will not accept an exclusive listing under which he does not have good reason to believe that the property will be sold, how can he offer a greater inducement than to say that the competitors in question will co-operate with him to effect a sale without increase of expense to the owner? This involves a system of Multiple Listing.
"Multiple listing proves to property owners that brokers are taking a broad view of their business. It proves that petty, under-handed insinuations are contrary to ethical practice. It proves that real estate brokers realize their professional importance and dignity.
"The adoption of the exclusive multiple listing in any city or among any class of competing brokers is a fatal day for the imposter and braggart. It is not safe for any broker to adopt it uniess he knows that he can and will make good.

Final Development.
"And this leads us to the final development of a real estate broker in ccept no listing other than on exclusive terms. When he spends a dollar he may reasonably expect that it will return with interest. This broker has come into his own, and is master of his business. His clients entrust their business to him without thought of changing his
business methods. True, he will frequently have to search out additio:al offerings in special cases and will sell properties under irregular authorizations. But the property which he has pledged his word to sell if sale is possible, can be spread beforc the world without danger of theft."

## E. C. M. Fitzgerald.

Edward C. M. Fitzgerald, a Long Island real estate operator, died suddenly at his suburban home on the Shore road, Brooklyn, Nov. 10, aged 58.

Mr . Fitzgerald, on his own account, was the owner of thousands of acres of Long Island farm land, which is being developed into home sites, as well as considerable improved property in Brooklyn and Manhattan. His town residence was at 22 West 59 th st, Manhattan, and his beautiful country estate on the Shore road, Brooklyn is one of the show places of this borough. Most of his time was spent there.
Mr. Fitzgerald started his real estate career as a partner of the late Major Peter H. McNulty, the firm being McNulty \& Fitzgerald, pioneers in the development of the vast acreage of Long Island as residential sections. On Major McNulty's death he became president of the McNulty \& Fitzgerald Realty Company and also became connected with other large real estate ventures. At the time of his death he was president of the Lakeview Acreage Estate, Rosedale Plaza Company, Genoa Realty Company, Fitzgerald Associates and secretary of the Montauk Harbor Company, organized for the purpose of advancing that point as a railroad terminal and shipping centre for all parts of the world.

## AUCTION SALES OF THE WEEK.

## MANHATTAN AND BRONX

The following is the complete list journed during the weel ending Nov. 15,1912 , 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 prop-
erties offered were in foreclosure Adjournment of legal sales to next week are noted under Advertised Legal Sales. EIndicates that the property de-
scribed was bid in for the plaintiff's

## JOSEPH P. DAY.

${ }^{\text {a }}$ Crotona Park N, 741, ns, 95.4 e Clinton av, $23 \times 100$, 2-sty fr dwg; due $\$ 4,597.10 ; \mathrm{T}$ \&c, $\$ 214.44$; Cath A McGuire, defendant ${ }^{a}$ Tiffany st, 1069 (*), ws, 266.8 s 167 th , 42x100,
$\$ 771.05$; Morris Lederman. ${ }^{2} 11 \mathrm{TH}$ st, $718-22 \mathrm{E}$ (*), ss, 21.1 w Dry
 bldgs: due, $\$ 22,728.31$ : T\&e, $\$ 2686.25$; mtg recorded June22'08; Max Haefner. 25,500 ${ }^{\text {a }} 57 \mathrm{TH}$ st, 563 w ( ${ }^{*}$ ), ns, 50 e 11 av, 16.8 x 75.5, 3 -sty bk tnt \& str; also 11 TH AV , strs; due, $\$ 16,161.16$; T\&c, $\$ 523.03$; Kath $\frac{5}{2}$ nSOTH st, 302 W (*), 241 W W 10,000 SoTH st, 323 w (*), ns, 241 w West End $\$ 32.4$ to beg, 5 -sty bk dwg; due, $\$ 47.756$; T\&c, $\$ 1,498.29$; Hudson City Savgs Instn.
${ }^{\text {n }}$ 22D st, 338 , on map 338-40 E (*), ss, 200 w 1 av, $50 \times 100$, 6 -sty bk tht \& strs; due
 306.6 e 1 av, $37.6 \times 100.10,6-$ sty bk tht \& strs: due, $\$ 31,924.37$; T\&c, $\$ 2,871.24$. Est ${ }^{\text {n }} 118 \mathrm{TH}$ st, $216-8 \mathrm{E}$ (*), ss, 212.11 e 3 av, $37.1 \times 100.5,6-$ sty bl tht; due, $\$ 10,447.13$;
T\&c $\$ 411.75$; sub to pr mtg of $\$ 33,000$; T\&c $\$ 411.75$; sub to pr mtg of $\$ 33,000$; 40,000
Jacob Loewenthal. ${ }^{2} 122 \mathrm{D}$ st. $55 \mathrm{E}, \mathrm{ns}, 253 \mathrm{w}$ Park av, 27 x $100.11, ~ 5-$ sty stn tnt; due, $\$ 13,887.83 ;{ }_{23,000}^{\text {T\&c, }}$
$\$ 1,343.46$ : Hattie Potash. ${ }^{1744 T H}$ st, 451 E, ns, 100 e Park av, 50 x
 ${ }^{\text {n11TH av, }} 844$, see 57 th, 563 W

## BRYAN L. KENNELLY

${ }^{\text {GGreene }}$ st, 138-40, es, 225.5 n Prince $38.1 \times 100 \times 38.3 \times 100.4,6-$ sty bk 1 oft \& str
bldg: due, $\$ 52.634 .97$; T\&c, $\$ 664.50$; Michl Coleman. $\$ 52,634.97$, T\&c, $\$ 664.50,51,000$
${ }^{2} 102 \mathrm{D}$ st, $213 \mathrm{E}, \mathrm{ns}, 205$ e 3 av, $25 \times 100.11$, 5-sty bk tnt with strs; exrs \& trstes sale:
withdrawn.
 016.77; T\&c, $\$ 715.13$; E11a D Southmayd L. J. PHILLIPS \& CO.
n123D st, 408 E (*), ss, 136.6 e 1 av, 25.6 x
 SAMUEL GOLDSTICKER.
 \$118.07: American Savgs Bank. 3,000 HERBERT A. SHERMAN.

 ${ }^{\mathbf{A 1 S T}} \mathbf{~ a v}, 1945-7$ (*), ws, 4011 s $100 \mathrm{th}, 40$
 T\&c, $\$ 1,748.39$ : Metropolitan Trust
the $\operatorname{Cof}$ of
33,500 SAMUEL MARX.
Madison av, $2106(*)$ ws, 39.11 n 132d,
 JACOB H. MAYERS.
${ }^{2} 1818 T$ st, $\mathbf{7 2 4} \mathbf{E}$ (*), ss, 19.1 w Clinton av, ${ }^{22 x 94.6,}{ }^{3-\text { sty }}$, ${ }^{3}$ bk tnt; due, $\$ 814.80 ;$ Matilda A Bucking. ${ }^{86,184.41 \text {; }} 6,500$ SOLOMON DE WALLTEARSS.

 HENRY BRADY.
${ }^{\mathbf{a}}$ Hewitt pl, nwe Longwood av, see Long${ }^{2} 104 \mathrm{TH}$ st, $\mathbf{1 6 8} \mathbf{E}$ (*), ss, $250 \mathrm{w} 3 \mathrm{av}, 25 \mathrm{x}$ $\$ 553.67$ sub to a first mtg of $\$ 11.000$ Eugenia Vanoni.
 T\&c, $\$ 364.19$; adj sine die.
anughes av, 2484 (*), es, 362.10 s Pelham av, $25 \times 87.6,3$-sty bk tnt $\&$ strs; due, $87-$
$610 ;$ T\& $\$ 529.16 ;$ Gustave Plonsky. 8,000 ${ }_{\text {aHull }}$ av (*), ns. 229.6 e 205th, $50 \times 100$, anteed Mtg Co of N Y. $147 \times 121.2 \times 84.5 \times 100,3-5$-sty bk tnts, strs on cor; due, $\$ 57,032.52$; T\&c, $\$ 13,672.86 ;$ sub to three mtgs aggregating $\$ 98,000:$ Geo F
Johnson.
168,000 DANIEL GREENWALD.
a82D st, 128 W, ss, 305 w Col av, $20 \times 102.2$,
t-sty $\&$ bk dwg; due $\$ 20,016.42$; T\&\&, 4-sty \& b bk dw, due $\$ 20,016.42$; T\&c,
$\$ 2,335.17$; adj to Nov27. Total Corresponding week, 19i1..... $\$ 632,500$ Jan. 1st, 1912 , to date
Corresponding
period, i9i1..

## VOLUNTARY AUCTION SALES.

MANHATTAN AND BRONX. JOSEPH P. DAY.
NOV. 19.
Cherry st. 294, ns, 83.1 e Jt
rreg x20x103.9, 5 -sty bk tnt.
Chrystie st, 67, ws, 49.11 s Hester, 26.8x 4, 3-sty \& b fr dewg.
Stanton st, 197, ss, 50 w Ridge, 20x100,
sty tith str
$\underset{10-\text {-sty }}{\text { 24TH }}$ st, 36 bk $\mathbf{~ b 4} \mathbf{~ W t , ~ s s , ~} 184$ e 6 av, $75 \times 98.9$,
37TH

.9, 4-sty \& b bk \& stn dwg.

72D st 139 E, nwe Lex av, $30 \times 102.2,7$ -
ty \& bk d $\operatorname{tn}$ hotel. 111
 ${ }^{118 T H}$ st. $364 \mathbf{w}$, ss, 136 e Morningside 118TH 118TH st. $55-7$ E, ns, 90 e Mad av, 60 x $\mathbf{1 4 5 T H}$ st. 310 w, ss, 80.3 e Bradhurst av, $25.5 \times 99.11,5$-sty \& b bk \& stn tnt with

Av B, 224-6, ws, $68.11 \mathrm{~s} 14 \mathrm{th}, 43.2 \times 95,6-$ ty bk tnt with strs.
Lexington av, nwe 72d, see 72d, 139 E. NOV. 20.
183D st, $210-12$ E, sec Grand blvd \& Concourse, $84 \times 73$, two 2 -sty \& b fr dwgs
vacant. $\underset{\text { acant. }}{236 T H}$
240 TH st
Grand blvd \& Concourse, sec 183d, see
Kepler av, es, 40 s 238 th, $72 \times 100$, va-
BRYAN L. KENNELLY

## NOV. 20.

13TH st, $253 \mathbf{~ W}$, nec Greenwich av
runs
e $29.6 \times n 103.3 \times w 50 \times 588.3$ (No
to 120), runs e $29.6 \times n 103.3 \times w 50 \times s 88.3$ to tnts with strs \& two 4 -sty bi tnts in rear. leasehold.
85TH st, 333-5 E, ns, 325 e 2 av, $50 \times 102.2$, wo 4 -sty \& b stn tnts.
$98 T H$ st, $150 \mathrm{EE}, \mathrm{ss}, 200 \mathrm{w} 3 \mathrm{av}, 25 \times 100.11$,
Greenwich av, 120, see 13 th, 253 W


## aUCTION SaLES OF THE WEEK.

 BROOKLYNThe following are the sales that have taken pla
13, 1912 :

WM. H. SMITH
Barbey st (*), ws, 150 s Liberty, $25 \times 100$
Louis Kappes. Huntington st (*) nee Court, $80 \times 21.10$; E E 2D st (*), ws, 80 s Beverly rd, ${ }_{3,050}^{20 x}$ E 7TH st, es, 170
Harold R Zeamans. E. 9TH st, es, 260.3 n Av T, $20 \times 100$; Jno Johnson. 13 st. ns, 236 w 3 av, $280 \times 100 ; \mathrm{M}^{2,800} \mathrm{~T}$ Holding
51ST st. ss, 313.4 w 3 av,. $26.8 \times 100.2$
withdrawn.
797H st (*). nes, $100 \mathrm{nw} 14 \mathrm{av},{ }_{3}^{18.6 \mathrm{x}}$
$100 ; \mathrm{Wm}$ H Beam.
 100 : Wm H Beam.
\& Av N, ns, 14 e E $55 \mathrm{th}, 151.8 \times-\mathrm{x}$ - $148 \times 570$.
Town of Flatlands, bounded e by land o Bot Oliver, w by land of Johannis H Lot and $n$ by land of Henry Van Houten
Bessie M Bachman.
 Cropsey av, sws, 203.3 nw 20 ay , runs n w150xsw 322.7 to highwater line of Graves end Bay. xse $151.3 \times n e 314.1$ to beg; ${ }_{24,600}^{\text {Ger- }}$
trude Gibson. Gates av, ses, 325 sw , Central av, ${ }_{4,400}^{22.4 \mathrm{x}}$ (100; Arthur G Schaffner. Irving av (*), nes, intersec ses DeKalb
av, $25 \times 100$; Herman J Gaus. 7TH av, nec $62 \mathrm{~d}, 64.2 \mathrm{x}$ irreg x 80 x et al exrs \&c. 14TH av, nws, 60.2 sw $42 \mathrm{~d}, 20 \times 80$ : Wm JAMES L. BRUMLEY.
Winthrop st, nwe Troy av, 555x212; Hy man Epstein.

Troy av (*), ws, 40.1 s Lincoln pl, 23.6
123. also TROY AV; WS, 63.7 s Lincoln pl
23.
20.1x110; Jas S Lawson.

Troy av, ws, 63.7 s Lincoln pl, see Troy
Troy av, swe Lincoln pl, see Troy av
ws, 40.1 s Lincoln pl.

 63D st, nec 18 av, 100x 200 ; Arthur H Selinger. 3,500 Lots 567 to 590, 594 to 635, 829 to 844 (*). map of propertv of Bensonhurst Land CHARLES SHONGOOD.
51ST st, ss, 140 e 3 av, 20x100.2; with Bedford av (*), ws, 146.10 n Newkirk

| av, $20 \times 5.6 \times 100 \times 22 ;$ Merchants Co-operative |
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| Mig $\mathbf{C o}$ |
| , 000 |



Ditmas av, ss, 100 e Ocean av, $50 \times 100$ withdrawn.
New Lots av ( ${ }^{*}$ ), sec Vermont, $100 \times 97$
Empire Keystone Improvement Co,
 SAMUEL MARX
E 38TH st (*), ws, 150 s Flatlands av
$40 \times 100 ;$ also E 38 TH ST, ws 190 s Flat

 38 TH ST, Ws, 310 s Flatlands av, $40 \times 100$,
Adelheid
Simon.

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E 38TH st, ws, 190 s Flatlands av, see E -5TH
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E 38TH st, ws, $\mathbf{3 1 0}$ s Flatlands av, see
38 th st, ws, 150 s Flatlands av Av N, nec 4th $100 \times 160$. Trust
adj to Nov27. ${ }^{\text {nec }}$. L. J. PHILLIPS \& CO

Kingston av, nwc Hawthorne, lot 49 foreclos of tax lien; Realty Redemption Total Corresponding week i911............ $\$ 2730,747$

## 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, 3208Vesey st, and the Bronx Salesro
103 av , unless otherwise stated. NOV. 16.
No Legal Sales advertised for this day NOV. 18.
Ridge st, 117, ws, 175 n Rivington, 25 x Louis Cohen et al; Chas Brandt 99 Nassau: Maxwell Davidson (R); due, $\$ 6,923.37$; T\&c, $\$ 1,327.93$; sub to a first mtg
of $\$ 27.000$ : Joseph P Day. of $\$ 27,000$; Joseph P Day
214TH st, 824 E, ss, - e Barnes av, $33 x$
100, Wakefield: Jno Popp agt Thos C Reilly et al: Wm A Keating (A), 261 Bway; Dennis A Spellissy (R) due, $\$ 1,131.91$; T\&c, $\$ 147.42$; Chas A Berrian.

$$
\text { NOV. } 19 .
$$

> Freeman st, nec Stel
bins av, nec Freeman. 12TH st, 345
$22 \times 80,3-$ sty
bk tht: stitution of the City of N Y agt Adelia A Sleight et al; Richd Kelly (A), 170
Bway H Henry W Unger (R) due, $\$ 6,-$ 13.04; Joseph P Day; mtg recorded May 13.04: Joseph P Day

15TH st, $\mathbf{6 1 1 - 1 3} \quad$ E, ns, 163 e Av B, 50 x
$03.3,1$ \& $2-$ sty bk stable \& office; Mary 103.3, 1 \& 2-sty bk stable \& office; Mary
McCadam agt Martin Concannon et ai Frank A Spencer, Jr, (A); 64 Wall M Spen$\$ 673.02$; Joseph P Day.

56TH st, 401 E, see $1 \mathrm{av}, 1026-30$,
 agt Harris Ginsberg et al; Calvin D Van Name (A) ${ }^{291}$ Bway; Chas $S$ Fettretch
(R): due, $\$ 10,899.87$; T\&c, $\$ 206.63$; Joseph
211TH st E, see White Plains av, see Bathgate av, es. 154.2 \& 187 th, $25 \times 90$, Cantwell et al: Edw Jacobs (A), 25 Broad
Henry M Goldfogle (R) due. $\$ 1,387.65$; $T$, Henry M Goldfogle (R) idue. $\$ 1$.
\&e, $\$ 107.20$; Sol De Wailtearss.
Beach av, es, 42 n Davis, see Underhill
v, es, 132.5 n Davis. Jackson av. 989, ws, 235.7
75. 3 -stv
fr
dwg: Smith Williamson
Smat 75. 3 -sty
Nellie H dow; Donohue et al: Smith Williamt son (A), 364 Alex av: Chas E Moore (R);
due, $\$ 2.823 .04 ;$ T\&e, $\$ 180.64 ;$ Jas L Wells. Leland av, ws, 255.11 n Meadow dr, see Olinville av. 91, es, 333.4 s $216 \mathrm{th}, 33.4 \mathrm{x}$
100, Olinville: Jas M La Coste agt Alma Schostak et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R) : due, $\$ 2,-$
840.49 T\&c, $\$ 348.61$; Jas L Wells.

Stebbins av, nec Freeman, $87.5 \times 124.7 \times$ $116.5 \times 113.2$ \& 25.2 , vacant: Florence M \& Kilsheimer (A), 203 Bway Jas A Beha (R): R ?
Wells.

Underhill av, es, 132.3 n Davis, runs n $216.3 \times e 56.5 \times \mathrm{se} 87.4 \mathrm{xe} 74.9 \mathrm{xs} 170.3$ to Davis xW $\mathrm{AV}_{\text {, }} \mathrm{ws}, 255.11 \mathrm{n}$ Meadow dr , $53.7 \times 108.8 \mathrm{x}$ $101.4 \times 110.7 \times 113.3$; Hudson $\stackrel{\text { es, }}{\mathrm{P}}$ Rose Co agt
 T\&c. \$1.400; Joseph P Day

White Plains av, 352S, sec 211th, 2.9 x agt Adelaide Burlando et al: McLoughlin \& Martin (A) , 309. Bway; Jno B Golden (R): due, $\$ 1,017.38$; T\&c, $\$ 160.77$; Joseph P
Day.

1ST av, 1026-30, nec 56 th (No 401), 60x 94, $3-4$-sty bk tnts \& strs; Tillie Wacht (A), 99 Nassau: Edw L Parris (R) : due, NOV. 20.
Broome st, 141, ss, 20 e Ridge, 20x60, 3 sty \& b bk tnt \& str; Ebenezer Draper (A), 203 Bwav: Chas D Donohue (R): due,
$\$ 2.000 .03$ : T\&c, $\$ 247.40$; sub to first mtg of $\$ 10,000$; Jas L Wells.
Greenwleh st, 560. ws, 53.6 n Charlton, agt Archibald C Gill et al; Harold Swain due, $\$ 2.764 .31: \mathrm{T} \& \mathrm{c}, \$ 578.22 ; \mathrm{mtg}$ recorded Jan12'10; Henry Brady.

49 TH st, $139 \mathbf{E}, \mathrm{~ns}, 120$ w 3 av, $20 \times 100.5$ 4-sty stn tnt; Caroline B Beach agt
Wooster Beach et al; Fuller \& Prest (A),

145 Nassau; Abr Greenberg (R); due, $\$ 1,-$
880.91 : T\&c, $\$ 338.56 ;$ Saml Marx.
66 TH st, $153 \mathrm{~W}, \mathrm{~ns}, 265.8 \mathrm{w}$ Bway, 30.9 x 66TH st, 153 W, ns, 265.8 w Bway, 30.9 x than Mayer et al; Stoddard \& Mark (A),
128 Bway; Alfred J Talley (R) ; due, $\$ 5,-$ 128 Bway; Alfred J Talley (R) ; due, $\$ 5,-$
207.41 ; T\&c, $\$ 746.43$; Joseph P Day. 116TH st, 314 E, ss, 211.6 e 2 av, 21 x 100.11, 5 -sty stn tnt; Saml Frankenheim agt Jas G Andriaccio et al; Kantrowitz \&
Esberg (A), 320 Bway: Chas E Lydecker (R); due, $\$ 17,340.43$; T\&e, $\$ 1,060.75$; Jo-
seph P Day.

117TH st, $361 \mathrm{~W}, \mathrm{~ns}, 175$ e Morningside Henry Menken agt Henrietta A Fajen e al; Rabe \& Keller (A), 258 Bway; Jos C Levi (R); due, $\$ 9,736.39$; T\&c, $\$ 651.71$;
Saml Goldsticker.

119TH st, 357 W , ns, 119 w Manhattan Life Ins Co agt Geo H Johnston et al: action 2; Dulon \& Roe (A) 41 Park row;
Edw $R$ Finch (R). due, $\$ 11,294.64$; T\&e Edw R Finch (R): due, $\$ 11,294.64$; T\&c,

129TH st, $1 \mathbf{W}$, see 5 av, 2100-6.
131ST st, $48-50$ W, ss 235 e Lenox av,
$7 \times 99.11, ~ 6-$ sty bk tht; Wilson M Powell et al agt Ella A Taylor et al M Wilson M (R): due, $\$ 41,392.64$; T\&e, $\$ 2,114.59$; Bryan L Kennelly

154 TH st. $414 \mathrm{~W}, \mathrm{Ss}, 151.10 \mathrm{w}$ St Nich R Hail et al exrs agt Rudolph o Born et al: Wilson M Powell (A),
H Judge (R); due, $\$ 14,686.14$; T\&c, $\$ 296.67$; Bryan L Kennelly
Carpenter av, $4536-\mathrm{s}, \mathrm{ES}, 400 \mathrm{~s} 240 \mathrm{th}, 38 \mathrm{x}$ Sowers et al: Lias P Hallock (A), 999 E 180. Saml D Levy (R); due, $\$ 5,070.50$; T\&e, 5TH av, 2100-6. nwe 129th (No 1), 99.11 110,6 -sty bk tnt: Greenwich Savgs Bank
agt Louis Silverman et al; B Aymar Sands due, 31 Nassau; Bernard M L Ernst (R) corded Apr10'07; Joseph $\$$ NOV. 21.
108TH st. 111 E, ns, 130 e Park av, 25 x100.11, 4-sty stn tnt: General Theologi Church in the United States agt Israel M Finkelstein et al; Murrav, Ingersoll. Hoge $\&$ Humphrey (A). 16 William ;Oliver C
Semple (R): due, $\$ 13,370.79$; T\&c, $\$ 285.35$; Semple (R); due, $\$ 13,370.79$; T\&c, $\$ 285.35$;
Joseph P Day
 terfield agt Selig Falk et al: Albt F Hagar (A), 60 Wall: Alphonse $G$ Koelble due. $\$ 42310.74$; T\&c. $\$ 1.868 .41$; mtg
Therded Nov6'05: Henry Brady. Bowery, $2231 / 2$ \& 225, es, 111.1 n Rivington. runs e99.10xs11.3xe48xn25xe33.10x lodging house; Sarah R Desperati et al agt Segal Realty Co et al Wilson M M
Powell (A). 29 Wall: Wm A Keener (R): due, $\$ 118,287.50$; T\&c, $\$ 6,630.33$; Joseph P

Dunne st, So, ss, 136.7 e Bway, $25 \times 77.3 \times$ $25.7 \times 79.2$ \& 4 -sty bk loft \& str bldg;
Empire City Savgs Bank agt Mary J Feriam: Louis F Doyle (R): due, $\$ 56,688.99$ Tac.
142 Dt st, $315 \mathrm{~W}, \mathrm{~ns}, 225 \mathrm{w} 8$ av, $25 \times 99.11$, 2-1-sty fr bldgs: Henry B Twombly gdn Carroll (A), 59 Wall: Karl S Deitz (R) Jan

NOV. 23.
No Legal Sales advertised for this day NOV. 25.
203 D st E, sec Adee av, see Adee av, sec 203 D st E, nee Adee av, see Adee av, sec

Adee av. sec 203 d , - $\mathrm{x}-$ - also ADEE AV, AV, es, $191.6 \mathrm{n} 203 \mathrm{~d}, 150 \times 100$; also ROAD TO WESTCHESTER, es, s White Plaing Warwick Realty \& Constn Co et al: Chas sen (R) ; due, $\$ 8,558.54$; T\&c, $\$ 9,675.75$; Joseph P Day.
Adee av, nee 203d, see Adee av, see 203. Hall av, es, 191.6 n 203d, see Adee av,

Marmion av. 1892 es, 26 s Fairmount pl, Stoddard agt Mary H Stry bk tnt; Jno M Stoddard agt Mary H Strayer et al: Nor\$658.81: Saml Goldasticker. $\$ 3,993.24$; T\&c, Rond to Westehester, es. - s White
lains av, see Adee av, sec 203 .

## ADVERTISED LEGAL SALES.

BROOKLYN
The following advertised legal sales will be held at the Brooklyn Salesrooms,
Montague st, unless otherwise stated: NOV. 16 \& 18.
No Legal Sales advertised for these days. NOV. 19.
Ferrls st, 83; ses, 20 sw Dikeman, 30 x Robt A B Dayton (A), 15 William, Manhattan; Jos F Maguire (R); Jas L Brum-
 beg: Louise M Underhill et al agt Marcus
Liss et ali, Burdete Le Munyan \& Darius
E Pekk (A), 44 Pine. Manhattan; Jno Mac-
corate (R): Wm P Rae. Sterling pl, sws, 94.7 se 7 av, $21.6 \times 100$;
Louis TDDryea et al agt Eliz Liftchild et
al, Robt B Honeyman (A) 2 Rector, Man-

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Rae.
Van Brunt st, ses, 25 ne Tremont, $25 \times 90$;
Jno Finnegan agt Peter Carroll ett al, Geo
V Brower (A), 44 Court; Earl J Bennett

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RECORD GUIDE
ESTABUSHED $\frac{5}{5}$ / MARCH 2 II 1868.

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## Published Every Saturday

by The record and guide co.
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Nos. 11 to 15 East 24th Street, New York City (Telephone, Madison Square, 8900.)
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Copyrighted, 1912, by The Record and Guide Co.
On one day this week twenty-three dwellings in Manhattan were sold to builders and operators, and will be presently torn down to make way for apartment houses.

The latest type of special utility building is represented by a twelvestory non-housekeeping apartment house, which is to be erected at 33 West Fifty-first street. The suites are to contain from one to five rooms, designed for people who live in the country but who wish to rent an apartment of moderate cost in the heart of the city. The site and building will call for an investment of more than half a million.

The Title Insurance Company of New York has just issued the first number of a monthly house organ called "Title Insurance News." The publication, though its main purpose is to deal with questions relating to title examinations and mortgage loans, will contain articles discussing real estate and building conditions, and will also touch upon matters of historical interest bearing on the development of New York. Under the head of Property for Sale are printed nine pages of advertisements from brokers and owners. As there is no charge for advertisements and no subscription price the monthly can hardly fail to acquire a circulation. The initial number is being mailed to 8,000 brokers, lawyers and builders.

The refusal of Secretary Stimson to grant further extension of piers in Hoboken has apparently turned out to the advantage both of this city and of the steamship lines directly affected. It looks now as if the Board of Estimate will take action immediately on the report submitted last summer to Governor Dix, by a commission consisting of Dock Commis sioner Tomkins, State Engineer Bensel and R. A. C. Smith. The report, which was brought to the favorable notice of the Board of Estimate this week by a commission of the board's appointing, recommends among other things that eight 1,000 -foot piers be built on the North River between 44th and 56 th street. The advantages of that neighborhood to steamship passengers are obvious. It is equally obvious that the docking there of big ocean liners will have important effects on real estate. Certain lines of trade which have remained downtown because of the concentration of steamship terminals on the lower river front will presently have a strong inducement to join the uptown migration of business.

Is Skyscraper Building Overdone?
Mr. Arnold F. Brunner, the wellknown architect, has recently reiterated in the newspapers the recommendation of the Fifth Avenue Association that the height of buildings on that avenue be limited to one hundred and fifty feet. Many good reasons can be urged in favor of this particular limitation. Much more than any other business thoroughfare in the city, Fifth avenue is on exhibition. It contains the most attractive shops; it is used by the largest amount of pedestrian and vehicular traffic, and its future depends to some extent on its ability to remain an interesting and pleasant place for people to pass through. The prosperity of its retail stores would be distinctly endangered in case it were lined with twentystory buildings, and converted into a dark, depressive and draughty canyon. It needs air, sunlight and some sense of good looks in its business; and that is the reason why the majority of the business men who occupy locations on the avenue are in favor of the restriction.

It is to be hoped that the Board of Estimate will approve it and the Board of Aldermen embody it in the code. It is one of the few cases in which the value of high-priced property, instead of being hurt by a building restriction, might actually be enhanced by it. A sufficient proof of this fact is that of late years there have been very few buildings erected on the avenue north of 26th street over twelve stories in height. Apart from a couple of hotels in the fifties and a couple of loft buildings in the thirties the limit of height of the latest buildings has been ten stories.

Retail shops do not need and cannot profitably use too tall a building. The Tiffany, Gorham, Best, Sloane, Altman, Lord \& Taylor and other similar buildings come within the restriction advocated by the Fifth Avenue Association. Their interests dominate the avenue and bestow upon it its character. They should be protected against the occasional property owner who can see a profit in erecting a much higher structure on any particular parcel. As a matter of fact very few property owners are tempted into such an enterprise. The high value of real estate on the avenue is based on the retail trade; and a tall edifice, used necessarily for offices and lofts, does not always pay. A restriction is, consequently, scarcely necessary. It is already established by economic conditions. But just because it is established by economic conditions for the large majority of property owners, the few exceptions should be prevented by regulation from using their property in such a way as to injure their neighbors.

## The Dock Problem.

The final decision by the War Department, refusing permission to the occupiers of docks on either side of the Hudson River to extend their piers farther into the water, raises a serious question for the City of New York. It is a great advantage for large ocean liners to land their passengers at piers as near as possible to the hotel and residence district of Manhattan. The city has recently
spent a great many million dollars on the Chelsea improvement for the particular purpose of affording accommodation farther uptown for the largest and best vessels engaged in foreign trade. Unfortunately, the size of the largest of these vessels has increased considerably since the Chelsea Dock Improvement was planned, and the piers are not long enough properly to accommodate boats of the size of the "Olympic" and "Gigantic." Assuming that these huge boats meet a real need and have come to stay, what is to be done? The only part of New York harbor where these large boats can be accommodated is South Brooklyn, and South Brooklyn is yet too inaccessible for the passengers who embark in these steamers. Unless New York wants to risk losing this class of business it looks as if it would have to build longer piers into the land instead of out into the water.

Just where and how this can best be done is a matter for expert consideration; but in all probability some action of the kind can scarcely be avoided-even at the cost of buying a strip of private property along a certain part of the waterfront 150 feet deep. Fortunately, real estate in New York on the exterior street is not very expensive. But probably this is the first time in the history of the world in which men have been obliged to manufacture water at the expense of land instead of land at the expense of water.

## Freight Distribution.

It is much to be hoped that the answer to the question as to how ships like the "Olympic" are to dock in a convenient part of New York Harbor will be involved in the answer to the larger and more important question as to more efficient equipment and organization of the whole port of New York. Sometime within the next few weeks the subway question will be finally disposed of by the signing and sealing of the contracts with the two companies, and the Board of Estimate will then be free to take up for final settlement the equally important problem of bringing the machinery for handling freight in and around the harbor into line with the best modern practice. The board will have little enough time left in which to deal with the matter in an adequate way, and when it comes up for renomination and reelection next fall, its services or disservices in relation to the reorganization of the port of New York will be uppermost in the minds of the more intelligent voters.

The main outlines of any adequate plan are already established, and it only remains to settle certain details of railroad equipment and financing. The tunnel from Bay Ridge to Staten Island, connecting by means of the Baltimore \& Ohio with a classification freight yard near Elizabethport, N. J., would connect all the New Jersey railroads with the South Brooklyn dock system and with New England by means of the Connecting Railroad. But any such connection between Long Island and New Jersey should be supplemented by a railroad freight service between Manhattan and New Jersey. If such were not the case the freight handled in Manhattan would
gradually be reduced to that which was produced or consumed on the island itself plus what could be carried by the New York Central. Manhattan would be placed at a grave disadvantage compared with the other parts of the waterfront. The freight tunnel to Jersey may not be an immediate possibility, but no plan of developing existing means of transportation and handling should be accepted which does not allow for its future construction.

## The William Street Subway Route.

The William street property owners who have organized for the purpose of securing the proposed subway through that street are doing themselves and the city a service. The William street subway was adopted as a happy solution of certain difficulties which had arisen in respect to the comparative claims of the Interboro Company and the Brooklyn Rapid Rapid Transit to a connection with their lines in Brooklyn. It is essential to the new Interboro system, and if it had to be abandoned, the whole arrangement with that company would be imperiled. In view of its necessity it is improbable that any court would sustain the protests of property owners; but this improbability becomes all the stronger in case many other property owners along the same street are strongly in favor of it. They have every reason to be. The William street subway will benefit the office buildings in that neighborhood. According to other plans their inhabitants would have to walk several blocks in order to reach any subway, whereas now they will be immediately and advantageously connected with the whole Interboro system.
The district to the east of Broadway needed such a connection in order to counterbalance the gains which the district to the west of Broadway will reap from its penetration by the Brooklyn Rapid Transit system and its convenience to the Interboro lower Broadway line. The easterly district will also benefit substantially from the improvement in the East Side elevated service. Its population have always used the East Side elevated to a very considerable extent, and the better express service thereon will enable them to save many minutes every day in their journey to and from their homes.

## THE WEEK IN REAL ESTATE.

The brokerage news of the week was concerned largely with sales of apartment houses and of sites intended for improvement with such houses. Purchases and leases of premises in the Fifth avenue shopping section were also a feature of the trading. The demand for mercantile property, improved and unimproved, was less conspicuous.

For a long time brokerage activity in Manhattan has been limited pretty much to apartment house, retail store and mercantile property. The center of interest has shifted repeatedly from one to another of these three classes of real estate, and just now it appears to have shifted again, this time away from loft buildings, which recently occupied the chief attention; but there is no indication that the market is expanding beyond the three classes of property in question.

Meanwhile, scattering sales are of course taking place in office buildings, tenements and private dwellings. Thus, the fourteen-story office building at 93 to 97 William street, which figured in a $\$ 1,500,000$ investment transaction, was not typical of the kind of real estate that is in current demand, although it was one of the most valuable properties that changed ownership during the week.
A deal that involved a comparatively unimportant holding, but which really reflects a notable tendency in real estate, was the leasing of the southwest corner of Eleventh avenue and 50th street by Joseph V. Horn of Douglasville, Pa., and Frank Herdert of Philadelphia, proprietors of the automatic lunch room next to the Globe Theatre on Broadway, between 46th and 47th streets, and of several similar restaurants in Philadelphia. The lessees will erect a six-story bakery on the site, which measures 88 feet on the avenue and 325 feet in the street.
Concerns operating chains of stores are among the heaviest investors in New York real estate at the present time. The supply of stores is limited; it cannot be multiplied, and rents and freehold values in the central retail sections are advancing in such a way as to suggest to merchants the expediency of obtaining control of sites before valuations become prohibitive. A favorite method is to secure property on long term leases, and to erect modern buildings, the larger part of which can be sublet. This week, for example, a $\$ 2$,000,000 sublease near the Grand Central Terminal was virtually closed, although the written contract still remains to be signed; and the lessor retains only a few square feet of ground floor corner space in a costly building covering an entire block front.
The proposed giant bakery at Eleventh avenue and 50 th street means that another chain of restaurants will be opened in New York. A number of years ago the department stores introduced a new principle in retail selling which has had an important effect on real estate, raising values tremendously in a few special neighborhoods. Chains of restaurants, cigar stores, groceries, drug stores, saloons, banks, theatres and what not represent another and more modern principle of retail selling that is also bound to react in a marked degree on real estate.

## Building Materials.

Building construction and building material price records promise to reach new levels during the 'next thirteen months if the attitude of money lending institutions on the subject of construction financing may be accepted as a barometer of the building market,

According to financiers, architects and others in a position to have first hand others in a position to have firmation regarding prospective building operations, we are to have a good building season. Financiers have assumed a broad-gauge àttitude regarding building projects with the exception of office structures. Requirements for 1913 based upon actual inquiry in financial circles will total $\$ 239,000,000$ for the metropolitan district, of which the Metropolitan Life Insurance Company alone has made engagements aggregating about $\$ 20,000,000$, all of which will come forward between now and January, 1914.
In the building material department of this issue will be found a report of an investigation covering price tendencies in almost every department entering into building construction. Included in this report is a comparative statement showing price fluctuations in building materials during the last ten years,
which shows a marked upward movement in favor of the current year.
In the statements set forth by producers of these materials there is a general expression of opinion that prices will move up sharply between now and April first, when the building season actually opens, due, first, to greater demand; second, to higher cost of raw materials and labor, and, third, to the inability of transportation companies to move finished materials from the mills fast enough.

The result of this upward trend of prices has been to add from five to ten per cent. to the cost of construction next year. Consumers and investors who have gone into the money market for funds have found the lending interests receptive for gilt edged propositions, but a "gilt edged" proposition, they have been pleased to believe, were so hedged about by requirements for higher quality of construction as to lead them to believe that the lending interests were actually trying to check continued over-production in office buildings by making conditions of construction either temporarily prohibitive or commercially impracticable. There consequently has grown up in the street a flourishing fabric of rumor and report that building money was tight except on certain types of building.
Untruth is most dangerous when it contains a semblance of fact. In this case the fact is that the financiers have been thoroughly impressed, as, in fact, have all conservative brokers, that instead of over-production in apartment houses and flats over-production during the last year has run to office buildings; and since a veritable city of offices is to open its portals to the commercial renting populace during the next year, projected office building operations are not considered favorably, and money for this type of investment is not easy to get to say the least.
As far as loft buildings are concerned, propositions having merit are readily considered. Stores, specialty buildings, like restaurants, hotels, sales and show rooms, halls, clubs and similar types of structures are prominent factors among the applications, but also are apartment houses, which only a few years ago were considered very much over-produced.
There is plenty of money available for building construction, but it must be good building construction, simply because a higher standard of building is demanded by the average commercial tenant of today. Shoddy construction no longer pays, and, indeed, with the gradual elimination of the "shoestring" builder, better and safer buildings will prevail and toward this end the money lending interests of the whole metropolitan district apparently are working.

Time for Real Estate Interests to Speak. Editor of the Record and guide:
As nominations for the office of Mayor seem to be in order, and as the Comptroller of the city has suggested the Borough President of Manhattan for the office, why do not those who must pay the salaries of public officers come forward with a few selections?
Why not find candidates for the Board of Estimate who know New York, who would not need to rely for knowledge of localities upon the Board's engineers? Why not nominate and elect a few who can lend a deaf ear to the entreaties of those altruistic gentlemen who are forever pleading for new parks and parkways, and for everything under the head of "public improvements" that will cause public money to be distributed in their direction? REAL ESTATE.

New York, Nov. 14.

## A Promising Bronx Section.

The territory from Pelham avenue to the city line ( 243 d street), lying between Paulding avenue and the Bronx River, contains a number of sections suitable for residential purposes, and along the Bronx River Valley are good sites for manufactories. White Plains avenue, which runs north and south directly through the center of the territory, is becoming one of the important business thoroughfares in the Bronx, especially that part of the avenue beginning at Pelham avenue and extendins north to 243 d street.

The n.ost important centers along White Plains avenue will be at and near the corners of the intersecting streets, namely, Boston road, Burke street (207th street), Gun Hill road and 244th strect One block north of Burke street an owner who is building four stores to be known as "Bronxwood Stores," has rented three before completion. They will be ready for occupancy about No vember 15. It is essential in this sec tion to know the kind of stores to bui'd in order to get the best results.
HUGO WABST.

## New Real Estate Board.

The members of the Kings and Queens County Board of Real Estate Broers, held their weekly meeting Tuesday afternoon last at the office of Mr . Schoenewald, 1234 Broadway, Brooklyn, and elected the following new members: Sheldon C. Kniffin, of Jerome and Portland avenues, Richmond Hill; Arthur T. Weygandt, of 456 Bedford avenue, Brooklyn, and E. V. Brand \& Son, of 4505 Jamaica avenue, Richmond Hill. Charles W. Schreiber, the chairman, gave a very interesting talk on co-operation and the benefits to be derived therefrom. All real estate brokers, irrespective of what section they are located, providing they have an office, are eligible to membership. Informa tion can be obtained by communicating with the secretary, George H. Westhall, 193 Himrod street, Brooklyn

## Subway Plot at Auction.

A parcel commanding a strategic position will be offered at auction in the Vesey street salesroom on Nov. 27. The parcel is 129 East 124th street, which is but 40 ft . from Lexington avenue, rears on the Harlem Savings Bank building, and is between the New York Telephone Company's exchange and the low building of the Provident Loan Society, at the Lexington avenue corner. It can be sold with a plot leading to and facing Lexington avenue. L. J. Phillips \& Co. will conduct the sale.

## Commends New Tax Law.

Andrew Carnegie explained why he had paid the half per cent. exemption tax on all his bonds. The ironmaster is pleased with the new law, which he intimates will stop the millionaires taking a legal residence outside the city to avoid the payment of the old annual tax on bond holdings. This amounted to almost one-half the income from 4 per cent. bonds and over one-third that of 5 per cent. bonds.
-Once again the courts have decided that a landlord must furnish heat to his terants when he engages to do so, or he cannot recover if the tenant leaves before the term is up. In the most recent case the Appellate Term holds that it is not a sufficient excuse for the landlord that the heating apparatus is out of order. If he does not want to endanger his rent roll, he must not let it get out of order.

2

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 Builing Permits and Brooklyn and the Builiding Permits
for the boroughs of Queens and Rich mond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911 . Following the week1y
tables is a resume from January

| MANHATTAN CONVEYANCES |  |  |
| :---: | :---: | :---: |
|  | $\begin{array}{r} 1912 \\ \text { Nov. } 8 \text { to } 14 \end{array}$ | $\begin{gathered} 1911 \\ \text { Nov. } 10 \text { to } 16 \end{gathered}$ |
| Total No |  | 142 |
| Assessed value... | \$5,213,000 | \$8,033,000 |
| No. with cousideration... | 8371.275 |  |
| Assessed value | 8411,000 | - 8469,500 |
| Jan. 1 to | Nov. 14 Jan. | 1 to Nov. 16 |
| Total No | 7.646 | 8,067 |
| Assessed value | 3581.287,995 | 8453,419,825 |
| No. with consi |  |  |
| Considerat | \$49,600,655 | \$40,511.676 |
| Assessed value | \$47,364,700 | \$36,775,775 |

 Total No. ............... $\quad 5264,079,796 \quad \$ 272.009 .393$


MORTGAGE EXTENSIONS
Nov. 8 to 14 Nov. 10 to 1
 Amount .................. $\$ 980,500 \quad \$ 928.000$
Jan. 1 to Nov. $14 \quad$ Jan. 1 to Nov. 16
 $\begin{array}{lrrr}\text { To Banks \& Ins. Cos...... } & \$ 38,269,800 & \$ 43,175,705 \\ \text { Amount ................... }\end{array}$

## BUILDING PERMITS

Nov. 9 to 15 Nov. 11 to 17


Jan. 1 to Nov. $15 \quad$ Jan. 1 to Nov. 17

BRONX
CONVEYANCES

Nov. 8 to 14 Nov. 10 to 16 $\begin{array}{lrr}\text { Total No } \ldots . . . . . . . . . & 6,556 & 6,231 \\ \text { No. with consideration... } & 1,509 & 418\end{array}$ | No. with consideration.... |  |  |
| :--- | ---: | ---: |
| Consideration.......... |  |  |
| 1,509 | 1,509 | 418 |
| $\$ 4,244,724$ |  |  |



BUILDING PERMITS
Nov. 9 to 15 Nov. 11 to 17

| New Buildings. | 14 |  |
| :---: | :---: | :---: |
| Cost | \$296,700 | \$677,75 |
| Alteratio | \$3,400 | \$5,75 |

Jan. 1 to Nov. $15 \quad$ Jan. 1 to Nov. 17

| New buildings | 1.147 | 1,180 |
| :---: | :---: | :---: |
| C | \$30,778,735 | \$20,195 510 |
| Alteratio | \$1,034,650 | \$1,123,725 |



Nov. 7 to $13 \quad$ Nov. 9 to 15

| Total No, <br> Amount <br> To Banks \& Ins <br> Amount. <br> No. at $6 \%$ <br> Amount. <br> No. at $51 / 26$ <br> Amount. <br> No. at 5 s <br> Amount <br> Unusual rates <br> Amount. <br> Interest not given <br> Amount |
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Amount ......................
 $\begin{array}{rr}91 & \$ 1,097 \\ \$ 447,216 & \$ 529,550 \\ 211 & 199 \\ \$ 476,662 & \$ 593,247 \\ 34 & 60 \\ \$ 125,164 & \$ 251,880 \\ 87 & 106 \\ \$ 417,125 & \$ 493,770 \\ 5 & 4 \\ \$ 58,500 & \$ 9,600\end{array}$
$\begin{array}{rr}89,600 \\ 868,82 & 834\end{array}$


To Banks \& Ins. Cos....... $\quad \$ 40,785,030$
Amount ...................
BUILDING PERMITS
Nov.. 8 to 14 Nov. 9 to 15



|  | Jan. 1 to Nov. 14 | Jan. 1 to Nov. 15 |
| :---: | :---: | :---: |
| New buildings |  |  |
|  | 834.3 | 2,437 $828,862,348$ |



## QUEENS

## BUILDING PERMITS

Nov. 8 to $14 \quad$ Nov. 10 to 16


Alterations. $\$ 20,942,183$


## Could Make Good Use Of It.

Michael J. Kennedy, Commissioner of Parks for the Borough of Brooklyn, has asked the Public Service Commission to direct the contractor for the construction of extensions to the Fourth avenue subway in Brooklyn to deliver the excavated material from this work to fill in back of the seawall which has been constructed along the Shore Road, between Bay Ridge avenue and 92 d street, Brooklyn. The Park Commissioner states that he could use to advantage 500,000 cubic yards of earth for this purpose.

## Westchester Road To Be Extended.

The New York, Westchester \& Boston Railroad Company has just sold an additional $\$ 2,000,000$ of $41 / 2$ per cent. bonds, the proceeds to be used for the construction of the Westchester \& Northern extension. This new road will extend from the White Plains terminal northward through Westchestet County to Danbury, Conn.

# BUILDING SECTION 

# WHY DESTROY GOOD BUILDINGS? 

Are New York Owners Wasteful of Real Values?-How to cAvoid Skyscraper Evils-Views of a Skyscraper Architect.

By ERNEST FLAGG.

YOU ask me if I think the own ers of buildings have been in any wise wasteful through unnecessary destruction of old buildings in order to re place them with new and larger ones?

The building of excessively tall buildings in this country has produced conditions the like of which do not exist elsewhere, and the wasteful destruction of good buildings to make way for new ones is the result of these abnormal conditions.

Of course, the removal of old structures which are poorly built to make place for others of a more substantial kind cannot be called wasteful; this is done everywhere; but the destruction of comparatively new and substantial buildings to replace them by others of the same character, but taller, is peculiar to our methods and is a thing which is done nowhere but here.

Although it may be shown that the land can be put to so much greater use as to offset the loss involved and to apparently justify the proceeding, it cannot be denied that real value is destroy ed in the process. The loss must fall somewhere, and if not on the owner of the property, then upon someone else. It is not hard to see upon whom.

The unrestricted right to build high acts as a sort of subsidy to the owners of land in certain favored districts at the expense of the owners of land just outside of those districts; and this subsidy is so great as to more than offset the value of perfectly good and substantial buildings which it may be necessary to remove to take advantage of it.

For instance, in the last forty years the area of the financial district here in New York has hardly increased at all, while the floor area in this district has been multiplied many times. Within a stone's throw of it property lies dead and values are hardly greater than they were a generation ago. The enormous increase in values within the district have been made at the expense of this surrounding property.

The same process is going on in other districts and land values in these favored places have been greatly inflated at the expense of property which would have received its proportionate share of the benefit from the general prosperity of the city if the right to build high, and so corral all the prosperity, had not existed in favor of the few who can take advantage of it.

Are American Methods Wrong?
When the Equitable building burned up it was said that no real loss had occurred, so far as the building was concerned, for the land was worth more without it than with it. If this is true, then surely something must be radically wrong with our methods. If a building which in any other country would be considered new and likely to be serviceable for at least a hundred years, and which had cost millions to build, becomes worse than useless
in so short a time, then the conditions which render it so must be abnormal, to say the least.
The abnormal value of the land on this spot, owing to the right which the owners have to build heavenward as far as they choose, may be considered as a gauge to the loss sustained by the owners of land nearby which under normal conditions would have received its share in the general prosperity.
If the owners of the Bankers' Trust Company could with profit destroy several hundred thousand dollars' worth of substantial modern buildings to make way for their new building, does not this fact show what an enormous subsidy the right to build high gives them and how great the loss must be to the owners of land just beyond the financial district?

## Spread of Land Values Checked.

Besides preventing the normal spread of land values, through the enlargement of business centers, high buildings hurt the surrounding property by drawing from it its most profitable tenants. So many new tall buildings have been built that the people have acquired what may be called the high building habit and have come to think that they must have quarters only in buildings of that kind; so the new buildings as they go up draw the best tenants from the old ones and depopulate surrounding property and lower rents in old buildings.
It is often said that the limited area of the island obliges us to build to excessive heights.
While that condition may arise in the future, it certainly has not arisen as yet, for the tall buildings, all told, occupy but an infinitesimal fraction of the total area of the island, and the average height of the city, in spite of them, is still far below many European cities where high building is not allowed.
Although the high buildings are generally confined to certain comparatively small districts and land values within those districts have been greatly inflated, the benefit of the rise in value is only obtained by those who build or who sell out their holdings.
The value of the land is based on the earning capacity of the tall building, and if not utilized in this way, the holder of it must pay ruinous taxes, besides losing interest on the investment, so that owners in such localities are often obliged to build and add to the congestion, or else sell out to others who are able to do so.
The high building movement is of very recent origin. We went into it with a rush and thus embarked on a gigantic experiment with little heed as to where it would lead. So far results have been: the inflation of values within certain limited areas at the expense of the surrounding buildings and streets, and the endowment of the city with a
class of buildings of a highly dangerous type by reason of fire. These evils are only commencing to show themselves, because, as I have said, the movement is of very recent origin.

## Avoidance of Evils.

No one can deny that there are certain advantages in building high, and the question which ought to be considered is-How can this be done while avoiding the disadvantages above enumerated?
To me the way seems plain: Restrict the area which can be built upon, to a great height, to a certain percentage of the area of the lot; limit the height of the rest of the building in proportion to the width of the street and allow no wood whatever to be used in buildings any part of which exceed the lower limit.
In detail the plan is this:

1. Let all buildings be carried to any height in the following places:
(a) On one-third of the area of any lot, but not nearer to any street than one-half the width of that street.
(b) On one-half of the area of any corner lot.
(c) On three-quarters of any lot which faces upon a park, square or other open public place and having at least 150 ft . of open space opposite every part of the front of the building.
2. In all other places than those above specified let the height of the building be regulated in proportion to the width of the street as follows:

On streets less than 60 ft . wide this height not to exceed once the width of the street.
(b) On streets 60 ft . or more in width this height not to exceed once and one-quarter the width of the street except that
(c) On streets of 100 ft . or more in width this height shall not exceed once and one-half the width of the street.
3. Let no court, yard, or other open area, left vacant for lighting the interior of the building, be less in its least horizontal dimensions than one-tenth of the average height of the wall or walls of the building which partially or entirely enclose it, measured from the bottom of the court, yard or open area to the top of said walls,
4. Let no wood whatever be used in the construction of any building any part of which exceeds the limits mentioned in par. 2.
If this plan were adopted, a limit would be placed on congestion; light would be assured for buildings and streets; land values would be more evenly distributed; protection would be afforded to landowners against the unfair encroachment of their neighbors in the matter of light; fire risks would be lessened and the appearance of the city greatly improved.

It is announced that a new 36 -story building is to occupy the Equitable site. This seems to me a striking illustration of the fact that the right to build without restriction as to height or area does, in effect, constitute a subsidy to the holders of land within certain narrow business limits at the expense of the land owners just beyond those limits.
The new Equitable Building will be the equivalent of six six-story buildings, each covering a block of the size of the Equitable plot, placed one on top of the other.

Under normal conditions, such as exist, for example, in Paris, the floor area which is to be provided here would be obtained by building over six blocks instead of one and the consequent expansion of the business area by that amount.

The profits under those conditions which would accrue to the holders of the adjoining land is by our system concentrated in the hands of the holders of the Equitable site.

## The Architects' Building.

The finished design of the Architects' Building, being erected for the occupancy of architects, is reproduced here. It will be a modern office structure of the best type, with facades of limestone and light buff brick. It will contain an area of 14,913 square feet, with an approximate net rentable floor area of 10,000 square feet on each floor, and is to be ready for occupancy on or before May 1, 1913. Eugene Stern is engineer for the structural work, Ewing, Bacon \& Henry for mercantile equipment, and Irons \& Todd are the builders. The stockholders include McKim, Mead \& White, Arnold W. Brunner, Post \& McCord, H. Bacon, La Farge \& Morris,

Kenneth M. Murchison, Ewing \& Chappell, Howard Greenley, Ford, Butler \& Oliver; Ludlow \& Peabody, H. Van B. Magonigle, Lionel Moses, Ewing, Bacon \& Henry, Negren, Tenney \& Ohmes, Eugene Stern, and Clark, MacMullen \& Riley. The Metropolitan Life Insurance Company has made a building loan of $\$ 1,400,000$ on the property and the new building. For an extended description of the building see issue of June 29, 1912.

## Julius Fleischman.

Mr. Julius Fleischman, head of the firm of contractors and builders styled Fleischman Bros. Company, of 507 Fifth avenue, who died on Tuesday at the age cf 62 , was a considerable factor in the development of Manhattan real estate for many years, for he was a speculative builder as well as a general contractor.
His firm was the first to buy land and build in the former Audubon Park section, at the intersection of Broadway and 157 th street. Here they built two large apartments occupying the whole tiock front. Their lead was foilowed by other builders until the present popu1 Jus center was built up.

Similarly they previously had led $1: 1$ the development of that part of upper Fifth avenue lying between 110th and 120 th streets, and of upper Seventh avenue north of 135 th street.
Fleischman Sons Company is the siccessor of the old firm of J. Fleischnian \& Sons, and first and last Julius Fleirenman executed many large contracts, and some notable ones, including the Seven-ty-first Regiment Armory, the Temple Is rael, the Home for the Aged and Infirm in West 106th street, Montefiore $\mathrm{F}_{1}$ ime, at 138 th street and Amsterdam
avenue, the Home for Crippled Children, the Columbia Bank, Fifth avenue and 47 th street, and a number of theatres, including the Fulton, Eltinge, Shubert and Greeley Square.

Mr. Fleischman was a member of the Mason Builders' Association, the Building Trades Club, the Educational Alliance, Mount Sinai Hospital and the Home for Aged and Infirm Hebrews. He leaves two sons, Gustave J. and Leon whe are members of the firm. The funeral was on Thursday from Temple Israel, at Lenox avenue and 120 th street.

## SCHOOL BUILDINGS SAFE.

## Authorities Will Comply With New Fire Prevention Orders.

Commissioner Johnson of the Fire Department issued a statement of the result of an inspection of the school bvildings during the summer vacation at.C. his directions to the President of the Board of Education for the installation of precautionary measures to redice the fire hazard.
It is plain from the orders, that, as Commissioner Johnson says, they are not issued in a spirit of criticism. If the worst that can be said against the fie protection methods of the school at:thorities are contained in these ordors, the school authorities are to be congratulated that they had of their own accord approached so near the standards now about to be enforced.

The architect and superintendent of the school buildings, C. B. J. Snyder, thinks it sufficient to say, lest anyone shculd draw an incorrect inference, that the Board of Education does not consider there is an unsafe school in the city. If there were such buildings, the public is assured that they would not be used.

Mr. Snyder further says the equipment conforms to rules laid down by former fire commissioners, and the new rules will be conformed to as speedily a; possible.

The order most often repeated in the Commissioner's list is "Close entrance to cellar," by which is meant that it is dtsired to isolate the cellars, so that exit from the rooms in which the heating and ventilating apparatus are operated shall be by exterior stairways to the streets, irstead of up and through the school buildings themselves.
Outwardly opening doors have been ordered wherever they should be, and the orders also cover many other minor defects, including the alleged lack of p1cper auxiliary fire appliances.
In addition to the orders issued asainst 587 buildings occupied for pub1i - school purposes, the Bureau of Fire Prevention has issued violation orders against 227 other schools in the five boloughs. Of these 135 are parochial and 92 private schools.

The number of buildings occupied as public schools which were inspected by the Deputy and Battalion Chiefs was 647. It was found that 60 of these either complied with the fire department safety regulations or were unoccupied.
-On the site of the house where Isador Straus once lived, in a frame dwelling with grounds and stable that had come down from the era when Bloomingdale was a suburban section, a twelve story apartment house will be erected to cover the whole plot, which has frontages on both Broadway and West End avenue, as well as on 105th street. Schwartz \& Gross, architects, have designed for Harry Schiff, the owner, a building of a fitting character for so prominent a site, estimated to cost $\$ 750,000$ for construction alone.

## bUILDING VIOLATIONS.

## Twenty Per Cent. Are on Account of Plumbing-Proceeding Without a Permit.

Contractors continue to violate the law by starting work without permits. Although more injunctions were issued by the courts last year on the petition of Superintendent Miller of the Bureau of Buildings than in any previous year, the number of violations increased. Out of 7,913 applications for permits to erect new buildings, alter old ones and make repairs, one in every six jobs were started before the permit was received. Of the 2,244 permits issued for plumbing, nearly one-fourth were issued after the work had been started.
It is true that in many of these cases no particular harm resulted, but in the view of Superintendent Miller, as stated in his annual report to the Borougk President, the moral effect is bad, as it engenders disrespect for the law. While in some cases the excuses for failure to get a permit before starting work seem reasonable, in the majority of cases there is no excuse, the Superintendent says. The police department can only be called upon to assist the Building Inspectors when there is danger to life or property. Judgments are generally obtained only after more or less delay and require much of the inspector's time that they could spend to better advantage on their districts, especially as the courts are inclined to be lenient with the offenders after they have received their permits. Without summary powers to stop work the difficulty of securing a compliance with the provision of law in this matter is readily seen.
Many of the 577 violations in construction which occurred in Manhattan last year, and many of the 403 violations in plumbing (for doing work contrary to approved plans) are similar in nature to the violation notices served for proceeding without a permit. Changes are often decided on after the work has been started under a permit. Such changes may be unexpectedly made or even necessitated before the application can be amended and the changes approved. Sometimes the architect or contractor does not realize the importance of correct records in the Bureau of Buildings and feels that it is not necessary to report the changes. Again, and all too frequently, the filing of an amendment is too troublesome and it is hoped that the changes will not be observed or reported by the inspector.
A good proportion of these latter cases, however, could be classed with those for defective construction, in which a compliance is secured only by doing the work over. Defective construction constitutes about one-fourth of the violations for construction and over 40 per cent. of the plumbing violations in Manhattan, according to Supt. Miller's report.
"The erection of frame structures within the fire limits continues to be a "Tequent violation," says the report. "These structures are generally erected so quickly that the violation is discovered only after completion on complaint of some offended neighbor or between the rounds of the inspector. The difficulty of discovery is often increased by the fact that work is done behind a high board fence or in a backyard. The Corporation Counsel seems unable to effectively secure the removal of such structures, as it appears that the city must produce witnesses who can testify to the erection of the structure, the difficulty of which will be readily realized.
"By the enactment of Chap. 756, Laws
of 1911, which became a law on July 24, 1911, it was necessary for the Bureau of Buildings to examine every place where moving pictures were exhibited to see whether the apparatus for projecting the pictures was enclosed in a fireproof booth complying with the requirements of that chapter. The inspection resulted in the filing of 177 violations for not providing a booth as prescribed or its equivalent. Many more places existed where the necessary booths had not been provided but the proprietors were given an opportunity to comply voluntarily with the new law before a violation was reported.
"Not posting the floor capacities or overloading floors is reported on the average about once every other day, indicating that an examination of existing buildings, to some extent at least, would seem to be desirable.

## Dumbwaiter Shafts.

"During 1910, due to an opinion from the Corporation Counsel that the provisions of Section 97 of the Building Code, governing the construction of dumbwaiter shafts, are retroactive and apply to all tenement houses erected prior to April 12, 1901 (when the Tenement House Act, Chap. 334, Laws of 1901, went into effect), and to all other existing as well as new buildings, except private dwellings under the specified conditions, 587 violations were filed.
"Most of these cases, as stated in the Annual Report for 1910, were held in abeyance, awaiting the outcome of litigation to test the correctness of this view. A penalty action was started late in 1910 and a judgment in favor of the defendant was rendered on May 6, 1911. An appeal was taken by the city to the Appellate Term of the Supreme Court, and judgment was reversed on May 23, 1911, it being held that the provisions of Sec. 97 apply to dumbwaiter shafts in existing as well as new buildings. By permission of the Appellate Term the case was taken to the Appellate Division. Final judgment is awaited."

## Loft Building Criticised.

The representative of a big b:ilding institution in expressing sympathy with the movement to limit the height of buildings on Fifth avenue says that the congestion in freight elevators and in the street in front of a high building, from which much merchandise is shipped, impairs its economic advantage. Increased elevator space means decreased income from rents. In many cases, it is said, the streets have become so badly blocked with traffic because of so many tall buildings that rents have had to be lowered to keep tenants. The supply of offices, too, eaceeds the demand.

## Cement Users' Convention.

The ninth annual convention of the National Association of Cement Users will be held in Pittsburgh, Pa., Dec. 1014 , inclusive. The convention proper will open on Tuesday evening, Dec. 10 , and will close on Friday evening, Dec. 13. The sessions and headquarters of the convention will be at the Fort Pitt Hotel. The annual banquet will be held on Thursday evening.

## Credit Omitted.

Through an inadvertence, credit for the copyright of the new Woolworth Building, which appeared in an article entitled "Edward J. Hogan, Agent" in the Record and Guide of Nov. 9th, was omitted. Rights are reserved on this picture by W. T. Littig \& Co., 52 Beaver street.

## CRISIS FOR HARBOR PLANS.

## More Inshore Piers for the West Side

 -A Challenge from Washington.New York awoke this week to a new realization of the fact that it is primarily a seaport. Plans for harbor development received more attention for the time being than subway affairs. The denial by the Secretary of War of permission to extend Hoboken piers was esteemed a challenge to the city of New Ycrk to do something, to deliberately set itself to the task of developing a system of harbor terminals.
For some time the city has had plans from the Dock Department, and every day now a decision is expected from the Ccurt of Appeals on how much money can be raised by bond issues to devote to building terminals under the authority conferred by recent legislation.

On Monday there was a hearing before the Dock Commissioner at the City Hall, on the plans for South Brooklyn, and on Thursday a second hearing at the Dock Department, the first on the physical aspect of the improvement, and the second on the administrative features Managing and conducting a great business for the interchange or transshipment of the freight of the biggest port in the world, will be a vast and intricate job. Some business men believe with Irving Bush that it will be too complex for public officials to undertake.

## South Brooklyn's Advantages.

The plans received general commendation at the first hearing, and at the second hearing a gathering of steamsl:ip men, manufacturers and general business men were much impressed with the discussion of the subject by Irving T. Bush, Mr. Franklyn of the American lise, and State Commissioner R. A. C. Smith.
It is apparent that a strong influence is being brought to bear in favor of developing the waterfront of Brooklyn. Mr . Bush said the time would come when it will be considered absurd that the West Side waterfront should be so langely used for general freight handling as it is to-day. Ships should be required to tie up somewhere else after discharging their passengers, and in this connection he mentioned the advantages of South Brooklyn, where there is forty feet of water and room enough for piers lalf a mile long if necessary. The Bush terminal did not want passenger lines, but he considered that the Brooklyn w: terfront with the Fourth avenue sub$v$ ay completed would as a matter of fact be more accessible for passengers than is Hoboken.

## Inshore Piers, Perhaps.

The committee of the Board of Esti$n$ ate in charge of terminal improvements reported on Thursday morning as in favor of building eight 1,000 -foot piers by cutting into the North River shore line of Manhattan between 44th and 56 th streets. The committee lays aside for the present the plan of Comrissioner Tomkins for building two sreat piers on the site of West Washington Market.
Mr . Tomkins also presented to the Board of Estimate his scheme for waterfront development. The chief feature in this is the acquisition by the city of the marginal freight ways between the docks and the inland warehouse and industrial sites. A public hearing on this report was set for December 5. There wil: be a public hearing on Mitchel's report on Thursday, November 21. Commissioner Tomkins feels that the adoption of the plan for inshore piers will require so much money that the development of other parts of the harbor will be greatly retarded.

## NEW HIGH BUILDING AND MATERIAL RECORD

## Total 1913 Construction Requirements \$239,000,000.-Metropolitan Life Engagements about $\$ 20,000,000$ up to January, 1914, Despite 5 to 10 per cent. Construction Cost Advance - Ten Year Comparison of Building Commodities-Good Season CAssured-Financiers Unafraid.

BUILDING operations for 1913 will call for at least $\$ 239,000,000$. This represents a gain of $\$ 15,000,000$ over 1911 and will prove to be a decided increase over the total for 1912. Of this amount the Metropolitan Life Insurance Company, one of the largest lenders of building money in the city, has made engagements for $\$ 20,000,000$ to go into building construction between now and January, 1914. Other ilistitutions and individuals who finance building operations have also made heavy engagements and all still are in a receptive mood.

The fact that interest rates have not stiffened in this exceptional demand reflects the general stability of the building money market.
Recent sharp advances in prices of building materials have been responsible for the spirit of unrest among smaller investors who feared prohibitive construction costs next year. Unconfirmed rumors have been afloat to the effect that a quantity of minor projects have been postponed, pending a possible reaction. It was even reported that financal institutions were planning to check the 1913 building movement by demanding excessively high quality of construc tion as a price for accommodation, as a means to indirectly put the brakes on office and commercial building operations on the ground that these two types have been overconstructed.
Financial authorities make no secret of the fact that the situation in regard to office buildings in this city is very bad. After next year there is a general belief that there will be sufficient loft buildings to warrant a period of activity in this class of building construction. As far as store construction in the Times Suuare district, apartment houses, buildings for special tenants, such as restaurants, hotels, show rooms, halls and clubs and theatres, industrial buildings in the suburbs, are concerned, money is available for gilt-edged propositions. New Jersey lending interests are receptive for office building and store construction projects, and in the Queens territory the semi-detached houses and two-family house construction have the best call. The fact that building materials will cost considerable more next year than they have in any year since 1906 has not had any deterrent affect upon prospective operators, although this is responsible for the increase in the cost of construction ranging from to 10 per cent. over costs prevailing in recent years. So great is the demand under cover for next year's deliveries on current quotations, that factories are working day and night in many instances and even higher prices are promised before April 1st.

Divided into districts $\$ 186,000,000$ will be required for prospective Manhattan, Bronx and Brooklyn construction, \$23,000,000 will be required in Queens, mostly for residential and some industrial developments, while the estimated total engagements for building construction during the next 12 months in East Jersey is $\$ 30,000,000$, thus bringing the estimated financial requirements for completed building construction of all kinds between now and January 1, 1914, $u_{i}$ ) to $\$ 239,000,000$.

This shows a probable increase for 1913 of approximately $\$ 15,000,000$ over the figure for 1911. In that year the cost of building construction and alterations totalled $\$ 197,415,374$ in the entire City of New York. At the close of 1911 the total value of all construction in the metropolitan district, including all towns and cities over 5,000 population in East Jersey, totalled $\$ 224,000,000$ a large part of which represented plans filed, but not actual work begun.

In the interest of building material manufacturers, architects, contractors, owners and investors, this department undertook an investigation covering both these fields with the result that not only was there found a larger building movement than has featured any recent year, but that producers of building materials were forced to increase their prices, partly because of greater demand and partly because the railroads are unable to move finished material in sufficient quantities fast enough to supply even present building needs

The following statements are compiled from representative architects builders, mason supply houses and building material producers shipping into this market, and reflect the price trend in practically all building commodities between now and April 1st:

## ARCHITECTS.

Aymar Embury II.-"As far as my personal work goes I have never had so much in prospect as at the present time. I find however, that the work is costing more ers are reducing the size of their buildings or cheapening the construction in order to make them commercially possible."
Ernest Flagg.-"Every rise in the price of building materials must, of course, place a damper on building operations. I
think building, in certain lines, has been think building, in certain lines, has been very much over
be wholesome."

## MASONS' SUPPLY DEALERS.

A Masons' Material Firm: "The brick yards have now stopped moulding and from all accounts there is a supply on hand below the average for the past ten or fifteen years. This is largely due to son, Further, the demand present sea son, Further, the demand in this terri brick (about the first week in June 1913 ) will be in excess of the average demand We estimate that about $300,000,000$ and brick will be used in the metropolitan district alone, before the arrival of new brick. While operations demanding large quantities of brick are not above the aver age, the delay on steel on a number of operations that would ordinarily be completed by the first of the year, will occasion a large demand for brick during the winter and spring months of 1913, and we do not look for any increase in the present price of hard brick, but, on the other hand, a slight advance.
"A number of the larger Portland cement mills have no great quantity of ce ment in their storehouses, and, therefore, they will be able to maintain the present price of $\$ 1.58$ per barrel with an ordinary demand in sight. We do not believe the manufacturers will reap the advantage of of the year in price unt after the first were covered at the lower of the dealer ations that are now roing ahead it problematical whether they will advance the price of cement after the first of the year, as this is largely dependent upon market conditions at that time.
"We have been notified by the lim manufacturers, sand men and other alprices of the a slight advance I have no doubt will be maintained.
"Taking all the conditions into consid-
materials during the year 1913, will be at least ten per cent. above their cost in the bear 1912 , with which I believe the demand will be normal after the arrival of new brick about the first week in June."
Empire Brick \& Supplv Co: 'The price ket will probably not vary much from present quotations during the next two months. The present price at dock is $\$ 6.75$ o $\$ 7.25$ per thousand for North River hard brick.
"The delay in the delivery of steel has retarded the progress of many building
operations. Should conditions change and the steel mills be able to make prompt deliveries for the work now in readiness for the steel and iron erectors, it would make a perceptible direrence in the demon bick Portland ceme, phipluy om mibht h, porta cencyt to siffe, prices slightly, prices slightly
"The users
解 pect to pay an advance of from 50 cents
to $\$ 1.00$ per thousand over the price ruling during the period of open navigation for deliveries required during the winter months. This added cost is to cover the expense for storing, and the extra labor and cartage incident to the handling of this commodity during the closed navigation period.

Unless apparent conditions should change very much, it is fair to assume that common brick prices will not vary greatly from present quotations after the Wright D. Goss, President.
Candee, Smith \& Howland Co.: "The wave of prosperity now on its way, resulting from the enormous crops of this year and the markets of the world being ready to receive them, has resulted in an advance in prices on nearly all material that goes in a building operation, and as from the present outlook the demand for building materials during 1913 will be lower, but hook for materlals to be ower, but
lis over existio prices.
There seems to be a shortage of all manufactured building material at the year or more to catch up with the demand, so that it would be well for estimators, architects, prospective builders and owners, to govern themselves accordingly." Francis N. Howland.

## BUILDERS.

Thompson-Starrett Co.-"In our opinion the cost of building during the season of 1913 will probably be 5 to 10 per cent. greater than in 1912. At present we are not figuring on a very large volume of business for next year and much of the work to be done art", Vice-President Vice-President.

Building Company.-"As we understand it, the market for building materials, at its present average, can hardly be subjected to still further increases increasing anviety and desire increasing anxiety and desire to secure some semblances of stabilty at the pres we believe some of the large manufactur ing corporations fave anounced thaturfurther increase will take place for some time in order to permit legitimate building enterprises to secure the benefit of the present market by stopping to some extent purchasing for speculation or for stock.
1913 it stands, we do not believe that the
building season will be materially more expensive than the present one, except in so far as everyone feels the necessity of securing a fair profit upon their operations, and with this attitude, competition is bound to be more conservative, less keen, and the exceptionally low figures submitted for contract work dur ing the past year will not be repeated. for a large volume of exceedingly bright during the coming season, and the activity will be greatest, we believe in those sections affected by the subway construction now undertaken, the Grand Central Terminal section, and the financlal sec tion."

## ASBESTOS

H. W. Johns-Manville Co.-"The heavy demand for asbestos building materials would

## BRICK (COMMON WHOLESALE).

Hudson River Brick Manufacturers.Several factors enter into the brick situaprices between now and April first. Estimated output for the Hudson River district supplying this market during the 1912 season just closed, totals $1,000,000,000$. In 1911 this district produced $1,090,000,000$; in 1910, 1, 102,000,000; in 1909, 1,208,000,000; in 1908, $875,000,000$; in 1907, 1,064,000,000, and in 1905, 1,207,000,000.
Of the $1,000,000,000$ produced this year, about $100,000,000$ came into the market by schooner or rail, the remainder clearing through the wholesale docks in bargeload quantities, with the exception of the 368,000,000 now in shed awaiting sale in New York. N time in was tinsack district production in the Hudson river district this year was about five eighths of capacity. For the first forty three weeks in this year or up Novem ber 8 , 1,624 bargeloads were sold as against 2,362 in a corresponding period in 1911 and 2,688 in a corresponding period in 1910. This represents a total of 487 , 000,000 brick for the first forty-three weeks in 1912; 708,600,000 brick for the same period in 1911 and $800,000,000$ brick for the same period in 1910.
The average prices obtained for brick in this market for the first forty-three weeks in 1912,1911 and 1910 were $\$ 6.89, \$ 6.25$ and 6.06, respectively. This, therefore, gives俍 valuation of the Hudson district only, in this market, during the first forty-three weeks of 1912,1911 and 1910 as $\$ 3,318,908$ for $1912 ; \$ 4,428,759$ for 911 and $\$ 4,585,428$ for 1910
The total quantity of common brick in
the Hudson river sheds at his time Nov 11) is estimated sod $35,000,000$ off for contract brick, or brick reserved for future building requirements by dealers and distributors here, the remainder amounts to approximately 368 , 000,000 available for open sales.
Based upon actual steel tonnage due to be delivered in this district between now and February first, or approximately 2,000,000 tons, exclusive of bridge requirements, on which an average of 300 brick to the ton may be figured, there is already an engaged market for $600,000,000$ common brick. Counting three-fifths of this requirement as going to the Hucson river nterests and the other two-fifths to "forign" producers, this means that of the $368,000,000$ now axailable up the river, 60,00,00 ion in this market before the brick-making season open
gin of $8,000,000$.
A surplus of only $8,000,000$ common brick or a market that promises such a demand as the next five months promises to produce, is considered meagre and it is not atside of the bounds of conservatism to prove that prices may sharply advance entertained regarding the prospective seaon, are realized.
Sayre \& Fisher Co. (Representing Rar1tan River Producers). - "The demand for our No. 1 hard building brick is good at the present time, and that the amount or delivery between now indicates that the avigation will be active and chose or well sustained. We look for a further ad vance between now and December 1 and further that there will be considerable work requiring a large quantity of comon brick throughout the winter, or un til April 1, 1913.
"The increased cost of production, together with the well-sustained demand, should, in our judgment, warrant some further advance in addition to the regular increase in cost covering the winter delivery. -A. W. Tuthill, Manager Common Brick Department.

Transactions in this market for Hudson River common brick last week follow:

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strengthening Prices Hudson River, $\$ 6.75$ to $\$ 7.25$. Basic Prices Hudson River, $\$ 6.75$ to $\$ 7.25$. Basic
$\$ 6.871 / 2$ Raritans, $\$ 6.75$ to $\$ 7$ Basic
$\$ 6.87 \%$ (Wholesale dock N . Ydd cart age and dealers' profit in estimating re age and dealers' profit in estimating re
tail prices.) Left over, November 9-30.

Left Over, November 13-42.
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Totation of $\cdot$........ $45 \quad 36$
Condition of market quiet. Price Hud-
Son River $\$$ to $\$ 7$. Raritans, $\$$ to $\$ 6.75$, Left over, November 18-51.

## BRICK (FRONT),

Kreischer Brick Manufacturing Co."As fret indications no appreelable present in quotations will occur from those now prevailing. prevaing.
itials true that while labor and raw maplants adopting the more improved methods of manufacture have been relatively increased, thereby reducing factory cost per unit of the finished product to an extent enabling same being placed on the market on a more competitive basis than heretofore."

## CEMENT.

The Atlas Portland Cement Co.: "It would be almost impossible to outline the future price course of cement, except to say that we expect the demand to be very great during the year 1913, and to tax the output. The cost of production will also be higher, owing to increased costs in both labor and raw materials."-John R. Morron, President.
Alsen's American Portland Cement Works: "It is, as we have often indicated to you, a very risky thing to attempt to forecast the cement market, which is more of a gamble than Wal
Street.
"This country has suffered from promotion schemes and overproduction to an for the 'survival of the fittest' and all regard for stockholders seems to have been thrown aside. In the great Lehigh Valley producing district, with the larg est capacity in the world for such a congested territory, there has not been a dividend earned, to our knowledge, for two years and most of the companies there have piled up heavy deficits. You know of the
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ins...
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$10 \times 12 \times 12$
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tive prices for years 1907 and in this material it is not possible to give actual compara
shutdowns and all this trouble brought about a comparatively low stock. Fortun ately, for the long-harassed cement indus try, the general improvement throughout
the country, based, we belleve, on the splendid crops and other fortultous conspitions, has developed at a most desirable ditions, has developed at a most other words, the improving ton in all in other words, in conjunction with the low In all trades, in conjunction withesults of
stocks, have had the natural resul advancing prices.
"Owing to the very bad business methods, weakness in the matter of credit, etc., brought about among other abuses
in the cement trade during these recent In the cement trade during these recent
deplorable times, there were some very low-priced contracts made on which the New York market is still drawing largely, so that as a matter of fact there is very little improvement to-day in the New York market and vicinity, but in general outside of New York, the trade is paying an advanced price and new business in
this vicinity is also being quoted uniformly at an advance of approximately 30 per cent. per barrel over the low prices which
prevalled a few months ago. There are prevalled a few months ago.
two or three companles who are breaking this price on new business, according to reports which reach us, but all companies who are financially sound and have strictwhatever in getting the new price basis whatever in getting the new price basis a few companies who have difficulty in
disposing of their goods through having made an ununiform cement or because the buyers are very much afraid of being left
with some of their bags which receivers with some of their bags which receivers
of cement companies do not buy back, as a rule.
"To summarize: it is safe to say that the first class and thoroughly strong cement companies, financially, are getting an advance of about 30 per cent. per bar-
rel on all new business and the indications rel on all new business and the indications
are that prices will hold firm through this are that prices will hold firm through this
winter, for there is no more use in sellwinter, for there is no more use in sell-
ing cement at a cut price when it is uning cement at a cut price when it is unminter or coal below cost in summer. There is some talk that the situation would force an additional raise of 10 cents this fall, but we are ratheral and the selves if that will be general and inclined to think that with the very good business outlook for next year, the price of cement naturally will be perhaps 10 cents higher than it is at present, but attempting to prophesy. Certainly, however, every indication at this writing is
for a firm or slightly higher market, because labor is scarce and high and there have already been considerable minor labor troubles.
"The New York State mills have suffered from this especially because of the
large call for labor for the State roads and other State improvements and because the brick yards have been running at better capacity. This makes laborers much more independent and they command higher prices, as they are scarce-in fact, the
condition is such that the capacity cancondition is such that the capacity can-
not be very greatly increased in the cenot be very greatly increased in the ce-
ment business just now, even with such a large consumption and with such low
stocks. The prospects are, therefore, that the price of cement will be higher rather than lower and there is no reason why the selling price should not be very firm for that reason, unless we suffer some unforeseen calamity.
of standard woods and the present price being obtained generally by such firstclass cement factories is 90 cents at the
mill in the Lehigh Valley district and ap. proximately $\$ 1$ at the mill in the Hudson River district, both prices being for bulk cement. To this price the cost of the barrel, the cloth sack or the paper bag
is added and some of the mills are now taking up the question of shipping cement tage to those people who can handle it tage to those people who can handle it
that way and wherever the cement can be that way and wherever the cement can be
used direct from the car to the concrete used direct from the car to the concrete
mixer or where certain people plan faciliway. It has been proved that a great way. It has been proved that a great
saving can be effected in some large works just as sand and other material is
shipped in bulk."-W. $P$. Corbett, Secrestary.

## ELEVATORS.

The Reedy Elevator Co.-"Prices of materials entering into the construction of
elevators have sharply advanced recently. elevators have sharply advanced recently.
In view of an increasing demand for high grade elevators for use in all kinds of
buildings, and the increasing cost of bulldings, and the increasing cost of
labor, prices for elevators must adyance not know to what degree the increase in not know to what degree the increase in
the price of material will affect the price the price of material will affe
of elevators."-Alonzo B. See.

## FIREPROOFING.

National Fireproofing Co.-"The prices for hollow the for extertor walls and fireproofing purposes have advanced recently account of increased cosed demand and on by reason of recent advances in wages and prices of supplles.
"As to the prices in future, we look for and a brisk demand for all builling first terials in the spring."-Henry M. Keasbey, Vice-President and Manager.

## FLOORING.

Metropolitan Flooring Co.-"There has been a sharp advance of about 20 per cent. in maple flooring and 15 per cent. on the better grades of oak flooring, within the past four weeks. This is a condition year almost without this season of the year almost without exception and is easily accounted for by the ract that the buime The trice become active around this closely related of flooring is, of course, as the latter is higher than it has been for five years, the price of flooring reflects that condition. It is almost certaln that the lumber market will go higher because of an almost unprecedented demand for stock, and flooring can reasonably be expected to go with it. Aside from this fact, our mills are all oversold and we do not expect to catch up with our orders for some time to come. We understand that a similar condition obtains in prac-
tically every mill in the country and this tically every mill in the countr
applies particularly to maple.
applies particularly to maple.
"There has been a heavy demand for $17 /$ 16 -inch maple flooring of which the market is now practically entirely free, and as this must be made from $5 / 4$-Inch lumber, which is a very scarce article, it is this stock will go."-Lawrence Ottinger.

## GLASS (PLATE).

Pittsburgh Plate Glass Company.-"Price trend will depend largely upon the amount
of building construction and alteration of building construction and alteration that develops from now on. If develop-
ments are such as insure confidence in ments are such as insure confidence in
operators and investors and cause them operators and investors and cause them
to make continued improvements, and if the gake continued improvements, anntry makes it attractive to invest money in building operations, it would seem that is at present excellent will Elass, which prices in our business depend mainly on the question of demand and supply, and unless one can know what this demand will be, it is difficult to answer more definitely whether there will be a rise in prices during the winter.
At the present time both the plate and indow glass industries are in a very our present prices are normal."-R. T. Conley, Local Manager.

## GLASS (WIRED)

Mississippi Glass Co.-"There is a big demand for wire glas, figured, rolled and factories are working day and night and we are some weeks behind on our orders. "Prices have been extremely low on our line of manufacture for some time, and is able to obtain a better price. The old saying is it depends entirely on the law of supply and demand. We anticipate a good demand for our product beween now and April first, and from what we can learn 1913 looks very promising in the building line, unless something unforeseen occurs."

## GLASS (WINDOW).

J. H. Werbelovsky.- "The prices on all kinds of building glass have sharply ad-
vanced within the last month. This has vanced within the last month. This has
been the case with polished glass, combeen the case with polished glass, com-
mon window glass, ribbed glass, figured mon window glass,
glass and wire glass.
"In my opinion these higher prices will prevail to April 1, 1913, and with the posforward to an advance in plate 1 look other kinds of glass enumerated and the
"The present discount on common window glass is 90 and 20 on single and $90 / 20$ / 5 on double, while a year ago the discount was 90 and 45 and on double 90

## IRON AND STEEL.

Hecla Iron Works: "We are makers of architectural iron and bronze. In the past few months there have been many more
inquiries and blds made for several large structures at no increase in price, although we are paying more for material. We expect a great improvement in busthess near future."-Francis D. Jackson, the near futur
Vice-President.

Post \& McCord: "From September, 1911, to August, 1912, there were not sufficlent orders for steel work placed to anywhere capacity. Consequently from September, 1911, prices began to sag untll both the mills and fabricators were even cutting off their fixed charges in order to keep their plants going. Sufficient tonnage accumulated since June, 1912, to warrant the mills and the fabricating plants to ask a profit and the congestion has been steadily increasing unttl, in some sections, large bonuses are being paid for immediate dellvery.
"It is our opinion that quotations for steel skeleton work will be at least 30 per cent. greater for the next six months than they were during the first part of terlal and the increased demand."-Robert Post.
Cornell Iron Works: "Structural iron work on bulldings has advanced owing to increased demand. As to whether it will first, that will depend somewhat upon the election. It generally does advance in the spring, but we think the present in vance may take the place of the spring rise in prices."-John M. Cornell.
Levering \& Garrigues Co.: "The increased cost of structural steel for buildentirely due to the advance in mill prices of structural material. I do not see how prices for this class of work can decline between the present time and the first of April. The mills seem to be receiving orders faster than they are making shipments and the unfilled tonnage is, thereore, in general, increasing. This, as I take it, is very largely due to the fact that the railroads of the country are being forced into the market for their full normal requirements, whereas, until recently, they have been curtailing expendi-
tures for improvements ever since the tures for 1 mm panic of 1907 .
pat
anic of 1907 .
While the prices of structural material are perhaps 25 per cent. higher than thev were durng the first quarter of this year, they were abnormally tow that time vance which has taken place has not adbrought the price of structural steel yet erected in buildings to a figure which can be considered high."-W. A. Garrigues.

## KALAMEIN.

Manhattan Fireproof Door Co.-"No doubt our prices will be advanced between now and April 1, due to the fact that the raw material has advanced from 25 to 30 per cent. With the advance of raw material it will be necessary for us
to advance our prices."-J. Gleckner, VicePresident.

## Lime.

Farnam's Cheshire Lime Co.-"There will be no further advance in the price of lime until after January 1 . If buslness keeps brisk there is a chance for advance in price the early part of next
year."-C. J. Curtin, President.

## LUMBER.

Southern Cypress Manufacturers' Asso-clation.- Within the past three or four the line about $\$ 1.50$ to $\$ 2.00$ all along is our opinion $\$ 1.50$ to $\$ 2.00$ per $M$ and it advance between January first and April Hob-Ge. Watson, Manager.
Hoban-Hunter-Feltner Co.: "The greatest difference in price between now and a year ago is about 6 per cent. advance.
We should say that the average price of cypress is $\$ 1.00$ a thousand stronger than cypress is $\$ 1.00$ a thousand stronger than a year ago, or about
average selling price.
"We do not look for any material advances between now and spring, unless vances between now and spring, unless
the car shortage would prevent receipts in this market. There is no wide fluctuation in the price of cypress lumber as a rule, on account of the necessity of carryng large stocks until the lumber is dry. The cypress market is not sensitive to eral month demand. It would take sevmand to cause any mill advance in prices. "The long and short leaf pine, on the other hand, is liable to quick change on account of the lumber being sold prac-
tically from the saw."-Martin J. E. Hoban.
New York Lumber Trade Journal: "In considering the condition of the lumber market we must take into account a fact is, that the lumberman is working on his principal to a greater extent probably than any one else engaged in the marketing of natural products. He is not like the farmer, who can add to the output
by planting more seed. He is not like the cattle raiser, who can increase the supply he must take what nature has provided,
man will ever reap a second crop. therefore, is more nearly normal than that of most any other commodity we know,
and we do not look to see any lower prices in the immediate future. The sub-
way construction and other work of this way construction and other work of this
kind which is being carried on in this section has made a tremendous demand required in the building industry and conditions at points of supply will tend to keep prices stiff, with what looks to us no possibility of a reaction for some time to come.
se our opinion, if buifders hold off because of present prices of lumber, they
will wait a long time before they get any cheaper prices. Conditions are such to day that a good many of our yards, and very much about the building trade, anyway. We know of one large yard whose
business is almost entirely with large contractors, doing very little with build-

## PAINTS.

Iohn Lucas \& Co.-"The trend of prices in the paint line is all upward, due to the high cost of metal products of various kinds. The only excellioseed oil on which the market is lower than it was a year the market is lower thaly larger arop of ago, due to a considerablv larger crop of northwest this year than last.
"The reduction in the costs of the finished products of the paint factory aifected by the lower linseed oll price is, however, more than offset by the increases in other products, such as basic carbonate of lead, basic sulphate of lead, zinc oxide, petroleum products, tin cans, packing boxes, etc.

It is our opinion that the selling prices of paints, varnishes and kindred products will continue very strong during the coming spring, at least."-Ernest D. Trigg General Manager
Toch Brothers.- "Our forecast for the 1912-1913 season strongly indicates a con tinuance of practically the same prices as are now prevailling. This year has been a record-breaker in sales with us, not tial year, and that the policy of the firm is quality goods. This increase in our sales in the face of the keenest compesition of a very large number of cheap materials strongly indicates a strengthening tone among the architects, contrac tors and owners to the use of a highe grade of building material in the modern construction now going on.
"In a survey of the metal protective paint situation, specification and use of highgrade materials for the preservation of steel work covered by building materials it is a sure proor ehat, alchigh and en sineer are fully apreciative of the im portance of providing a class of bullding portarlals for their constructions that will materlats form of endurnce for future ages and that the hicher cost of construction is decidedly secondary consid eration to the factor of quality
"The 1912 building season has been a generous one and every indication point practically activity for the 1913 season on now exist.'
Charles M. Childs \& Co.-"While the price of inseed oll has declined material ly, and much lower prices are looked for yet this is offset by the advanced prices of nearly all paint pigments, and we have just been notified of a further advance in the price of oxide of zinc

From our point of view, the outlook for the next few months is especially good, as the building trades are busy. We have taken contracts for paint for several large blldings which are now in the course of
construction, and we feel that a construction, and we feel that a good
demand for structural paints will keep demand for structural paints
up for several months to come."

Glidden Varnish Company.- The out look for 1913 business is very favorable and we do not anticipate any serious changes in prices the coming year.

## SLATE (ROOFING).

E. J. Johnson: "The demand for roofing slate for the past three months has been gradually increasing until at the present time it is severely taxing the ability of the quarries to take care of orders in many sizes and kinds. Within the next 30 days it is anticipated that the stocks in all sizes and kinds of roo shates wir be cleaned up, a condition that has not exist years.
"Unquestionably higher prices will pre vall after January 1st. As a matter of fact, prices are now stiffening in many Innes, such individual advances running from 5 to 10 per cent."

BUILDing stone.
B. A. \& G. N Williams: "No noticeable advance has taken place in the cut stone

Industry in New York. Prices were never lower in the history of the business than at the present time. Soft stone, marble and granite work during the past two or more years of general depression have been far below normal. is the predicted prosperity arwes on schedule time, 191 trade as well as in other lines of the building business."-P. B. Parker.
William Bradley \& Son: "We have not noticed any marked increase recently in the bunding materials that we furnish which are cut stone and marble exterio
and interior uses, we do not know or reason why prices will advance before the first of April other than interior mar ble, on which a large increase in wages will be effective on the first day of March -Walter Roberts, General Manager
Arlando Marine: "I do not anticipate any change in the wholesale quotation market during the winter season,
"I have just returned from the Indiana quarry field and while the quarries were they were nearing the close of their season and none of the quarries except one or two of the largest had any considerable stock of stone under their storage derricks.

One or two of the largest producers have large stocks, sufficient, I think, to run them through the closed season with limestone I, of My specialty being blue attention to this grade, the demand for which has been exceedingly good dur ing the past few months, so that none o the quarries are going into the winter season with any considerable stock of firs class blue limestone that is not already contracted for shipment during the early months of the winter.
"The Ohio sand stones are perhaps coming into more general favor again, but the prices on these stones have been stable for a number of years and no likelihood of any change during the winter season.

## STONE (CRUSHED) AND SAND.

Clinton Point Stone Company: "The price of $11 / 2$-inch and 4 -inch crushed stone re mains firm, but has not increased appre ciably as yet, although with the demand there is at present for this material be some the crase of navigation, 1 expec some increa next ap it luky that hems this sea crushed stone may exceed quarry capacity for producing it.
"I do not think the production for this season will vary greatly from that of last year as it has been somewhat curhas been scarce this summer."-M. H Wilson, Secretary and Treasurer

Goodwin Sand \& Gravel Co.: "The price of Cow Bay sand is 45 cents per cubi yard, dellvered side limits of New York Harbor, there being an extar change f in all material delivered alongside of dock on the Harlem River, Newtown Creek and Gowanus Canal
"On and after January 1, 1913, the price of Cow Bay sand will be 50 cents per cubic yard, delivered in scow-load lots, alongside of proper dock within the light erage limits of the harbor of New York, including Harlem River, Newtown Creek
and Gowanus Canal."-M. Crandall As sistant Secretary
New York Trap Rock Co.: "The market for crushed stone in $11 / 2$-inch and $3 / 4$-inch slizes in very strong indeed at this tim and has been for the last four mouths.
"The price has advanced from 90 cents per cubic yard for the $11 / 2$-inch to $\$ 1$ per cubic yard, and from $\$ 1.10$ to $\$ 1.25$ per the to be at those figure for the rest of the year, and probably for the coming year.

We think that the quality of crushed stone manufactured during the year 1912
will exceed by 300,000 cubic yards, the quantity manuactured in the year 1911., -M. D. Wandell.

## WOOD TRIM MANUFACTURERS.

Weisberg-Baer Co.-"We do not think that price of trim as far as we are con cerned will raise between now and Janu ary 1 , we aill do fact that we win do for the balance of this year that ready contracted 10 . We would say the last fow months and go up within in this city is peculiar in that we cannot often get our prices in accordance with the raw products, as it is a matter of produc tion and demand and the competition is very keen."

## DEPARTMENTAL RULINGS

BUREAU OF FIRE PREVENTION.
Orders Served.


## Premises.

51 Boerum st, Bklyn, agt Bennie Shapiro st, Bklyn, agt Bennie Boerum st, Bkiyn, agt Bennie 189 Division av, Bklyn, agt WiiliFlatbush av and Maple st, Bkiyn, agt Est. J. Lerrerts...............
Flatbush av and Maple st, Bkiyn, agt Est. J. Lefferts, ............ 87 Keap st, Bklyn, agt Samuei ${ }^{145}$ Manhattan av, Bkiyn, age 41 West 48th st, Män, agt Winii-
iam J. Brady.................... 257 Henry st, Bklyn, agt G. ${ }_{24}{ }^{\text {Chauncey }}$ Joralemon st, Bkiyn, agt E. C Granberry
36 Joralemon st, Bkiyn, agt Mr.
47-553 Broadway, Bklyn, agt A.
 agt A. B. Buchanan. Al..........
 David Wortzman ............. R Rockaway av, Bklyn, agt
David Wortzman , a.
B ${ }_{302}$ Stone av, Bklyn, agt Ike Nur. Christopher av, Bkiyn, agt
Henry F. Shephard ...........
 Henry F. Shephard …......... East side Broadway, bet. Lock-
wood av \& South st, Far Rockaway, Queens, agt Est. of Chas. ${ }^{\text {D }}$ Donahue Pioneer st, Bkiyn, agt John 528 Sutter av, Bklyn, agt Rich129th st and Park av (S. W. Cor.) Man, agt Carl Lusser. ........) 440 3d av, Bronx, agt Fordham 36 Frankin st, Bklyn, agt Mrs. 22 South Waverly av, Rockaway, Queens, agt Harry Nathons.... Queens, agt Harry Nathons. A-F-B
JOSEPH JOHNSON. Fire Commissio
WILLIAM GUERIN, Acting Chief Bureau of Fire Prevention.

## BUREAU OF BUILDINGS

ew Materials of Construction.
BULLETIN NO. $51-1912$.
Portland Cement.-The following cements have been added to the list of Portland cements which meet the requirements of section 16 of the
Building Code: Allentown, Bath and KnickFireproof Trim.- The incombustible flooring Flooring Co., of 1170 Broadway the American proved for use as flooring and interior trim in buildings exceeding 150 feet in height.

Superintendent of Buildings.

## Rope Drive Data.

A treatise thoroughly illustrated, giving vast amount of valuable information on subject of rope drives and their advantages, is being distributed to architects, especially those specializing on factory Amertcan Manufacturing Company of Noble and West streets, Brooklyn, N. Y. The work contains complete explanation of up-to-date methods of power and also reveals how to reduce power cost in industrlal buildings. The book, which is in no sense a catalogue or advertisement, is sent free on request.

## CURRENT BUILDING OPERATIONS

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

Park \& Tilford's Candy Factory.
The Park \& Tilford Company, of 5th avenue and 26 th street, wholesale grocers, are completing plans for the erection of a fireproof candy factory at 543 to 551 West 43 d street through to 548 to 550 West 44th street, opposite the new six-story storage warehouse which Archibald D. Russell, of Princeton, New Jersey, is constructing at 529 to 541 West 42 d street and 532 to 538 West 43 d street, between 10 th and 11 th avenues, who has leased the building for a term of years to Park \& Tilford, for their chief shipping and storage warehouse. The cost of this site and building together, it is estimated, will represent close on to $\$ 1,500,000$. Lancing C. Holden, 103 Park avenue, was the architect for this building, and it was stated at the office of Park \& Tilford on Thursday that in -all probability Mr. Holden would be retained as architect for the new factory. Frank Tilford is president; James W. Buchner, secretary, and John R. Agnew, treasurer.

## $\$ 2,000,000$ Hotel Project for Newark.

J. Flood Walker, architect, 140 Cedar street, Manhattan, is promoting plans for a twelve-story hotel, to be erected at Broad and Lafayette streets, Newark, N. J., to cost $\$ 2,000,000$. The building will contain 310 rooms. Parties behind the project include Curtis R. Burnet, president of the Board of Trade, Newark; Frank J. Bock, postmaster; Christian Fleissmer, president of the Broad and Market Bank; George W. Avery, E. Thompson Owen and William Milligan of the Hotel Rector Company. The structure, if erected, will be under the supervision of the General Hotel Corporations of New York. Friedman, Robertson \& Keeler, 140 Cedar street, N. Y. C., will probably be assistant architects.

## Contract for Hall of Philosophy.

The E. E. Paul Company, of 1 Madison avenue, has signed the general con tract to erect the new hall of philosophy on University Heights, for the New York University, from plans by Crow, Lewis \& Wickenhoefer, 200 5th avenue, and McKim, Mead \& White, 160 5th avenue, associate architects. The structure is to ccst $\$ 200,000$, will be strictly fireproof, three and one-half stories, $90 \times 53$ feet, with an exterior of granite, limestone and brick.

## Bronx Court House Bids.

The John H. Parker Company, 315 4 avenue, at $\$ 309,875$, has submitted the lowest bid for the completion of the Bronx Court House at 3 d and Brook arenues, and 161 st street. The second lowest bid was from Conners Brothers Ce., 17 West 42d street, $\$ 321,700$. The third lowest was Durkin \& Laas, 103 Park avenue, $\$ 322,300$. The fourth lowest was J. T. Brady \& Company, 103 Park avenue, $\$ 323,840$.

Figuring for Christian Workers' Home. L. C. Holden, 103 Park avenu is takin. 2 . estimates from general contractors ior the eight-story fireproof home, 52 x 110 feet, which the Christian Workers' Home, of the Mission \& Tract Society, 105 East 22d street, is to erect at 6-7 Gramercy Park West, costing about $\$ 200,000$. Miss Gertrude Dodd is treaswer of the society. The building ivill iaclude dormitories, dining and recedtion rooms.

## Another Montefiore Hospital.

Buchman \& Fox, 11 East 59th st, and Arnold W. Brunner, 320 5th av, architects, have plans in progress and expect to take estimates about Dec. 9 for a private hospital to be erected at the corner of Bainbridge avenue and Gun Hill road, The Bronx, for the Montefiore Home for Chronic Invalids, now situated at Broadway and 138th street. The building will be four stories, $100 \times 50$ feet, with a brick facing on reinforced concrete, costing about $\$ 200$, 000 . This project will be erected separately, but in connection with the Montefiore Home now under course of construction on the adjoining premises.

## Hotel for Far Rockaway.

Oscar Lowinson, of 5 West 31st street, Manhattan, has been commis sioned to prepare plans for the Hotel St. Felix, to be erected at Ostend, Far Rockaway, L. I., to cost about $\$ 70,000$. It is claimed that this will be the first modern hotel to be built at Far Rockaway. It will contain four stories, including public and private restaurants, a grill room and elevator equipment.

## Bids for Public Bath

The Department of Public Charities, foot of East 26th street, is ready to advertise for bids for the new public bath $75 \times 100$ feet, of brick and stone construc tion, to be erected in the north side of 26 th street, 105 feet west of 9 th avenue, to cost in the neighborhood of $\$ 180$, 000. William Emerson, 281 5th avenue is the architect. Frank Sutton, 80 Broadway, will be the engineer.

## Plans for Public School 176.

The Board of Education, through C. B. J. Snyder, 500 Park avenue, architect, will call for bids some time in January for the construction of Public School 176, on 12th avenue, betweet 64 th and 65 th streets. The cost is estimated at $\$ 270,000$.

## CONTEMPLATED CONSTRUCTION. Manhattan.

apartments, flats and tenements. 98TH ST.-Excavating is under way for two 9 -sty apartment houses, $62 \times 101$ ft., in the north side of $98 t h$ st, 100 ft west of Broadway, for
the C \& H. M. Hall Realty Co., Broadway he A. C. \& H. M. Hall Realty Co., Broadway and 108th s
BROADWAY.-George \& Henry Boehm, 7 West 42 d st, architects, have nearly completed plans or alterations to the 5 -sty restaurant, hotel and apartment on the west side of Broadway, between 51 st and $52 d$ sts, for the estate of J. J. Einery, care of Girard Trust Co., Chestnut 51ST ST J Reily Gordon, 5075 th 51ST ST.-J. Reily Gordon, 507 5th av, is $42 \times 100.5 \mathrm{ft}$, to be erected at 33 West 51 st , st, for the 33 West 51 st St Co., of which
Franklin M. Haines, 507 5th av, and Francis Gilbert are members. The

## fill represent about $\$ 500,000$.

87 TH ST.-Samuel G. Herts contemplates he erection of an apartment house at $302-8$
Vest sith st, which he recently purchased from the estate of Alida Dreyfuss. Project will probably not go ahead until spring.
RIVERSIDE DR.-Schwartz \& Gross, 345 5th v, are preparing plans for two 12 -sty apartments, $180 \times 100 \mathrm{It}$, to be erected on Riverside drive from 141st st to 142 d 6t, for the Car-
negie Construction Co., 420 West 119th st, owner, Charles Newmark, president; Aaron, B. Davis, secretary

31ST ST.-John H. Friend, 148 Alexander av, has completed plans for alterations to the 4-sty tenement, 241 West 31 st st , for
the Province of St. Joseph of the Capuchin the Province of St. Joseph of the 214 West 31st st, owner.
57 TH ST.-Rouse \& Goldstone, 38 West 32 d st, have completed plans for alterations to st, he 9 -sty apartment house, $46 x 90 \mathrm{ft}$, at 256 60 West 57 th st, for the Rutland Leasing 162 D ST.-Gronenberg \& Leuchtag, 7 West ment, $102.2 \times 105.4 \mathrm{ft}$, to be erected at the
ton av, for the Hilliard Construction Co., 2865 Broadway, owner. Cost, $\$ 225,000$.
162 D ST.-Harold L. Young, 1204 Broadway, has completed plans for a 6 -sty apartment
102.2 x irregular, to be erected at the southeas corner of 162 d st and Ft. Washington av, for the Friedman Construction Co., owner. Cost, $\$ 350,000$.
140TH ST.-Samuel Sass, 32 Union sq, has completed plans for a 6-sty apartment, 135 x st, for the Dayton Realty Co., 132 Nassau st owner. Cost, $\$ 200,000$.
49TH ST.-Nast \& Springsteen, 21 West 45th st, have completed plans for a 9-sty apartment house, $49.11 x 85.5 \mathrm{ft}$, to be erected at 146-8 East 49th st, for the Maze Rea
Broadway, owner. Cost, $\$ 150,000$.
171 ST ST--George Fred Pelham, 507 5th av, $57.6 \times 79.6 \mathrm{ft}$ to be erected in the north sid of 171 st st, 100 ft east of Audubon av, fo the Fair Deal Realty Co., 117 West 119 th st, owner. Cost, $\$ 50,000$
FT. WASHINGTON AV.-Harold L. Young, 1204. Broadway, is preparing plans for a 6 -sty apartment, $102 \times 142 \mathrm{ft}$, to be erected at the 162d st, for the Friedman Construction Co. Henry Friedman, president, 171 Broadway onwer. Cost, $\$ 175,000$.

HOSPITALS AND ASYLUMS
MADISON AV.-Max G. Heidelberg, 322 5th and basement clinic and dispensary building $5 \times 100 \mathrm{ft}$., to be erected at Madison av and 124th st, for the Hospital for Deformities and
Joint Diseases, Dr. H. M. Frauenthal, on premises. Cost, $\$ 75,000$. HOTELS.
11TH ST.-Eugene J. Lang and John F 11TH ST.-Eugene J. Lang and John F.
Rowley, 481. Sth av, architects, are taking bids
for alterations to the Hotel Alabama at 17 East 11th st.

## MUNICIPAL WORK

SOUTH FERRY.-The U. S. Government, taking bids for the mechanical equipment (except plumbing and elevators) for the barge office and power plant near South Ferry on the site of the present Emigrant Station, from plans by Oscar Wenderoth, Treasury Depart North Eastern Construction Co., 225 5th av has the general contract. Bids close November 21 at 3 p. m.
57TH ST.-The City of New York, George McAneny, president, is taking bids for altera tions to the Court House at $151-153$ East 57 th MANHATTAN.-The City of N. Y., Calyin MANHATTAN.-The City of N. Y., Caivin and Ferries, Pier A, foot of Battery pl, North River, owner, is taking bids to close November 22 for piles, Contract No. 1356 , for furnishing

## STABLES AND GARAGES

AV. A.-The Brewer Estate, 141 Broadway, owner, is taking bids for a rear addition to
the garage at $362-370 \mathrm{Av}$ A, and $504-506$ East 23 d st, from plans by Joseph Putzel, 29 West 34 th st, architect, The Auto Truck Storage \&
Exchange Co., $370 \mathrm{Av} \mathrm{A}, \mathrm{lessee}. \mathrm{Cost} \$ 8,$,000 . WFST FVD AV AV A, WEST END AV.-Figures are being received on the east side of West End av, from 63d to 64th sts, for Archibald D. Russell, 30 Pine st, owner. The International Motor Service Association, 1777 Broadway, is lessee. L . C.
Holden, 103 Park av, architect. Cost,
$\$ 250$, ,

## STORES, OFFICES AND LOFTS

41 ST ST.-Geo. \& Elw. Blum, 505 5th av, architects, are taking bids on masonry for the 20 -sty office building, $50 \times 100 \mathrm{ft}$., to be erected at 18-20 East 4ist st, for the Holland ConPine st, owner. Clark MacMullen \& Riley, 80 Maiden Lane, steam and electrical engineers. CHRYSTIE ST.-Louis A. Sheinart, 194 Bowery, is preparing plans for the erection of a 7 -sty fireproof loft building, 19x92 ft., at 87 Chrystie st, for the Nathan Harrison Realty Co. 57 TH ST- - Rouse \& Goldstone, 38 West 32 d
st, are preparing plans for a 6 -sty loft buildst , are preparing plans for a 6 -sty loft buildcorner of 57th st and Broadway, for Klein \& Jackson, 149 Broadway, owners. H. H. Oddie,
Inc., 251 4th av, has the general contract. THEATRES.
AV A.-Joseph Burger, 107 2d av, baker, has leased the plot $194 \times 100 \mathrm{ft}$ on the east side of Av A, between 5 th and 6 th sts, which he will hall.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. 160TH ST.-Wolfe Burland, 811 Westchester av, recently purchased property, $65 \times 77 \mathrm{ft}$, in $160 t h$ st, 148 ft west of Prospect av. It was
reported elsewhere during the week that the property would be improved with an apartment house, but it was stated at this
nothing definite has been decided.
BATHGATE AV.-M. W. Del Gaudio, Tre mont and Webster avs, has completed plans for a. 6-sty apartment house, $55 \times 82 \mathrm{ft}$, for the

## UNCLE SAM SPEAKS ANOTHER GOOD WORD FOR



Department of Agriculture, Forest Service, Bulletin 95, page 44, issued June 30, 1911, says of Cypress:
> "The properties which fit it for such wide use are the freedom of the wood from knots and other defects . . and the long period which the wood may be expected to last. To this might be added handsome appearance, which frequently has much to do with popularizing a wood."


Further on CYPRESS, the same Government Report says: "The wood contains little resin and thus affords a good surface for paint, which it holds well. . . It is a popular wood where it is subjected to dampness and heat. It shrinks, swells or warps but little. . . For the parts of houses exposed to the weather it serves equally well."


Both quotations above are from Bulletin 95 (page 44), U. S. Dept. of Agr. (Forest Service), June 30, 1911.
'The Money You Don't Have to Spend on Repairs is ALL PROFIT",
When planning new improvements or repairs to old ones, just remember-"With CYPRESS you BUILD BUT ONCE"
WRITE TODAY for VOLUME ONE of the CYPRESS POCKET LIBRARY, with Full Text of OFFICIAL GOVERNMENT REPORT. Also Full List of 34 Other Volumes. (FREE on request.

# Southern Cypress Manufacturers' Association 

 1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.[^1]Rex Construction Co., $3919 \mathrm{3d}$ av, of whtch a Mr. McCarthy is president to be erected at the southeast corner
172 d st, to cost $\$ 55,000$.
260TH ST.-M. W. Del Gaudio, 401 Tremon $\frac{\mathrm{av} \text {, is taking bids on sub }}{5 \text {-sty flats, } 85 \times 22 \text { ft, and } 77 \times 26 \text { tt, at the }}$ northeast corner of 206 th st and St. George Crescent, for the St. George Crescent Con-
struction Co., care of architect, owner. Estimated cost, $\$ 60,000$.
HOLLAND AV.-M. W. Del Gaudio, $401 \underset{3-\text { Tre- }}{\text { aty }}$ mont av, has completed plans for a
apartment, $20 x 55 \mathrm{ft}$, to be erected on the
20 east side of Holland ay, 100 ft north of 214 th St, The Bronx. Mt. Vernon, owner. Bullding will contain a bakery. Cost, $\$ 9,000$.
BELMONT AV. - M. W. Del Gaudio, 401 Tremont av, has completed plans for a a ${ }^{5 \text {-sty }}$ tene-
ment to be erected by A. Jemascia, 184 th st and Arthur av, at the northeast corner of
Belmont av and 186 th st, The Bronx. Estimated Belmont av a
cost, $\$ 50,000$.
180 TH ST .-The Flavius Improvement Co., 663 Crescent av, is taking bids on sub contracts $10 r$ the 180 sty st , 97 ft west of 3 d av,
south side of
The Bronx. Estimated cost, $\$ 30,000$. M. W. Del The Bronx. Estimated cost, $\$ 30,000$.
Gaudio, 401 Tremont av, architect.

HALLS AND CLUBS.
SOUTHERN BOULEVARD,-The Kellwood Realty Co., James F. Meehan, 815 Hunts Point avilding loan of $\$ 180,000$ from the City Mortgage Co. for the 4 -ty brick community, building No. ${ }^{2}$, $132 \times 140 \mathrm{ft}$ being erected on the
west side of Southern Boulevard, 967 ft south west side of South

SCHOOLS AND COLLEGES,
163D ST.-C. B. J. Snyder, 500 Park av, has completed plans for av, for the Board of Edu163d st and Tinton av, for the Board of Education of New York,
184TH ST.-C. B. J. Snyder, Park av and 59th st, has nearly completed plans for a 5 -sty brick high shoo to be erected at
Field plo for the Board of Education, $59 t h$ st
and Park av. Bids will be called for in February.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. MARCY AV.-Adelsohn \& Feinberg, 1774 Pitkin ay, are revising plans for a 4-sty brick
tenement, $20 x 70$ ft., to be erected on the west ide of Marcy av, 100 ft . south of Putnam av, for Mrs. Bessie Chaut, 854 Marey av, owner. Cost, $\$ 20,000$.
HULL ST.-Farber \& Nurick, 1028 Gates av, are preparing plans for four 4 -sty brick tenef Hull st, 319 ft east of Stone south side Greenpoint Construction Co., 1544 Union st, owner. Cost,
subs at once.

## DWELLINGS.

CARROLL ST.-J. C. Wandell \& Co., $4-5$ Court sq. are preparing nlans for five 2 -sty
brick residences, $20 x 46 \mathrm{ft}$, to be erected in the north side of Carroll st, 100 ft . west of Kingston av, for the Fanshaw Construction Co., on
premises, owner. Cost, $\$ 8,000$ each. CARROLL ST.-J. C. Wandell \& Co., 4 -5 Court sq, are preparing plans for five 2 -sty
brick and limestone residences, $20 x+6 \mathrm{ft}^{2}$ to be erected in the north side of Carroll st, 100 ft. west of Brooklyn av, for the Thompson
Building Co., on premises, owner, who builds. Cost, $\$ 8,000$ each.

FACTORIES AND WAREHOUSES, JAMAICA AV.-J. M. De Verona, care of
owner, has completed plans for a 2 -sty brick office, storage and stable building, $56 \times 22$ ft., to be erected at 137 Jamaica av, for the Depart-
ment of Water Supply, Gas and Electricity, Henry S. Thompson, commissioner, 21 Park
Row, N. Y. C. Cost, $\$ 24,000$ Bids will be Row, N. Y. C. Cost, $\$ 24,000$ Bids will be
taken on general contract about Nov. 20 .

## MUNICIPAL WORK.

SHEFFIELD
AV - Morgan $\&$ Trainer, 331 $\begin{array}{ll}\text { a } \\ 3 \text {-sty brick. and stone engine house, } & \text { box } 100 \\ \text { bren }\end{array}$ ft., to be erected on Sheffield ay near Livonia
av, for the Fire De-artment, $157-159$ East 6 tht
st.

StORES, OFFICES AND LOFTS.
FULTON ST.-Nicholas B. Middletown, 41 Schermerhorn st, owner, of the property 308
Fulton st, does not contemplate making changes whatever to the building on premises.

## Queens. DWELLINGS.

Fulton st, Brooklyn, is is preparing Dricson, 640 Fulton st, Brooklyn, is preparing plans for five 2
erected on Wave Crest for
on the Wave Crest Construction Cove, 17 crest for the Wav, Brooklyn, Crest
 JAMAICA, L I.-Ole Harrison, 357 Fulton st, is preparing plans for ten $21 / 2$-sty frame resi-
dences, $18 \times 36$ ft., for Max Gross, West st. dences, $18 \times 36$ it., for
owner.
Cost, $\$ 3,000$ each.
Jamaica, L, I.-H. T. Jeffrey \& Son. Morris
park, L. I., have completed plans for a 2 -sty frame residence, $18 \times 36$ ft, for George Watt, 20
Sterling pl, owner. Cost, $\$ 350$. Sterling pl, owner. Cost, $\$ 3,500$
JAMAICA.-The Realty Assoclates will erect five 2 -sty brick dwellings on Sheiton ay, at
Colonial av, Jamaica, at a cost of $\$ 20,000$,

KEW GARDENS, L. I-Marvin \& Davis, 303 5th av, N. Y. C., are preparing plans for a
21, aty tapestry brick residence, 3055 ft., for
Wh Walter Bahrenburg, owner, care of architects, who will take bids on the general contract

FACtories and warehouses.
 on its property on Locust st, west of Main 6t, on its property on Locust st. Ww
Fluehing. It will cost $\$ 25,000$.
LONG ISLAND CITY,-The General Vehicle Co. will erect a 1 -sty brick storage plant, 50 x
50 ft , on Review av, south of Borden av, Long Island City, at a cost of $\$ 6,000$.
COLLEGE POINT. - The American Hard Rubber Co., of College Point, will erect a 3 -sty
brick addition to its plant on 3 d av at a brick addition

## MUNICIPAL WORK.

QUEENS, L, I.-Morgan \& Trainer, 331 Madison av, N. Y. C., have completed plans for a 2 -sty brick engine, hook and ladder
house, $50 \times 100$ ft., to be erected on the exst side of Fiske av, 203 ft north of Grand st, or the Fire Department, $157-159$ East 67 th st, $\$ 50,000$.
METROPOLITAN, L. I.-Morgan \& Trainer, 331 Madison av, $\mathrm{N} . \mathrm{Y}$. C., have completed
plans for a brick and stone ensine, hook and plans for a brick and stone engine, hook and
ladder house, $50 \times 100 \mathrm{ft}$., to be erected on the north side of Metropolitan av, 291 ft . west of
$157-159$ Collins av, ${ }^{\text {fost }}$ fith st.
QUEENS, L. I.-Morgan \& Trainer, 331 Madson av, N. Y. C. have completed pians for a 0 be erected on Myrtle av, for the Fire Department, $157-159$ East 67 th st
Whitestone, L. I.- Bids will be received about Dec. 1 for the 3 -sty brick fire house, v , 63 ft south of 17 th th st, for the Fire Department, $157-159{ }^{\circ}$ East 67 tht st, N. Y. C. Mor-

## SCHOOLS AND COLLEGES

UTTLE NECK, L I,-C. B. J. Snyder, Park plans for the 2 -sty brick P. S. $94,40 \times 80$ ft., to be erected on Old House rd, for Board of Education, 500 Park av.

## Richmond.

SCHOOLS AND COLLEGES.
GRANITEVILLE. S. I-C. B. J. Snyder, 500 S. 22 to be erected at Washington st corner of
Columbus av, for the Board of Education of the Columbus av, for the Board of Education of the
City of New York, Cost, $\$ Q 8,000$.

> MUNICIPAL WORK.

STAPLETON, S. I.-Morgan \& Trainer, 331 for a 2 -sty brick and stone engine house. 50 x 100 ft , to be erected in the south side of
Broad st, 175 ft east of Quinn st, for the Broad st, 175 it east of Quinn st, for the
Fire Department, $157-159$ East 67 th st.

## Nassau.

dwellings
NORTH HEMPSTEAD, 1 . I.-H. T. Jeffrey plans for a ${ }^{11}$-sty plans for a 211 -sty
for W . Jurame residence, 251 Cornelia st, Brooklyn, owner. Cost, $\$ 4,000$.
OYSTER BAY, N. Y.-M. W. Farwell, of this place, contemplates improving the twenty-two a residence for his own occupancy.

FACTORIES AND WAREHOUSES
GARDEN CITY, L. I.-Doubteday Page Co., of this nlace, owner, is taking bias on masonry
for a 2 -sty brick stock hnuse, 50 x 80 ft., from Plans by Kirby \& Petit. 103 Park av, N. Y. C.,
plarchitects. S. A. Everitt, Huntington, L. I., is
ar architects.
in charge.

## Suffolk. <br> DWELLINGS

LINDENHURST, N. Y.-August Hirsch, this place, contemplates the erection of a residence
in the near future on his property in School st. SCHOOLS AND COLLEGES.
HUNTINGTON, L I-No architect has been selected for the school to be erected on the Huntington. L. I. I. Board of Education, A. H.
Funnell, chairman.
An architect will be seFunnell, chairman. An ar
lected without competition.

## Out of Town.

APARTMENTS, FLATS AND TENEMENTS. MT. VERNON, N. Y.-J. H. Dayton, 325 brick anartment house $2 \times 56$ ft, to on North Terrace av, Por Anton to Maurlelllo, care of architect. Cost, $\$ 7,000$.
TARRYTOWN, N. Y.-Joseph Blouin, Washington st, is preparing plans for a 3 -sty brick apartment house, 200392 t., 30 North Washington st, owner. Cost, $\$ 15,000$.
Paterson, N. J.-The Grinker Land \& Building Co. contemplates the erection of a flat buildof $\$ 75,000$.

urer, 5 Jackson st. Architects will take blds on gene
$\$ 32,000$.

## CHURCHES

ALBANY, N. Y.-Avoith Sholem Congregation contemplates the erection of a Jewish syna-
gogue in the western section, plans for which gogue in the wester
are being prepared.
MONTCLAIR, N. J.-The African Methodist Church, this place, contemplates the erection of a 2 -sty frame and stone church at a
of $\$ 6,000$. No architect has been selected.

## DWELLINGS.

DEANSBORO, N. Y.-H. M. Decker, Broadway, Utica, N. Y., has completed plans for 38 ft.

RYE, N. Y.-J. H. Wetherlow (Inc.), 25 West 42 d st, N. Y. C., has received the wiring conPract for the 2 $21 / 2$-sty frame residence on Milton Point
Charles Pr P. Warren, 15 Wence, Fost 38 th st, N. Y. C. C. architect. White \& McDunald, this place, are general contractors. Cost, $\$ 12,000$.
SOUTH ORANGE, N. J.-FFigures are being
oceived for a $21 /$-sty to be erected Tillou rd for Elward S. Fisher. 314 Tillou rd, owner. Mann \& McVeille. 70 East 45 th st, N. Y. C., architects. Cost, $\$ 20$,
000. YONKERS, N. Y.-The Arlington ConstrucBuilding, contemplates the erection of two sty frame residences at Nepperhan Heiohts, from plans by Cox \& Barclay, 45 Warburton MT. VERNON, N. Y.-J. Perry, 3 South 3 d sty frame residence, $22 \times 40$ ft., for $\mathrm{Stolz}^{21 / 2-}$ sons, West 4 th st, owner. Cost, $\$ 7,000$.
BoUND BROOK, N. J--Jardine, Hill \& Murdock, 3 West 29th st. N. Y. C., architects, are taking bids for a $21 /$-sty frame cottage, $25 \times 38$
ft. to be erected on Watchung rd, for Louis $J$. ft. to be erected on Watchung rd, for Louis J. Mathis, owner.
NEW BRUNSWICK, N. J.-Charles Brendon, 500 oth av, N. Y. C, is preparing plans for a
$21 / 2$ sty brink and frame residence for S. B. Carpenter, 70 College av, owner. Architect will take bids on general contract about December

## FACTORIES AND WAREHOUSES

SAYVILLE, N. Y.-A. T. Thurm will soon begin the erection of a large barn and packing residence there this spring.
JERSEY CITY, N. J.-Figures are being received for the 3 -sty brick storage warehouse, $51 \times 110$ ft., to be erected on Hoboken av, near Baldwin av, for F. Wachstein, 6 .ino Springfield Oakland av, lessee. J. Jo Neill, 14 Oakland av, is architect. Cost, $\$ 15,000$
NEWARK, N. J.-R. W. Erler, 45 Clinton st, will soon take bids for a 1 -sty brick factory ${ }^{27 \times f 0} \mathrm{ft}$, to be erected at 7 Rose st, for Jos. , King, 42 Walnut st, owner. Cost, $\$ 4.000$. SPRING VALLEY, N. Y.-The Ernest Bigof a plant for the manufacture of drugs and chemicals.
RED BANK, N. J.-The Monmouth Mutual Supply Co, care of Frederick W. Hope, 2 Broad st, Red Bank, contemplates the erection of a 3 -sty brick warehouse in Beach st. No archl
tect has been selected.

## HALLS AND CLUBS.

GREENWICH. CONN.-M. L. \& H. G. Emery, bids for a 4 -sty brick Y architec $183 \times 94 \mathrm{ft}$ for the Y. M. C. A. Association of Greenwleh, Conn., E, T Bates, New Haven,
William Philips Shedd, 5 East 42 d st. N. Y. C., building committee. Nathaniel Witherell Es'ate, 5 East $4 \angle \mathrm{~d}$ WEST NEW YORK. N. J.-Leo Feinen, 3697 Boulevard, Jersey City, N. J., is preparing
plans for a
1-sty brick dance hall, $30 \times 80$ ft. to plans for a 1 -sty brick dance hall, $30 \times 80$ ft., to
be erected at the northwest corner of 11 th and Bergenline av. for Ferdinand Lelher, on and Bergenline av. for Ferdin
WHITE PLAINS, N. Y.-John Miles, this place. contemplates the erection of a
building to be used for club purposes.

## HOSPITALS AND ASYLUMS.

FORT SLOCUM, N. Y.-Bids will be received at the office of the Quartermaster U. S. Army, 10 a. m., for repairs and improvements in the Hospital building.

## MUNICIPAL WORK

ATHENS, N. Y.-Russo \& Parker, contractors, Catskill, N. Y. . will soon begin the construc HARRISON, N. Y--Blds were recelved by the Sewer Commissioners of Harrison, Lemuel $S$ Schrenkelsen, chairman, Beny. I. Taylor, supervisor, and Frank B. Coxe, town clerk, for the instalation of a sewerage system and sew-
erage disposal plant, from plans by Alex Poterage disposal plant, from plans by Alex Pot-
ter, 116 Liberty st, N. Y. C. neer. For sections A, B and C conserage work, the Fusco Constructlon Co., 671 Broad st. New-
ark, N. J., was low bidder: for sectlon D sew erage dlsposal plant, the : for section D sew104 West 42 d st, N. Y. C. Cost, $\$ 150.000$. Building. Utica, Y .- Joseph Kemble, 26 Garden Building. Utica, N. Y., engineer, is prenaring prected on the East End for the City of onelda Otto Pfafp mayor, D. T. Cocell, clty clerk.
Cost $\$ 80.000$ Cost, $\$ 30,000$.
PLEASANTVILLE. N. Y.-Bidg will be re-
ceived until Nov. 18 by W. H. Jahne, village clerk, for constructing a circular concrete res-

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Kent was low bidder for the general work at ing and ventilating at $\$ 4,825$.
BALLSTON SPA. N. Y.-The Board of Education of Ballston Spa is taking bids to close Nov. by Breeze \&\& Mallory, 431/2 Bradway,
paratoga Springs. N. Y., architects.
Cost, $\$ 3 \mathrm{j}$, , coo.
NEWARK, N. J.-Figures are being received for the South Side Public High School to be erected at Johnson av and Alpine st, for the
Board of Education of Newark. E. F., Guilbert. Board of Education of Newark. E. F. Gulbert,
City Hall, architect. George W. Knight, City City Hall, architect. George
Hall, engineer. Cost, $\$ 350,000$.
GLOUCESTER CITY, N. J.-The Board of Education of Gloucester City contemplates the
WESTWOOD, N. J. The eitizens of this place have voted is favor of the
school here to cost $\$ 29,000$.
bAYONNE, N. J.-Guilbert \& Betelle, 655 Broad st, Newark, N. J., are preparing plans Education of Bayonne, W. J. Tomlin, secretary, and W. P. Lee, city clerk.
RED BANK, N. J.-The Board of Education contemplates the erection of a 4 -room addition
o the Beach st school, and a 4 -room addition to the Oakland st school
NORTH PELHAM, N. Y.-The Union Free School, District 1, Westchester County, owner.
 erected here from plans by., A. G. G. C. Ft, totcher,
103 Park av, N. Y. C. architect. Cost, $\$ \$ 0$, 1000.

JAMESTOWN, N. Y.-The Board of Education of Jamestown, John H. Cushman, chairman
of building committee, contemplates the erection of a domestic science school, for which no architect has been selected and nothing defi-

MECHANICSVILLE, N. Y.-The Board
Education will hold a meeting November Education will hold a meeting November 21, erection of a high school here. No architect has been selected, and project will probably
not go ahead until the spring. Cost, $\$ 100,000$. Stables and garages.
NOROTON. CONN-H. P. Knowles, 1170 Broadway, N. Y. C., is preparing plans for a here, containing 26 stalls and living quarters. The architect will soon cat1 ror bids on the general contract. Cost, $\$ 125,000$.

STORES, OFFICES AND LOFTS.
ASBURY PARK, N. J.-E. A. Arend, MattiSon av, architect, is taking bids for a 3 -sty to be erected at Bond st and Bangs av for R . NEWARK, N. J.-Nathan Myers, Court Theaand basement brick and limestone store and and
office building, $125 \times 112 \times 75 \mathrm{ft}$., to be erected at the junction of Springfleld av, Broome and Mercer sts, for Hausman \& Son, Broad and MISOELLANEOUS.
COOPERSTOWN, N. Y.-The Delaware and Hudson round-house if to be rebuilt in the near future, having been recently destroyed
by fife. George H. Burgess, chlef engineer and H. S. Rogers, superintendent of buildings, have been inspecting the property.

## Contracts Awarded.

apartments, flats and tenements. 190 TH ST. -H. D. Best \& Co., 320 Sth av have recelved the general contract to erect the
6 -sty apartment house, $100 x 89$ ft., in the south side of $190 t$ st, 100 ' ft . west of St. Nicholas ave for tne One Hundred \& Ninetieth St.
Realty Co., care of Geo. W. McNally, 47 West 34th st, owner. Lord, Hewlett \& Tallant, 345
EDGECOMBE RD.-R. Buseli, 1888 Belmont av, has receiveu the painting contract for the for O. J. Schwartzler, 1340 Brook av, owner Chas. Schafer, 401. Tremont av, architect
Owner builds. James O'Brien, at site, has the Owner builds. James O'Brien, at site, has the
mason work. Cost, $\$ 50000$. BROADWAY. - H. H. Oddie, Inc., 251 th av, has received the general contract for atterations to the 9 -sty apartments, at $167-1769$ Broawway,
for the Rutland Leasing Co., 149 Broadway, for the Rutland Leasing Co., 149 Broadway, son, secretary and treasurer. Rouse \& Gold-
stone $38-40$ West 32 d st. architects. W . T. stone, $38-40$ West 32 d st, architects.
Tucker, 156 th av, sanitary engineer.

WEST NEW YORK, N. J.-Thomas F. Aylin 430 13th st, has received the contract for foundations necescary for the 4 -sty store and
flat building, $37 x 80$ ft, to be erected at $439-411$
 laredt, 41123 d st, architect. Cost, $\$ 25,000$. CHURCHES.
NEWARK, N. J-H. M. Doremus Co., 36 Orange st, has received the general contract to
erect the 1 -sty and basement church, $32 \times 46$ at the southeast corner of Berkeley av and North 8th st, for the Trustees of Centenary M.
E Church. Arthur Wakefleld, 150 Brod E. Church. Arthur Wakeffeld, ${ }_{c}^{150}$ Broad st,
chairman. George $C$. Vogel,
S6 chairman : George C. Vogel, 36 Kearney st, tect. Cost, \$7,500.

## DWELLINGS

OYSTER BAY, N. Y-Fearon \& Co., Inc., 321 contract for alterations to the $21 / 2$-sty frame
residence, $25 x 40 \mathrm{ft}$., for A. M. White, 14 Wall st, N. Y. C., owner. C. MacKenzie, S2 Beaver BELLPORT, L. I.-Robinson \& Watkins, this erect a 2 -sty frame residence, 30 x 43 ft ., from plans by sha frame residence, $30 x+3$ T., Yrom plans by Charles A. Ric
OYSTER BAY, L. I.-E. R. Koch Co., 150 contract to erect a $21 / 2-$ sty rame and stucco
residence for Donald B. Abbott, owner. E. S. Child, 29 Broadway, N. Y. C., architect

> FACTORIES AND WAREHOUSES.

KEASBEY, N. J.-J. C. Fowler, Sewaren, N ., has recelved the general contract to erect for the German American Stoneware Works, on premises,
East 28 owner. $\mathrm{st}, \mathrm{N}$.
Y. C., artmann \& HALLS AND CLUBS.
ATLANTIC CITY, N. J.-The Oswego Bridge at $\$ 72,000$ for the steel work required in thet theatre and amusement hall which is to be erected on the new pier on New Jersey av. HOTELS.
BROADWAY.-The Windsor Construction Co., 320 5th av, has received the general contract interior alterations to the Hotel Albany, at the southeast corner of Broadway and 44th st, for the 41st St Realty Co., 5 Beekman st, owner Theo. M. Brush, president, and Irving Coughty, secretary. H. I. Cobb, 55 Liberty st, architect.

## LIBRARIES.

NEW CANAAN, CONN-Charles Ward Hall, 140 Nassau st, N. Y. C., has received the genstone library to erect a p-sy brick and local stone library, $66 x 43 \mathrm{ft}$., for the Town of New
Canaan, Conn. Library Corporation, Herbert M. Knox, Broad st and Exchange pl N. Y. C owner. A. H. Taylor, 138 West 65 th st, N. Y. C., architect.

## MUNICIPAL WORK.

ONEIDA, N. Y.-Nixdorf \& Descenza, this city, have received the contract for the installa-
tion of sewers at Broadway. Seneca and Stoddart sts, for the City of Oneida, N. Y. D. J. Covell, city clerk.
PORT JEFFERSON, N. Y.-The Standard Bitulithic Co., 50 Church st, N. Y. C., has received the general contract for state highway and Chas $V$ Platt this miles, for $\$ 222.734 .80$ state highway 5301 . Ray Shore-Brook Haven,
12.92 milles, for $\$ 240,566$. SCHOOLS AND COLLEGES
CHERRY VALLEY, N. Y.-Bedford \& Preston, 71 Martine av, White Plains, N. Y., have brick school here, from plans by William T Towner, 3205 th av, N. Y. C., architect. Cost,
OLD FORGE, N. Y.-Branch \& Callahan, Saranac Lake, have received the contract to erect the high school building here at $\$ 30,800$. STABLES AND GARAGES.
HURON ST.-Fred Bulck, 249 5th av, Brooklyn, has received the general contract to erect Provost st and Huron st, for John C. Wiarda Co., 263 Green st, owner. A. Ullrich, 373 Ful-
HARTSDALE, N. Y.-J. H. Wetherlow, Inc., lighting contract for the garage and stable for Paul M. Warburg, this place, owner Chas Leavitt, Jr., 220 Broadway, N., Y. C., architect. John Lowry. Jr., 235 5th av, N. Y. C., has the general contract.

STORES, OFFICES AND LOFTS.
4TH ST.-The E. E. Paul Co., 1 Madison av, ${ }_{\mathrm{H}} \mathrm{H}$. Cruikshank, 50 Pine st, and William D. Kilpatrick, 149 Broadway, to erect the new 9 sty building. $184 \times 100 \mathrm{ft}$,, on the west side of West 4th st, between Horatio and Gansevoort
sts, for the Riker \& Hegeman Co., 162 West
34 th st. 25 TH ST.-The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12 -sty office building, $25 x 86 \mathrm{ft}$, to be
erected at 11 West 25th $6 t$, for the Eleven West Twenty-fifth Street Co., 538 West 36 th st, owner. Gross \& the architects. Owner builds. Cost, $\$ 105$,-
are

MADISON AV.-The Whitney Co., 1 Liberty st, has recelved the general contract to erect the 12 -sty store and loft building, $25 \times 100 \mathrm{ft}$., at the northeast corner of Madison av and 41 st
st, for the 299 Madison Av Co. Harry B. Russell, president, 34 Pine st. Hir \& Stnut. 1123 Broadway, architects. Levering \& Garrigues Co. .55 . West. 23 d st, have the steel work. Cost,
$\$ 110.000$. $\$ 110.000$.
MANHATTAN.-The Vozel Cabinet Co., 535
East 79th st, have recently received the following contracts: Lafayette Theatre and Commercial Building, northeast corner 164th st and. Broadway $C$ all carpentry and cabinet work throughout, for Aitken \& Son Co., south-
west corner 39 th st and 5th av, cabinet fixtures west corner 39th st and 5th av, cabinet fixtures
for show reom and office; for R. H. Macy \& Co.̈ Broadway and 34 th st, cabinet fixtures southwest corner 25 th st and Broadway, cabinet work for stock rooms; for Tower Mfg. \& Nov.
Co., $326-330$ Broadwav, cabinet work throughout Co.i 326 building; for Rudolph Joseph, $45 \mathrm{3d}$ av, cabinet fistures for cafe and restaurant; for for entire office Interior; for the Princess
Realty Co., 1195 Broadway, new store windows
and cabinet fixtures.

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CENTRAL PARK WEST, 59th and 61st sts and Broadway, block, fence, 37.11199 ; cost,
$\$ 1,000$; owners, Huberth \& Gabel, 147 4th av; $\$ 1,000$; owners, Huberth \& Gabel, 147 4th av;
architect, Harry 0 . Reeves, 128 th av. Plan No. 611.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. 159 TH ST, s s, 92 e Courtlandt av, 5 -sty cost, $\$ 45,000$; owners, Cedar Construction Co., Joseph J. Lese, 35 Nassau st, president; architects, Charles Schaefer, Jr., Co., 401 TreAQUEDUCT AV, s w cor 171st, 5-sty brick tenement, slag roof, 50 x 90 ; cost, $\$ 45,000$; ownav'; architect, Lloyd I. Phyfe, 949 Ogden av. Plan No. 830.
182 D ST, n s, 125.9 w Prospect av, 5 -sty brick tenement, plastic slate rooo, $50 \times 86$; cost, $\$ 50,-$ 000 ; owner, Sarah Browning, 2286 Beaumont Tremont av. Plan No. 837.
FRANKLIN AV, s w cor 169th st, two 5 -sty
brick tenements, tar and gravel roof, $34.0 \times 80.3$ \& $39.4 \times 92.6$ cost, $\$ 85,000$; owners, Eckman Bldg. Co.. Hayman Eckman, 1054 Grant av,
pres. ; architects, Goldner \& Goldberg, 391 East 149th' st . Plan No. 838 .

## DWELLINGS

$23 J T H$ ST, s s, 175 w Kepler av, 2 -sty brick dwelling, tin roof, 20x55; cost, $\$ 5,000$; owner, Chas. F. W. Bange, 134 East 235 th st; archi-
tect, Anton Pirner, 2066 Blackrock av. Plan . 832 .
FIELDSTONE RD, $w, 50$ s Faraday av, $\$$-sty frame dwelling, tin roof, 21 x44, cost, \$1,oult owner, Arthur Gorman, Sedgwick av
archltect Robt. W. Murphy, Fieldstone rd.

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## STORY AV, s s, 250 e Olmstead av, two 2 -sty frame dwellings, tin roof, 21 x 48 ; cost, $\$ 8,000$

 frame dwellings, tin roof, $21 x 48$; cost, $\$ 8,000$;owner, James Shanks, 590 Eagle av ; architect, Anton Pirner, 2066 Blackrock av. Plan No. 834.
 $\$ 4,500$; owner, Wm. M. Fleischman, 1435 Williamsbridge Fd , architect, Anton Pirner 2066
FACTORIES AND WAREHOUSES.

GUERLDIN ST, s s, 46.4 e Taylor av, 2 -sty Jas. C. Forbes, 1838 Guerlin st , architect, Anton Pirner, 2066 Blackrock av. Plan No. 841 . STORES, OFFICES AND LOFTS.
LIND AV, e s, 639.3 n 165 th st, 4 -sty brick Hillerest Bldg. Co., Louis Meckes, 950 Ogden av, pres.; architect, Lloyd I. Phyfe, 970 Ander son av. Plan No. 835.
 tenement, 50x 88 , slag roof, 000 : owner, Simon Rosenberg, 107 East 8th st, N. Y.; architect, Shampan \& Shampan,
772 Broadway. Plan No. 6780. 40 TH ST, n s, 120 w 5th av, seven 3 -6ty
brick tenements, 30 x 68 , tar and gravel roof, Louis Bonert, 625 2d st architect, Eisenla \& Carlson, 16 Court st. Plan No. 6757 .
40 TH ST, $\mathrm{n} \mathrm{s}, 90 \mathrm{w}$ 5th av, 3 -sty brick ten ement, $30 x 68$, tar and gravel roof, 6 families; cost, $\$ 10,000$; owner, Louis Bonert, 625
st; architect, Eisenla \& Carlson, 16 Court st. Plan No. 6758.
PENNSYLVANIA AV, w s , 91.8 s Liberty
av, 4-sty brick tenement, $41.1 \times 89$, gravel roof, oln Co., 1768 Prospect pl; architect. Charle Infanger \& Son, 2634 Atlantic av. Plan No
676s.

KOSCIUSKO ST, n s, 176 and 213.4 e Mare av, two 4-sty brick tenements, $36.8 \times 88.6$, slag Constn. Co., 189 Montague st; architects, G11 and
 cost, $\$ 4,500$; owner, O. Holberg, 122 125 th st; architect,
No. 6866.
SACKMAN ST, n w cor Riverdale av, 4-sty
fick tenements, 50 x 90 , slag roof, 22 families ;
 Pitkin av. Plan No. 6899.
EAST NEW YORK AV, w cor Lincoln pl,
 famne.), 1311 East New York av ; architect, S.
(Inillman \& Son, 1780 Pitkin av. Plan No. 6898. RIVERDALE AV, $n$ s. 50 w Sackman s 4-sty brick tenement, 50x88, slag roof, 20 fam-
ilies; cost, $\$ 25,000$; owner, Sack River Co., 24
East $99 t h$ st, N. Y.; architect, S. Millman \& Son, 1780 Pitkin av. Plan No. 6900. DWELLINGS.
BAY 11TH ST, e s, 280 s . Benson av, two
2-sty frame dwellings, $20 \times 45$, tar and gravel
roof, 2 families each; total cost, $\$ 8,000 ;$ own2 -sty frame dwellings,
roof, 2 families each total cost, $\$ 8,000$; own-
er, Nathan Edison, 1417 Bath av; architect ${ }_{6} \mathrm{C} . \mathrm{S}$.
BEACH 48TH ST, n s, 100 w Surf av, $21 / 2-$ sty frame dwelling, $22 x 35$, sninge 193 Montague 57 4th av. Plan No. 6766.
ATLANTIC AV $s$ w cor Beach 42d et, 2-sty orick dwelling. 76x46, tile roof, 1 family ; cost,
 FLUSHING AV, n s, 227 e Throop av , 1 lies ; cost, $\$ 5,000$; owner, Morris B. Evans, pan, 772 Broadway
$\underset{3 \text {-sty brick dwelling. }}{\text { RAILROAD }}$ div. West 28 th st, two roof, 2 families each; total coct, $\$ 7,600$; own er. Salvatore Despositi, Railroad av and West
$14 \mathrm{TH} \mathrm{AV}^{\text {s }} \mathrm{s}$ w wor 79 th st, five 2 -sty brick lwellings, $20 x 35$, tar and gravel roor, 1 fam struction Co.. 2023 Bath av ; architect, C.
Schubert, 13 th av, cor 86th st. Plan No. BAY 11 TH ST, e s, 240 w Benson av, 2-sty brick dily cost, $\$ 2,500$. owner, B. Turecanna, 123
fay 1ith st; architect, Geo. L. Dingman, 220 88 th st. Plan No. 6800.
WEST 23 D ST, w s, 60 Mermaid av, two 1-sty brick dwelmily each; total cost, $\$ 2,000$;
owner, Joseph Balzarino, 2715 Surf av; archiEAST 17 TH ST, w s, 234.1 n Av Z, 1 -sty frame EAST 17TH ST, w s, 234.1 n Av Z, 1 -sty frame tect, Edw. M. Annitto, 242 Mercer st, Jersey tect, Edw. M. Annitto, 242 Mercer st, Jersey WEST 31ST ST, e s, 103 n Surf av, seven 1 -sty frame dwellings, $14 x 40$, shingle roof, 1 family
each; total cost, $\$ 5,600$ owner, Benzoin Kaufeach; total cost, $\$ 5,600$ owner, Benzoin KaufSon, Surf av and West 24th st. Plan No.
79TH ST, s s, 80 w 14th av. 2-sty brick dwellng, $20 \times 36$, tar and gravel roof, 1 family ; cost, rehitect, C Schubert, 13 th av and 86 th st.
Plan No. 6806.
MERMAID AV, e s, 20.8 w West 23d st, ten sty brick dwellings, $19.7 \times 36$, felt roof, 1 famly each; total cost, $\$ 10,000$; owner, Jos. Bal26 Court st. Surf av ; architects, Parfitt Bros., 6 Court st. Plan No. 6804.
MERMAID AV, s e cor-West 24th st, 2 -sty rick dwelling, $20.8 x 42$, Kaloride roof, 1 famSurf av: architects, Parfitt Bros., 26 Court st. MERMAID AV, s w e West 23 d st, 2 -sty y; cost, S1, 800. owner, Jos. Balzarmo, 2715 Surf av; architects, Parfitt Bros., 26 Court st.
Plan No. 6803 . HOMECREST
HOMECREST AV, w , 100 s Av V, 2-sty ry; cost, $\$ 2.800$; owner and architect, Michael WEST 24TH ST, e s, 60.1 s Mermaid av, two -sty brick dwellings, $19.11 \times 36$, felt and cement ooseph Balzarino, 2715 Surf av; architect, ParNEWKIRK AV, s e cor East 18th st, 2-sty frame dwelling, $38.8 x 26$, roof, 1 family; cost, t; architect, Arthur H. Strong, same address.

FACTORIES AND WAREHOUSES
FOSTER AV, n s, 260 w Bedford av, 1-sty brick auto storage, $14 \times 18$, shingle roof; cost,
400 ; owner, Minnie L. Von Lehn, 2701 Glenmore av: architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 6817.

> STABLES AND GARAGES.

EAST 13TH ST, e 6, 79 s Cortelyou rd, 1-sty orick garage, $80 x 90$, slag roof; cost, $\$ 12,000$;
owner, August Lipp, 2295 Bedford av ; archiect, R. T. Schaefer, 1522 Flatbush av. Plan
CHRISTOPHER AV, w s, 150 s Riverdale av, 1-sty brick stable and hay loft, 25x18, tin Glenmore av; architect, Jacob Slater, same address. Plan No. 6760.
AV G, n s, 255 w East 17 th st, 1 -sty frame arage, 11xi7, shingle roof; cost, $\$ 500$, owner, Adamo Manus, 1447 Av G; architect, Jos. H. DITMAS AV, s s, 60 e East 18 th st, 1 -sty rick garage, $14.6 \times 19.9$, shingle roo1, cost, $\$ 800$; tect Harry uratton, 523 East 14th st. Plan vo. 6796
EAST 12 TH ST, w s, 22 J n Beverley rd, 1-sty rame garage, $14 \times 18$, shingle roof; cost, $\$ 200$; owner, David Wells, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 6830. FOSTER AV, s e cor East 17th st, 1-sty frame esa M Strong 600 East 18th st. architect Arthur M. Strong, same address. Plan No. 682s.
 ost, $\$ 200$; owner, Jacob Pacetzky, 376 Hegeman av; architect, Morris Rothstein, 627 SutSTORES AND DWELLINGS.
BAY 47 TH ST, n e cor Cropsey av, 2-sty frame Richards, 94 Humboldt st ; architect, Chas. P. Cannella, 60 fraham av. Plan No. 6818.
FLUSHING AV, $n$ e cor Knickerbocker av, 2-sty brick store and dwelling, 20x79.7, slag roof, 2 families; cost, $\$ 10,000$; owner, Cath. tect, Shampan \& Shampan, 772 Broadway. Plan 6832.

STORES AND TENEMENTS
SOUTH 5TH ST, Nos. $363-5,6$-sty brick store and tenement, $50 x 82.6$, slag roof, 29 families; Heyward st; architect, Nast \& Springsteen, 21
West 45th st, N. Y. C. Plan No. 6829 . THEATRES.

GRAVESEND AV, w s, 38.8 s Webster av, -sty irame moving picture theatre, $30 \times 82$, Realty Co., 193 Montague st; architect, Benj. POTVELL ST w s, 100 s Sutter av 1-sty brick moving picture theatre, 40x100. tin roof: cost, $\$ 5,500$; owner, Fredk. Neugass, 219 West

## MISCELLANEOUS.

SEIGEL ST, Nos. 122 and 124,2 -sty brick Jacob H. Werbelovsky, 91 Meserole st; architect, Glucroft \& Glucroft, 34 Graham av. Plan
West 16 TH ST, e s, 110 s Neptune av, 1 -sty frame shed, $10 \times 20$, tar ana gravel roof; cost, $\$ 200$; owner, Nicola Messina, - West 16 th and West 24th st Plan No. 6792.


## Queens.

DWELLINGS


FOREST PARK HEIGHTS - Morton st, e s ,
90 n Pulaski st, 2 -sty frame dwelling, $32 \times 37$, shingle roof, 1 family; cost, $\$ 5,000$; owner,
John A. Hoerning \& Co., 51 Furman av, Middie Village; architect, D. J. Evans, 3 Herri-QUEENS.-Ascot pl, n s, $100 \quad \mathrm{w}$ Cattering
Qu two $21 /-$ sty frame dwellinge, 24 x 31 , shingle roof. 1 family ; cost, $\$ 8,000$; owner, Queens Court Realty Co., 200 Broadway, N. Y. C.; ROCKAWAY BEACH.-Dodge av, e 6, 148 s Ocean av, two 1 -sty frame dwellings, $16 x 48$,
shingle roof, 1 family; coot, $\$ 1,400$; owner, M. \& H. Flecker, South Pleasant av
away Beach; architect, J. B. Smith, 67 North Fairview
Find
ARVERNE.-Remington av, w s, 340 s Morris av, $21 / 2$-sty frame dweiling, $25 x 40$, shingle 416 Boulevard, Rockaway Beach; A. Strauss, Chas. R. Peck, 2802 Jamaica av, Richmond Hill. Plan No. 3544.
ARVERNE.-Amstel Boulevard n s, 304 n w
Remington av, 21, -sty frame dwelling $28 \times 32$ Remington av
shingle roof, shingle roof, 1 family; cost, $\$ 4,000 ;$ owner,
Samuel Samuel Englesberg. 56 West 17 th st, N. Y. C. ;
architect, Arthur Wiser, 37 Liberty st, N. Y. C. Plan No. 3533 .
BAYSIDE--Crocheron av, s w corner 4th st, three $21 / 2-$ sty frame dwellings, $22 \times 28$ shingle
roof, 1 family; cost, $\$ 9,000 ;$ owners, Nelson \& roof, 1 family ; cost, $\$ 9,000$; owners, Nelson \&
Stromgren, 103 Prometcha av; architect, C. L. Stromgren, 103 Prometcha av; architect, C. L. $37-38$.
FLUSHING. -15 th st, $w$ s, 100 n Myrtle av,
1-sty frame dwelling, $23 x 35$, shingle roof, 1 family; cost, $\$ 2,000 ;$ owner, Mrs. Mary ${ }^{\text {F. }}$ Williams, 150 West 104 th 6 t , N. Y. C. ; archi-
tect, A. E. Richardson, 100 Amity st, Flushing. tect, A. E. Richardson, 100 Amity st, Flushing.
Plan No. 3539. JAMAICA.-Phraner av, $n$ e corner Cumber-
land st, four 2-sty frame dwellings, $17 \times 44$, tin roof, 2 families ; cost, $\$ 14,000$; owner, John Macona, South st, Jamaica; architect, Edward Jackson, Jamaic
Nos, $3540-41-42$.
CORONA.-Bergen st, w s, 125 s Park av, eight 2-sty frame dwellings, $20 x 54$, tin roof, 2 1239 th st, Corona; architect, Robert W. Johnson, 60 Grove st, Ćorona. Plan Nos. 3552-3-4-6-7-8-9-60.
CORONA.-Prak av, n s, 40 e Grant st, 2 -sty
frame dwelling, $17 \times 28$, shingle roof, 1 family; cost, $\$ 2,000$; owner, Antomia D. Santis, 40 Lake st, Corona; architect, Wm. K. McIntyre,
27 Grand av, Corona. Plan No. 3551 . DUNTON.-Baker av, w s, 225 s Jerome av, family ; cost, $\$ 4,000$; owner, Dunton Constn. Co., Dunton; architect, Lars Ol
Jamaica. Plan No. 3545 .
ELMHURST.-Paris Boulevard,
Thompson av, $21 / 2$-sty frame dwelling 460 e shingle roof, 1 family ; cost, $\$ 3,000$; owner, E. F. Jones, Elmhurst; architect, S. Maxon, Jr., Endictt av, Elmhurst. Plan No. 3490 . Amherst av, n s, 40 w Victoria st JAMAICA.-Amherst av, n s, 40 w Victoria st,
two $2^{1 / 2}$-sty frame dwellings, $20 \times 40$, shingle roof two 212 sty frame dwellings, $20 x+0$, shingle roof,
forthily; cost, $\$ 8,000$; owner, I
Nanatz Woh1, 27 North Washington av, Jamaica; architect, I. M
Kirby, Jamaica. Plan Nos. 3549-50. MORRIS PARK.-Sherman st, e s, 593 s Liberty av, two $21 / 2$-sty frame dwellings, $18 \times 30$,
shingle roof, 1 family cost, $\$ 5200$. Emanuel Larsen, Liberty av, Morris Park. Plan Emanuel Larsen, Liberty av, Morris Park. Plan
Nos. $3546-48$. Architect, owner. MORRIS PARK.-Wick st, w s, 644 s Liberty 1 family; cost, $\$ 2,600$; owner and architect, Emanuel Larsen, Liberty av, Morris Park. Plan No. 3 ,
WOODHAVEN.-Syosset st, s s, 80 w Yar-
mouth st, 2-sty frame dwelling, mout, 1 family; cost, $\$ 2,600$. owners, $\operatorname{sim}$ \& Greig, 1652 d st, Union Course ; architect, J. D. Geddis, 4 Lexington st, Richmond Hill. Plan No. 3494.
WOODHAVEN.-Syosset st, s w cor Yarmouth 4 families; cost, $\$ 7,000$; owners, Sim \& Greig,

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1652 d st, Union Course; architect, J. D. Geddis, 4.4
BAYSIDE,-Jackson st, w s, 120 n Lamartine av, two $21 / 2$-sty frame dwellings, $26 \times 31$, shingle root, 1 famlly ; cost, $\$ 6,000$ : owner and architect, Gustave A. Cooper, 75 Whitestone av,
Flushing. Plan Nos. $3588-79$. Flushing. Plan Nos. 3578-79.
 cost, $\$ 3,700$; owner, Thomas Daly, 39 th st, Corona. Plan No. 3577 .
EDGEMERE--Frank av, $s$ w cor Hantz pl, 2 -sty frame dwelling, $30 \times 23$, shingle roof, 1 family; cost, $\$ 2,000$ owner, Hiram Goldin, In-
wood; architect, Jos. H. Cornell, Far Rockaway. Plan No 3572 .
ELLMHURST.-Cook av, s s, 130 w Horam av
${ }_{2} / 2$-sty frame dwelling, $22 \times 48$ shingle roof, family : cost, $\$ 3,500$. owner, F. Mertins, Cook av, Elmhurst, architect, Robert Johnson, 60
Grove st, Corona. Plan No. 3576 , JAMAICA.-Church st, e s, 280 s Catherine st ${ }^{11 / 2 \text {-sty }}$ frame dwe mit,
lan st, Jamaica; architect, I. M. Kirby, Jan
mos. $3561-65$. (Two buildings.) MASPETH.-Clinton av, s. s, 200 e Astoria rd 2 -sty frame dwelling, $28 x 28$, tin roof, 2 families cost, $\$ 2,000$. owner, Jan. Berta, 75 Clinton av Maspeth; architect, Edw. Rose \& Son, Grand st
Elmhurst.
Plan No. Elmhurst. Plan No. 3583.
ROSEDALE,-President st, n , $\mathrm{s}, 100$ e Roseroof, 1, family, cost, $\$ 2,300$. owner, Alfred J ROSEDALE.-Sumner av, n s, 270 w Rosedal av, ${ }^{2-s t y}$ frame dwelling, $20 x 27$, shingle roor
1 family; cost, $\$ 2,000$; owner, Mrs. C. Mor tinson, Rosedale, Plan No. 3568
SOUTH OZONE PARK.-Kaiser av, es, 25 gle roof, 1 famlly; cost, $\$ 1,800$. owner, F. K, Chapman, ${ }^{\text {git }}$ K
Plan No. 35
Wamaica av, 2 -sty frame dwelling, $18 x 40$, shingle roof, 1 family ; E. Gibson, Edw. Ball, 514 Union av, Richmond Hill. Plan No. 3567 .
architect

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.- 3 d st, n s, 228 e Van Alst av, 1 -sty frame storage shed, $\begin{aligned} & \text { roofing: } \\ & \$ 2,500 \text {, owner, Columbia Paper }\end{aligned}$ Bagng; co., premises ; architect, F. G. Folson, 127 E 23 d st, N. Y. C. Plan No. 3555 . LONG ISLAND CITY.-Freeman av, ins, from 5 th to 6 th avs, 4 -sty brick factory, $200 \times 156$; cost, $\$ 300,000$; owner, Arrow Motor Realty Co. Church st, N. Y. C. Plan No. $3 \overline{5} 1$.
LONG ISLAND CITY.-Jackson av, s w cor Honeywell st, 4 -sty brick factory, $52 \times 268$, plas-
tic slate root. cost, $\$ 225,000$; owner, Goodyear Improvement Co., Akron, Ohio; architect, A. H.
Bowditch, 17 Water st, Boston, Mass. Plan No. Bowdit
3580.

> STABLES AND GARAGES.
 14 th av, 1 -sty brick garage, $19 \times 21$, asbestos
shingle shingle roof; cost,
Pease, premises; architect, Wm
16 West 22 d st, W , Whitestone. McCormick,
Plan No. 3534 . BELLAIRE PARK.-Claremont ay, w $\mathrm{s}, 622 \mathrm{n}$ Bellaire Boulevard, 1 -sty brick garage,
shingle roof: cost, $\$ 500$; owner, Lizzie Montgomery, Bellaire Park; architect, owner. Plan No. $35 \mathrm{t}_{3}$
FLUSHING.-Parsons av, n w cor Sinclair av
 owner, John
architect, T. Jissely, Reidy, 76 Hoyt av, L. I. City. Plan No. 3574.
MIDDLE VLLLAGE--Lafayette st, e $\mathrm{s}, 187 \mathrm{n}$
2-sty frame stable, $22 \times 15$, tin roof; Barnum av, 2 -sty frame stable, 22 xit, tin rise
cost, $\$ 300$; owner, 1sidore Goodete premises cost, $\$ 300$; owner, Rosice
architect, Edward Rose hurst. Plan No. 3 zos.
WOODHAVEN.-Ocean av, n e cor Fulton st,
1-sty brick stable, $1 \times 2 \times 0$, tar and ravel roof
 st, Brooklyn; architect, Chas. Ca,
Graham av, Bklyn. Plan No. 3571 .

## STORES AND DWELLINGS.

WOODHAVEN.-Futton st,
four 2 -s.y brick store and
tar and gravel root, 1 family
owner, Micnael Zummo, 16 Russell cost, $\$ 16,000$
Orchitect, Chas Cammelli, 60 Graham
ard
Brookiyn, Plan No. 3570 .
WOODHAVEN.-Fulton st, n e cor Ocean a
2 -sty brick store and dwelling, $20 x 60$, tar and gravel roof,
Michael Zummo, 16 Russell st, Brooklyn, arch-
, arel itect, Chas. Cammel.
lyn. Plan No. 3569 .

STORES, OFFICES AND LOFTS.
CORONA.-South av n s, 80 w Fairview
 No.
MORRIS PARK.-Ridgewood av, 6 s, 303 w
w North Villa st, 2 -sty brick store house and
oftice, 2 2x1919, tar and gravel root; cost, $\$ 7,000$; Terminal,

STORES AND TENEMENTS.
RIDGEWOOD.-Onderdonk av, s w cor Grove st, 3 -sty brick store and tenement, $25 x 78$, slag
 Thomas
3497.

## theatres.

ELMHURST.-Broadway, s $8,60 \mathrm{w}$ Parls Bouievard, 1 -sty frame moving picture show,
$35 \times 30$, tin roof; cost, $\$ 3,500$. owner, Frank E.
 . 3498.
MISCELLANEOUS.

FAR ROCKAWAY.-Central av, in s, 200 e cost, $\$ 1.000$ : owner, W. Henry Beegle, Frank: lin av, Far Rockaway; architect, Samuel A.
Mott,
77
Seneca av, Far Rockaway. Plan No.

JAMAICA CREEK.-Bay av, e s, 1 l mile s Rockaway road, $11 / 2$-sty frame boat house, 12 x Jamaica, architect, otto Hildebrandt, Springfield. Plan No. 3496.
LONG ISLAND CITY.-Jackson av, s w cor $\$ 150 ;$ owner, Wm. Ulmer Brewing Co., Beaver Brooklyn. Plan No. 346 .
LONG ISLAND CITY.-Webster av, n s, 100 w owner, Manufacturers and Bottlers ' Supply fo1 Vernon av, L. I. City. Plan No. 3563.

## Richmond.

MANEE AV, w s, 160 s Jacob st, Tottenville, frame dwelling, $11 / 2-$ sty, $24 \times 24 ;$ cost, $\$ 1,200$;
owner, Peterson, Tottenville; architect builds. Plan

## No. ${ }^{722}$ SEIGHT AV, 877 s Amboy rd, Tottenville,

-sty frame dwe lling, $22 \times 228$; cost, $\$ 1,900$; ownn, Tottenville; architect builds. Plan No.
RIDGEWOOD PL, w s, 200 s Castleton av, Brighton Heights, $21 / 2$-sty frame dwelling, 20x30;
cost. $\$ 2,600$; owner, Karlson Bros. New Brighton; architect, John Davies, Brighton Heights;
TAYLOR ST, 260 s Richmond Terrace, West cost, $\$ 5500 ;$ owner, David J. Machof, West Nulding, Port Richmond : builder, Patrick Brennan, 84 Elm Court, West New Brighton. HATFIELD AV, n s, 25 w Elm st, Port Richmond, two 2 2-sty frame dwellings, $20 x 45$;
cost, $\$ 3,500$ each ; owner. James Pedus, Hatfield Richmond; architect, John O. Johnbuilds. Plan No. 716. Plumbing, A. H. Lud-
CASTLETON AV, s s, 164 e Havenwood rd,
CASTLETON AV, s s, 164 e Havenwood rd, New Brighton, two 1 -sty frame dwellings, 16 x 34 ; cost, $\$ 2,000$; owner, Joseph Kiefer, Harbor View
$9 T H$ ST, n s, 100 e Lincoln av, Grant City, -sty frame dwelling, $30 x 30$; cost, $\$ 1,000$; ownbilds. Plan No. 733 , Grant City, owner OVERLOOK AV, $n$ s, 120 w Vista av, Dongan $\$ 2,800$ each ; owner, Laselle J. Hayden, Sheepshead Bay, architect, Morris Nastasi, West New F1SCHER AV, w s, 335 n Amboy rd, Tottenville, 2-sty frame dwelling, $29 x 21$; cost, $\$ 1,-$
$200 ;$ owner Ferd Petersen, Tottenville: archiect, C. Petersen, Tottenville; architect builds.
NEPTUNE ST, n s, 120 e Bayview pl, New owner, P. LePhif bungalow, 14 x 32 ; cost, $\$ 360$; builder, Aug. Matthon, Grant City. Plan No.
SHARPE \& CHARLES AVS, Port Richmond, 2-6ty frame dwelling, $26 x 40$; cost, $\$ 4,200$; ownPercy Osborn, Mariner's Harbor ; builders, W'
W. Osborn \& Son, Mariner's Harbor. Plan

OAKLAND AV e s 368 n Forest av, Richmond, er, Frank J. Nettleton, West New Brighton ; architect, James Whitford, Crabtree Building,
New Brighton ; owner builds. Plan No. 720 . LAMONTE AV, w s, 200 East Jefferson blvd,
Port Richmond, $21 / 2$-sty frame dwelling, $26 \times 26$; cost, $\$ 3,000$; owner. George Sinclair, Port Richmond; architect, George Huverhamp, Port
Richmond; architect bullds. Plan No. 734 . RARITAN AV, n s, 175 e Johnson pl, Dongan 800 ; owner, Wm. Taylor, Stapleton; architect,

## STABLES AND GARAGES.

THOMPSON ST, 324 w Bay st, Stapleton, Leo Sander, Sulapleton; architect, Samuel Sass,

GREAT KILLS RD, e s, 350 \& Southfield blvd, Great Kills, 1-sty garage, concrete biocks,
20x 20 ; cost, $\$ 300$; owner, Kichard H. Britton, Great Kills; architect, Wm. S. Boyd, 561

STORES, OFFICES AND LOFTS.
ANN ST AND RICHMOND AV, Port Rich-
mond, 1 -sty brick store, $22 \times 45$; cost, $\$ 1,500$ owner, Wm. B. Thompson, Port Richmond; arMISCELLANEOUS
EVELYN PL, 75 n Horne av, Fort Wade worth, retalning wall stone; cost, \$550; owner, 727. CHURCH ST, s e cor intersection and R. R.,
Tottenville, 1-sty brick enclosure tank, $20 x 40$ cost, $\$ 500$; owner, Tottenville Copper Co., site ;

PLANS FILED FOR ALTERATION WORK.

## Manhattan.

 National Railway Publishing, Co.i 75 Church
st; architect M. J. McQuillan, 100 William st. Plan No. 2946 .
CHERRY ST, 335 . Water st. 582 , flue, foundations to 5 -sty loft cost, $\$ 150$; owner, Mrs. GOERCK ST 59- 5 , windows to cost, $\$ 3 n 0$ owne, Anna T. Jowce. 68 William HENRY ST, 318, alterations to 3 -sty stable; cost $\$ 500$; owner, Philip
architects,
Soweller, LAFAYETTE ST, 318-322; CROSBY ST, 153 157, tank to 5 -sty loft; cost, $\$ 3.000$ : owner,
Louis Ettlinger. 222 4th av: architect. Earl C. LEWTS
cost.
ST,
STO
owner, skylight to
Jacob $H$. West 121 st st: architents, Gronenherg \& Leuch-
tag. 7 West 22 d st. Plan No. 2913 . LIBERTY ST, ${ }^{29-31, \text { show windows, parti- }}$ tions to 12-sty poration Josenh Fahys \& Coi, ${ }^{29}$ Liberty st;
architentts, Clinton \& Rusceli, 32 Nassau st.
Plan No MONROE ST, $160-166$, partition, windows, columns. Mirders, to 6 -sty loft: cost. $\$ 15.500$, way; architects. Horenburger \& Bardes, 122 PARK PL:
windows to

-     - sty store and bulkheads, show owners, Seth Srazue Terry, 66 Broadway. and
C. N. Nadal 92 Liberty st, architect, W. S.
Timmis, 47 West 3th st. Plan No
 First Warshamer Congregation, premisess ar-
chitects. Horenburger \& Bardes, 122 Bowery. WATER ST, 652-654, fire escapes to 4 -sty stable: cost, $\$ 100$; owner, Anna Eisarakn. 52
Division st: arrhitect, Max Muller, 1115 Naskau WROSTER ST 77 -79: WEST BROADWAY.
 WOOSTER ST, $73-75$, tank, walls to 6 -sty Inft: most, S950; owner, Lonis L. Loullard, Jr.
nos Broadway : archisect. R. J. Mansfield, 135 WORTH ST. 110 partitions to 5 -sty sales-
rooms and loft: cost, $\$ 300$; owner, Chas. S. Smith Estate 45 Wall st: architecta, Rlanchar
\& Farnes, 15 West 38 th st. Plan No. 2902. WORTH ST, 106-108, staircase to 5 -sty show-
room: cost. $\$ 2,500$; owner. Charles Steward
Smith 16 East 22 d st. Pran No. Frank E606. Corrects
issue of Oct. 12. 1912. when North st was in3 D ST, 104 West. partitions windows, to 5
sty tenement : cost 1.200 Bible House. Plan No. 2906.
$5 \mathrm{TH} \subset \mathrm{T} .231$ East walls to 5 -sty tenement; 2919.
 wick. A spinwall \& Tucker, 3205 th av, Plan
No. 2943 Cauldwell-Wingate Co., 381 th av
 14 TH ST. 233 East parfitions windows, Beth Muller tenement : cost, $\$ 500$ : owner, Mies enhorg \& Leuchtag. 7 West i2d st. Plan No.

14 TH ST. 203 East, change etairs to 5 -sty tenth av; architent. J. H. Knubel, 305 West 42d
 -sty store and loft; cost. $\$ 1,000$; owner, John
Kroder \& Henry Reubel Co., premises; archi17 TH ST, 634 -636 Fast, alter floor beams to man, ase East 17 th st, architert. J. J. H. Friend. 21ST $\mathrm{ST}, 505$ West, partitions, windows to 23d st: architect, H. Davidson, 400 West 23 H
${ }^{22 \mathrm{D}} \mathrm{ST}_{1} 2-4$ East: BROADWAY, $935-939$
 Rouse \& Goldstone. 38 West 32 st st and Jos.
L. Steinam, 38 West 32d $6 t$. Plan No. 2935. 30 TH ST, $36-38$ West; BROADWAY, 1216 , ex-
tend walls, alter stairways, beams, show win tend wals, alter stairways, beams, show win-
dows to two 2-sty stores and offces. cost $\$ 15$. .
ODO: owner. Estate George Rudd. 190 Rlverside Drive: architects, Townsend, Steinle \& Haskell, 33D ST, 22 East, windows to 4 -sty store and Moore, premises; architect. B. W. Levitan, 20

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36 TH ST,
6 -sty office: cost,
West,
S500; 6 -sty offlice: cost, $\$ 500$; owner, James R. Whit-
iker, 23 West 36 h . st , architect, M. Zipkes, ${ }_{220}{ }^{2}$ ker, 5 th av. Plan No. 29 . 2921 .
4 -sty 4 ST, 152 West, 1 -sty rear extension to
 Hausle, 81 East 125 th st. Plan No. 2907 .
46 TH ST, $223-225$ West, pent house to 4 -sty loft; cost, $\$ 800$; owner, Mary E. A. Raft
Louis Robinson, care of Trust Co. of America Louis Robinson, care of Trust Co of America;
architect. W. H. T. Quest, 504 West 151 et st. Plan No. 29i7.
46 TH ST, 56 West, 1 and 5 -sty front and rear extension, $20 x 6$ and $20 x 41.6$, elevator, parti-
tions, skylight, piers, new front to 5 -sty dwelling: cost $\$ 10,000$ - owner, Emil Faad, 1301 Av

 st, architect, Geo. A. Fitting, 2432 Broadway, Plan No. 2922.
${ }^{54 T H}$ ST, 114 West, 1 -sty rear extension, 11 x 10, windows to 2 -sty garage; cost, $\$ 300$; owner United States Trust Co., 45 Wall st ;

56TH ST, 34 West, cut walls to 2 and 4 -sty residence; cost, $\$ 2,000$ owner, Estate Edwin
Hawley, 25 Broad st: architect and builder. Merick, Fireproofing Co., 1 Broadway.
No. 2933
59TH ST, 142-144 East, partitions, windows, to 5 -sty loft and office, cost, $\$ 1,500$; owner Schaefer Co. 114 East 51 st st ; architect, Louis
E. Dell, 1133 Broadway. Plan No. 2895. $59 \mathrm{TH} \mathrm{ST}, 43$ East, change steps, store fronts
to 4 -sty store and office; cost, $\$ 300$; owner Chandler H. Hickok, West Brighton,
itect,
2909.
120TH ST, 166 West, partitions, windows, toiNellie Voit, 465 Bedford av; architects, Cantor
$\&$ Levingson, 39 West $38 t h$ st. Plan No. 2916 . 125 TH ST, $611 / 2-63$ East, partitions, windows, to two 4 sty tenements; $\quad$ cost, $\$ 800$; owner
Hudson Realty Co., 115 Broadway; architect


BROADWAY, 2328, new floor, toilets, store
 Laura Wh. Parsons, ${ }^{\text {Lect, Anton F. Korn, Jr., } 25 \text { West } 42 \mathrm{~d} \text { st. Plan }}$ BROADWAY, 682 , tank to 10 -sty warehouse and storage: cost, \$, Jo0; owner, James L. Beers, erty st. Plan No. 2934.

## BROADWAY, $1155-1159$, store fronts, columns

 piers to 3 -sty store and office; cost, $\$ 2.000$,owner, Estate Maria D. Morgan, 9 West
st. architect. J. H. Knubel, 305 West 43 d 6t.

## LEXINGTON

tions, windows to 5 -sty store, office and tene ment; cost,
premises ; architect,
Rundolph Mames
1 ST AV, 1374 , 1 -sty side extension, $3 x 9$, par titions to 5 -sty, store and tenement, cost, $\$ 100$
owner, Freaerick R. Fautel, 1348 ist av; archi. tect, A. Saffian, 1395 2 d av. Plan No. 2936 .
2D AV, 1014-1020; 54 TH ST, 304 East, cu smoke fiue Cigar Mfrs. Co, stith st and 2 , av, architects, W. L. Fieischer \& Co., 31 Madi
son av. Plan No. 2912 .
厅TH AV, 126 - 128 , cut sidewalk to 15 -sty of 5TH AV, $126-128$, cut sidewalk to 15 -sty of-
fice; cost, $\$ 2,000$; owner, Chas. A. Gould, 347 5 th. av; architect, Woodruff Leeming, 20 Broad
st. Plan No. 2910 .
 Av \& 46 th St Co, 569 5th av; architect, Chas
I. Berg, 331 Madison av. Plan No. 2939 .
 ser, Morristown, N. J.; architect, Geo. Keister
12 West 31 st st.
Plan No. 2908. 6 TH AV, 379 , steel beams to ${ }^{4-\text { sty store and }}$
loft; cost, $\$ 150 ;$ owner, Anna Murtland, 40 East 81st' st, architect, L. A. Sheinart, 194 6TH AV ${ }^{\text {s }} \mathrm{w}$ cor 39 sh st, windows, parti-
3 -sty
stores and lofts ; cost
 architect, B. W. Berge
House. Plan No. 2926 .
7 TH AV, 2072-2078, partitions, windows to
two 5 -sty tenements; cost, $\$ 1,000$; owner, Mary two S-sty tenemens, cost,
Cunningham. 46 Hamitton
Hast
TTH AV, 422 , sign to 4 -sty stores: cost $\$ 190$ TTH AV, 422, sign to 4 -sty stores; cost,
owner, Moris Krim, 138 East Hth st, archi-

tect, F. Sutton, 158 West 65 sth st. Plan No | tect, |
| :--- |
| 2905. |

7 TH AV, $592-596$, sign to 12 -sty hotel; cost, St75: owner,
Plan No. 2911.

## 8TH AV, 644-648

亚 Morris, Incorp., Times Bldg.; architect, $T$. W 11 TH AV, $701-709$, 1 -sty rear extension, $26.6 x$ 43.7, windows to 6-sty factory; cost, $\$ 2,000$
owner, J. J. Astor Estate. 23 West 26 Eht
Et architects, Ross

## Bronx.

$1+0 \mathrm{TH}$ ST, No. 298 , new chimney, nev
partition to 2 -sty brick shop; cost, $\$ 100$; ;owner
 Frederick sems, on premi.
BURNSIDE, AV
brick store and tenement: cost, $\$ 100$
Hoffen Realty Co, 152d st and Meirose av architect, Geo. Hof, Jr., 328 East 15tth st
Plan No. 511.

MOSHOLU AV, n s, 325 w Huxley av, new
 architect, Robert E. La Velle, 2801 Valentine
 lass, on premises ; architects, Koppe \& Daube, 30 Westchester av. Plan No. 508.
ZEREGA AV, s w cor-Castle Hill av undations, etc. to two 2-sty frame dwell ge, cost, $\$ 1,200$; owner, Wm. Hyland, Eastern Boulevard; ${ }^{\text {Hone }}$ architect,
Hone av. Plan A. A. Buckley, 1513
No. 506 .
3 D AV, e s, 90 n 152 d st, new show windows, new partitions to 3 -sty brick and frame store and dwelling: cost, \$1,000; owner, Herman Schmitt. 2944 3d av; architect, Fred Hammond, sol East Hetic kt. Plan No. 50.
3 D
AV, No. 3203 , new store front to store and dwelling: 3 -sty
cost,
8400 Diouisios Makres, on premises; architect, Lucian. Pisciotta, 391 East 149th st. Plan No.

## Brooklyn.

BARBEY ST, w s, 85 s Hegeman av, move 1-sty dwelling: cost, $\$ 1,200$; owner, Domenico Marino, 709 Hegeman av; architect, Charles
Infanger \& Son, 2634 Atlantic av. Plan No.
COLUMBIA ST, No. 68, windows, etc., to 4 ty tenement; cost, sjo0; owner, Luigi Cipullo, 527 Henry st. Plan No. 6846 . ${ }^{2}$ aw. H. Scally, CUMBERLAND ST, 156 , windows to 3 -sty etore and tenement, cost, $\$ 1,100$; owner, Ernest Jesper, 312 Myrtle av; architect, John
Galvin, 122 Cumberland st. Plan No. 6S90. DEAN ST, n w cor New York av, extension L. Bennett 1265' Dean st: architect, Slee \& Bryson, 153 Montague st. Plan No. 6765. \& DEGRAW ST, s s, 280 w Columbia 6t, plumbigg to 3 -sty store and tenement; cost, \$100;


ELLERY ST, 274 , windows to 3 -sty store and 47 Ellery st: architect. Tobias Goldstone 49
 FULTON ST, No. 3333, extension to 2 -sty Ives, on premises; architect, Louis AlimendingFULTON ST, No 408 No. 6801 , FULTON ST, No. 408 , new elevator; cost, ises; architert, Otis Elevator Co., 25011 th av. FULTON ST, n s, 146.6 w Van Sinderen av, er, John De Jessees. 2443 Fulton st; architect,
Jas. A. Boyle, 367 Fulton st. Plan No. 6882 . GEORGE ST, No. 122 , interior alterations to 3-sty tenement; cost, $\$ 200$; owner, Francesca

GRACE COURT ALLEY, s s. 55 e Hicks et, Samuel E Huntington, 36 Remsen architect, Joseph Hassack, 62 Schermerhorn st. Plan
No. 6894 HENRY ST, 498 , plumbing to 4 -sty store and sa, 67 Carroll st: architect, Doseph FontanaroHEYWARD ST, Nos. 18 to 22 , interior alterJohn Dernhardt, 377 Hamburg av; architect, L. J. Frank, Jr., JAY ST, foot of, bounded by Jay, John, Pearl and Plymouth sts, extend present column above
roof; cost, $\$ 3,000$; owner. Arbuckle Bros., 71 Water st, N. Y. C.; architect, Royal J. Mans-
field, 135 William st, N. Y. C.

JORALEMON ST, n s, 85 e Henry st, add new sty to 3 -sty dwelling; cost, \$8.375; owner,


JUNIUS ST, w s, 150 s Belmont av, extension to six 2 -sty stables; cost, $\$ 450$; owner, Mutual Poultry Co., on premises; architect,
Cohn Bros., 361 Stone av. Plan No. 6891. KEAP ST, w s, 75 n Ainslie st, stairway to -sty factory; cost, $\$ 5,000$; owner, estate A. inkensieper, 134 Broadway. Plan No. 6770 . LEONARD ST, Nos. $529,5291 / 2$ and 531 , plumbing to 3 -sty tenement; cost, $\$ 210$; owner, Mary
chitect, J. ${ }^{\text {Schoenborn, }}{ }^{137}$ Mekillop, 154 India st. $\begin{aligned} & \text { av; ar- }\end{aligned}$ Plan No

MALTA ST, No 111, store front removed and ew brick wall built to 2 -sty store and dwelling; cost, \$330; owner. Bessie Helseler, on premises; architect,
Plan No 6809 .
MONTGOMERY ST, s s, 26 e Nostrand av, exension to 1-sty Antean. 883 East 35 th st . Plan No. 6821 .
NASSAU ST, No. 175, girder and interior alterations to 3 -sty tenement; cost, $\$ 250$; owner, Harry Feuerstein, 181 Bridge st; architect,

OSBORNE ST, Nos. 409 and 411, extension 2-sty shop; cost, $\$ 300$; owner. ${ }^{2}$ Joseph Setz-
an \& ano, on premises ; architect, Cohn Bros. $\operatorname{man} \&$ ano, on premises; ${ }^{\text {archi }}$
361 Stone av. Plan No. 6892 .
PARK PL, No. 10S4, plumbing to 2 -sty dwelling; cost, \$500; owner, Geo. V. Brower, on premises; architect, J. S. Kennedy, 44 Court
st. Plan No. 6S22. PULASKI ST, n w cor Reid av, replace stone ront to 3 -sty store and dwelling cost, $\$ 200$ tect, Chas: Wuttke, 15 Hull st. Plan No. 6854

\author{

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North Hempstead, Nassau
 for the erection ponstruction, the the electrical work necessary for the proposed new High School building to be York, in accordance with the plans and specifications prepared therefor by Wil-
liam T. Towner, Architect, 320 Fifth Avenue, New York city, from whom all fur-
ther information, plans and specifications may be obtained. No bid will be considered unless submitted in accordance with the require-
ments of the specifications, nor unles accompanled by a certified checque for $2 \%$ of the amount of the bid, payable to Arthur J. Ninesling, Treasurer, Which
conditions govern the submission of bids conditions govern the submission of bids on the general specification, the heating The successful contractor will be required to furnish an approved Surety
Company's bond for an amount equal to Company's bond for an amount equal to
not less than one-third of the contract price, which bond must be satisfactorv in its terms and conditions to the above-
named Board of Education and the Architect. copy of the authorized form of bid tractor unon five days before the date set for the receiving of the bids. tions have been furnilans and specificaon file at the present Hiee of which are ing in Great Neck and may be seen there by the contractors.
Coy be had at plans and specifications may be had at the Architect's office by
responsible builders only and in the discretion of the said Architect by depositwhich deposit will be refunded, less the cost of production of the plans and speci-
fication upon the return of the said plans and specifications in good condition, and upon receipt of a bid.
The aforesaid Board of Education reserves the right to reject any or all bids, or to waive any technicality not express-
ly forbidden by law should they deem it their best interests to do so.
(Signed)
RICHARD KEHOE,

## $\frac{\text { JAS. C. SPALDING, Secretary. }}{\text { TREASURY DEPARTMENT, Office of }}$

the Supervising Architect, Washington, will be received at this office until o'clock $\mathrm{p} . \mathrm{m}$. on the 17 th day of Decem-
ber, 1912 , and then opened, for the construction (including plumbing, gas piping,
heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches of the united States post ofstory, basement and mezzanine story and
has a ground area of approximately 8,400 square feet; nonfireproof construction ex-
cept the first story; granite and limestone cept the first story; granite and limestone
facing, and tin roof. Drawings and speclfications may be obtained from the cus-
todian of site at Lorain, Ohio, or at this office, at the discretion of the Supervising
 the Supervising Architect, Washington,
D. .., November 4, 1912. Sealed proposals will be received in this office until ${ }^{3}$
o'clock $p$. $m$. on the 6 th day of January, 1913, and then opened, for the construction (including plumbing, gas piping.
heating apparatus, electric conduits and wiring, vacuum-cleaning system, and lift) ing at San Francisco, Cal. The building is to be two stories and basement, of ap-
proximately 10,000 square feet
arround construction throughout. Drawings and
specifications may be obtained from J. Milton Dyer, Architect, 825 Cuyahoga
Building, Cleveland, Ohio, from J. W. vising superntendent of Construction, 403 Post Office and Court-
house Building. San Francisco, Cal., or at this office, at the discretion of the Super-
vising Architect. OSCAR WENDEROTH, $\frac{\text { Supervising Architect. }}{\text { TREASURY DEPARTMENT, Office of }}$ the Supervising Architect, Washington, posals will be received in this office until
3 o'clock p. m. on the 26 th day of December, 1912 , and then opened, for the con-
struction (including plumbing, gas piping. heating apparatus, electric conduits, and the United States post office at Clarks-
ville, Tex. The building to be one story, mezzanine and basement, anproximately 3,456 square feet ground aran, brick faced,
with stone trimming and tin roof. Copies of the drawings and specification may be
obtained from the office of the custodian of the site at Clarksville. Tex... or at this
office at the discretion of the Supervising office at the discretion of the Supervising
Architect. OSCAR WENDEROTH, Super-
vising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect. Washington,
D. C., November 12. 1912.-Sealed proposals will be recelved in this office until
3 o'clock p. m . on the 12 th day of Decem3 oclock P. $m$. on the 12 th day of Decem-
ber, 1912, and then opened for the instalber, 1912, and then opened for the instal-
lation complete of an electric passenger elevator in the United States post offlee at Florence. Ala., in accordance with the
drawing and specification, copies of which drawing and specification, copies of which
may be had at this office or at the office may be had at this office or at the office
of the custodian. at the discretion of the
OUne ROTH. Supervising Architect.

MyRTLE AV, n s, 20 w Spencer st, windows to 3 -stv welling; cost, slise owner, S. L for, S6! Bedford av. Plan No. 6865 .
MYRTLE AV, s w cor Spencer st, windows, etc., to 3 -sty store and dwelling; cost, ${ }^{\text {sin }}$,
owner and architect as above. Plan No. 6867 .
MYRTLE AV, n s. 60 w Spencer st, windows. etc., to 3 -sty dwelling: cost, sios, owner and
NEPTUNE AV. n . $\mathrm{s}_{\text {. }} 40 \mathrm{w}$ West 2 d st, re\$450: owner, Geo. Fredericks, 209 Neptune av; architect, ${ }^{\text {anc }} \mathrm{F}$,
st.
Plan No. 6850 .
NEW JERSEY AV, e s, 120 n Wortman av, extension to 1 -sty and basement dwelling; cost,
$\$ 1,000$; owner, Rose Weseman \& ano., 905 New Jersey av. architect, S Millman \& Son , 178 Pitkin av. Plan No. 6902.
ROCHESTER AV, 11 , add new sty to 2 -sty and basement dwelling; cost, $\$ 450$; owner, Susaü
Ball Southampton,
L. T. Ball, 691 Franklin av. 'Plan No. 6884.
 pair elevator; cost, \$1,686; owner, B. Shoen-
feld, 200 Greene st, N. Y. C.; architect. Reedy Elev. Co., 12 th
Plan No. 6872,
ST. MARK'S AV, 916, plumbing to 2 -sty dwelling; cost, $\$ 350$; owner. Joseph J. Gormley, 389 Bainbridge st; architect, J. S. Ken nedy, 44 Court st. Plan No. 6163.
SURF AV n s. 37.8 w West 30 sth st, exten
sion to 1-sty offee; cost, $\$ 300$ owner, Emil F. Hemberger, West 30 sh st and Surl av: Plan No. 6864.
VOORHEES AV, ${ }^{n}$ s. 35.6 w East 16th st,
move 2 -sty dwelling; cost, $\leqslant 2,000$; owner, Emma L. Schaeffer, Shore rd and Voorhees av: architect. A. White Pierce, 59 Court st. Plan No.
6847 .
VOORHEES AV, n w cor East 16th st, move tect as above. Plan No. 6818 .
VOORHEES AV, n s. 68 w East 16th st, move 3 -sty dwelling: cost, \$1,500: owner and archi-
tect as above. Plan No. $6 \$ 49$. WYCKOFF AV No. 31, extension to
dwelling: cost, $\$ 250$; owner, Mrs. C. L. Lan dwelling; cost, \$2s0; owner, Mrs. C. L. Lan-
zone, on premises;
net ${ }^{\text {architect, }}$ Henry
$3 \mathrm{D} \mathrm{AV}, \mathrm{e}$ s 40 n 7 th st, extension to 1 -sty 3 D AV, e s 40 n th tt , extension to 1 -sty
shop; cost, 22,$000 ;$ owner, John Eno, 44 Court
st: architect, Gowanus Milling Co., Bd av and st: ${ }^{\text {architect, }}$ Gowanus
Tth st. Plan No. 6893.
6TH AV n e eor 66 th st, plumbing to 2 -sty
dwelling: cost, $\$ 150$ : 0 wner. Victor Balluff, on dwelling: cost, $\$ 150$ owner. Victor Balluff, on
premises
arrmitect, Thos. Quinn, 5615 5th av Plan No. 6836.
24 TH AV, w s. 77.6 s Bath av, interior alterations to 2 -stv dweling: cost, 820 ; owner, Pe
ter J. Van Note. 207 Bay 35 sth st; architect, 6814.

## Queens.

ARVERNE.-Remingion av, e s, 80 n Boulevard, 1 -sty frame extension, $17 \times 26$, on rear 1,20
sty frame dwelling, new plumbing; cost, $\$ 2,000$; owner A. E. Nathan, Remington av, Arverne No. 1230.
COLLEGE POINT,-3d av, from 3 d to 5 th sts, 1 -sty brick extension on front and side of fac-
tory, $103 x 36$, shingle roof; cost, $\$ 3,000$; owner, American Hard Rubber Co premises: archi-
tect, W. Kidder, 140 Cedar st, N. Y. C. Plan No. 1231. st, erect 2 frame shelter sheds. 8x60; cost, $\$ 400$; owner. L. I. R R. Co., Penn. Terminal, N. Y. C.
Plan Nos. $1221-22$ Plan Nos. 1221-22.
CORONA. - Mulberry
tension on shed, $\overline{5 x 10}$ : cost. $\$ 75$ : ${ }^{1 \text { sty frame ex- }}$ owner, Frank Andrews, premises. Plan No. 120 , Frner, Frank $\underset{1 \text {-sty bay.-Benjamin st, es, } \mathrm{s}, 240 \mathrm{n} \text { Park av }}{\text { COROW }}$ 1 -sty bay window on side 2 -sty dwelling; cost
S60 : owner, Alfred Gruger, premises. No. 1210.
FluSHing.-Locust st, 6 6, 201 w Main st, 6 -sty brick extension on rear 4 -sty storage, owner, Flushing Warehouse Co. $71-73$ Locust st, Fiushing; architect, Frank A.
Grant st, Fluehing. Plan No. 1213.
FLUSHING.-Main st, No. 94, erect new electric sign; cost, 860 ; owner, McDonald Estates,
Lincoln st, ${ }^{\text {Flushing. }}$ Plan ${ }^{\text {No. }} 1226$. GLENDALE.-Myrtle av, 1908 , erect new
doors and windows in cafe cost, 850 ; owner, Wm. Martin, premises. Plan No. 1207. GLENDALE.-Myrtle av, n s, 26 e Fresh
Pond rd, cut new doorway and reset doors so Pond rd, cut new doorway and reset doors so
as to open outwards; cost, $\$ 200 ;$ owner, Jacob as to open out
Paul, premises.
HAMMELS,-Dodge av, w s, 300 s Boulevard. 3 -sty frame extension, $24 \times 16$, on rear 3-sty store and dwelling. shingle roof; cost, \$500; owner. Mrs, H. Rettig, Hammels; architect, Jos. H.
Cornell, Far Rockaway, Plan No, 1225, LONG ISLAND CITY.-Vandeventer av, No. cost, $\$ 2$ nop; owner, Mr. Baumann, premises. Plan No. 1224 .

LONG ISLAND CITY.-Review av, e s, 219 s Borden av, 1 -sty brick extension, $50 x 50$ on \$6.000: owner and architect, General Vehicle LONG ISLAND CITY.-17th av, No. 139, insais: owner, A. J. Scharff, premises. Plan No.
LONG ISLAND CITY.-Jackson av, n e cor Crane st, roof of factory to be raised and new owner, Neptune Meter Work premises $\$ 3,000$; Boese, 280 Eroadway, N. Y. C. ${ }^{2}$ Premises; Jon No. 1227 . MASPETH.-Maiden Lane, e e ${ }^{6}$, 100 n Lenox av, 1 -sty frame dwelling, $16 \times 14$, on front $21 /{ }^{21 /-}$
sty
frame dwelling, tin roof; cost, $\$ 300$; owners, Tiger \& Meyerowitz, Grand st, Maspeth : architect, Edward Rose \& Son, Grand st, Elm-
hurst. Plan No. 1206 .
MASPETH.-Betts
iv, 2 -sty frame extension, 20 x 14 , on rear 2 -sty frame dwelling, tin roof, new plumbing; cost, $\$ 1,500$; owner, Estate Phillip Gruesey, Betts Grand st, Elmhurst. Plan No. 1205.
RTCHMOND HILL-Jamaica av, No. 2606 , premises. Plan No. 1216.
RICHMOND HILLL-Chestnut st, w s, 175 s rear 2 -sty dwelling, tin roof; cost, $\$ 300$ : own er. M. P. Lindlaw, 123 Chestnut st, Richmond RIDGEWOOD
Rew cellar and alter inter No. 705, excavate w. c. compartments ; cost, $\$ 220 ;$ owner, Bruno Hasse, premises; architects, L , Berger \& Cor,
Myrtle and Cypress ave, Ridgewoon. Plan No.
RIDGEWOOD.-Woodward av. No. 591, erect new electric sign: coot. s20; owner, Julius Stein, new electric slign: cost, $\$ 2$.
RIDGEWOOD-Fairview av, s w cor Woodbine st, 1 -sty frame extension, $19 \times 45$. on rear owner, Frank Neiman. 6.34 Woof: cost, \$4.500; owner, Frank Neiman. 634 Woodbine st, Ridge-
wood; architect, R. Geo Smart, 702 Forest av, wood; architect, R. Geo. Sma
Ridgewood. Plan No. 1213 .
ROCKAWAY BEACH.-Ocean av, No. 183, erect new electric sign; cost, $\$ 35$; owner, FerROCKAWAY BEACH.-Kane av, e s, 275 n Boulevard, raise building and erect new foundation; cost, \$100: owner, A. Stigmuller, prem-
ROOKAWAY BEACH.-North Grove av, e s. 203 n L. I. R. R., raise building and erect
new brick foundation: cost, $\$ 250$ on owner, Luke
Eldert, adjoining Eldert, adjoining premises. Plan No, 1217 WHITESTONE- 23 d st, s s, 200 e 8 th av, frame dwelling, shingle roof; cost, si.5no: ${ }^{21 / 2-\text { sty }}$ er, Catherine Coushlan, premises; architect. W J. Mcrormink, 16 West 22d st, Whitestone. WINF
WINFIELD. - Forest st, ${ }^{n}$ e corner 12 th st, frame stome extension, $18 x 40$, on side 2 -sty cost, $\$ 1,500$; owner. Frank Hahn pret roof; architert, Frink Chmelik, 7962 d av, L. I. City.
Plan No. 1211.

## Richmond.

CENTER vT, w s. 150 s Broadway, TottenI. W. Johnson, Tottenville, S. I.; owner builds. Plan No. 454.
WILLIAM ST, w e, 110 s Arents av, Tot-
tenville, alter frame dwelling; cost, $\$ 355$ ownenville, alter frame dwelling; cost, $\$ 375$ : own-
er. Answot. Tottenville; builder. J. Jensen,
Tottenville Pres. Tottenvilie. Plan No. 449.
ARIETTA ST, w s, 25 s Tomnking av, Tompchael O'Connor, Port Richmond ; builder, Frederick Fricker, 288 Pearl st, N. Y. C. Pred
No. 451 . branley av, w s, 550 s Richmond turnoike, Port Richmond alter frame etable; cost $\$ 300$; mond; owners bulld. Plan No. 448 . RROADWAY, e s. 126 s Union st. West New Brighton, add to frame store and dwelling;
cost, $\$ 1,500$; owner, Dominick Laurz West New Brighton; architect James ${ }^{\text {Whitford, }}$, New
Brighton ; owner builds. Plan No. 453 . Bron warer buid. Plan No. 453. BROADWAY, es. 100 n Henderson av, West Stow : owner. Vinanzia Laurin 157 Br , cost, West New Brighton; owner builds. Plan No. 459. BURTON AV. e s in s Railroad av, Donean wner. J. McGrath Dongen Hills; huilder, A. Markss, Dongan Hillss. Plan No. 455. BOULEVARD, s s, 280 e Sand la, South W. Tirelli, South Beach: builder, A. Di Brizzi, Concord, add CLOVE AV, es, 50 s Necker av. Concord, add Loutz, Concord; builder, Philip Hamin, Con-
 RICHMOND TERRACE, n s, Mariner's Harbor, dd rame machine shop; cost $\$ 800$; owner, ers build. Plan No. 457 . RICHMOND TERRACE, 250 s w Broadway, S. I. Shio Building Co., Port Richmond ; owners TODT HILL RD, one-hale mile north Richmond rd, Do D Wm. Mahr, Stapleton, L. I. Plan No. 450 .

## Government Work.

RALEIGH. N. C.- Sealer proposals will be electric passenger elevator in connection with and extenthon to the Unitt. States post offlee
and courthouse. Ralelgh. N. C. Oscar Wen-


#### Abstract

Pirsonal and Trade Notes, ELI BATES, the oldest ex-chief of the New York Fire Department, died Saturday at his home, 236 Fulton avenue, Jersey City. He was HERING \& GREGORY, consulting engineers, of 170 Broadway, New York City, pare plans and specifications for the sewage EDWARD F. FELGENHAUER, contracting builder, has opened offices at 16 Court street tiffed with this line of buciness for been idenyears and handles general contract work in all SUPT. RUDOLPH P. MILLER, of the Manhattan Bureau of Buildings, has appointed Dewey was with the bureau six years ago as ary of $\$ 4,000$. EDWIN H. BLASHFIELD, the painter mural decorations on a large scale, has been of the Fine Arts Building in West Fiftyllery nth street, Manhattan, on three subjects, which of town. The largest, which pretty nearly fills the north eide of the wall in the gallery, is consin State House, which is now in process f building by George B. Post \& Sons, archi-


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14 Ackerman, Louis- N Y Y Tel Co....


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 14 Di Gre. ${ }^{\text {et }}$.
 14 Decker, Philip A-Meyer Denker Sin15 Duffy, Jas J-Kerin \& Dunn.....3874.91 15 Dewey, Wm H-J L Block et al. $\not .0$ 15 Davidson, Fredk J-Cord \& Taylor 70.76 15 Davidovitch, Sonhia-Campagnie ${ }^{35}$

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 berle, Harry-Smith Worthington
 3 Edmondson, Oliver $\mathfrak{L}$-ciark $\& 1,194.91$ drick ..................84.23 English, Chas M, Chas L Hayden, I Rumsey-C D Mower Niles \& Lee 3 Epstein, Sam1 H-A V Amy ${ }_{3}$ Egats, 26.76 3 Einhorn, Saml \& Wm-M David .365 .00 14 Eisenlohr, Luella, extrx-T J Kieley.
 15 Erickson, Wm J \& Fritz W-People. 15 Eakins. Wm C-W H Dean..costs 20.25
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Feuerman Beatrice by gdn-Gr6.30 Atlantic \& Pacific Tea Co, gdosts, $\$ 10.00$ 12 Fehlinger, Jacob-S Eichenbaum et 12 Frato siebastine - Vorrado..... 46.81 J Kuflik et al \& Jacob Knaster-A $A$ 13 Foye, Andw E-Larchmont Yacht 13 Fox, J Wiileti-G F Ackerman. $3,037.70$ 13 Finkelstein, Arthur-M Cohen 122.00 13 Farley, Wm W Comr-G Bernheim. 13 Fried, Sarah \& Abr Goodman* -K 13 Fischer, Jacob \& Bernhard Levy 16.5 J Reilly .......750.00 14 Fisher, Peter J Jr-Darling Bros Co. 14 Friediander, Edw-J strassman.. 62.79 14 Ford, Thos J-American Exchange 14 Fagan, Jno-J Hirsch et al.costs, 14 Feilowes, Natalie- $\because$ i $\dddot{\mathrm{Y}}$ Tel Co..... 32.82 ${ }_{4}$ Fogel, Isaac-C Radish
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14 Freedman, Jos-Jefferson Bank. $4,886.70$ 14 Fieldman, Aaron-Kaplan Bros. 164.93 14 Frowein, Jno J \& Jacob Knaster-A 15 Fink, Mever-H Green 15 Freund, Edw \& Sidney-I Burnstein 226.08 15 Flynn, Virginia-shadboldt Mfg ${ }^{94.31}$ 9 Goodman, Jacob-F Kubera 9 Greenberg, Danl-Siegman \& We ${ }^{\circ} 63.99$ Goldstein, Eva-J A Deering...3,692.25 Gigler, Jno $\mathrm{E}-\mathrm{W}, \mathrm{L}$ Flagg......94.34.
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 Realty, Co $\quad \mathrm{H}-\mathrm{A}$ C \& H M Ha11 -

 13 Gehlhaus, Chas-S V Dagg. ${ }_{13}$ Gollier, Frank E, Norman E Wigens \& Sara Wiggins-H Woelfer, Inc


13 Greenberg, Martin-American Agri13 Gemaunt, Chas-Hannis Distilling Gannon, Gregory-H Borst ......529.96
13 George, Henry N-City of N Y.
14 Goetz, Fredk-R Goetz $1,700.75$ olower .....-i Hoffman .......... 157.15 14 Grauer, $\mathbf{W m - M}$ Hoffman .157 .70 14 Goodwin, Margie-N Y Tel Co....20.0 15 Greenbaum, Leo D-john D Morris 15 Gordon, "Jacob" \& Sale Agid-People,
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 11 Hans, Aaron Y-j Darrow...costs, 4.01 ing Co 1
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Of 2 Huestis, Alfred J-Star Finance ${ }^{40}{ }^{43.95}$ Higgins, Frank-same $\ldots \ldots . . .67 .52$
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Ed 2 Hammer, Louis-H L Schreiber Holtman. Fredk H-Herman \& Raabe 2 Houghton, Chas H \& Maıcom W-S $\begin{aligned} & \text { H Smith } \\ & \text { H }\end{aligned}$ Hedenberg, Gould H-Roebuck WeathStrip \& Wire Screen Co.........501.35 3 Hofrman, Sophie-Alen Shoe Co. 111.47 Hyman, Isaac \& Morris Simon- F E

Gunninson 13 same-E C Morwin Horowitz, Morris-i Herman ..... 191.91 Henninger, Marie-M Radt. | 354.77 |
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| 89.41 | Head, Jno W-E A Sumner. $\mathrm{C} 0 .{ }_{2}^{892.41}$

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 ...costs, 69.50 15 Huntoon, Roy B-O'Dea Laboratories 5 Herrmann, Edw-same 95.49
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 Halsey, Chas D, J Nelson Borland \&
John E Daily-W B Keller.costs 114.17 15 Herrmann, Jacob-Jacob Hoffman Brewing Co ©
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 12 Isacs, Philip-H I Feldman, 12 Ikiyan, Paul S-Underhill Clinch Co
12 Co 11 Josephs, Leonard $\dddot{S}-\boldsymbol{J}$ E Anderson. 11 Jelcobson, Ignatz, Marcus Jeicobson Johnson, Benj L-.............................. at 11 Joiine, Adrian H \& Douglas Robin12 Jenkins, Wm C-Saks \& Co.........69.4

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 12 Kohlweil Jacob-D Brenner.. $2,830.3$ 12 Kullgren, Karl E-Star Finance Co

12 Klask, Sannie \& Hyman D Shapiro$\underset{\text { Kauffman, }}{\mathrm{H} \text { Hou } \dddot{\mathrm{B}}-\mathrm{T}}$ Vaughan. costs, 154.30 Kauffman, Lou B-T Vaughan .60 .65 13 Kempner, Marcus-W Rosenfeld...48.8 Co.........................194.31 13 Kramer, Otto-A Ehlers 13 Koehne, Richd-C E Diefenthaler 13 Kasner, Chas E-C J Lynch...costs, 99.16 Klumpp, Aug-C Gennerich et al. 3 Klauber. Fannie - W F Sykes et al. 13 Kraemer, Ernest J \&obt H MaKaufman, Sam \& Hyman Ledow Lebowsk y -P Poholsky Le..... 432.27
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Kotz, Bernard-Saal Bros ........1,161.85 Klein, Louis-Compagnle Generalo Transatlantique
Krousos, Nicholas $\mathrm{D}_{\mathrm{D}}$ - C Cassanos 9 Lieberman, Abr B- N Y Tei Co. 16.78 Lsland
9 Lowinger, Fritz \& David J Nachman* ${ }^{2}$ 9 Levy, Nathan-Aitman Neckwear Co ${ }_{9}^{9}$ Leooes, Chas A-S Looes...costs, ${ }^{\text {Len }}$. ${ }^{137.12}$ $9{ }_{9}$ Leonard, Arthur J-D H Campbell.
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 9 Meyrowitzor, Ann-J Darrow 163.3 Meyer, Louis-B Schwinger. costs, 4.02 9 Meyrowitz, Herman-Lyons Mfg Co. 9 Muelier, Oscar F \& Henry-U S Fidel9 Moritz, Jos-I P Frink $\ldots . . . . . . . .41 .66$ $\mathrm{C}_{\mathrm{T}} \mathrm{K}$ Celsey A \& Herbert H Chinds 89.6 ${ }_{9}^{9}$ Mayroski, Jno Joster Jr-Funk \& Wag nalls Co w-G E will Mills, Jno W-G E Wilson 11 Maisch, August T-H E Boucher 18.1 11 McLoughin, Thos11 Montague. This
 11 Miller, Jno R-Stern Bros. ${ }^{2}$. 243.11
11 Morriss, Isidor M-Home Ins Co 11 Muiholland, Jos P- W O Campbell 12 Murray, Waiter-A L Lesser et al 12 Montague, Wm A-J Brodie $\ldots$ W. 6.68 .35 12 Meyr, Fred Herman ${ }^{\text {Th}}$ A-Jas McCreery \& 12 Miller, Wiibur A L Milier.......737.41 12 Mandelbaum, Jacob \& Philip Leich13 Mack, H Arthur-P Haller........ $\mathbf{i n}_{57.70}^{14.41}$

12 McHenry, Jno D-Passaic Herold Pub
12 Marshaili, Clyde H-American Tract $12 \begin{gathered}\text { society } \\ \text { Morgenson, Emil }\end{gathered} \mathrm{A}_{\mathrm{A}} \mathrm{K}$ Schwenk Co 2 Merwin, Horace w $\begin{aligned} & \text { jö- } \\ & \text { c } \\ & \text { Niatcett. }\end{aligned}$
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3 Mangles, Edwin F-i D Rosenberg.
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15 Mietke, Adolif $\mathfrak{G}$-Longnecker Erost Eros.
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en
B Nelson, Sarah-B S S Deutsch
oryheim, Albt \& Benj$1,250.00$ Osorio, J Newton \& Adolph Baumann Oppenheim, Ferd-Victor N Nunes Co 11 Oakley, Thos w-Jno Wanamaker, 11 o'Rourke, Patk C-Johnson Laur11 Oransky, Louis-D Meyer
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$V$ 1 Priess, Adele $\mathrm{D}-\mathrm{R}$ Waldo ..........59.75

12 Place, Jas C - $-\underset{\mathrm{F}}{\mathrm{H}}$ Silverthorn, ${ }_{4}{ }^{114.61}$ 12 Place, Jas C-F H Silverthorn, ${ }^{426.60}$ 12 Pitts, Jos-M M Dunne. ...........i73.63 tractors Supply Co. Marine \& Con- 336.3 12 Page, Chas E-De Peyster Realty Co. 13 Parke, Robit A- F C Hoilister. 134.26 3 Porter, 13 Person, Geo W-N Y County Nationa1 3 Person, Geo W \& Mary E-same. 13 Pollock, A-L Spiegelberg \& Sons 13 Perkins, Helen F-Harperley Hail Co 13 Pertridge, Suzanne-B G Behman Co.
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 14 Quinn, W Johnson-Marsellaise 9 Reynolds, Alice $\mathrm{J}-\mathrm{N}$ Y Tel Co Romano, Luigi-same Reeves, Fredk G, Carl Ernst \& Mis itz L Ernst-American Spirits M Rosenfeld, Julius- F J Phelan....519.31 9 Rosenberg, Annie-M J Drummond.
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 12 Riley, Margt-A S S Cochra .192 .74 12 Rube, Margt-A A Cochran $\quad . .1238 .14$ 12 Rosendorfe $\because . .$. is $\ldots \ldots \ldots$........159.45 ${ }_{12}^{12} \begin{gathered}\text { Rosendorff, Louis } \\ \text { Rossi, } \\ \text { Luigi- }-M \text { Reitman... } \\ \text { Moriggra........ } \\ 78.65\end{gathered}$ 12 Rossi, Luig-T Morggran Balter S-Bruhl Bros \&
13 Roberts
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9 Sholl, Edw P-same

## Silverman, Trving-same

9 Segal, Jos P-same ${ }_{9}$ Schwartz Joel-same
9 Slobey, Jno-same
${ }_{9}^{9}$ Schreiber, Saml-same
9 Stern, Sam1-same
${ }_{9}$ Scheer, Grover C-samer
${ }_{9}^{9}$ Slowey, Ann G-H Finkelstein
9 Stearns, Jas M-J J Gibbons..
11 Shaughnessy, Jno F-Fiss Doerr
 11 Smith, Mark-O Oestreicher et al.51.65 11 Schoen, Ignatz-Associated Trade 11 Salmore, Chas C-R Saimore.................. 130.40 11 Spachner, Leon, Harry Berger ${ }^{\text {L }}$ 11 Silverstein, Becky or Mott-M Brein 11 Salzer, Carl W-H Koib....costs, 108.38 11 Streyckmans, Hector J-A Frank. 97.49

11 Samuel, Albert D-Magazine Sect $\quad 67.2$ 12 Seidman, Morris-E H Gate Cigar
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12 Seldel, Chas F - W Howe.....124.58

12 Stein, Theo D \& Salo S Horowitz-J J 12 Sprickerho
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12 Simon, ike, gdn- Board of Educa12 tion of the City of N Y ..costs, 122.85 12 same-B Newmark 12 Sutherland, Wm W-G Taik et al 12 Striff, Chas-C Eppleus .................. 1681.016 12 Smith, Saint C Jr-Lens Curiosity Co. 12 stern, Alex-J F Taylor \& Co.... 39.52 13 Sidden, Henry-E C Hahn ${ }^{13}$ Shepard, Earle R-W Naigles et
13 stack, Jas H-H H Baruch........150.55 13 Solomon, Simon \& Pauline Rosenzwelg 13 Saymon, Jos- A A Schwartz. .....1,042.82
 13 Simon, Monroe L-Chelsea Ex Bank 13 Stadly, Albert J L-Nassau Electric 13 Sire, Leander S- A Ẅ Chatfield. 112.17 13 Singer, Louis-Etagleo Holding
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14 Sulzberger, Moses-Embroidered Gar-
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15 Schatz, Menyhert- N Y Tel $\mathrm{Co} .$. 15 Spanton, Theo P-same
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$15^{\circ}$ Sammis, Theresa-G E Sammis.
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15 Shoemaker, Fredk H-N Y Red Cross
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11 Taaffe Jno-W Loeb ${ }^{11}$ Truebig Amelia_F Stein ........... 99.65
11 Truebig, Amelia-F Stein Piaster Co.
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12 Terry, Thos $\mathrm{H}-\mathrm{B}$ Martin ${ }_{12}$ Trie...829.81
12 Triest, Hans \& Carl J Schramme
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13 Tabor. Edw W-W L Thompson. 132.8
14 Terzakis. Antonio B-A Kutchie.135.11
14 Taylor, David C-Germantown Ave
15 Teichman, Jennie E-N Y Tel Co. 25.46
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12 Unger. Leonard-M L Lowentein. 171.81
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11 Vassiley, Nicholas D-E L Johnston
11 Viau, Benj-M A shaw ..................64. 64.00
12 Verga, Michl-Equitable Trust Co.

13 Vastolo, Lorenzo \& Bridget T-Chil-
3 Vanderhoff, Frances-W W H H Huill \&
Vanderhoff, Frances-W H H Hull \& Vincelli, Moses, Dominick Bonacci more-Seaboard Brick Co...costs 120.50 Wilbour, Wm F-Victor N Numes Co Weichman, Geo F \& Alex Walker-
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Willsaw, Harris-same
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| :--- |
| Sweet \& Cutler Co-J F Pierson. 216.85 |

 11 Sweet \& Cutler Co-H Frank Jr. 149.43 ..................170.39 11 Ernest H Fleischman Co-F G Fish. 11 East River National Bank-I T Long11 Wolf \& carrilio-D A Aaronson et al. 11 Bankers Surety Co-Suburban Land 11 First Proment Co Sick \& Benevolent 11 Interborough Rapid Transit $\mathrm{C} 0-\mathrm{C}$ 11 Jungman Drug Co- Kny Scheerer Co $11 \quad \begin{gathered}\text { Same-First } \\ \text { Coudersport }\end{gathered}$ National Bank of


 11 McAvoy Bros- $\mathcal{G} \geqslant \mathrm{P}$ Westervelt..... 133.64 11 Park Row Reaty Co-JTully. $2,888.70$
11 New York Silica Brick Co-Aerth 11 National Foundry Machine Co... 164.41 hibits Inc \& Albert L Weyman
Huott Publishing Co $\ldots . . . .278 .09$
12 K Kerosene Gas Producer Co-E Fitz-
 O B Coates \& Co-F M Robbins et O B Coates \& Co-F M Robbins et
 12 Leggett \& Co...... S M Hoye United Parauette Flooring costs, ${ }^{219.12}$ Eberhart \& Son Co...................... 12 White House Lunch Co, Philip Dingin \& Isaac Dingon-E Boker et 2 Home Title Ins Co-m wiener., i11.81 12 Falcon Waist Co - Fried Mendelson ${ }^{111.81}$ Chas $W$ Aschenbach \& Co-Boston
Harness Co Jos Meyer \& Sons $-\mathbb{B}$ Wieder....2. 20.00
Halley Land 12 Halley Land \& Improvement Co- 0 . 128.05 12 Atwell Contracting \& Constn Co-

12 same-same $\begin{aligned} & \text { sad......osts, } 27.67 \\ & \text { boor Co, Haven House Wrecking \& Lum- }\end{aligned}$ Newhouse-I Kahn .............. 245.03 13 Casemento Roofing Co Inc-J H Adams
 3 Coney Island Printing Co-W Co Jones
3 Konkie \& Co-F L sheppard et al 13 Van Cortlandt Reaity Co-H Handy 3 Waikind \& Berman Inc-Louis ${ }_{20}$ A

 3 Ernest H Fleischmann Co-A Rosen13 F T Nesbit \& Co-W A Lincoln. $1,873.79$
13
13 Rapn Constn Co-A Barattino. $\begin{aligned} & \text { Blo.240. } \\ & \text { Ble Electric } \\ & \text { Co-R L Lockwod }\end{aligned}$
 3 Rhine Realty \& Impt Co-Title Ins


${ }_{3}$ Hilinois Surety Co-A Korn.costs, 93.64 13 Birch Realty Co. Hermane Rabe \&
Mary Raabe-Central Building Impt Mary Raabe-
Co $\begin{aligned} & \text { same- same }\end{aligned}$
same-same
same-same
 4 Adams, Flanigan \& Co-A Brownlee. 4 Atwell Contracting \& Construction
 4 Cartright Automatic Press Co-N $\begin{aligned} & \text { Y } \\ & \text { Tel Co }\end{aligned}$ 1 Downtown Republican Club- in Y $\begin{aligned} & \text { Tel } \\ & \text { Co }\end{aligned}$

14 Central Park North \& East River R David et al .....................1,003.68 14 F T Nesbit \& $\because \mathrm{Co}$, Inc- W W A Lincoln. 14 Hefreron Co Cơown Infants wiear Co 14 Lord \& Taylor-B Fiusco ${ }^{1} \ldots$ Vander Motor Car Exchange-W H Vander Olcott Payne \& Co- N Y Tel Co..35.43 Tangiers Development Co-Glengarry
Realty Co same-sam 620.73
607.50
 miglia \& Maria Ventimiglia-T
Wod
\& 14 Drucker \& Holmstock Co-C Dimon. 162.80 14 Richmond Sales Co-P C Sherman. $11,355.40$

15 Eagle Restaurant \& Lunch Room, 15 E Soter \& Co-L Kehlmann Co... 341.48 $15 \underset{\text { Sky }}{\text { Sign Building Co-Manhattan }}$ Rolling Mill .................... 539.67 15 International \& Eastern Hat Co- J J 15 Baxter Hat Co-M Feinberg ${ }_{15}$. ${ }^{\text {Ciuc }} 52.65$ 15 Konkie \& Co-Blickensderfer Mfy $1,19.69$ 15 Wheatfield Packig Box co-j Gattin.
15 Mora Bros Co-Clement Sewer Pipe
15 A B C Constn Co Wion Mifg \& Real$15{ }^{\text {ty }}$ Co of Long Island............ 403.00 15 A B C Constn Co-Wood Mfg \& ty Co of Long Island. same-same
same-same

## Borough of Brooklyn.

NOV. Allison, Edw C-E G Vail Jr
8 Amison, Edw C-E G Vail Jr..... 34.40
Apy, Edw-F Peterson...
Amato Nicola-S Tresca.
11 Amerling, Benj-Shetland Co...
12 Alexander, Murad-D J Faour et
12 Anderson, Jno R -Star Finance
12 Ariota, Jos-French American Wine
13 Alexander, Jane \& Jno vi- $\dddot{C}$ D
Bellman otto-Piel Bros
Betts, Chas-same ……..........68.46
Brown, Geo-MI Neuman \& ano.. 101.15 Bunting, Michl
Bunting-City
N (infant) by Ellen Burrucker, Chas-De Cabailero Conrody $\ldots \ldots$..... H Lins.......... 99.79 8 Back, Harry A-L H Lins....... ${ }^{541.90}$ Berkman, David-Corn Exchange Bk
8 Bowie, J Frankiin, widow \& as partKoepke $\ldots \ldots \ldots \ldots$ Brown, Lawrence Miles ….......311.1 Bonacci. Dominick-B Brady et al.95 Works
Bernstein, Harry-S Kohn Baar, Jacob- H Feinberg.
Brown, Wm A Brown, Wm A A-Sargent \&
Brown, Isaac- Levy...... Bogolowitz, Vigdor-same Bub, Adam-P-Amelia Fur Betsch, Chas-Bklyn Heights $\mathrm{R} \frac{73.0}{\mathrm{R}}$. Blake, Jos E \& A Anie E, doing businecker Ice Co $12 \begin{gathered}\text { Blockom, Sidney G-Obermeyer } \\ \text { Liebmann } \\ \text { Lien }\end{gathered}$ 12 Braunworth, Anthony-Star Finance 12 Briliant, Henry-Silede Fur Co.... 78.65 7 Ciro, Luigi-Piol Bros .........2, 367.77 Clarke, Walter H-C H Fuerste 7 Carlson, Saml-j Ryan
8 Conovich Theo-A Rogasch ion in 8 Conovich. Theo-A Rogasch.... Dis.
8 Considine Michl $S$ - Bernheimer Dis.
tilling Co 8 Cranides, Belle-C sommer sr as adm ${ }_{9}^{8}$ Curtin, Jno-Mary A Nicoli......... 82.75 11 Charlton, Robt H-Lawyers Titie 11 Colby Chas R - L H Biglow....... 20.40 11 Conovich. Theo-I Horowitz . 69.80 11 Church Jno B-E Church....... 1 11 Cohen, Mathan or Nathan Kohn 11 Curtis,
11 Curtis, +Jno-H Sumfleth. Hid. ${ }_{12}^{12}$ Chapin. Polly M- M D Brergida. 12 Clark. Chas C-M S Weetbaum. 40.96 12 Connell, Alice R-Bklyn Heights R R $12 \mathrm{C}_{\mathrm{R}} \mathrm{R}$ R Col, Francis J-Bkiyn Heights 13 Caffee, Alberto H-A R Sax Lumber 13 Casey, Henry L-Lafayerte Trust 13 ciark, chas H-Royal Eastern Ele 13 Coffey Danl J-J w Acker ..... 144 13 Coulter, C Adele-Lucy A Kutz


7 Danzig, Louis-M Ginsberg ..... 265.65 ,in, Isaac \& Philip-
 8 D Berkman \& Sons-Corn Exchange 8 Dawson, Bernard-E Burke ........44.84 8 Detmer, Jno-A E MacAdam...... 50.80 8 Dick, Waiter A-W B Lachicotte \& 8 Di Blasi, Francesco-G Artale.... 172.12 9 De Raucy, Amanda-Thos G Knight 9 Dognanno, Elia-V D Ambrosio. 135.90 2 Demaisico, Michl-Bklyn, Queens Co
12 Dí Suburban R R Ro................... 122.15 3 Railway Co.................. 112.72 as Dincin Bros-E Boker \& ano..................... 13 Dünaif, Geo M-Minnie Greenberg. 10.10 Eichner, Nathan-M Livingston \& 9 Edgar, "Caroline Li-Scranton \& Lehigh Coal Co
1 Eisenhut. Otto- Levy \& ano... 51.42 Feldberg, Henry B-F Haslach \& ano Fisher, Hyman \& Mä-G Scher...87.53 Fisher, Gustav-A olsen.............41.25 Fentrical Fey, Jas H-
Friel, Thos- H H MeNamara.......367.59
3 Fleming, Wm H-V Calendo \& ano. 3 Fringo, Luigi, near relative of Jas Coppola Solv Altabelia, Antonetta (infants)-A L Squiers as special gdn
Geller, Philip-W Wi Newton et al. 70.50 ..................104.42 Graves, Lavinia-Rose Story Glaser, Jacob S-H Miles \& Sons. 92.08 Goldblatt, Max-A Cook \& ano....64.40 K , doing business as D. \& Howard K, doing business as Green Bros-
9*Geiber. Louis - N Y Tel Co........ 19.89
11 Goll, Conrad R-A Barth............59 Guida, Kate \& Loretta L-S Rosen12 Gmelin, Loutse- R Meinnerg..... 36.40 12 Greenhut. Wm-B S Antonowsky. 35.90
 Germern Bros Co. 13 Gerringer, Chas-M Hoffman.... 157.70 13 Gerringer \& Graver-M Hoffman. 157.70 13 Gross, Fred L-Third A A R Railway Co
 Endowment Fund Assn-B H Foss
 Hughes, Chas E-Cecelia McKenzie \&ammond, Wm-Froehich Bros Co. 8 Hiliiker, Jno H \& viary E-M Schaef$8 \frac{\mathrm{er}}{\mathrm{H} \text { odes. Louis \& Rachel-Corn }}{ }^{1,323.48}$ change Bk $\begin{gathered}\text { Hollander, Ike- S Kaplan et al. } 173.87\end{gathered}$ same-same Huck, Geo-Sanitary Metal Tile Co. Hermanni, Emil O T Meliman. 291.54same-samesame-same

Hering, Geo T-Carl H Schultz
 Hendley, Beni F-same ............15.03 Hendricks, Edw-E E Smith Con-
tracting
Co................... Haupt, Harry-C F Kempton \& ano Hiebschman, Morris-Yetta Salovin. Holdën, Jno Ẅ-Browning King \& Higgins, Frank-Star Finance Co. 67.52 Holt. Frank G-Annie Field. Huff, Fredk P \& Warren Y-Bor-
ough Bank Hyman, Isaac-Eliz M C Merwin.
…ame-F E Gunnison as exr 118.41 Hatch, Elias T-Title G \& T Co.. 490.71 Hamm, Geo-I Bernstein, Iskujan, Poul S-Underhill Clinch ${ }^{53.40}$ Joo..... chas Jameson, Jas-J P Mulaueen...4.205.79 Plyn Heights R R Kellv, Delia-w E Tunison.....337.73 Keger, Edw-Nellie O'Brien …..79.40 Keller, Aucustus R. doing business
Kierst.Jno J-Bkiyn Hi...1.108. 80 1.108 .8
$R$
1127
$\xrightarrow[\text { Keen, Fin, Theo-W }]{\text { Kloichmann }}$ ein, Theo-W Gleichmann.
same-same
same-same same-same
1 Kahn Isaac-Burns Bros. ${ }_{27}^{15.53}$
273.03
293
27.07
274.53
.42 .25

12 Keller, Jno-Welz \& Zerweck. 338.30 $13 \underset{\text { Kaufman, Saml-Bklyn Union Elev }}{\text { R R Co................................. }}$
 ${ }_{13}{ }^{13}$ Kerrigan, Jno-G Frank-C ${ }_{I}$ Anderson. Bklyn R ${ }^{\mathrm{C}} \mathrm{Co}$ 13 Knox, $\dddot{\text { W. m \& A Anie- }}$ J Н Eckhardt. 13 Kornich, Siegfried-s Baer $\cdots \cdots 250.41$ 13 Kuhlken, Jno-H J Z Zoeckler.... 3885.64 ${ }_{13}^{13} \mathrm{Kutz} \mathrm{Kutz}$ T, Jos \& Abbie F T-Lucy A A

${ }_{13}^{13} \begin{gathered}\text { same-M C M N M } \\ \text { same-Eliz }\end{gathered}$ Levine, Julius | Shodes |
| :---: |
| Le.............. 20.75 |

Lawrence, Benj B- Bkiyn Daily .... .... Dany ${ }_{46.90}$ 8 Levine, Benj A-W O Campbell.
 Lauro, Edmond J-A L Monfort. 94.40 Levinson, Max-Gatti-McQuade per Co...
1 Lynch, Jas-E J Smith......... La, Femina, Eliadaro \& Maria A 299.72 Devmbrosio -..... .......... 129.70 Lembersky, †Morris-J Cohen \& a 13 Lifsnitz, Mendel-Merowitz Son 7 Marquardt, Fred-Piel Bros... same same
McNulty, Harold A Bielefeld
7*Murphy, Delafield S-S Hardin
8 McCarthy, Jno-R Donovan.
133.12
.110 .35

8 McIntyre, Wm J \& Mary C-Annie
8 Migdell, Max-P Friedlander \& ano.
8 Mulholland, Jos P - Ẅ O Campbell.
9 Maier, Jno- J Jaburg \& ano..... 263.19
H-J Delmonte \& ano.... 4.
Molina, Jose also know
same
\&ano as exrs.... Jno-E H Jube Mann, Frank as exi \&e Gottfried Trusternacher (decd)-Franklin
Mrust Co Mäw J-H Ẅ Montgomery. 226.50 1 Martin, Geo-Neal \& Brinker Co. 11 Mallon, Peter-Ella ${ }^{11}$ O'Brien. Maisch, Aug T-H E Boucher Mf 12 Marks, Joei \& Ida-Florence $\quad$ H 2 Malafsky, Sami-Standard Lime
$\begin{aligned} & \text { same } \\ & \text { Martin, Geo } \mathrm{J}\end{aligned} \dot{\text { \& }} \mathrm{Wm} \mathrm{m}-\ddot{\mathrm{F}} \ddot{\mathrm{A}}$ Lutz 12 Merlirge, Anim-D J Faour et al. 180.47
 12 Mohr, Fred W-T W Reid \& ano. 46.85 12 Montgomery, Nellie-Interborough R Myers, Nathan-L Schwartz \& ano Martin, Geo J \& Wm doing business as Geo J Wm Martin-ConsoliMeinch. Wm C Messiter, $W m$
Murray, Walter
M -A L Lesser \& ano.
Niemeyer, Wm $\mathbb{A}-\mathbb{E}$ Faquin........ ${ }^{444.33}$
Noeckel, Frances S-B J Conroy .. 46.29 1 Nathanson. Morris-C Voit ....332.00 12 Nahoum, 12 Neilson, Renold-C A Corbin \& ano.
12 Newman, Max H-Ünion Bank...554.41 Nahas, Jos H-Independent Owners 3 Nicholas, Albt B-J W McDonald. $7 \begin{gathered}\text { ORourke, } \\ \text { Borisoff } \\ \text { Rarah }\end{gathered}$ 9 Oliver, Geo W-Lottie C Oliver 76.25 8 Panzeca, Nicasio (infant by Michel-
8 Pariser, Solo-S Kaplan et al.... ${ }_{506.26}^{\text {Co }}$
${ }_{8}^{8}$ solatcheck, Isaac-B \& L Electrical
Contractors
Pasternack, Rose-N Y Tel Co...20.47
9 Pape Jno, H same
Polatehek. Minnie- J Conroy.... 11856
1 Parcell Fredk-R Lewintoy 1 Pulis, Sam1 C-M Lowenthai. ${ }_{2}^{2}$ Pitts, Jos-Mary M Dunne...... 1 66.40
173.63

13 Pecker, Wol 1 N- Bakst \& ano.i14.96 ${ }_{3}$ Pe 1man. David \& Minnie-Cohn Cut
3 p. Onete, Philip- I Bernstein....
13 P tte Harry H- W E Godfrey 7 Re rnolds. Alonzo $\mathrm{F}-\mathrm{D}$ Dver.
7 RRit ler, Warren-S
J Harding. 8 Re zenstein. Chas-A Miller … 132.8 8 Romano, Anna (infant) by Anton. 112 8 Romano-same
${ }_{9}^{8}$ Rothschild, Otto R - Foines, Chas T- Foster.
9 Raines, Chas T-B J Conroy......i77.95
9 Rostern Rënina A-
${ }_{9}^{9}$ Reynolds, Patk J-same ............65.44
9 Rubenoff, Robt-H Handman et al.

9 Ruggles, Chas M-same
Rachomovitz, Saml-Gatti-McQuade Paper Co …..i. Hi.............720.39 Co..... .... .................. 740.34 12 Reily, Thos F - W m H Henry \& 12 Rubenstein, Adolph-E B Stimpson 12 Ruggiero, Pasquale-Justina Ryder 2 Roebuck, Mattie $\mathrm{M}-\mathrm{F}$ R Beards.... 226.90 Ryduerg \& Coschmidt Fredk-Piel Mros
Stechwes, Aug-same
Scully, Andw J-Same Bo.............66.0 Stegman, †Alfred C-J W Heffernan as committee
7 Spicer, Ida L-L Bossert \& ano.. 923.82 Spence, Chas D-S J Haxling ..... 133.12 Streicher, David-M Schwartz \& ano
8 Savarese, Ferdinando, Raphael \& Carmela as admtrx \&c-Vincenzo Schwartz, Louis-S Kaplan et al. $1,113.6$
8 Sergeant, Chas $\mathrm{H}-\cdots$ © C Brunner. . . . 20.20 $8 *$ Saggis, Charlie-Esther Myek
 8 Stage, Danl-G A Hawkins.....161.90 9 Sanders, Rosina T-Laura R Moon. 9 Savino, Guiseppe- Nellie Dann.... 262.7 9 Stern, Arthur J-D Joyce
9 Schavrien, Isaac W-same
1 Schubert, Raymond M-M Schener 153.74
1 Schwartz, Max-Gatti-McQuade .............. 62 1 Silverstein. Becky or Motti-.................. 720.39 11 Stark, Chas O- Rothischild Bros.875.05 Sander, Rudolph-Welz \& Zerweek. 12 Shohfi, Jno-D J Faour et al... i80.77 12 Simon, Morris-Eiiz McMerwin.... 118.41
same-F E Gunnison as exr
2 Spor, Geo-A Elias
\&e.
460.63
59.40
12 Sporing, Herman H-Bkiyn Heights

2 Squires, Wm H-Olena \& Craig...in 17.31
Co................................ 130.70

12 Sullivan, Mary E-Nassau Electric
R R Co. Po.
12 Salzman, Rose B L Marshali.
13 Savidge, A-J W MeDonald...... 516.66
13 Schlachter, Fredk-F Garguilo..155.46
13 Schlachter, Fredk-A C Bedell Co.
160.69

3 Schlachter, Fredk-A C Bedeli
Solfanelli, Salvatore-J Meurer
3 Singer, Otto-Rosenbaum \& Co.
3 Sommers, Jos \& Esther-Homest
3 Smart, Whm J-Record \& Guide
13 Sher, Bertha-H Fine .............46.85
Swan, Walter D \& Hector D-Rea Sheiman, Saml- $\overline{\text { Stann }}$ \& Con... Tobin, Joanna M-Piel Bros....
 $2 \underset{\text { Tielenius, Carl- }}{\text { The }}$ Hollender.... Tabor, Edw W-W L Thompson
Utting, Max-C W Grossman. Utting, Max-C W Grossman. . Velsor, Walter-C C Perpall . . . . 66.40
Von Bayer, Rudolph C-M Seidman. vose, Fred C-A.-Acker, Merrall \& ConVolker, Alex \& Mary-.... Pasque. 1 Vitale, Paul-S

## Vogel, Jacob Barnet Billet

Walls, Wm-City N Y Y............
Wechsler, Harry-H Mayer \& an
8 Wendelken, Dedrick-Piel Bros. 35.92
8 Winter Jno Sr-H Gottlieb .... 294.40
8 *Wiswall, Henry—L Foster $\dagger$ Wm—......... 37.22
9 Wallin. Wm-E G Vail. Jr.............12.92
9 Weisberg. Theo-same Tel Co
Wolff, Morris-same
Weisman, Minnie-Bklyn Heights 16.45
2 Wertheimer, Isaac-S Danziger \& ano 112.75
12 Williams, Jos M-F L Stevens... 29.40
Wolff, Edmund, *Jules \& Armand,
doing business as Wolff Bros \& Ed-
mund Wolff-H Krooss
mund Wolff-H Krooss …....480.11
Yerxal. Lillian-O E Anderson...53.15
Zaricak, Eliz-Bklyn Samaritan Hos-
pital
Zaricak, Florian-same $\ldots . . . \boldsymbol{H}_{12} .1_{12} .1$

## CORPORATIONS.

7 American Ice Co-Margt Burgess.727.22
8 Bklyn Heighth R
R Co-V Solitto
........................... Solitto... 300 City N Y - Annie Dean ...............2.922.97 Lattey ….............................. 46 8 Central Park North \& East River $R$. 8 Heidelberg Auto Sight Seeing Co-J 7 Inquester Publishing Co-Guttenberg

8 Eity N Y Y Smith Contracting
same-same
Borough, Constn Co-E City Travis. N Y . 139.39
13 Flushing Poultry Co-B Haliner300.00
Julius Robbins (Inc) - A Bakst

13 Penn Constn Co-Cohn Cut Stone ..... Co.
13 Pottle-Rieman Co - Wi. $\mathbf{W}$ Godfrey. 166.42Saratoga Lake Realty Corpn-C SWhite House Lunch Co- E Broker \&

## SATISFIED JUDGMENTS.

## Manhattan and Bronx.

## NOV. $8,11,12,13,14 \& 15$

Ackerman, Jas T-H Levy; ${ }^{1912}$ Ashley, Jas R-City of N Y: $1912 .{ }_{2}^{564.41}$ Beveridge, Alvin-H George; 1912 ..34.41 Bell, Rauske, Julte-T J White; 1912. Barber, Chester A-H J Braker et al; Bickmore Alit H, Louis C Tetard \& of City N Y : 1912 \& Iron Natl Bank Burros, Alex-N Y Tei Co: $1911.2,702.83$ Crawford, Harry-J Leger: 1912 $\ldots 1.160 .22$ Chapman, Robt A-Greenhut, Siegel Cooper Co; ${ }^{1912}$ Colton, Chas W-E Ridgel W : $1905 .{ }^{414.36}$ Dowd. Eliz admtrx-M Carney 1912.447 .64 Doelger, Jos, Chas A, also Carrie Kra. 12.8 mer-Quaker Oats Co: $1912 \ldots . . .{ }^{675} .07$ Earlev, MartinJ-Assets Liquidation Co 114 Freund, Alfred-D Davies: 1919.9 .206 .96 Goldstein, Edw I-N Y Tel Co: 1911.27.35 Graham, Thos H-G Armeny et al; 1910. Gartelman. Chas $R$ Emkarr Realty Gal12 … .......................164.17 ple \&e: 1912 \& LInte Carter-Peo- 300.00 sher, Jos J \& Irene Hiil-Peonle. Golla, Bertha, Eliz \& Christian- ${ }^{1912}{ }^{300.00}$ Haas, Anna-Goldsmiths \& Silversmits. 30 Heydenreich, Rudolph-M Morrison. 1313.58 ....214.10
 Harriman, Herbert M-A H skillin; ${ }_{1912}^{271.46}$ Heit, Elias-C L Weeks et al; 1912.864.56 Harris, Isaac \& Max Blanck-J Keller: Joachim, Abr-s Campbell: 1908.i1.310.59 Tackel. Fredk W-M Sheres: $1912 \ldots 40.72$ Krenkel, Fred-E A Gray; ${ }^{1912}$ Hecht: $1912.13 .{ }^{13} .56$ Kaplan. Isidor-J Cohen et al. 1912.73.65 Kane, Mary-H T Schmidt: $1912 \ldots .55 .00$ Devere, Moise J-Washington Heights Lidehart, Henry or Harry-W H Law Lesser, W Arthur-G F Sutherland; $1_{1903}^{369.13}$ Same-W A Smith: 1904 ............. 1976.00 Leous, Eugene \& Eliz-L J Kahn; 1911 Tond, Felix-Peone, \&e; 1912 ...... 9011.85 Meisel, Adolph-H Melsel: $1912 \ldots 264.41$

Magaldi, Emilo. \& Carmelia-Northern Miller, Howard M-E H Mount, 1910.102.98
 Moore, Annie- SP Pones et al, 1911112.04 Moore, Annie-S P Jones et al; 1911.27.67
 Co: 1911 Geo-Max Shiner \& Co; 1909.7 Ohmer, Eugene $A$ - $B$ Crystal \& Son
 Ottenheimer, Alfred-Lebott \& Co; 1912. Philips, Geo W-P W Roche: 1904.5.513.92 1912 , claude C-H J Weiss; 1912...434.41 Paskowitz, Bernard \& Ray- M Cohen; Pye, Jno E E-H Kaufman; 1912 $19 . . .{ }_{200}^{200}$ Same-same; 1912 , Stikler, 19io...264.41 Simson, Louis M-L J Fishel: 1912.1,711.18
 Schluchtener, Jos-city of N Y Siegel, Isaac - Reiss et al igog... 139.65 Spraner: 1912 1.036.95 Stevens, Elmer
1Schwartz, Mary
$\mathrm{E}-\mathrm{F}-$ Ramsteck; $;$ People, \&c; 1912.25.87 Tolasi, Fiorindo- R Availone; 19ii: 500.96 Von Lengerks, Justus \& Ernst Detmold Wilson, Danl T-W Wiese et al: 1912.8 Wailace, Geo-J M Green et all 1912. 192.90
 CORPORATIONS.
Illinois Surety Co-L Husch: 1910 - 554.41 er: 1912 \& Horng ...........319.22 Forty-second St. Manhattanville $\&{ }^{\text {\& }}$ St
Nicholas Ave R.- Co-O Ottinger; 1908 Same-M Howard: 1908 . 600.00
675.00 Same-A B Flanigan; 190 S 675.00
632.19 Twenty-fifth Constn Co-S M Bier; 1912.
 Mallory Steamship ... .............138.61 1912
Charlote Street Constn Co...J Papkin:
1912 Union Ry Co of N Y City-N Mingolla;
 International Banking Corpn-Phillippine Sugar Estate Development Co et al;
1911
 ber Co; 1911
Lion Brewery of
h City-A Engel-
 strong: 1912 Real Estate Co-City 39138 Yeorge 1911 Hili Reaity Co \& Salvatore Zimbardi-N J Packard et al: 1910.78.97 Grffin Co: 1912.............047.97 Mekinley Storage \& Van Co-Chelsea Frawley Transportation $\mathrm{Co}-\mathrm{W}$ B Charl-
ton:
Th12 Renault Taxi Service-E Lion; 1912.344.92

## Borough of Brooklyn.

NOV. $7,8,9,11,12$ AND 13
Alsgood, Herman A \& Edgar S Knapp-
N Y Tel Co: 1910 ..................... Bartveini. Antonio \& Marie \& Jos Le-
rine-M Marcus: 1911 ............. 49.40 Brienzo. Pasquale-J Mendel; i9i2.i18.25 Same-H Herzberg; 1912 Berbert, Geo-D Horstman; $1904 \ldots . . .83 . .37$ ${ }^{1}$ Black, Hannah-Nathan Stich \& ano:
 Classen Arthur \& Leopoold Winkier-4
Theobald Engelhardt: 1912 ...... 199.40 Carter, Lillie \& Jos J Gallagher-State
 Butier: 1909
Ferraro, Chas or Carlo \& Emilia-.......... 108.10
Wol-
 ${ }^{1}$ Ferraro, Chas or Carlo \& Mary-S ${ }^{1}$ Greenstein, Jacob-j ${ }^{1908}$ Levin \& ano. 1908 Greenstein, Saml, Saml Gordon \& Abr Gubitz, Wm J-E A Fries: 19io....... 182.90 Geremia, Domenico-M M A iello: 1906.87.48
Graham, Walter D-J T Needham: 1912.8 Gubitz, Eliz A-W R Mendell: 1907..40.22 Hausleiter, Julius-H L Collins; 191 Hiil, Irene \& Jos J Gallagher-stat 195.90 Kaplan, Isidor-J Cohen \& ano; 1912.73 .65 Knand, Edw S-J W Gasteiger \& ano Kroenke, Herman-H Eliinghausen; ${ }^{1916.44}$ Knano, Edear s \& Webster S Depuv Kostrach Paul \& Dora-Gesina Roden-
berg; 1912

Knapp, Edgar S-W Lee, Walter R-N $_{\text {Hel }}^{\text {Hel }}$ Rel $1910 \ldots 183.84$ Legomsky, Koppel-M Steinhorn; 'i911. Livoti, Baldassare \& Fannie - $-\underset{\text { A }}{ }$ Weinstein; $1912 \ldots$.
Missiel, Hyman, isaac Mitcheii \& M Mill
ton ton Gewertz-M Wolfman; 1911...65.70 diator Co: 1912 ….................... 769.55
 Packard, Chismore H-R Bond; 1911. 297.24 Reynolds, Wm H- Schluchtner. Jos-City N Y: 1906...179.82 Schluchtner, Jos-City N Y; $1906 \ldots 19$
Sellers, Patk-Welz \& Zerweck; 19 Same-same; 1911 ….....................291.70 Sass, Louis-Esther Cornfeld; $1912 \ldots 89.41$
Tompkin, Jos M-Rosa Abbott; 1907.35.65 Tapscott, Lillian E-H A Vleu as exr;
 ${ }^{1}$ Wasserman, Harry-A N Bernstein; 1912 Same-same: 1912 ......................67 kenloh-Anna M Schumacher: 1912
kenloh-Anna M Schumacher; 1912............................................

## CORPORATIONS

Clinton Holding Co-L F Gieberich: 1911 Marloe Constn Co, Henry Marx, Tillie I Linnert \& Pioneer Woodwork J Becker; 1912 Same-A J Panoff; 1912 ...................113.52 Moorman-Harper Co \& Irene L Moor man-Amelia L Harper; 1910 ..... 326.20 Union Bank-Royal Lace Paper Works: McLaughlin. Hannon Constn Co (Inc). Harry T McLaughlin. Thos P Hannon
$\& W \mathrm{~W}$ J Cockle-W E Butler; 1909 . Monok Co \& Abr Koeppel-M J Kane 1912 352.27
399.05 ¹Vacated by order of Court. ${ }^{2}$ Satisfled of ${ }^{\circ}$ Satisfled by execution. "Annulled and vold

## JUDGMENTS IN FORECLOSURE SUITS.

## Manhattan and Bronx

 NOV. 7Hull av. es, 125 n 209 th, $25 \times 100$; Egbert Winkler Sr agt Jos C Luke et al; Matdue, $\$ 1,694.78$.
Hull av, es, 150 n 209th, $25 \times 100$; same agt same; same (A); same (R); due, $\$ 1$, 694.94.

NOV. 8.
No Judgments in Foreclosure Suits filed this day.

NOV. 9.
Mulberry st, S; also WORTH ST, 192 Robt Graves et al agt Pietro Fioreto
Middleton S Borland (A); Benj Tuska Middleton S Bue, $\$ 14,608.61$.

NOV. 11.
Clinton av, ws, 94.6 s 181 st, $21.6 \times 91.1$ Annie C Schriefer agt Amala Pirk , edw P Orrell Jr (A); Myron Sulzberger (R)
due, $\$ 5,588.89$.
111 TH st, 69-73 w: U S Trust Co of NY er (A) ; Abr Stern (R) ; due, $\$ 47,750$. NOV. 12.
105TH st. 225 E; Jno W Raymond et al agt Hyman Rosner et al; Wilson M Pow \$24,159.68.

Houston st, swc Wooster, 50x95: Edgar N Sidman agt Fluri Constn Co; Fletcher, MeCutchon \& Brown (A) ; Chas H Strong
(R) ; due, $\$ 18,033.11$.

NOV. 13.
131ST st, 244 W: Lawyers Mtg Co agt Horoscope Realty Co; Cary \& Carroll (A)
MacGrane Coxe (R); due, $\$ 9,212.50$. 5TH av. 1405: Saml Josephson agt Huld (R): due $\$ 5,9395$ (A) ; Jno Z Lowe Jr $(\mathrm{R})$ : due, $\$ 5,932.95$.

## LIS PENDENS.

Manhattan and Bronx

## NOV. 9.

2D av, 2305-7 \& 146TH st, 454 W; Beers et al specific performanc ; Morri son \& Schiff, attys.

## NOV. 11

 93, map Wm Baird Estate: Enna E Hick agt Francis P Earley et al; partition; W Westall. atty

NOV. 12
No Lis Pendens filed this day
NOV. 13.
Johnson av, ws, 20.8 from intersec ss Public Park at Junction of Spuyten Duyray agt Sarah E Berrian et ai (foreclosure of transfer of tax lien; E L Thomp son, atty.

Baxter st, 64, \& Franklin st, 1; Julius M Mayer agt Morris Golland (actlon to compel exec
shall, atty.
76TH st, $\mathrm{ns}, 200 \mathrm{w} 1$ av, $25 \times 102.2$; Herman Hallbauer et al agt Hetty Berle ot atty.

Morris av, es, - s Park View ter, lot 104: Tax Lien Co of N Y agt Fanny T
Taylor et al (foreclosure of transfer of Taylor et al (foreclosure of transfer of tax lien): w Lustgarten, atty
$\mathbf{1 8 7 T H}$ st, 783 E; Tax Lien Co of N Y agt Mich Maher et al (forectosure o suTH of s. 150 e $3 \mathrm{av}_{5} 16.8 \times 100.8$;
S7TH st, ss, 150 e 3 av, $16.8 \times 100.8$; also
7TH st,
ss, 166.8 e 3 av, $16.8 \times 100.8$; Cath M Welp aqt Caroline Henes et al (partition) ; P Cook, atty.

6TH st, S07 E; Mar* Murray agt United States Mail \& General Express Co et al (action to declare

NOV. 14.
97TH st, 135 W; Ulshen-Elser Contracting Co agt Ida Fausner; action to fore-

7TH av, 2204; Louis H Rose agt Thos F Farley et ali accountinci. A Hatting Ho
Honeywell av, nec West st, $25.3 \times 22.2 \mathrm{x}$ al: foreclosure of transfer of tax lien: A Knox, atty.

NOV. 15.
Lot S, blk 3024, sec 11; Simeon M Barber agt Chas R Weeks et al
tax lien: $H$ Swain, atty.
Lot 42, blk 2924, sec 11: Simeon M Barber agt Matilda Leuchtenburg et al; foreclosure of tax lien; H Swain, atty.
Lot 13, blk 3073, sec 11: Simeon H Barber agt Anna Schussler et al; foreclosure or tax Men, H Swain,
Boone av, ws, bet Jennings \& $172 d$, Lot 40; Lackawanna Mtg Co agt Wm Belden S A Potter, atty. 12TH st, nwe 39th, 197.6x363; City of of tax lien: A R Watson, atty.

## Borough of Brooklyn

NOV. 7.
Boerum st, ss, 150 w Leonard, $50 \times 100$ Julius Brenzinger \& ano agt Isaac Lewenthal et
in mtg; L
C Norris, atty.

Fulton st, ss. 50.8 w Norwood av, 102.2 x 104.1x84.3x105.7: Annie $E$ Hommel \& ano agt
atty.

Cleveland st, es, 80 s Sutter av, $95 \times 170$ Annie Oxfeld agt Sutter Av Constn Co et al: foreclos

Troy av, es, bet Dean \& Bergen, runs ne-xn-xsw- to av xs99 to beg; North amended; S Bler, atty.

Sackett st, SS, 252.3 e Smith, $17.5 \times 90$ Title Guar \& Trust Co agt Veronica Koehler et al; H L Thompson, atty

56TH st ss, 140 e ${ }^{7}$ av, $140 \times 100 ;$ Michl
Kelly agt Acme Homes Co et al; C J Ryan, atty.

41 ST st, ss, 60 e 13 av, $25 \times 100.2$ : Lester
Lockwood ag Allen et
41ST st. ss, 110 e 13 av, $25 \times 100.2$; same
41ST st, ss, 110 e 13 av, $25 \times 100.2$; same
gt same; same atty.
41ST st, ss, 160 e 13 av, $25 \times 100.2$; sam
same; same atty. $t$ same; same atty.
41 ST st, SS, 185 e 13 av, $25 \times 100.2$; same
New Jersey nv, ws, 315 n Hegeman av,
x 95 ; Empire Keystone Impt Co agt Sami Gluck et al; D V D Reiley, atty.

E 3D st, nec Linden av, runs e $40 \times n 100$ re60xn20xw100xs120 to beg; Herman Thielhelm agt Fred J Siegler et al; F L
Mayham, atty. Carroll st. sws. 80.6 nw 3 av $20 \times 73 \times 20 \mathrm{x}$ 4.10: Raffaello Lafemina agt Felice SorChester at es 50 s Bway 50 x 100
Chester st, es, 50 s Bwav, $50 \times 100$; Herman Richter agt Lena Kratens
Kiendl, Smyth \& Gross, attys.

Hieks st. Wc Luqueer, $226 \times 84.6$ : Adelheid W Block et al agt Eliz Cantellon
et al; to determine a claim; J A Warren, 59TH st. sws, 65 se 10 av, $20 \times 100.2$; Howard Thornton as exr \&c Cath A
Thornton agt Arcadia Realty Co et al; Thornton aspon, atty.

Prospect pl, $\mathrm{ns}, 117.4$ e Troy av, 138 x 155.7: Ernest W Tvler \& ano as comlie et al; E W Tyler, atty.

$$
\text { NOV. } 8 .
$$

Smith st, ws. 50 n Luqueer, $25.2 \times 100 \mathrm{x}$ $25.6 \times 100$ : also SMITH ST, ws, 75.2 n L"1ws, 100.4 n Liqueer, $19.8 \times 100 \times 19.3 \times 100$;
 atty.
Rodney st, nws, 100 ne S 3 d , runs ne 40 xnw- to Grant ext xw-xse61.11 to beg; Fisher \& Voltz, attys.
66TH st, ss, 280 e 14 av. $20 \times 100 ;$ Cath Hertz, atty.

Sheepshead Bay rd, es, at int ns land of Jane Harland, 89x132.6x97x112.6; Horace
G Teele agt Mary A Rogers et al;
H J Davenport, atty.
 John H Woolley, indiv \& as exr \&c Edw A Woolley agt Sarah
specific performance;
E $\underset{\text { E }}{\text { Stewart et al; }}$ specifi
atty.
Silliman pl, ss, 261.11 e 2 av, $40.3 \times 84.2 \mathrm{x}$ 40x79.4; Arthur L Williams agt Neal \& Vanderbitt st, ns, 40 w 18th, $20 \times 78$; Ruth
Bruce-Brown agt Siegel Hines Realty et al; Wilson, Barker \& Wager, attys. Ft Hamilton av, sec 86th, 67x147x50x 147.10; Carrie W Herrick et al agt Geo A

Lott av, nwe Bristol, $70 \times 100$; Harry Carlin agt Bristol Bldg Co \& ano; foreclosure
49TH st, sws, 85 se 10 av, $20 \times 100.2 ;$ L I
College Hospital agt Arcadia Realty
Co College Hospital agt Arcad
Washington av, ws, 125 n Myrtle av, 22 x100: Chas H Mattlage agt Marie Bartels Jefferson av, ses, 102 ne Bway, $18 \times 100$; Mechant of attachment: Owens, Gray \& Tomlin, atty.

Coney Istand av, es, 100 n Av J. $20 \times 100$; Albt Berry agt
 Greenough agt olive F Greenough \& ano F npress a trust: T Kelby, atty.
E $\mathbf{~ S T H}$ st, swe Johnson, $17.7 \times 100$; Jules A Collet agt Margt M Newman et
Liberty nv. swe Euclid av, $40 \times 100 ; 1-3$
and also LIBERTY AV, see Liberty av 40 x $100 ; 1-3 \mathrm{pt}$; also CONDUIT AV, swc Pine, runs s126.9xw $119.5 \times n 202.8 \times s e 141.6$ to beg;
also PINE ST, ws, 100 n Glenmore av, 40 x x119.5; also GLENMORE AV AV, ns , 80 e Fu.
 Glenmore av, $80.6 \times 117.8 \times 80.7 \times 117.8$; Con-
solidated Fruit Jar Co agt Otto Kampfe; warrant of attachment; $R$ C Durland, atty.

## NOV. 9.

Hay 38TH st. es, 680 s Benson av, 20x 9.8.; Mary M Witte agt Salvatori Scalisi: Quincy st, $\mathrm{ns}, 172 \mathrm{w}$ Patchen av, 18x 100; Merchants Co-op Mtg Co agt Thos Dekalb av, nwc Adelphi, runs nw106.3 W13.11xs26.2xs32xs45 to av xe27.1 to beg: Peekskill Savgs Bank agt Evlynn E
Bergen st, 1502-4; Eliz Byrne agt Mary
Brennan; amended; partition; Watson Brennan; amended; partition; Watson
Vesta av. sec Riverdale av., runs s240
 R E Co et al; H L Thompson, atty. Cities
Union av, es, 50 s Withers, $25 \times 100$; Glu-
seppe Calimano Seppe Calimano \& wife agt Henrietta NOV. 11.
Park pl, ns, 130 e Howard av, $270 \times 127.9$; Construction Material \& Coal Co agt Amos constn Co et aljarectoy,
Kent av, es, at swc Lot 8 map of prop Anna J Doyle agt Thos Saggiome et al;
STH av, swe $43 \mathrm{~d}, 100 \times 100.2$; Payne Es-
tate agt Abels, Gold Realty Co et al: Reeves \& Todd, atty.
Jerome st, es, 220 s Dumont av, 20x
100 : Lorenz Katzenberger agt Josephine oswald \& ano; W G Rooney, atty. Jerome st, es, 240 s Dumont av, 20x100; wald; same atty.
Hamilton ay, es, 98.10 n Carrol, 20x45: Rachel Parker ag
Chauncey st, $\mathrm{ns}, 375 \mathrm{w}$ Howard av, 25 x
100 : Robert F Stevens agt Henry Maus: otice of levy; C W Leeman, atty, Maus Fenimore st. ss, 100 e Bklyn av, runs e
600 to Kingston av xs $90 x w 100 \mathrm{xs} 148.2$ to Hawthorne xw500xn239 to beg: Clara S Curry agt Margt M Timothy; D Zirinsky,
Bath av, nwe Bay 14 th, $25 \times 100 ;$ also
BAY $13 T H$ ST, es, 125 n Bath av, 108.4 x $100 \times 108 \times 100$; David ${ }^{125}$ n Rouss agt Sarah Steinberg et al; to set aside deed; $\mathbf{H} \mathbf{M}$
66TH st, sws, 220 se 13 av, $160 \times 100 ; ~$
Ernest S Beck agt Guiseppe Russo et al Reynolds \& Geis, atty. NOV. 12.
Saratoga av, es, 225 n Blake av, $25 \times 100$;
Max Ross agt da Kalinsky (snecific Max Ross agt Ida Karmsen Welfic per Iormance): Goldfein $\frac{\&}{}$ Weltifisch attys,
Union av, es, 50 s Withers. $25 \times 100$; Giuseppe Calimano \& an agt Henrietta Ra-
soft et al; B Block, atty. Lefferts pl. 8; Geo G Nichols agt Chas dolph, atty. (partition): W RanLenox rid ns, $\frac{1,252.1}{}$ e Flatbush av, $\frac{50}{\text { Loch } \& \text { ano agt Cath }} \underset{F}{ }$ Mullaly et al. Armstrong \& Brown attys,
$\mathbf{6 2 D}$ st, ns, 300 w 19 av , $25 \times 100 ;$ Helen C
 vigh, atty.

1ST st, sec 5 av, $23 \times 91.9 ;$ Wm J HazleWood agt Mary.
12TH avy, sec 66 th, $40 \times 100 ;$ Amelia Knaack agt Rocco
nolds \& Geis, atty,
Lee av, 168; Louisa C Libretti agt Umberto Polito et al; S Chugerman, atty 81ST
st, ss,
Shoftner agt
Roccela Shoffner agt Roccela
Hunter \& Hatch, atty
81ST st, ss, $134 \mathrm{w} 17 \mathrm{av}, 17 \times 100$; same
Brooklyn ay, nec Sterling pl, 20x90: Dime Savgs Bank of Wimiamsbur hagt Windsor pl, ss, 331.2 w 8 av, $16.6 \times 100$ David Siegel agt Mollie Siegel (to set President st, Ss, 350 e Franklin av, 25x (partition) ; R H Koehler, atty,
Court st, swe Huntin-ton, $41.6 \times 80$; Henry Otten agt Matilda M Otten
tion) : J W Tolwell, atty.

Flatbush av, nes, 102 se Av D, runs ne $128.8 \times \operatorname{sixs} 23.5 \times \mathrm{x}$, 116.5 to av xnwio to beg: Thos D Miller agt Minnie Stone et al; $R$

46TH st, nc 14 av, $120 \times 100.2$; Merchants Co-op Mtg Co agt
ano; M Hertz, atty.
Bush st, ss, 108 e Otsego, $50 \times 33$; Mary W H Garrison, atty.

Dean st, ns, 220 e Nostrand av, $20 \times 100$ : South Bklyn Savings Instn agt Agnes
Maillie et al; Coombs \& Whitney, attys. Pitkin av, sec Stone av, $25 \times 100$; Cath A Brown agt sa
Park pl, ss, 449.6 w Vanderbilt av, runs e26 to beg; Marie L Macauley agt Eugenie M Brown et al; Cardozo \& Nathan,
Coney Island av, es, 100 n Av J, 20x100 Albt Berry agt L \& M Constn Co et al; G
40TH st, ss, 197 nw 12 av, $19.8 \times 100.2$; Wilhelmine Watson agt Louis H Robbins \%6TH st sws 380 nw Ridge blyd, 80 x 109.4: Mary E Seaman agt Donald Campbeli Co et al; H J Davenport, atty.
Park pl, ns, 130 e Howard av, 6 lots, ea $45 \times 127.9 ;$ N
Amos Constn Co et al; ${ }^{\text {M }}$ C C Suffren, atty.
Floyd st, ss, 200 e Tompkins av, $50 \times 100$; Newburgh Savgs Bank agt Berger Real-
ty \& Constn Co et al; T F Redmond, atty.
Putnam av, ns, 260 w Central av, 20x 100; Margt E Farrell individ \& as extrx apfel, atty.
Douglass st, ss, 100.8 e Court, runs 552 x e1xs44el4xn96xw15 to beg; U'S Life Ins Co agt Id
N $\boldsymbol{7 T H}$ st, ss, 225 w Havemeyer, $25 \times 100$ Wm Simmons agt H .

## FORECLOSURE SUITS.

## Manhattan and Bronx.

## NOV. 9.

Laconla av, nwe 229th, $114 \times 105.6$; Aga-
a Bruckner
agt Max Kramer et al: Williamson, atty. 18.5 121st, $15 \times 80$ Manhattan av, ws, 18.5 s 121 st , $15 \times 80$
Daniel Seymour et al agt Andw Colvin e al; D Seymour, atty
$116 T H$ st, $n s, 100 \mathrm{w} 1$ av, $16.8 \times 100$ Hanny Rosen agt Astride Pardi
Lindsay, Kalish \& NOV. 11.
Lots 221 \& 222, map of Hunts Point Realty Co; Thornton Bros Co agt Annie
D Wallace; Neier, Hance \& Van Derveer, attys.
 atty. 52D st, 261-3. W: also 53D ST, 260-2 W; Geo J Bascom et al; M G Palliser, atty.
 Jate Dones agt Frank
Mattin st, ${ }^{\mathbf{9}} \mathbf{~ E f ; ~ M a r i e ~ M ~ M i l l s ~ a g t ~ J a s ~ E ~ J ~}$ NOV. 12.
 Floren
atty.
150TH st, 231-37 E; two actions: Simon
M Goldsmith agt Marrazzi Constn Co et al L B williams, atty.
Bracken av, ws, 100 n Randall av, 25 x 100; Henry McCaddin agt Neden Realty Crotona av, nwe 176th, $41 \times 109.2$; Frank M Escalona agt Nulaw Realty \& Constn NOV. 13.
137TH st, ss, 137.6 e $11 \mathrm{av}, 37.6 \times 100 ; \mathrm{An}$ drew Wilson trste agt Mutual Constn C
Ruteers Rowe, atty.
Rutgers pl, 21:
Bimberg
Louls Simon agt Sarah

Rutgers pl, ns, 52.6 w Clinton, $26 \times 110$; A F Silverstone, atty.
 Trust Co agt Eliz B Ball et al; Emmet \& 124TH st, nes, 167.5 se Lenox av, 20.1 x
100.11: Wm Jillett et al agt Wm Mc100.11; Wm J Willett et al
Gowan et al; A Knox, atty.

Albany av, $-s$, lots 240 to 245 , map of landt Jr agt Atherton Woodworth et al:
Philbin, Beekman, Menken \& Griscom, at-

102D st, $\mathrm{ns}, 330$ e 3 av, $25 \times 100.11$ : Geo Radley admr agt Fredk R Hasselman et Petham nv, ns, 50.11 w Hughes av, 38.2 x 100 : Empire City Savings Bank agt Le-
voli Constn Co et al; C W Dayton, attv.
 et al; Bevins \& Fluegelman, attys. 118 TH st, 221 E; Frances C Little agt
Ino ${ }^{2}$ Churchill et al; Cary \& Carroll,
222 D st, ns, lot 908 , map of Village of Wakefield, Bronx; Mary F Ward agt
Henry Dickert et al; ${ }^{\text {H C }}$ Cickaby, atty. 123D st, ss, 133.4 w Pleasant av, 33.4 x 123D st, ss, 133.4 w Pleasant av, 33.4 x
100.111 Jno Aspinwall et al agt Metropolitan Holding Co et al; James, Schell \& Elkus, attys.
 Flanagan Realty Co; Davis, Symmes \& NOV. 14.
16TH st, 536 E; Fitch Gilbert trste agt
保
atty.
Ludlow st, nws, 124 sw Houston, 23.10 x 87.10; Gertrude Palmer agt Israel Wolifish Walton av. ws, 168 s 1830 , 20x95; Eliza-
beth V Irwin agt Jno Kreidel et al; Irwin 1ST ave 1073; Max Katz agt Morris
Weiner et al; Arnstein, Levy \& Pfeiffer,

114 TH st, 350 E: Amedee D Moran et al agt Citizens Holding Co et al; M S Bor NOV. 15 :
Lots 66, 67, 68, 69, 133, 134, 135 \& 136, map of Penfield prop. Bronx; Eastchester
Savgs Bank agt Elise Baker et al; J M Savgs Bank agt Elise Baker et al; J M
Bell, atty.

152D st, 319 E; Henry $\underset{\text { H }}{H}$ Jackson agt 154TH st. nwe \& av, $100 \times 24.11$; State
Bank agt Chas B Sellers et al; J A Kohn,

12TH av, nwe 40 th, $197.6 \times 400.2 \times 198.2 \mathrm{x}$ 384 ; City of $N$ Y agt Chas E Appleby; foresure 174TH st, $\mathrm{ns}, 100 \mathrm{w}$ Washington av, 50 x
100.5 ; David Stein agt Ettar Realty Co et al; P Cohen, atty.
$198 T H$ st, 112 E; Wm H Birchall agt
Bessie Michaelson; ${ }_{\mathrm{B}}$ Howie, atty. 40 TH st, 519 W ; Lydia S Cutting et al attys. 154TH st, nwce 8 av, $100 \times 24.11$; Sigmund
Wechsler agt Silverson Constn $C o$ et al Wechsler agt Silverson Constn Co et al
Tremont av, ss, Lots 48 \& 49, map of Tremont; Sollinacobs ag, Webster av, s.s, 1,000 ne Woodlawn rd,
50x81,11; Wanhington Savgs Bank et ai agt Kingston Securities
ed; F M Patterson, atty.
Powers av, ws, 100 s St Marys, 200.7x 100 also ST MARYS ST. sec Cypress av, agt Morris M Silverman et al; F B Ched-

## BUILDING LOAN CONTRACTS.

## Manhattan and Bronx.

## NOV. 9

Broadway, swc Emerson, 100x101; Max Marx loans, T G Galardi \& Co to erect a
$\$ 10,000$ Bergen av, nec 152d, $131.2 \times 100$; City Mtg Co loans Conron Bros Co to to
6 -sty apet
apartments;
$\$ 90,000$ 957 st st, 167.10 w Amsterdam av, Realty \& Constm Co, Inc, to erect a $\frac{- \text { sty }}{\$ 4,470}$ bldg; - payments. NOV. 11.
Beaver st, 23-25; also NEW ST, 58-62: the City of NY loans New \& Beaver Areade Co to erect
a 10 -sty bldg; 10 payments.
575,000 NOV. 12.
Eastchester rid, es, 75.3 n Chester, 36.5 x irreg; Richd E Bell loans Herman H. 1sch
to erect a -sty blds; - payments. 3,000 NOV. 13.
Southern blvd, ws, 961.1 s Westchester ay, $138.8 \times 139.10 \mathrm{x}$ irreg; City Mtg Co loans
Kellwood Realty Co to erect a 3 -sty of Kellwood Realty Co to erect a 3 -sty of- 180,000
fice: 10 payments. NOV. 14.
175 TH st. Ss, 96 w Crotona Park North, 48x94.4: Robt J Nllwitzer loans S S N Non-
struction Co to erect a 5 -sty tnt; 11 pay-

NOV. 15.
Thompson st, es, 135 n Prince, $60 \times 96.2 \mathrm{x}$ irreg; Thos Guardincerri \& David Ramazzotti loan Citizens Investing Co to erect

## ATTACHMENTS.

Manhattan and Bronx.
Nov. 7
No Attachments filed this day. Nov. 8
Alley, Lenry T; Henry D Winans \& May, General Motors Truck Co; Roy E Taylor; Genera, $\$ 1,69993$ Hedges, Ely \& Frankel.
Ramsey, Jos Jr; Granville Natl Bank; $\$ 3,-$ 000 ; Avery \& Whiting.

NOV. $9,11 \& 12$.
No Attachments filed these days. NOV. 13.
Hanes, Wm M; Carpenter, Baggott \& Co; Sattler, Grace Aby Oriental Metal Bed Co; Sattier, Grace E,

## CHATTEL MORTGAGES.

## Manhattan and Bronx.

AFFECTING REAL ESTATE.
NOV. $8,9,11,12,13,14$.
Bliss
See $\frac{\text { Electric }}{\text { Griffiths, }}$ Elevator $\mathbf{1 1 4 - 6}$ E. $\begin{gathered}\text { E } \\ \text { Elevators. }\end{gathered}$ Henderson (Wm) Inc, a corpn. (R) $\begin{aligned} & \text { (R) } \$ 5,170 \\ & 220-8 \\ & \mathrm{~W}\end{aligned}$ 48 th..H G Vogel Co. Sprinklers. 1,675 Lippman, I. 127th st, ns, 292.8 w Bway, -xiers. .J Landesberg Mfg Co. Chande- 1,800
le Schulte
1941-4
Madison
Mad All chattels on property. A Martin.

## Borough of Brooklyn.

## AFFECTING REAL ESTATE.

 NOV. $7,8,9,11,12 \& 13$.Associated Midwood Co. E 13th st, nr Av K..A Entenman. Trim, Moulding,
B \& ${ }^{9,0} 0$

\& P Constn Co. Buffalo av, cor Park pl..General Iron Works. pnstructors Alliance. Blake av, cor Hinsdale..Colonial Mantel \& Refrig- 20 | erator Co. Mantels. |
| :---: |
| Drucker Constn Co. |
| Eth |
| st, |
| nr Av | Lamente, Ad Cropsey av, nr Bay 46th. 35 Lamente, A. Cropsey av, nr Bay 46th. is

Colonial Mantel \& Refrigerating Co. Col Lieberman, E. 61st, nr 3 av...Bay Ridge Lepofsky, A M. Williams \& Dumont av Hab Bldg Co. E 12 th, cor Av R.. West ${ }_{210}$ End Gas Fix Co. Fixtures. 19 \& 20 New av. Kohrin Bros. Windows. Co. $\mathrm{E}^{65}$ 15 hn nr Av K. A Entenman Co. Trim, Pardy Constn
Glenmore av...Bay Ridge Chandelier Glenmore av..Bay Ridge Chandelier 44 Schwartz \& Golden. Atkins nr Pitkin Schwartz, Aaron. Blake av \& Warwick Thompson (Jos B) Real Estate Co. West Thompson (Jos. nr 40th. Louis Fishman. Plumbst, nr
ing.

## MECHANICS' LIENS.

## Manhattan and Bronx.

## NOV. 9.

7TH av, 9TH av, 31ST \& 33D sts, blocks, \&c; Jeannette Glass Co agt Pennsylvania
 Houston Houston st, swe Chrystie, 100x164; H Nimis Johns-Manville Co agt Minsker Co \& St Nicholas pl, 30-31;
Richd
T
Irwin
50.60 Lexington av, 123; Glaberson \& Toorock agt Carrie Schwab
Chamsil Constn Co (54) W Broadway, nwc Park pl, $18 \times 105$; Jno
 Elm pl. ws, 261.6 n 189th, $41 \times 106.3 \times 41 \mathrm{x}$ 112.8: A Hamilton Son agt Wm S Warren, Bartholdi st, ns, 30.8 e Rosewood av., 50
 NOV. 11.
48TH st, 155-61 W; Wills \& Henrich agt Finance Co of Pennsylvania; Jno D ${ }_{196.00}$ $\mathbf{1 2 3 D}$ st, $\mathbf{1 5 7}$ W: Saml Stotsky agt Metro-
politan Securities $\mathbf{C o}(60)$.
 165TH st, s79 E; Morris Green agt Her-
bert H Herman Co \& Herman $\operatorname{Co}(62)(75.00$

NOV. 12.
36 TH st, 67 W; Evans Bros Inc agt
Ste-
hen Hayes Estate \& Kelly \& Smith
46 TH st, ns, 300 e $8 \mathrm{av}, 25 \times 100.5$; West Side Mason Contrg Co agt Charlotte A Mount, White Rats Realty Co \& Cramp \& $\mathrm{Co}{ }^{(66)}$ ). $11,430.00$ Zerega av, ws, 329 s Castle Hill av, 50x
100 ; Alex Obright agt Ike Melink (67),
72.00
 Zerega av, ws, 329 s Castle Hill av, 50x 100 ; Standard Plumbing Co agt Ike Melink
E
Robt Jackson
$(69) .00$ Timpson pl, 440; Chas $S$ Van Nostrand
agt Marie W Boyl
29.86 Park pl, nee West Bway, 75x75; Star Fireproof Door \& Sash Co Inc agt M B Brown Printing \& Binding Co, Tucker \&
Vinton \& Isaac A Hopper (71). 260.00 42 D st, ns, $125 \mathrm{w} 6 \mathrm{av}, 25 \times 100.5$; Jos L Mayer agt Nellie B Drake, J E Riggs ${ }_{136.90}$ $\mathbf{1 2 7 T H}$ st, 619 w ; American Luxfer Prism stu av, 110 wh st Edw Friedman \& Loewe's 5 th Ave Amusement Co (74). 224.80
215TH st, ss, 225 w Paulding av, 50x65; Gersmann \& Lozner Inc agt Rosario
Bue.
600.00

## NOV. 13.

127TH st, 619-25 W;
Alfd Peats Co agt
403.15
7TH av, 9TH av, 31ST \& 33D STS, block, \&c; Minwax Co agt Pennsylvana, New York \& Long Island R R Co \& Tucker \&
Vinton (77).
417.35

165 TH st, 166 TH st, St Nicholas av \& Broadway, block, \&c; Hinkle Iron Co agt Broadway \& 165th St Realty Co ${ }_{5,000}$
$\underset{\text { Heck st, ss, } 100 \mathrm{w} \text { Av St John, }}{\substack{\text { 200 } \\(79) \\ \text { Haster agt Astro Constn Co }}}$ Max Juster agt Astro Constn Co $\begin{aligned} & (72,251.70\end{aligned}$ 3D av, 3743; Isaac Aberman agt Harry 11TH av, 644; Alpha Portland Cement Co agt D Auerbach \& Sons, Stanley gin
liek Co \& Wm L Crow Constn Co
$9,954.88$ 4TH av, 261-65; same agt J H $\underset{\text { H }}{8}$ C K Eagle Inc; Stanley Gollick Co \& Heddon
Constn Co
$(82)$.

4TH av, sec 21st, 115x90; Pelham Operating Co agt J H \& C K Eagle Inc
Stanley Gollick Co. (83).
Park av, 405; L Kantor \& Co agt Park Ave \&
Y
(84).


Lenox av, sec 111 th, $71.10 \times 100$; Louis
Currey agt Kramer
Contrg
Co, Conerete Arch Constn Co \& Louis Sulenki (87).
131ST st, 134 W; Wm Regon agt Melille B Morel \& Mrs Vanslingerland 17.00
3D av, 3758-60; Claus Fischer agt Wend-
ver Bronx Co \& Julius Miller (89), 164.00 44TH st, Ss, 150 w 9 av, $50 \times 100.5$; Harry
Zudek agt Schanhous \& Root \& Max Rat-
ner ( 90 ).
 40TH st, 408-12 w; J K Brown Co agt Church of St Clemens Mary, Wills \& Ma-
roin Co \& J E Laudeen (92). NOV. 14.
29TH st, 202-4 E; Patk Holohan agt Thenstn Co (93). \& Beettholz Kru, ${ }_{1,773.00}$
147TH st, 514-6 w; A C Horn Co agt United Electric Light \& Power Co \& Han-
ley Gollick or Gollick $\mathrm{Co}(94)$. 43D st, 217 w : Empire Carting Co agt N Y Times
lick $\mathrm{Co}(95)$. 4TH av, 261-65;
Same agt J H
H
$\&$ Bryant av, 1522; Shollenberger \& Co nc agt Cornelius O'Keefe \& De Feo \& Dei Delancey st, 136; Jos M Kandel agt Sarah Grozcky \& Frank Heitzner (98). 127TH st, ns, 292 w Bway, $150 \times 100$; Weisberg Mark Co agt Faultiess Constn
$3,780.00$ 11TH av, 644: Empire Carting Co agt D Iron Constn oC agt Anclent Order of HiAuerbach \& Sons \& Stanley Golick
$(100)$. 662.50 5TH av, nec 116th st, $100 \times 110$; Hedden ron Constn Coo agt Ancient order or
 105TH st, 136 W:

30TH st, 103-13 W; International Steam smith \& L Black \& Bros (renewal) ( 104 ).

Park av. swe 134th st, $-\mathrm{x}-$; Geo H Young (105). same prop; same agt same (106). 258.00 11TH av, 644; Albt Oliver agt Jos S \& Co (107). Auendach © Staniey $4,066.53$ NOV. 15.
Crotona av, 2252; Geo W Bancroft agt $38 T H$ st, 15 W ; Sanitary Fire-Proofing Alex Dickson (109). 127TH
st,
Ftaultless Constn
619-25
Co Moritz Arnstein 9TH av. 98-100; Harry Zalkin agt Davld
 (112). prop; Nalo
 gt Wm H Weissager \& Fred W Martin Park av, swe 134th. 99x140; Thos C Edmonds \& Co agt Henry H Jackson \& 86.30 Av A, 117; Zellik Glazer agt Edw O der (115). 25.00
Mott
rsetti
(116). 309; Michl Fisher agt Saverio
75.00
 Harold K Mount 12sTH st. 201 w ; Sami Miller agt Jud-
 117TH st, ss, 145 w 5 av, $100 \times 100$; Farber Contrg Co agt Saml Roseff (119).
Morningside dr, swe 121 st, $101.10 \times 167.2$ irreg; Harris H Uris Iron Wks agt 88
Morninsige Drive Co (120).

## Borough of Brooklyn.

 NOV. 7.De Kalb av, 977; Louis
Bielenberg Fow agt Cath
\& Franklin
Bincoln. 30.00 Atlantic Basin, bet Imlay \& Commercial Wharf, extending from Bowne to verona,有都 \& Vinton. Stockton st, ss, 90 w Tompkins av, 34x Hebrew Free Schol \& Craysa Mariano
\& Mariano Galant. Ashford st, ws, 90 n Dumont av, 100 x Goldberg Constn Co \& Drapkin \& GoldFlushin $\mathbf{~ E l i x}$ Kravitz ast Rose Berg, Kiefetz Realty \& Constn Co \& Frank
Kiefetz.
200.00
Varet st, nc Bway, runs e $50.10 \mathrm{xn100x}$ Herringbone Metal Lath Co agt Max Gold Eagle Concrete Arch Co. 115.42 51ST st, ${ }^{\text {334-6 }}$ : Hansen Bros agt Albt
Portong \& Ludolpa Portong \& Portong Bros. NOV. 8.
Nassau st, sec Jay, $176 \times 100$; Isaac Mor-
tz agt Cary Mfg Co \& Hennebique Constn tz agt Cary Mfg Co \& Hennebique Constn De Kalb av, 977 ; Philip Wetchler agt Cath Bielenberg \& Clarence F B Lincoin, Logan st, ws, 190 s Glenmore av, 40 x Co, Nathan Drucker, Max Kessler, Geo Shumer \& Morris Gratenstein \& Jos Wein.
stein.
420.00 Hegeman
av,
nwe Georgia avax agt Hegeman Bldg Co. $\mathbf{1 8 0} \mathbf{x}-00$ Evergreen av, 416; Philip Lucks \& ano agt Christian A Hass \& Rebhan \& Sons. 97.00
39TH st, 1812: Isaac Horowitz agt Peoples Union Realty Co \& S B Blonstein \&
277.50
Sons. NOV. 9.
Park pl, ns, 130 e Howard av, $270 \times 127.9$ Louis Seigelbaum agt Amos Constn Co \&
S 3D st, 236-40; Max Zwerdling agt Jno
50.00 Furman st, ws, 200 s Montague, runs s Louls P Deslauriers agt N Y Dock Co \& Tucker \& Vinton.

## NOV. 11.

Park pl, nec Buffalo av, 100x27.9; Volet325.00 Sterling pl, ns, 100 w Saratoga av, 175 x
147 : Morris Turner agt Commonwealth Importing Corpn \& Harry Simon as Pres. $1,350.00$
$\underset{\text { S 3D st, 236-40; }}{\text { Estate of }} \underset{\text { S }}{S}$ Weinstein Ginsberg. 128.96 Stockton st ss, 90 w Tompkins ay, 34x
100; Louis Linder agt New Hebrew School \& Grapa Mariano. Sterling pl, ns, 100 w Saratoga av, 175 x terial Co agt Commonwealth Impt ${ }_{3,228.92}$
Kingston av, 520; Henry Cohen \& ${ }^{\text {ano }}$ ano
agt Ike Charpack \& Jacob Zilber. S 3D st, 236-40; Henry Lentnek agt Jno
\& Wm G Murphy \& Henry Ginsburg. 75.00

Commerce st, 109; Abendroth Bros agt
Jas H Coumihan \& Jas E Lewless Co. Gires 100.30 Greene av, 1161; Abendroth Bros agt
Bessie Korner \& Jas E Lewless Co. 39.50 Grand st, sec Kent av, runs e50xw1.6xs $50 x w 57.4 \mathrm{x}-100.1$ to beg; Abendroth Bros agt Jno \& Anna Kovaes \& Jas E Lewless
Co.
106.60

Crescent st sec Danforth, $25.6 \times 85$; Abenreich, Jas E Lewless Co \& Frank Richards.
Hopkins av, ns, 125 e Nostrand av, 50 x
100 ; Abendroth Bros agt Edgar Impt Co \&
100; Abendroth Bros agt Edgar Impt Co \&
Marion st, 250; Abendroth Bros agt Louis
Curth \& Jas E Lewless Co \& L Curth \&
Park pl, ns, 130 e Howard pl, 270x127.9; East N Y Mason Material Co agt Amos
Park pl, ns, 130 e Howard av, $270 \times 127.9$;
Elias W Pilzer agt Amos Constn Co \& Max
Spector. prop; Anshel Wabrick agt Amos
Same
Same prop; Louis Kroll agt same0.00
Same prop; Greenberg \& Schlicker Co
agt same.
Same prop; Sam Rubinton agt same
$7,900.00$
$7,800.00$
same prop; Kramer Contracting Co agt

Av D, 2611; Benj Tarshoff \& ano agt "William" W' Bennett \& Adelaide Rob-
Park pl, ns, 130 e Howard av. 270x127.9; Constn Material \& Coal Co agt Amos
Alabama av, es, 70 n Glenmore av, 80 x Co. Barnett Baltowsky agt F \& J Realty 245.00
Rockaway av, nwe McDougal, $100 \times 100$;
Burroughs Bldg Material Co agt Beckie Burroughs Bldg Material Co agt Beckie
Schoenfeld \& Weinstein \& Katz (Inc).
S 3D st, 236-40; Jacob Solomon agt Jno $\& \quad$ Wm G Murphy, "Abraham" Rones \&
Henry Ginsburg.
He
Hen Rockaway av 88-94 \& McDougall st, 237-43; Cross, Austin \& Ireland Lumber Weinstein \& Katz. Beckie Shoenteld $\stackrel{\text { \& }}{ }$ 57TH st, 1634; Alfred A Zinn agt Louis
H Jackson. 81ST st, 1650; Julius Levine agt Rocella
Realty Co \& Sidoti Bros.
R Atlantic av bet Imlay \& Commercial Wharf \& extending from Bowne \& Verona agt N Y Dock Co \& Tucker \& Winton. 1.628 .50

## NOV. 12.

Buffalo av, nec Park pl, $28 \times 100$; Bernhard Goetz \& ano agt B \& P Constn Co \& Park pl, ns, 130 e Howard av, 270x127.9; Bernhard Goetz \& ano act Amos Constn
Co \& Max Spector. Hopkinson av, es, 125.3 s Sutter av, 50 x 100 ; Empire City Lumber Co agt Adel-
stein Rosenson Realty Co. Grafton st, swe Blake av, 100x100; Joe as Pres. Kay Bldg Co \& Abr Kennedy 400.00 34TH st, 33, 67 \& 87; F C Farnsworth \&
Rockavay av, nwe McDougal, $100 \times 100$; Schoenfeld \& Weinstein \& Katz. $\begin{aligned} & \text { Beckie } \\ & 684.70\end{aligned}$ Pennsylvania av, 340-6; Grossman Bros
 Sterling pl, ns, 100 w Saratoga av, 175 x 147; Bernhard Goetz \& ano agt Commonwealth Impt Co. Prospect pl, 1650-2: Grossman Bros \&
Rosenbaum agt Dunaif Bldg Co \& Park pl, nwe Saratoga av, $50 \times 100$; Grossman Fros \& Rosenbaum agt Chester Bldg Park pl, ns, 130 e Howard av, $270 \times 127.9$; Alabama av, es, 100 s Blake av, $80 \times 100$; Malta Malta st, nwe Hegeman av, $60 \times 100$; Jos
Egel agt Malta-Hegeman Impt Co.
81.42
Berken st, ns, 95 W Ralph av, 106.9 x Realty \& Constn $C o$ \& Barnett Miller
Malta st, nwc Hegeman av, $60 \times 100$; Standard Lime Co agt Malta Hegeman Impt NOV. 13.
Park pl, nec Buffalo av $27.9 \times 100 ;$ Levin
Kronenberg \& Co agt B \& P Constn Co. Park pl. ns, 130 e Howard av, 270x127.9; Watson \& Pittinger agt Amos Constn Co Sterling pl, ns, 100 w Saratoga av, 175 x monwealth Impt Co $\quad$ East N Y Mason
material Co. Material Co. 216.69 Sterling pl, ns, 100 w Saratoga av, 175 x
148 Wim $\underset{\mathrm{G}}{\mathrm{W}} \mathrm{Kinney}$ agt Commonwealth
Impt Corpn. Essex st, es, 96.2 s Atlantic av, $75 \times 100$ :
Levin, Kronenberg \& Co agt J D Cohen.
200.00

Hopkinson av, es, 125.3 s Sutter av, 50 x 100; Standard Lime Co agt Adelsteln,
Rosenson Realty Co. Georgia nv, nwe Hegeman av, $100 \times 100$; Levin Kronenberg \& Co agt Hegeman
Bldg Co \& Wm Ginney. Hegeman av, nwc Georgia av, 100x95:
Israel Shay agt Hegeman Bldg Co. 900.00 Malta st, nwe Hegeman av, $60 \times 100$ Metropolis Lumber Co agt Malta-HegeSame prop; Standard Lime Co agt same

Bergen st, ns, 95 w Ralph av, 107.2 x 109.2; Voletsky \& Jaicho (Inc) agt M \& M Realty \& Constn Co, Barnet Miller
Harris Mofsenson.
$1,020.00$ Rockaway Pkway, es, 180 se Church av, $40 \times 120 ; ~ W m$ F Force agt John Petterson
$\&$ Kissina Constn Co. 14TH st, 417-19-21; Colwell Lead Co agt
\& 1 Cie Maddow \& $O$ R Heepe. 542.40 Railroad av, ws, 198.10 s Bklyn \& Jamaica mis \& Marie A Waiter \& Partrider Constn Co. Marie A Walter \& Partridge
Bergen st, $\mathrm{ns}, 95 \mathrm{w}$ Ralph av, $106 \times 100$ Interborough Sash \& Door Co agt M \& M
Realty Co \& Barnet Miller as Pres.

Rockaway av, nwe McDougal, $100 \times 100$ Elias M Pilzer agt Beck Schoenfeld \& Same prop; Chestnut Ridge White Brick Co agt Bernard \& Beckie Shoen7×107: Irene McCheesman agt M \& M Realty \&
Constn Co. Ocean av, es, 124.11 s Newkirk av, 50 x
 Amboy st, ws, 200.5 n Lott av, $40 \times 100$; dorowsky Constn Co. agt Weiss \& ChoKnickerbocker av, 423; Max Zwerdling rry Simon \& Henry Essex st, es, 96.2 s Atlantic av, $75 \times 100$ :
Jacob Rutstein et al agt Jos D Cohen (Inc).
Bergen st, $\mathrm{ns}, 95 \mathrm{w}$ Ralph av., 106.2 x 107.2: Voletsky \& Jaicho (Inc) agt M \& M Realty \& Constn Co N Y, Mtg \& Security
Co, Constn Material \& Coal Co \& Saml Co, Constn Material \& Coal Co \& Saml
Miller, Barnet Miller \& Harris Mofsen-
son.

## SATISFIED MECHANIC'S LIENS.

## Manhattan and Bronx

6TH st, 7TH st, 3D av \& Hall pl, block, c; John C Orr Co agt Cooper Union for Aug15.12.

NOV. 11.
118TH st. ${ }^{200}$ W; Jacob Rubin agt NOV. 12.
177 TH st, ns, 100 w Auduboh av; Philip Goldwasser agt McAfee Bldg Co et al: ${ }^{1} 52 D$ st. $\boldsymbol{7} \mathbf{w}$; Laura Roofing Co agt Jno Doe et al; Nov11'12.
${ }_{17}$ (STH st, $311 ~ W$
;
${ }^{2} 111 \mathrm{TH}$ st, ss, 550 e Lenox av; Levin Contrg Co agt Saml Roseff et al; May 1'12. 84.00
 Broadway, es, whole front bet 165 th \& 166 th; Patk Reddv agt Broadway \& 165 th
St Realty Co et al; Sept6'12.
$9,707.27$

## NOV. 13.

Jerome av, 2415: Pluemacher Contracting Co agt Douglas Bros Hardware Co
et al; Sept16:12.
350.00 ${ }^{2}$ Broadway, 1576; National Bridge Work Salomon et al; Nov412. $2,866.24$
Murray st, 61; Harry Rosenbaum Iron 1'12. NOV. 14.
131ST st, 22 E; Harry Chaimowitz agt Same prop; Elias Fialkin agt same: 'eb29'12. 144TH st, 613-15 W: Sussman \& Glad${ }^{\text {2 Park av }}$ sec 153 d st; Talsky \& Spou-

## NOV. 15.

56TH Nt, 363-65 w; Rudolph J Helbing "5TH av, nee 116th; Patk Gallagher agt Ancient Order of Hibernians Inc et al 6TH av, 230; Julius Oberlein agt Anna 4TH st, 111 \& 112-14 E; Isidor Shkolnik agt Trstes Estate Henry Knebel et al
Oct $222^{\prime} 12$.

## Borough of Brooklyn.

NOV. 7.
Surf av, swe W 8th, $60 \times 80$; Bklyn Buildbenbord, Jr, \& Frank Schulze; Aug3'12.

Williams av, ws, 130 s Hegeman av, 80 x 100; Chestnut Ridge White Brick Co agt
Vathan Rolnik; Sept 21 '12.
100.00 NOV. 8.
Barbey st, ws, 200 n Dumont av, 25 x $100 ;$ Jos Turkish agt Harry S Schneider;
225.00 Franklin av, nwe St Marks av, - $\begin{aligned} & \text { X- } \\ & \text { Patk H McCarthy agt Firian \& Lee; } \\ & \text { Nov } \\ & \text { 13'11. }\end{aligned}$ ${ }^{2}$ Saratoga av, sec Prospect pl, 20x100;
Wender Bros agt Julius Robbins, Inc; NOV. 9.
Troy av, swe Pacific, $-\mathrm{x}-$; Standard Lime Co agt Troy-Pacific Co; Nov 4 ' 12 . NOV. 11.
Johnson pl, ws, 57.9 n Prospect av, -x Nov8'11. E Person Co agt Abr Frumkin Chureh av, nec E 17th, 105.10x100; Oscar Manor Associates; Oct $5^{\prime} 12$. L Egbert \& Prospect pl. ns, 264 w Ralph av, 164 x 127; Resnikoff \& Richmond agt Miller
Bldg Co; Oct11'12.
E 16TH st, sec Av T, $40 \times 105$; Fredk W Starr agt Theresa Poggi, Title Guar \&
Trust Co \& L A Brennan Co; Sept $3^{\prime} 12$ Trust Co \& L A Brennan Co; Sept23'12. 300.00 Same prop: Bayside Sash \& Door Co
agt same; Sept 23 '12. E 15TH st, ws, 360 n Av P, $26.8 \times 100$ David P Bryon agt Jno D Wood; June
$\begin{aligned} & \text { 5'12. }\end{aligned}$
83.00 18TH av, nwe Gravesend av, $90 \times 120$;
Barnet Rivlin agt S G Realty $\mathrm{Co} ; \mathrm{Oct} 29$ NOV. 12.
Sutter av, ns, 25 e Snediker av, $25 \times 100$; Spatt Plumbing Supply Co agt Philip
Brody \& Marx Levine; Oct17 12 .
450.00 Ft Hamilton av, ws, ${ }^{20} \mathrm{~s} 39$ th, $-\mathrm{x}-$ Klingenbeck agt Jno L Bohm, Chas E
205.00

Boerum st, ss, 225 w Manhattan av, 25 x Novi Ermire Krevulin agt Harry Cohen;
Nov 125.00 Grand st, ss, 16.8 w Roebling. $40 \times 100$; Rocco Dalto agt Keap Constn Co \& Jos
Cassalino; July $25^{\prime} 12$. Same prop; same agt Geo Ludwig \&
Jos Cassalino; July9'12. NOV. 13. Court st 145-9; also PACIFIC ST, 205 ;
Max Shick agt Louisa Hirsch \& Adolph
Miller; Oct ${ }^{\prime} 11$.
Hinsdale st, es, 100 s Newport av, 20 x $100 ;$ Morris Bass agt Sarah Gizdew,
nie \& Fannie Matz; Sept4'12.
${ }^{2}$ Discharged by bond.
Discharged by order of Court.

## ORDERS. <br> Borough of Brooklyn.

## NOV. 7.

Sterling pl, ns, 100 w Saratoga av, monwealth Impt Corpn to pay Esther Rabinowitz. | 350.00 |
| :--- | Essex st, es, 96.2 s Atlantic av, $75 \times 100$; os D Cohen, Inc, on Home Mtg \& Invest-

ment Co to pay Louis Dempsky.
350.00 51 ST st, ss, 320 e 8 av, $60 \times 100 ;$ Jacob S O'Neill \& Kelly Constn Co. Co to pay NOV. 9.
Bklyn av, es, 330 n Glenwood rd, 200x 100; Homesborough Realty Co on Lawyers Title I \& T Co to pay Harmon Mar-
covitz.
500.00

NOV. 11.
No Orders filed this day.
NOV. 12.
20TH av, ws, from 61st to $62 \mathrm{~d}, 200 \mathrm{x} 80$; High Grade Constn Co on Lawyers Title Ins \& Trust Co to pay Guwarino Moscaro. 184.00
Essex st, es, 96.2 s Atlantic av, $75 \times 100$;
Jos D Cohen (Inc) on Home Mtg Invest Jos D Cohen (Inc) on Home Mtg Invest-
ment Co to pay I Grodzinsky.
115.00 Av R, sec E 12th, $87 \times 100 ; H a b$ Bldg Co on Lawyers Title Ins Co to pay Morris ${ }^{\text {W }}$
Williams Co. ОСт. 13.
St John's pl, ns, 100 w Albany av, 105 x 12.9 . Classon Constn Co on Title Ins Co
N . Y to pay Colonial Mantel \& Refrigera20TH av, ws, bet 61st \& 62d, $200 \times 80$; High Grade Constn Co on Lawyers Title
ralta 215.00
Malta st, nwe Hegeman av, 60x100:; Malta-Hegeman Impt co on Herman Rich-

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## RECORDS SECTION

of the

# Rysici RECORD <br>  

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.<br>Entered at the Post Omce at New York. N. Y.. as seeond class matter.

(20) 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.


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 Cove-
nant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. and Sale deed, wherein, although Bargain ler 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. 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 Publie 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.
2:482-10, denote that the property mentioned is in section 2, block 482 , lot 10 . It should also be noted in section and filed is strictly followed. instrument as A $\$ 20,000-\$ 30,000$ indicates the assessed value of the property, the first figures belng for the lot only and the second figures representing both lot and indicates that the property is assessed
as in course of construction. Valuations are from the assessment roll of 1912 . conveyanceceding the consideration in a veyance means that the deed or conTorren System. Flats and apa fied 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 for the Checking Index. The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the propfor which there is no section or block number.

KEY TO ABBREVIATIONS USED.
A. L-attorney.

AT-all title.
ano-another
admr-administrator.
agmt-agreement.
A-assessed value
abt-about.
adj-adjoining.
assign-assignment.
asn-assign.
bk-britorney.
$B$ \& S-Bargain and Sale
b-b-building
blk-block.
Co-County.
a G-covenant against grantor.
constn-construction.
con omitted-consideration omitted. corpn-corporation.

O C \& 100-other consideration and $\$ 100$.

## CONVEYANCES.

Borough of Manhattan.

 Nov6, Nov8'12: A $\$ 11,500-13,000,11)$ ns, 115.4
Beaver st, 23-5 $(1: 24,-7 \& 10$


 Beekman st, 33 (1:92-39), sws, 517 \&w
 2.1xne4,10xnw $0.5 \times n e 97.10$ to st xse23.8 to
beer 5 -sty stn loft \& str bldg. Ellz B Colt
 Charlon st, 9, rear of (2:519-pt it 50 , dougal, runs n25.2xw32.11xs25.2xe33 to beg. with right of way over alley $8 \mathrm{ft} x$ to Charlton, 2 -sty bk stable, Henry Birdsall to Theo Birdsall, 9 Chariton; Nov7;
Nov $8^{\prime} 12$; A $\$$ nom Cherry st, $124(1: 253-5), \mathrm{ns}, 90.2$ e Cath-
erine, $25.1 \times 103.9 \times 25 \times 104.3,5-$ sty bk tnt \& strs; Jno B Knox. ref, to Maurice J Bur-
 Duane st, $141(1: 147-7), \mathrm{ns}, 99.6$ e West Bway, $25 \times 75$, 5 -sty bk loft \& str bldg:
Jonathan \& Ella S Bates to Bates Brothers Real Estate Co, a corpn, 32 Liberty
B\&S: Oct 29 : Nov8'12; A $\$ 28,000-37,000$.
Elizabeth st. $198 \quad(2: 492-5)$, es, 189.3 n Spring, runs e97.8xn25 \& $12.5 \times w 97.3$ \& seppe Neglia et al to Antonio Viviano,
542 48 th, Bklyn; $1 / 4$ RT\&I. mtg $\$ 40,500$; O C \& 100

 \& strs: Antonio Viviano to Rosa Viviano
 OC\&100 Elizabeth st, $238(2: 507-7)$ es, abt 175 n
Prince, 20888.3 -sty bk tnt \& strs; John R Cary, EXR Richd Lee, to John R Carey,
238 Elizabeth; mtg $\$ 2,000$; Nov11; Nov12 12: A\$12,000-19,000. nom Elizaleth st, 150 $(2,478-6$, es, 139
Broome $25 \times 99.1 \times 25 \times 99.2,6-$ sty bk tnt
\&
strs: Mich1 Rriganti to Edw A Weiss at 7th \& Washington avs, Rockawway Park, LI. mtg $\$ 36,000$ : Nov11; Nov13'12; A $\$ 18$,Henry st, $83(1: 282-7)$ ns, 237.5 e eophiMayer to Fanny Gruen, 116 E . 90 B\&S; C \& 100

Henry st, 199 (1.285-11) ns 95.9 W Clin ton, $25 \times 87$, 5 -sty bk tnt \&'strs; Filla Cohen Mox Cohen. $7 \mathrm{~W} 112 ;$ mtg $\$ 23,000 ;$ Feb
to M1: Nov13'12; $\$ 17,000-33,000, O$ C $\& 100$ Lispenard st, $13-5(1: 211-9) ; \mathrm{ns}, 125.11$ e loft \& str bldg; Louis W Stotesbury to
Wm A A Brown, 116 Winthrop, Bklyn: C a G: mtg
$000-68,000$.

C \& 10
Mangin st, $71\left(\begin{array}{c}\text { (2:323-19) }\end{array}\right.$ ws, 75 s Riv-
ington, $25 \times 99,5$ besty bk tnt:
Louis Valk to Solomon Frankel, $251{ }^{251}$ V 92 . Nov14'12; Mulberry st, 209-11, see Spring, 48.
New st, 58-62, see Beaver, $23-5$.
Spring st, $48(2481-22)$, swc Mulberry (Nos 209-11), $25.3 \times 98.9 \times 25 \times 93,3$ 5-sty bk
tnts \& strs: Geo E Weller, ref, to Jno tnts \& strs; Geo E Werler, ref to Jno
Palmieri, 150 Ocean Pkw, Bklyn; mtg $\$ 30,000-57,000$ : corrects error in last issue as to first line. $\mathbf{3 6 , 0 0 0}$ Spring st,
tion of sale, \&c; Vincent Orlando onfirma-
No same Water st, $340(1: 110-37)$, ns, abt 105 e
 corpn, 95 William: mtg $\$ 8,500 ;$ Jan22 Hov Water st, 340; Crum \& Forster to The William St offices, a corpn, 95 William.
$\mathrm{mtg} \$ 8,500$; Nov13; Nov1412. C \& 100 $\mathbf{A v}^{2 \mathrm{D}} \mathrm{Bt}, 188$. $24 \times 106,5$ (2:398-45), nes, 200.7 nw bk bldg in rear; Jos Weiser to Max Greenberg, 218 Rivi
$912 ;$ A $\$ 17,000-27,000$
$3 \mathbf{D}$ st 30 E (2.458-22) 58 . 92
$22.11 \times 59.4 \times 23 \times 58.8,3$ sty $\&$ bs, bk dwg; Lili Seiler heir. \&c, Fredk w Seller to Max
 3D st, ${ }^{30}$ E; Fredk Marle Seller heir
 4TH st, 294 w ( $2: 623-39$ ), ws, 130 n 11 th, EXR Rachel Banta, to Fredk Rabbe, 3476 Bwa.
000 .

4TH st, 294 W ; Eleanor M, wife Jas nom 9TH st, $733 \mathrm{E}(2: 379-48)$ ns, 268 w Ay Herman. Rosentyaum, 313 Mthie Eisler to
H\&S Mty
$\$ 20.000$ \& AL; Nov1; Nov14'12; A $\$ 15,000-$
25,000 .
10TH nt, 233 E (2:452-41), ns, abt 180 w
 we washington av (No Adolph Flisser (by will) to Tillie Fllsser his wife: Nov18'09; Nov11'12. will 12TH st, $383-5$ w $(2: 641-26-27), ~ n s . ~$
Washington, $44 \times 89.10,3-$ sty
bk factory Richd P Daggitt to Clarence A Dagritt
312 Manhattan av; 16 pt: B\&S; mtg $\$ 4,500$ : 312 Manhattan av; $1 /$ pt; B\&S; mtg $\$ 4,500 ;$
Novit'12; A $\$ 19,000-22,000$.

17TH st., 221-5 w, see 18 th, $216-8$ W
$17 \mathrm{TH} \mathrm{st}, 118 \mathrm{E}$ ( $3: 872-67$ ), ss, 80 w Trvto Carolyn Rothstein. 108 , W $46 ; \quad 1-7 \mathrm{pt}$ 15TH st, $430 \mathrm{w}(3.715-47)$, $5 \mathrm{~s}, 33311$ av. 20.5x92, 3-sty \& b bk dwg. Jas T Bunt to Jas E Duross, 88 Paulding av Tarrytown, NY; $1-3$ pt; QC \&
26 : Nov12' $12 ; \mathrm{A} \$ 8,000-10,000$.

18TH st, 216-8 w (3:767), Ss, 225 w str bldg \& pt 6-sty bt loft bldg; also 43.1 pt 6 ns. 229.2 w .7 av, $50.10 \times 41.4 \times 59.9 \mathrm{x}$ 43.1. pt 6 -sty bk loft bldg; re mtg as to distant 74 s therefrom; Greenhut-SiegelCooper Co to Monahan Express Co Realty
Dept, 61 Greenwich av; Nov12; Nov13'12:

20TH st, 220 w (3:769-50), sws, abt 275 w ${ }^{7}$ av, $25 \times 85.11 \times 25 \times 86.7 \mathrm{nws}, 5$ sty bk tnt;
Christiane Meyer to Rudolph F Rabe, 900 Hudson, Hoboken. NJ, \& Ferd W Keller. H69 Sterling pl, Bklyn. mtg. $\$ 28,000 ;$ Nov
$9 ;$ Nov12 $12 ;$ A $\$ 11,500-29,000$.
 dwg; Laura A Hudson to Willie $L$ In $\operatorname{man}_{13,000}$.

22 D st, 335 E
$25 \times 77.9$, 5 -sty bk tnt \& strs: Adolph Schlesinger to Therese Weil, 21 E 82 , \& Sophia Mayer, $41 \mathrm{E} 72 ; \mathrm{mtg} \$ 26,000 ;$ Nov1;
Nov13'12; A $\$ 10,500-17,500$. 22 D st, $342 \mathrm{w}(3: 745-60)$ i, ss, 283.4 e E Murphy et al indivd EXRS, TRSTES heirs \&c Mich1 J'Murphy, to Jennie E Mc


24 TH st. 34
1 av, $25 \times 98.9,4$-sty $(3: 930-25)$, ns, Feinman to Jacob Miller: $341 \mathrm{E} 24 ; \mathrm{mtg}$
$\$ 11,000 ;$ Nov 4 Nov9'12; A $\$ 12,000-14,000$.

25TH st, 324-6 w (3:748-57-58), SS, 284.6 E Sause to Fulson Realty Co, a corpn. ${ }^{\text {E }}$ Bway; mtg $\$ 25,000$; Nov9; Nov12'12; A $27 \mathbf{T H}$ st. $221 \mathbf{E}$ (3:908-15), $\mathrm{ns}, 258 \mathrm{e}$ grant Industrial Savings Bank to Metho dist Episcopal Mission Church at Rose Hill in City NY, 221 E 27; QC; July11; Nov 2STH st, $321 \mathbf{w}(3: 752-29)$, ns, 240 w 8 ay, $20 x 98,4-$ sty \& b stn dwg: Mary A
O. Gara to Cath B Cleary, 255 W 122; Noo $28 T H$
 Isenberg to Therese Weil, 21 E 82, \& So-
phia Mayer, $41 \mathrm{E} 72 ; \mathrm{mtg} \$ 40,000$ Nov1
 29TH st, 236 E (3:909-36), ss, 120 w Setaro \& ano to Santo Fiumefreddo, 222 E 29; mtg $\$ 15,000$; Nov7; Nov8'12; A\$9., 34TH st, 210 E, see 78th, 119 E
38TH st, $514 \mathbf{W}$ (3:709-48), SS, $225 \mathrm{w} \frac{1}{1}$ av, 18.9x90. 4-sty bk tnt \& str: $W \mathrm{~m}$ Hoffmann et ai to Crescent-Star Realty Co.
corpn, 211 E 55 ; Apr2 ${ }^{\prime} 09$; Nov13'12; A $\$ 5$, corpn,
$500-7,500$.
 A Seligmann to Kips Bay Brewing A Siligmann to kips Bay, Brewing of
Malting Co, a corpn, 650 1 av; FORECLOS
Oct17; Nov $1412 ;$ A $\$ 10,500-17,500$. 17,575
42D st, 147-53 w, see Bway, 1472-80.
45TH st, 109-13 w (4:998-26), ns, 120 w Edw H Litchfield t t Bertfield Realty Co 44 Wall; July12; Nov13'12; A $\$ 150,000-390$,

47TH st, 312 W ( $4: 1037-41$ ), ss, 200 w 8 av, $25 \times 100.5,5-s t y$ stn tnt \& strs; York
Investing Co to Nellie J Hymes, 943 St Nicholas av: mty $\$ 20,000$ \& AL; Oct2; Noy

47 TH st, 42 w (5:1262), ss, 510 w 5 av 20x100.5; agmt cancelling agmt to conve Hempstead, LI, with Anna L Konta; at 50TH st, 512-4 w (4:1078-41-42), ss, 200 Adolph Schlesinger to Therese Weil, 21 E 82 \& Sophia Mayer, $41 \mathrm{E} 72 ; \mathrm{mtg} \$ 50,000:$
Nov1: Nov13'12; A $\$ 18,000-38,000$. O C \& 100
 Park av, $75 \times 100,3-5-$ sty bk tnts; S Albt
Reed to Aeon Realty Co, corpn. 60


53D st, 111 E (5:1308-8), ns, 165 e Park v. $25 \times 100.5,5$-sty bk tnt, Albt Hochster $\mathrm{mtg} \$ 12,000 ;$ Nov ${ }^{\prime} 12 ;{ }^{1}{ }^{\text {corpn, }} \$ 18,000-25,000$. ${ }^{60}$.
53D st, part $111 \mathbf{E}(5: 1308-\mathrm{pt}$ it 8$)$, ns, bk int: Aeon Realty Co to 118 E $54 \mathrm{t}^{2}$ st Co, a corpn, $68 \mathrm{Wm} ; \mathrm{mtg} \$ 12,000$ : Novs
54 TH st 17 E $(5: 1290-13), \mathrm{ns}, 287.6$ e ${ }^{5}$.
$\mathrm{V} .20 .10 \times 100.5$, 5 -sty stn dwg, 3 -sty ext Mary M Sherman to Leon R Jillson. 202 W 74. mtr $\$ 50.000 \&$ AL; Nov4; Novi2 12 ; A $\$ 70,000-105,000$.

56 TH st. 233 E (5:1330-14), ns, 250 w 2 $25 \times 100.5,5$-sty bk tnt \& strs; Jos Koch - Mrimemine Braun, 13 Gouverneur pl Bronx; mtg $\$ 20,000 ;$ Nov8; Nov11'12; A $\$ 11$,
$000-25,000$.
O 100 56TH st, 114 w ( $4: 1008-42$ ), ss, 225 w 6 riman et ai EXRS garage; Oliver Hardeed, to Directors Realty Holding Co, a
 E6TH st, 114 W: Jas L Harriman et al heirs, \&c, Oliver Harriman to same; B\&S
56TH st. 114 w; Lillie H Havemeyer wife Fredk C Havemeyer \& helr Olive 56TH st, 443 W ( $4: 1066-9$ ) Saml Williams al to Lena Fishgal, 33 Moore mtg $\$ 17$,

62D st, 233 E (5:1417-15), ns, 3510 av, $16.8 \times 100.5$, 3 -sty \& b stn dw, FORECLOS Oct3; Nov ${ }^{\prime} 12 ;$ A' $\$ 10,000-13$, ,
500 12,400 65TH st, 316 E $(5: 1439-45)$, ss, 181.3 e ${ }^{2}$
av, $18.9 \times 94.8 \mathrm{x}-\mathrm{x} 91.8 ; 3$-sty bk shop; Ba . bette Moller to Sloane \& Moller, a corpn,
6.5TH st, 324 E
$18.9 \times 102,3$-sty bi shop: Wren J Slo e 256 1 to Sloane \& Moller, a corpn, 316 E
Nov1; Nov13'12; A $87,000-11,000, ~ 14,000$ 69тн st, $258 \mathbf{w}(4: 1160-60)$ ss, 100 e Ionathan \& Ellen S Bates to Bates Broth ers Real Estate Co Bate
 -0TH st, 344 West
$R ~ R ~ R ~ E n d ~ a v, ~$
$R$ stable, 1-sty ext; Chas Thorley, a corpn,

71ST st, 303-15 E (5:1446-41/2-10), ns, 75 e 2 av, $175 x 102.2,7$ 5-stv bk \& stn tnts \&
strs: Esther Isenberg to Therese Weil, 21 82, \& Sophia Mayer, $41 \mathrm{E} 72 ; \mathrm{mtg} \$ 170,-$ O C \& 100 72D st. 38 w (4:1124-54), ss, 525 w Cen$W \mathrm{~m}$ B Leonard to Jennie H Leonard, his Wife, 38 W $72 ; \mathrm{mtg} \$ 50,000$ \& AL; Dec21
'10; Nov1 12 '12: A $\$ 48,000-70,000$. 75TH st, 228 E (5:1429-35), ss, 259.7 w
av, $20.4 \times 102.2,4$-sty bk tnt; Geo E Welav, $20.4 \times 102.2,4$ sty bk tnt; Geo E E Eel,000.
75TH st, 228 E; Ray, wife Max SchenkNov11'12. sC \& correction det $\begin{aligned} & \text { Nom } \\ & \text { nom }\end{aligned}$
77TH st, 309 w ( $4: 1186-18$ ), $\mathrm{ns}, 119 \mathrm{w}$ West End av, 19x102.2, 4-sty stn dwg, 2ates, a corpn, $142 \mathrm{~W} 21{ }^{2} \mathrm{mtg} \$ \$ 25,000$
78TH st, 119 E (5:1413-11), ns, abt 135 praised at $\$ 25,000$, sty \& sub to mtg $\$ 10,000$, ap 14-55), ss, abt 130 e 3 av,, x-, $5-$ sty bk tnt \& strs; appraised at ${ }^{\circ} 8,000 ; \mathrm{mtg} \$ 15,-$ $1222-6(10: 2663)$, es, abt $160 \mathrm{n} 168 \mathrm{th},-\mathrm{x}$ $\$ 5$. of transfer tax of $\$ 468.28$; Jas A Wendell Deputy Comptroller of State N Y, to Dan ov8; Nov11'12. SSTH st, 537 E ( $5: 1585-21$ ), ns, 120.11 Henry Adler to John Maurer, $649 \mathrm{E} \quad 13$ : $\mathrm{mtg} \$ 16,000$; Nov $14{ }^{\prime} 12 ;$ A $\$ 8,000-21,000$. 100
95 TH st, $132 \mathrm{~W}(4: 1225)$ ss, 448 e Ams y, $17 \times 100.8$; re-asn rents recorded May6: ickinson, at Grove, Milford, NJ; Nov11; ov12'12. nom 98TH st, 213 E (6:1648-9), ns, 210 e 3 s9,000-20,000; also PARK AV. 3780 (11:-
 Ent \& strs; mtg $\$ 16,500$; Benni Feuer to Edw A Weiss, 7 th ${ }^{\text {\& }}$ \& Washington avs,
101ST st, 334-6 E (6:1672-31-32), ss, 100 S av, $50 \times 100.11,2{ }^{2}$-sty bk tnts; Adolph

103D st, 105 E (6:1631-2), ns, 32 e Park
$\mathrm{v}, 16 \times 100.11,3$-sty $\&$ b stn dwg: Ignatius M Wilkinson, ref, to Equitable Life Assur M Wilkinson, ref, to Equitable Life Assur
Soc of the U'S, a corpn, 165 Bway: FORESoc of the U S, a corpn, 165 Bway; FORE-

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103D st, 216 w , see Bway, 2688-90 105TH st, 341 E (6:1677-19), ns, 175 w 1 av, $25 \times 100.11$. 5 sty bk tnt \& Mrs; Es-
ther Isenberg to Therese Weil, 21 E 82 .
\& Sophia Mayer, 41 E $72 ;$ mtg $\$ 27,250$; \& Sophia Mayer, 41 Et 72 mm
Nov1; Nov12'12; $\$ \$ 8,000-23,000$.

C \& 100
105TH st, 343-5 E ( $6: 1677-20-21$ ), ns, 125 w 1 av, $50 \times 100.11$ ? 5 -sty bk tnts \& strs:
Adolph Schlesinger to Therese Weil. 21 E Adolph Schlesinger to Therese Nov1; Nov12'12; A $\$ 16,000-46,000$ O C \& 100
 Strasbourger, ref, to Gardiner Trowbridge at Noroton, Conn; FORECLOS Oct
$31 ;$ Nov11'12; A $\$ 22,000-52,000 . \quad \mathbf{4 8}, 500$ 109TH st, 154 E, see Lex av, 1755.
111TH st, 64 E ( $6: 1616-49$ ) ss, 95 e Mad $111 \mathrm{TH} \times t, 64 \mathrm{E}$ (6:1616-49), ss, 95 e Mad
av, $24.10 \times 100.10,5-$ sty stn tnt; Jennie Muller to Many Fred, 789 Dawson; 2/ pts;

## 1117H st, 255 w ( $7: 1827-3$ ), ns, 56 e 8

 av. $36 \times 100.11,6-$ sty bk tnt: Thos Grahamto Fannie Druck, 225 W $110 ;$ AL; Marr29;
 $19 \times 100.11$. 5 -sty bk tht: 'Saml Licht man to Ida B Stuart, Sea Cliff. LI; mtg
$\$ 15,000$; Novs'12; A $\$ 10,000-19,000$. nom 113TH st $\mathbf{w}$, nwe 8 av, see 8 av, 2095
114 TH st, 26 E , see 114 th, 28 E
114TH st, $28 \mathrm{E}(6: 1619-591 / 2)$, Ss, 79 W
ad av, $20 \times 50.11,5-\mathrm{stv} \mathrm{bk}$ tnt \& strs; A $\$ 7.000-13,000 ;$ also 114 TH ST, 26 E ( $6: 1619-$ 60 , ss, 99 w Mad av, runs $550.11 \mathrm{xw} 1 \times \mathrm{s} 50 \mathrm{x}$
w18xn 100.11 to ss 114 th xe19 to beg, $5-$ stv
 117TH st. 330 E (6:1688-38), ss, 375 e 2 av $25 \times 100.11$, $4-$ sty bk tnt; Caterina
Paradiso to Carmela Cagoiano, $444 \mathrm{E} 116 ;$ mtg \$12.000; Apr5: Nov14'12; A\$9.000-13,118TH st, $\mathbf{2 1 6 - S}$
$3 \mathrm{av}, 37.1 \mathrm{E} 100.5,6-\mathrm{sty}$ blk tnt: Manuel M Voit, ref, to Jocoh Toewenthal, 2 W 120 :
mtg $\$ 33.000:$ FORECLOSED \& drawn Nov
12 Novil'12. A $\$ 15,000-45,000$. 121ST st, 442-4 E (6:1808-31), Ss, 109 w
Pleasant av, runs s 100.10 xw 16 xs 0.1 xw 25 x nio0. 11 to st xe41 to beg, $6-$ sty bk tnt of stein. 42 E 74 : Aubrev E Mever, 118 W 57 Isalas Meyer, decd, for Linda Meyer;
FORECLOS Oct31; Nov7; Nov8'12; A $\$ 12,-$ $000-40,000$. $\mathbf{1 2 4} \mathbf{~ W H}$ see Bway $\sec 124$ th 124TH st. 262 W ( $7: 1929-60$ ), Ss, 100 e 8 Estate Co to Washington Storage Wareh\&s; AL; Oct31; Nov $8^{\prime} 12 ;$ A $\$ 12,000-14,000$. 126TH st, 310 W ( $7: 1952-39$ ), ss 150 nom Gracey to Danl I. Eliz \& Stn Litia E Gridgee all at 310 W 126; Nov12; Nov13'12: A $86 .-10$ O
$500-8.000$. $\mathbf{1 2 7 T H}$ st, 238-40 W (7:1932-46 C \& $1 / 100$ sty \& b stn dwgs; Richd T Dana et al to $\mathrm{mtg} \$ 6,000$; Oct1; Nov ${ }^{\prime} 12 ;$ A $\$ 12.400-14,000$.
 122 W 123: FORECTOS Oct $8 ;$ Oct10; Nov
$12{ }^{\prime} 12 ;$ A $\$ 10,000-14,000$. 12STH st E, nwe Mad av, see Mad av, 129TH st, 230 w ( $7: 1934-46$ ), ss, 457 e

 $\mathrm{M} M$ Realty Co, a corpn, to Brown-Welss
Realties, a corpn, 63 Park row; mtg Realties, a corpn, 63 Park row: mtg
$\$ 100.000$ \& $\mathrm{AL} ;$ Nov6; Nov ${ }^{\prime} 12: \$ 120.000-$ 130TH st, 122 w $(7: 1914-43)$, ss, 225 w
enox av, $25 \times 99.11, ~ 3-s t y$ \& b stn dwg; Frederic J Swift, ref, to Farmers Loan \& $\mathbf{1 3 2 D}$ st. $\mathbf{1 6 4}$ W $(7: 1916-57)$. ss, 145.3 e
7 av, $19.10 \times 99.11,3-$ stv \& b stn dwg; Jos
Wielar to Meredith Realty Co. a corvn 99 Nassau; mtg $\$ 9.000$ \& AL; Nov11; Nov 140TH st. $5 \boldsymbol{z}, \mathbf{W}(6: 1738)$, re asn rents
recorded Febli'12: Frank Gens to Solfen Realty Co, a corpn, 648 Bway; QC; Nov6
Nov8'12. 140TH st, 101-13 $\mathbf{w}$, see Lenox av, 589141ST st, $413 \mathbf{W} \quad(7: 2050-186)$, ns, 135.9 w St Nicholas av, $16.3 x 99.11,3-$ sty \& ${ }^{\text {\& }}$,
stn dwg: Ann Linthicum heir. \&c Richd L Burtsell to Dora J \& Mary P Burtsell
both at 413 W 141 : $1 / 3 \mathrm{pt}$ : AL; Nov7; Nov 12. A $\$ 5,000-12,000$. $\mathbf{W}, 000$ W Bway, $125 \times 99.11,2-$ sty \& b bk convent \& 2 sty \& b fr academv: Adolph Newman
to Ess En Constn Co. Inc, a cornn. 127: $\mathrm{mtg} \$ 145.000$ on this \& other prop

[^3] Fanny Wway, Wo Esther Newberg, 204 E E 157TH st, 530 w (8:2115-pt it 17), ss,
 163 D st, 434 w ( $8: 2110-18$ ), ss, 300 e Ams av, $50 \times 112.6$, $6-$ sty bl int: Wm Ball to Henry B Culver, 264 N $57 ;$ mtg
$\$ 50,000$ \& AL; Nov6; Nov12'12; A\$19,00063,000 .
171ST st, $557-9$ W $(8: 2128-23)$. ns, 100 w Audubon av, $75 \times 95,5-s t y$ bk tnt; Placid
Realty Co to Jas Shanny, 416 W 147 ; mtg
72,500 . Nox

176TH st W $(8: 2133-10)$, ss, 100 e St Nicholas av, $150 \mathrm{x}-$ to land formerly of venile Asylum to Flourish Realty Co, corpn, 73 E 90
A $\$ 30,000-30,000$.

179TH st, 531-3. W ( $8.2153-51$ ) ns 10 w Audubon av, 50x100, $5-$ sty bk tnt; Isi dore Freudenheim to Isaac Garfunke1, 22 E 108; mtg $\$ 58,500 ; \mathrm{Jan}^{\prime} 11$; Nov8' $12 ;$ A
$19,000-54,000$. $\mathrm{O} ~ \& ~$
100 192 D
vt . Sec 192 d , see $\mathrm{St}_{\mathrm{t}}$ Nich av, see St Nich 209TH st

Amsterdam av, 1050-4 on map 1050-2,
Amsterdam av, 1040-4 (7:1883-30), nwc bk tnt \& strs; A\$60,000-120,000; also AM $1883-34$ ). Ws, 40.6 s 112 th , $46 \times 99.5 \times 47.8$ 112.2 , 6-sty bk tnt; A A $\$ 45,000-85,000$;
Frankfort Realty Co to Pauline Shapiro, Frankfort Realty Co to Pauline
at Tarrytown, NY; AL; Sept $23 ;$ Amsterdam av $(8: 2152-48)$, Ws, 50
180 th , $50 \times 100$, vacant; Elsie J Simon et al to Kerloc Realty \& Constn Co. Inc, 63 Park Row; mtg $\$ 18,500$ \& AL: Oct' ${ }^{\text {P }}$ : Nov
$9^{\prime} 12 ;$ Aom $\$ 26,000-26,000$. Bolton av ( $8: 2255,2256: 700 \& 745 ; 2257$ 19. map (521) of Saml Thompson, contains 3 3 $335-1,000$ acres: PLOT 20, same map,
contains $3597-1,000$ acres, with all title to land under water \& in use by N Y C \& Fanny M McCreery et al to Jas McCreer $\$$-. No C \& 100

Broadway (8:2232-4), es, ${ }^{74.11}{ }^{n}{ }^{214 t h}$ becker, individ et al EXRS \&c Chas Weisbecker, to Max Marx, 419 Convent av.
Nov8'12; A $\$ 6,500-6,500$. Broadway (8:2232), same prop: Max Marx to Michl J Dowd, 2541 Valentine av
Nov8'12.
Broadway (7:1978-61), sec 124th (No 546), $100.11 \times 100,6$-sty bk tnt \& strs; re mtg; Farmers Loan \& Trust Co as
TRSTE, to Fleischmann Realty Constr Co, 507.5 av; QC; Nov7; Novs'12; A\$115,-
$000-210,000$ nom

Broadway, 26SS-90 (7:1874-43-44), sec 103 d (No 216), $66.11 \times 107,2$ 5-sty stn tnts Irving T Smith, 860 St Marks av, Bklyn
$\mathrm{QC} ;$ Oct $44 ;$ Nov $122^{\prime} 12 ;$ A $\$ 140,000-178,000$

Brondway, 1472-80 (4:995), nee 42 d (No $147-53)$ runs e 112.10xn100.5xw 140.9 to e Bway xs104 3: agmt. consent \& easement
to use portion of above for subway entrances, ext of platforms, \&c; Jas R Roosevelt et al. TRSTES Wm Astor, decd
for John J Astor \& remaindermen, own ers \& Longacre Land Co, a corpn, lesse With City NY, acting by the Public Ser-
vice Commission 1st Dist \& Interborough Rapid Transit Co, a corpn, 165 Bway, \&
Rapid Transit Subway Constn Co,
Ras Bway; Oct9: Nov14'12,
Central Park W $\mathbf{3 7 5 - 6} \quad(7: 1833-33)$, ws Central Park 11 s $98 t h, 50 \times 100$. $7-$ sty bk tnt Eiviv B Fischer to Isaac V Brokaw, ${ }^{1} \mathrm{E} 79: \mathrm{mt}$
$\$ 125,000 ;$ Nov $14^{\prime} 12 ;$ A $\$ 60,000-125,000$. nor Claremont av, 182 (7:1993-108), es, 100 125 th, $40 \times 100$, 5 -sty bk tnt; Reliant Hold
ing Co to Rebeca Goldsmith, 2216 Eutav pl, Baltimore, Md: B\&
12,$12 ;$ A $\$ 32,000-50,000$.
Lenox av, 589-607 ( $7: 2009-29$ ), nwe 140th Nos 101-13). $99.11 \times 120$, 7 -sty bk tnt $\AA$ Riverside dr:mtg $\$ 215.500$ \& AL: Nov13:
Nov1 ${ }^{\prime} 12 ; \mathrm{A} \$ 90,000-265,000$. $\quad$ O C 100
Lexington av, 1012 ( $5: 1407-56$ ), ws, 85. S 73d, $17 \times 80,3-$ sty \& b stn dwg: David
L Durra to David Winters, $86 \mathrm{~W} 97 ;$ B\&S
Nov7; Nov ${ }^{\prime} 12 ;$ A $\$ 15,000-21,000$.

Lexington av, 1755 ( $6: 1636-50$ ), $\sec 109$ th Amelia Feltenstein to Bella Aronson. 135 Rodney, Bklyn; mtg $\$ 21,000 ;$ Nov11'12; 10,500-19,000.
Madison nv, 2129-33 on map 21:31-3 (6:Therese Weil, 21 E 82 \& Sophia Mayer 41 E 72: mtg
$\$ 21,000-39,000$.

Madison av, 2020 (6:1752-1 $9.11 \times 70,3-s t y \& ~ b ~ s t n ~ d w s ; ~ J o h n ~ J ~ H y n e s ~$
ef. to Regina T Lohmann, 122 W 123 FORECI.OS Octs: Oct10; Nov12'12; A $\$ 14,-1$
$000-18,000$. Manhattan av, 443 ( $7: 1945-52)$, ws, 50.11
119 th, $25 \times 100,5-$ sty stn tnt: jennie EtS 119 th, $25 \times 100$. $5-$ sty stn tnt: Jennie Et
tinger to Geo Solomon. 17 E 97 Mt- $\$ 77$,
500 ,

Park av (5:1491-37), swe 80th (No 76),
$\$ 1.2 x 20.6,4-$ sty \& b stn dwg; Chester W W Chapin \& ano to Julia C wife Jos B St Nicholas av $(8: 2161-13)$ sec $192 \mathrm{~d}, 100$ x 100 Vacant; Henry Morgenthau Co to
Utility Realty Co, a cornn, 165 Bway; B\& St Nicholas av, $\mathbf{7 3 7}(7: 2061-35)$, ws, 20 s Everett, ref, to Fredk H Man. 321 W W 92 ,
EXR, \&c, Wm J Fuller; FORECLOS Oct West End av, 385 ( $4: 1186-77$ ), ws, 49 n Schultze to Johann Ringlau, Berlin, Germany; mtg $\$ 20,500$; Oct16; Nov11'12; A $\$ 15$,
 Keogh, ref, to Presbyterian Hospital,
N Y. 41 E 70; FORECLOS Oct10; Nov ${ }^{\prime} 12$,
Y $\$ 13,000-23,000$.
$\mathbf{2 2 , 0 0 0}$ 2D av, 2493 ( $6: 1792-25$ ), ws, 74.11 s 128th, ref. to Mutual Life Ins Co of N Y, a corpn, 14,100
2D av, 1047 $\quad$ (5:1329-22), ws, 20.4 n 55 th. x66-19.8x66, 4-sty stn tht \& stors AT; QC; mtg $\$ 11,300 ; ~ O c t 31 ; ~ N o v 13 ' 12 ; ~$
$49,500-13,500$. 2D av, $836(5: 1337-52)$, es 109.5 n 44 th,
$8 \times 70,4-\mathrm{sty}$ bk tnt \& str; Max Olefson to Fanny Olefson, his wife, $836{ }^{2}$ av; AL;
Nov12; Nov $13^{\prime} 12 ;$ A $\$ 9,000-12.500$. 2 D av, 2250 (6:1687-52), es, 80.11 s 116 th , ermo to Jos Rinaldi, $306 \mathrm{E} 116 ; \mathrm{mtg} \$ 11,-$ $2 \mathrm{Dav}, 9 \mathrm{~s}$ (2:447-6), es, 48.6 s 6th, 24.3 x nol412; A $\$ 22,000-30,000$. nom $3 D$ av, 794 on map 792 (5:1303-39), ws, Vinters, 86 W 97 ; B\&S; Nov7; Nov8'12; 5TH av, 261 ( $3: 858-79$ ), es, 24.9 s 29 th, Richd $\underset{T}{ }$ Dana stn bldg \& str, 2 -sty ext
 TH av, 683 (miscl), the business, dow rt; Oct10; Nov9'12. TTH av, 291-3 (3:802-5), es, 89.5 n 26 th ,
$40 \times 100,10-$ sty bk tnt \& strs: Abr L WerRenrew Realty Corpn, 25 Broad;
$\$ 153,000$; Nov8; Nov9'12; A $\$ 66,-$ 7TH av, 2477-9 (7:2012-61), sec 144th Plainfield Land $\&$ Blds Co of Plainfield, NJ to Harris \& Son Realty Co, a corpn, 7TH av, 2248 (7:1938-31), ws, 49.9 ef to TRUSTEES of Strs: Thos F Keogh VY, a corpn, cor Waverly pl \& Christohher, FORECLOS Nov7; Nov13'12, A\$18,STH av, 2432 $(7: 1936-2)$, es, 25 n 130th,
$25 \times 100,5-$ sty bk tnt \& strs: Sigmund Saxe et al to Theresa Saxe or Sachs. 2345
Bway; AT: Oct30; Nov9'12; A $\$ 19.000-28$,-
STH nv, $2095(7: 1847-53)$, nwc 113 th, Ao So1), $25.11 \times 100,5$-sty bk tnt \& strs:
as Shanny to Ensign Realty Co, a ceron, 55 Liberty: mtg $\$ 35,000$ \& AL; Nov11: Nov
$1212:$ A $\$ 36,000-55,000$. O C 100 STH av, $2432(7: 1936-2)$, es, $25 \mathrm{n} 130 \mathrm{th}^{2}$, 25x100, 5 -sty bk tnt \& strs: re of A R $\mathrm{T} \&$ widow of Fabian Sachs, to Herself, as she Als above in fee simple; Nov11; Nov
A $\$ 19,000-28,000$. 9TH av $(8: 2190-1)$, nee 209 th, $99.11 \times 100$ : Simon to Frances Keegan, of Six Shooter
Gulch, Nev; Nov7; Nov14.12; A $\$ 20,000-20$, 10TH av, 814-6 (4:1064-2), es, 25.1 n ther Isenberg to Therese Weil, 21 E 82 ,
\& Sophia Mayer, $41 \mathrm{E} 72 ; \mathrm{mtg} \$ 72,950 ;$ Interior lot ( $4: 1064-\mathrm{pt}$ it 9), 73 C \& 54 th o beg, 2 -stv bl stable; Moritz Raab to Chas Raab, 237 . W $6 \pi$ mitg $\$ 8,000 \&$ front
pt of lot; Feb9'11; Nov $12 \cdot 12 ;$ A $\$-\$ \frac{\text { nom }}{}$ Harlem Kiver Ship Canal (13.3402), across Leyden st; agmt by parties 2 d pt to nder bed of R R, \&ce: City N Y with Spuy\& H R R R Co as lessee, \& N Y
Realty \& Terminal Co, parties 2 pt:
Noy 13.12 .

MISCELLANEOUS CONVEYANCES.
Borough of Manhatian.
Power of atty (miscl): Janet G Hamil-
\& \& Rowland E Prothero. TRSTES John Power of atty (*) : Mary B Van Bin2'12. O C \& 100 Power of atty (miscl) : Emily L Jenkins

Power of atty (PA); Mary Bradley toCady Herrick ref, 151 Washington ay,
Ogden S Bradley, New Castle, NY (re- Albany, NY to Jno E Van Hagen, $577 \mathrm{~S}_{3}$ av ogden S Braded from Nov7'12) Nov13'12. Revocation of power of atty (miscl);
Ruth A Silk to Reeve A Silk; Nov11'12.

## WILLS

Borough of Manhattan.

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$$
\begin{aligned}
& \begin{array}{l}
\text { 22D st, } 334-6 \mathrm{~W} \text {, see } 14 \text { th, } 211 \mathrm{~W} \\
22 \mathrm{D} \text { st, } 333 \mathrm{~W} \text {, see } 14 \text { th, } 211 \mathrm{~W} \text {. }
\end{array} \\
& 35 \mathrm{TH} \text { st, } 164 \mathrm{~W} \\
& \begin{array}{l}
\text { runs e18xs61.8xw18.11×n676.3, to beg, } 48 \text { e } 7 \text { av } \\
\text { bk dwe. A } 838,000-40,000 \text {; also } 36 \mathrm{TH} \text { ST, }
\end{array} \\
& \begin{array}{l}
356 \mathrm{~W}(3 ; 759-72) \text { ss, } 150 \text { e } 9 \text { av, } 25 \times 98.9 \text {. } \\
\text { 1-sty bk loft; A } \$ 11,500-14,000 ; \text { Magdalena }
\end{array} \\
& \begin{array}{l}
\text { Stephan Est, Jno C Stephan EXR, } 1481,2 \\
\text { E 40: atty, D Solis Ritterband, } 27 \mathrm{Wm} \text {, } \\
\text { Will filed Sept30'12. }
\end{array} \\
& \text { S6TH st, } 109 \text { E }(3: 892-6) \text {, ns, } 130 \text { e Park } \\
& \text { av, } 25 \times 98.9 \text {, 4-sty bk dwg, Mary M Cun- } \\
& \begin{array}{l}
109 \mathrm{E} 36 \text {; atty, Chas H Shaw, } 25 \text {, Broad; } \\
\text { A } \$ 50,000-65,000 \text {. Will filed Sept } 12 \text {. } 12 \text {. }
\end{array} \\
& \begin{array}{l}
36 T H \text { st, } 356 \mathrm{w} \text {, see } 35 \mathrm{th}, 164 \mathrm{~W} \text {. } \\
\text { 46TH st } 15 \mathrm{~W}(5: 1262-28) \text {, ns, } 228.6 \mathrm{w} \\
\text { av. } 21.5 \times 100.5,4 \text {-sty bk dwg: Eleanor D }
\end{array} \\
& \begin{array}{l}
\text { Just Est, Theresa E Dougan ExR Eleanor D } 122 \text { W } \\
70 \text { a atty, Edw D Dowling } 280 \text { Bway;A }
\end{array} \\
& \begin{array}{l}
\$ 74,000-81,000 \text {. Will filed oct15'12. } \\
47^{\prime} \mathbf{T H} \text { nt. 21 w }(5: 1263-23), \mathrm{ns}, 347.6 \mathrm{w}
\end{array} \\
& \begin{array}{l}
\text { Forest Clark Est, Grenville Clark EXR, } \\
500 \text { Mad av; attvs, Root, Clarke \& Bird, } \\
31 \text { Nassau; A } \$ 85,000-125,000 \text {. Will filed }
\end{array} \\
& \begin{array}{l}
\text { Oct11'12. } \\
\mathbf{9 7 T H} \text { st, } \mathbf{1 3 0} \mathbf{W} \text {, see } 14 \text { th, } 211 \mathrm{~W} \text {. }
\end{array}
\end{aligned}
$$

19.000: also EAST END AV, 122 A $5: 1582-$
$\begin{aligned} & \text { 24). Ws. } 21.2 \mathrm{n} \text { 8 } 8 \text { th, } 27 \times 98 \text {, } 4 \text {-sty bk tnt: } \\ & \text { A } \$ 11.000-19,000 \text { Franziska Muller Est, }\end{aligned}$
EXRS Henry Muller, 90 East End av. \&
$\begin{aligned} & \text { Cath Houser, cor Bryan av \& Elmer, Hol- } \\ & \text { lis, LI: atty, Leopold W Harburger, } 140 \\ & \text { Nassau. Will filed Oct }\end{aligned}$
East End av 122, see 99th,

## CONVEYANCES.

Borough of The Bronx.
Aldus nt $(10: 2742)$, swe Hoe av, $111 \times 84$;
vacant: American Real Estate Co to Eberhardt Realty Co, a corpn, 931 So blvd:
AL; Nov13; Nov14'12.
O $\& 100$ Amethyst st, nee Morris Park av, see
Morris Park av, ns, $20^{\mathrm{e}}$ Amethyst. Bristow $\mathrm{Nt}, 1319 \quad(11: 2972)$, ws, 328.4 s
Jennings, $16.8 \times 100$, 2-sty fr
dwg: Barnet
 Dawson st, 663-5, see Prospect av, 716-
Dawson st, 889 (1127) ( $10: 2695$ ), Ws, 100
Lonswond av $25 \times 100$ : Jennie Muller to Many Fred, 789 Dawson; AL: Nov 4 : Nov12
Faile кt (10:2764), ws, 120 n Lafayette FAILE ST $(10: 2764)$, ws, adj above on S , wall agmt: Philio Kraus with Kort: party
$\qquad$

Falle st $(10: 2764)$. ws, 300 s Spofford
V, $50 \times 100$ vacant: Chas Baumoh1 to 182 d
Realty Co. a cormn 220 Bway: mo $\$ 2$. .
$300:$ Oct 22 Nov14'12.
Faile st $(10: 2764)$
Faile st $(10: 2764)$, same prop: 182 d St
Realty Co to Emma Abraham, 980 Pros-
$\begin{array}{ll}\text { pect av \& Sadie Cohen, } 887 \text { Forest av: } \\ \text { mtg } \$ 2,300 \text { : Nov } 14^{\prime 1} 12, & \text { O C \& } 100\end{array}$
Ft Independence st $(12: 3262-3)$, ws,
238 th. runs n144.11xnw $153.10 \mathrm{xsw} 170.1 \times \mathrm{sc}$
76.11 xe 33.2 to beg: also BATLFY AV ws
76.11 xe 33.2 to beg: also BAILEY AV, ws.
n 238 th. runs $n$ \& ne BA X $259.2 \times s w 73.6$
es, - n 238th, runs ne \& $n$ - xe134.2 to
Stevenson Oval, sws \& sel00xsw257.5 to
beg, vacant, except rights of way, \&c; D

Aroany, NY to Jno E Van Hagen, 5773 av Troy, NY *AL; PARTITION,, Oct9; Oct 30
Novi1.12. Ft Independence
st $(12: 3262-3) ;$
STEVENSON
also STEVENSON OVAL, same prop: Jno E Van Hagen et al to Arbris Realty Co, a corpn,
$52 \mathrm{Wm} ; \mathrm{QC} ; \mathrm{Oct30}^{2}$ Nov11'12.
German pl, $772(9: 2360)$, es, 25 s 158 th, 25x84.11x25x86.2, 4-sty bk tnt; Julius Kazemler to Eliz Kazemier, 772 German Hall pl $(10: 2700)$, ses, 77.1 sw 167 th, uns s26xe48.8x a~ain e 30.11 to ws In cant. Amastasia Chmelik to Emma Gut fleisch, 224 E 85 ; correction deed: Nov1;
Hewitt pl $(10: 2695$ ), ws, a strip about 0.7 in front of lot 222 on map (789) o old ws Whitman St; Gabriel S Kutz et al heirs, \&c, Sarah Danzig to John Higgins,
876 Macy pl; AT; QC; Nov9; Nov12'12.

Hobart st, nwe 236th, see 236 th E, nwe
Irving pl swe Webster av, see Webster swe Irving pl.
Kingsbridge ter $(12: 3256)$; ws, 141.3 s
Boston av, 20x $95.3 \times 1911 \times 96 ;$; Boston av, $20 \times 95.3 \times 19.11 \times 96 ; 2$-sty bk dwg:
re mtg: Excelsior Mtg Co to Edson Blds re mtg; Excelsior Mtg Co to Edson Bldg
Co, $225 i$
Tiebout av; Nov12; Nov13'12.
Lisbon pl $(12: 3311)$, ss, 50 w Cadiz pl also 45.10 w Mosholu pkwy S, $25 \times 100$, va at nwe Mosholu pkwy S \& 205th; mtg \$1,Lowerre pl (*), ws, $75 \mathrm{n} 226 \mathrm{th}, 25 \times 100$ Susanna J Cowan to Maud E Wicht, at Pleasantville, NY: mtg $\$ 3,500$ : Oct23; Nov Mil
Mill la. es, abt 150 s Boston Post rd, see Minford p1, 1445-7 (11:2977), Ws, 251.6 Holding Co
 Review pl $(12: 3271)$, ws, 275 n 238th G Schaefer. $501 \mathrm{~W} 17 \mathrm{G} ; \mathrm{mtg} \$ 1.425$ \& AL Reservoir Oval W, ns, 59.4 e Tryon av wee
Sharady pl, sec Heath av, see Heath av s, 110.2 n Summit pl.
Tiffany nt ( $10: 2712$ ), es, 425 s $163 \mathrm{~d}, 50$ y FANY ST, es, adj above on s - x-: owned by party 1st oart: party wall agmt: Henry Morgenthau Co, 165 Bway with
Steinmetz Constn Co a corpn, 1416 Glover: Sent10; Nov13'12. nom
Tiffany st $(10: 2712)$ es, 425 s $163 \mathrm{~d}, 50 \mathrm{x}$ 110: vacant: re mtg; Lawyers Title Ins ※
Trust Co to Henrv Morgenthau Co, ${ }^{165}$
Bway; Nov6; Nov13'12. Bway; Nov6; Nov13'12. 5,000 Tiffany st ( $10: 2712$ ) es, 425 s 163 d , 50 x Steinmetz Constn Co; a corpn, 1416 Glover:
B\&S: Sept10: Nov13:12. Tompkins st (*), ws, runs n69.11xsw21: re $23.3 \times n 25 x e 100$ to beg: Vincenzo Salem pt: Aug2; Nov11'12. nom Walnut st. swe Burke av, see Burke West st $(11: 3124)$ ss. abt 10 w Honev-
eell av, $50 \times 88.7$ to ns 1811 st (No 885$) \times 50.6$ x $81.4,2-5-$ sty bk tnts; Maurice Deiches ref
to Peter A Peterson. 63 Smith. Perth Amto Peter A Peterson, 63 Smith Perth Am-
boy. NJ; AL; FORECLOS Oct16; Nov11'12

2n st, Baker or Barnes av, nwe Cleve-
lanal av. See Cleveland av, nwe 2d, Baket
135TH st $\mathbf{6 2 2}$ E $(10: 2547)$. Ss. 275 w ع strs: Jacob Cohen Constn Co to Louls Nov12'12. O C \& 100 125TH st $40 \mathrm{~S}-10$ E (9:2279), ss, 100 e Heintzelmann to Cath G Cahill, 408 E 125
$1 / 2 \mathrm{pt:} \mathrm{AT} ; \mathrm{mtg} \$ 24,000 ;$ Nov11: Nov $14{ }^{\prime} 12$.

13STH st E, nee $\mathbf{3}$ av, see 3 av, nec 138 . 139TH nt E, uwe So hlvd, see So blvd 440TH nt E. swe So blvd, see So blvd 140TH st, 603 F ( $10: 2552$ ), ns, 420 e St Realtv Co to Mryv Gerlich, $166 \mathrm{E} 84: \mathrm{mto}$
$\$ 33.500 ;$ Nov9 Nov11'12. $\mathbf{1 4 1 S T} \mathbf{~ k t} \mathbf{3 7 4} \mathbf{E}(9: 2303)$, ss. 431.6 e Alex v. $25 \times 100$. \& 3 -sty bk \& fr dwg \& chapel Peter's Congregation in City N Y to Peter
Fries \& Frank Newman, both at 374 E 148TH nt 259 E ( $9: 2337$ ), ns, 100 w MorCelsstar stable: Herman Steinkamp to 148 TH st, 259 E $(9: 2337)$. $\mathrm{ns}, 100 \mathrm{w}$ Morsty fr stable: Warren Leslie ref to Her


 on av. $16.8 \times 114.7 \times 16.9 \times 114,3$ sty \& b fr
iwg: Go A Mott \& Margt his wife to
Worgt Mott at Mt Kisco Ny. Sune 4 .
 A Mott \& Margt his wife to Margt Mot Mt Kisco, NY; June24; Nov13'12. nom 151ST st, 301-3 $\mathbf{E}(9: 2411)$, ns, 320.3 e Morris av, runs n116.10xe50xe24xw6.6xs92.8 st xw 43.6 to beg, vacant; Mary Gerlich 1.000; Nov6; Nov11'12. 407 E 153; mtg 152 D st, 385 E ( $9: 2399$ ), ns, 300 e Court andt av, $25 \times 100$ : 3-sty fr tht \& str \& 2-sty fr rear tnt; Graconcourse Co to Philip

155TH st, $\mathbf{7 6 9} \mathbf{E}(10: 2654), \mathrm{ns}, 120.2 \mathrm{w}$ 100 to beg, 2-sty \& b fr dwg \& 1-sty fr bldg in rear; Isaac Polonsky to Abr Gold ner, 769 E $155 ; \mathrm{mtg} \$ 3,500$ \& AL; Nov8:
Nov9'12. $\mathbf{1 5 7 T H}$ st, 373 E (9:2404), nes, 200 Courtlandt av, $24.6 \times 100,2-s t y$ \& b fr dwg Jno Muth to Ada, A Sheehan, 230 W 129 $\mathbf{1 5 8 T H} \mathbf{~ s t}, 306 \mathbf{E} \quad(9: 2417)$, ss, 250 w 298.5 w Courtiandt av, new lines. xsiopt e0.5xn100 to beg, except part for 158 th 1-sty \& a fr dwg; Hoetzel Constn Co to

159 TH st, 510 E, see Brook av, sec
159 TH st, 510 E, see Brook av, sec 159 th. 160TH st, 821-5 E $(10 ; 2677)$, ns, 107.1 e cant: Kossuth Realty Co to Wgs \& valant, Kossuth Realty Co to Wolf Bur101512 nom 161ST st, $\mathbf{8 0 5} \mathbf{E}(10: 2668)$, ns, 228.9 e TinKnehnel to Maria Knehnel his wife, 2320 Newbold av: mtg $\$ 5,000$; Nov $13 \mathrm{O}^{\prime} 12$. \& 100

164TH st, 884 E $(10: 2690)$, $\mathrm{ss}, 83.11$ w tebbins av, $19 \times 73.6,3-$ sty bk awg; Louls 1893 Vyse av; mtg $\$ 6,500$; Nov11; Nov12'12.
165TH st, 871-5 E (10:2691), nee Stebbins (Nos $1022-8$ ) $50 \times 113.4$; 5 -sty bk tnt \& 21 E 82 \& Sophia Mayer, $41 \mathrm{E} 72 ; \mathrm{mtg}$

166TH st E, nwe Teller av, see Teller
167TH st, 846-8 E $(10: 2691)$ ss, 69.1 e of asn of rent to mtg for $\$ 45,000$; Carmine Constn Co, 1228 Hoe av, owner, \& lina Eichberg, 112 W $72, \&$ ano, EXRS 167 TH st E suve Teller
sc 167 th.
 xs109.2 to beg, 2-sty fr dwg; Simon Machiz to Sophia Mayer, 60 W 95 ; B\&S; mtg 167TH st E, nee Findlay av, see Teller 170TH st E, sec College av, see College 170TH st w, ws, abt 180 n Jesup av, see

171 ST st, 440 E , see 98 th, 213 E , Manhat-
174 TH st, 465 E , see 10 th, 233 E , Man
176TH st E $(11: 2951), \mathrm{ns}, 40.6$ e Clinton to Jas McCurrach, 718 St Mark St Bklyn; QC; Nov13; Nov14'12. Mark- nom 177TH st,
avidson
av,
W dwg: Cambridge Livingston, ref, to m I Seaman, Douglas rd, Emerson Stapleton. SI; $\underset{\text { Otg }}{ } \$ 8,500 ;$ FORE179 TH st, $1019(11: 3173)$, ns. 156.5 w 02.8 to beg, $5-$ sty bk tnt: Wm A Mapes Bertha Maves; $\mathrm{mtg} \$ 26,000$ \& AL ; Oct
O
C
09
Nov14'12.
180TH st, 801 E, see Mapes av, 2102
181ST st, S85 E, see West, ss, abt 10 w
IS3D st w
$183 D$ st W $(11: 3224)$, ss, 50 w Andrews ST, ss, adj above on $w$, -x-, on hich party ist part holds a mtg; agmt as Hampton \& new line 183; Andw Wilson RSTE Chas E Fleming with Emma E
1S3D st W ( $11: 3224$ ), ss, 50 w Andrew $50 \times 100$, owned by party 1st part; also wned by party 2d part: agmt above on w above: Emma E Williams with N Y Chap
of the Delta Upsilon Fraternity, Ince,
W 183 ; Oct7; Nov12'12. 1830 st, $106 \mathrm{w}(11: 3224)$, ss, 50 w AnVilliams to Annie Ritner 106 V 189 . ov7; Nov9'12.
1S4TH st, 385 E, see Webster av. 2327-9 186TH st, 468 E ( $11: 3039$ ) ss, 280 e Park Jno Haacke \& Dora his wite, 1210 Boynav; tenants by entirety; AL; Oct31: TSSTH nt E, nwe 3av, see Park av, es, ISSTH st, late 189TH st, nec Park av SSTM st E, nee Park av see Park av; 204TH st E, Ns, 100 e Webster av, see
 ster av, $25 \times 100 ;$ vacant; also 204 TH ST Jersey City, NJ, party, 1st pt, hautier av parcel with Jessie W Wurgoyne, 529 Min nieford av, City. Island, to hold 2 d parcel;
AL; Oct16 Novs'12. ailotted in partition $218 T H$ st, $\mathbf{S 1 8}$ E (*), ss, $25 \times 114$; Mary Sterckx, formerly Mccabe, to Wm J Mc-
Lernon,
M 2200 H st E (*), ns, 305 e Carpenter av Isabel Kiralfy, 375 E 199 Nov7; Nov' 12 .
221sT st (7 av)
er
av,
$25 \times 114$,
. R Rose, hs wife, to Hanna Hart, 638 E 221: mtg $\$ 3,500$; Nov6; Nov9'12
223D st E (*), ns, 180.7 e White \& 100 d, 25x114.3; Mary Vaccaro to Jno De Anplains rd; tenants by entirety; mtg \&11,
$\underset{24.9 \times 114.6 \text {, }}{\mathbf{2 2 5 T}}$ with $\mathrm{ns}, 255.3 \mathrm{~W}$ White Plains av, $24.9 \times 114.6$, with all title to strip bet Magaldi
Novs'12.
236TH st E (*) WWi Hot $50 \times 100100$ F Kaysser to Ella Kaysser, 1716 Pitman Albany Post rd, ws, abt 75 n 254th, Arthur av,
2375
$(11: 3065), ~ n w s, ~$
504 ry dwgs; Giuseppe Iamascia to Concetta Giannattasio, 624 E 187; mtg \$5,800; \& Nov
Aqueduct av, es, 50 n North, see Grand
Bailey av, ws, - $\mathbf{n}$ 238th, see Ft Indendence, ws,
Bailey av es, $-\mathbf{n}$ 23sth, see Ft Inde-
Bathgate av, 1610 (11:2919), es, 55 s 172 d , gate av, 2-sty fr dwg; Saml Mccarthy to Jacob Woife, 923 Fox, \& Eva Nathan, ${ }^{405}$
Wendover av; AL; Nov11'12. O C 100
Beach av (*), es, 275 n Randall av, runs ne nxw 74.2 to beg: Classon Realty Co to Raymond Page, 2193 Starling av; Nov

Beach av (*) ; same prop; re mtg; Wooster Beach to Classon Realty Co, a corpn,

6, 78th, 119 E, Ma
ttan.
Boynton av, 1226 (*), es, 255.11 n Westo to Jas L Thompson, Jr, 237 W $11 ; \mathrm{mtg}$ Boynton av (*) ; same prop; Jas $\underset{\text { W }}{\text { L }}$ $18 ; 1 / 2 \mathrm{pt}$; B\&S; mtg $\$ 28,000$; Nov 8 ; Nov Briggs av, 2884 ( $12: 3296$ ), ses, 403.8 ne
 June7; Nov8'12.
Brook av ( $9: 2360$ ), sec 159 th (No 510 ), Fanny Gruen to Jonas Weil, 21 E s2, \&
 Brook av $(9: 2360$ ), sec 159 th (No 510), Jonas Weil et al to Fanny Gruen, 116 E E
Jonaly
Wo
Burke av (*), swe Walnut, 100 x 100 , except pt for st; Adolph Heyman to Oscar
Heyman; July16.08; Nov11'12. nom Classon Point rd, ws, abt 275 n Randall

Cleveland av, (*), nwc $2 d$, or Baker or Barnes av, $5 x$, x $5 \times 82.6$; re mtg; Yonkers Barngs Bank to City of N Y; QC; Sept18;
Sav8'12.
N00 College av $(11: 2783 \& 2785)$, es, 109.10 s

$170 \mathrm{th}, 100 \times 100$, vacant; S Howard Cohen | ref to Wilhelmina C Popek, 207 W . 106 ; |
| :--- |
| $\mathrm{mtg} ~$ | 12'12. $\$ 4400$ over \& above mtp College av $(11: 2783$ \& 2785$)$, sec 170 th,

$09.10 \times 00 \times 107.4 \times 50$, vacant; Karl $S$ Deitz ref to Wilhemina C Popek, 207 W We 106 ,
$\mathrm{mtg} ~$
m $\$ 3,700$ over \& above mts
Concord av, $462 \quad(10: 2577)$ es, 150 n

45 th, late Elm, $25 \times 100 ; 2-$ sty fr dwg; Torquato Mancusi to Philip A Kooss, 960 Pat | erson av, North Bergen, NJ; Nov12; Nov13 |
| :--- |
| 12 O $\& 100$ |

Cruger av (*), ws, 175 s Morris Park av,
$25 \times 95 ;$ Gregor Wind to Geo J Wind, 1729 Cruger av; mtg $\$ 5,400$; Nov 11 ; Nov 12 O 12 . 100

Davidson av, 1911 ( $11: 2862$ ), ws, 100 n
7 th, $25 \times 94.6 \times 25.11 \times 87.9,4-$ sty
bk Cambridge Livingston, ref, to Wm m Sea-
Caty man, Douglas rd, Emerson Hill, Staple-
ton, SI; mtg $\$ 8,500$; FORECLOS Oct24: Oct28; Nov ${ }^{\prime} 12$.
Davidson av, 1910 ( $11: 2862$ ), es, 90 n Cambridge Livingston, ref, to bty bk dwg Cambridge Livingston, ref, to Wm I Seaton, SI; mtg $\$ 9,000$; FORECLOS Oct24; Oct 28; Nov 8'12.
Davidson av, 1918 ( $11: 2862$ ), es, 188 n
77 th, $51.4 \times 54.10 \times 65.9 \times 55.1,4-$ sty bk dwg; Cambridge Livingston, ref, to Wm I Seaton, SI: mtg $\$ 9,000 ;$ FORECLOS Oct24

Doon av (*), ws, 250 n Jefferson av, 50x
$100 ;$ Nathan Albert to Theo A M Hartung 2041 Washington av; Nov4; Nov12'12.

Eastchester rd (*), es, 75 n Chester av $30.2 \times 97.5 \times 40 \times 97.6$; Chas G Gierer, heir \&c
Johann G Gierer to Herman H Isch, 3350 Findilay av ( $11: 2783$ ), ws, 209.10 s 170 th to Wilhelmina C Popek, 207 XV No6; mt
$\$ 3,600 ;$ FORECLOS Oct18; Nov8; Novi2'12
$\$ 3,500$ over \& above mt

Findlay av, nee 167 th, see 100 n 167th.
Grand av $(11: 3209)$, ws, 50 n North, 25 x 161.10 to es Aqueduct av $\times 25.4 \times 166.1$, va cant; Russo-Barba Realty Co to Maria G
Russo, 2400 Cambrelling av \& Carmela Rarba, 2383 Belmont
1112 . Grand ay $(11: 2867)$, ws, 93.3 s Tremon
av, $35 \times 75 \times 35 \times 73.6,2$-sty bk dwg; Wm Tre
vor to Harry G Rouse, 1207 Park av. mts vor to Harry G Rouse, 1207 Park av; mtg
$\$ 9.750$; Nov1; Nov12'12. Grant av, $\mathbf{9 0 1}(9: 2444)$, ws, 55.6 s 162 d 50x113.3 to es Morrisania av x52.7×128.5 Constn Co, 44353 av; mtg $\$ 55,000 \& \& A L ;$ Heath av, (12:3257), es, 110.2 n Summit pl, 188 to Shrady pl x $146.8 \times 87$ xirreg; va883 Trinity av; mtg $\$ 7,000$ \& AL; Oct31

Heath av, 2665 ( $11: 3239$ ), ws, 50 s Knox er Vietor pl (proposed), $25 \times 100,2$ sty bk 2665, Heath av; mtg $\$ 5,500$; Nov 13 ; Nov
Heath av, see Shrady pl, see Heath av,
1102 n Summit p

Holland av (*) ws, 25 n 214 th, $25 \times 100$ Eugene L Brisach to Alice V Conklin, 1451
Iinford pl; AL; May24; Nov12'12.
Honeywell av, 2112 (11:3125), es, 110.1 Bldg Co, to Augusta F Tiedemann, 9672
Hughes av, 2319 (11:3073), ws, 250 s han Constn Co to European Constn Co 541 E 182; Nov6; Nov9'12.
Hughes av, 2167 ( $11: 3070$ ), ws, 21.6 n Foley, ref, to Violetta W Delafield, nr W 246 th - w of Riverdale av; FORECLOS Hughes av, $2473 \quad(11: 3077)$, Ws, 100 s \& Jas S Winiliams \& ario to Antonio Por-

Hughes av, 2473 (11:3077), ws, 100 s 89 th, $25 \times 87.6$, 2-sty fr dwg; Jas B Nicholson to Antonio Porcelli, 2473 Hughes Intervale av, ws, abt 77.1 sw 167 th , see Jeferson av (*), ns, 25 e Jones av, $25 x$
$00 ;$ David D Feins to Mary E Monaghan,
199 Boston rd; B\&S; Oct24; Nov13'12. Jesup av, 1392 ( $11: 2872$ ), es, 205.10 n 04.11 to av xn50 to beg; 3-sty fr dwg; 104.11 to av xn50 to beg; 3-sty ir dwg;
Herman Heydt ref to Ellen Althause, 678 $3^{\prime} 12$. Kingsbridge rd, es, abt 115 n so blvd Lafayette av nive Longfellow av, see ongfellow av, ws, 325 s Seneca ave
Lafayette av ( $10: 2764$ ), $\mathrm{ns}, 50 \mathrm{w}$ Long ing Co to Lawrence Davis, 370 Hudson av
Bklyn; mtg $\$ 2,070$; Nov7; Nov11'12. non

Longfellow av, nwe Lafayette av, see ongfellow av, ws, 325 s Seneca av
Longfellow ay $(10: 2764)$, ws, 325 s Seneca Longfellow av, $150 \times 100$. vacant; Louis B Samuels to Prospect Holding
$156 ; \mathrm{mtg} \$ 8,390 ;$ Oct3; Nov11'12.

C \& 100
Longfellow av, 1411, see Longfellow av
Longfellow av, 1409 ( $11: 2999$ ), ws, 25 n Freeman, $37.6 \times 100$, 5 -sty bk tnt: also
LONGFELLOW AV, 1411 (11:2999), ws, 62.6 n Freeman, 37.6x100, 5-sty bk tnt Peter Doerr to Chas W Millard, 644
$170 ;$ B\&S; mtg $\$ 62,000 ;$ Nov1; Nov9 12 .

Longfellow av, $1178-80 \quad(10: 2736), \quad$ Ss,
70.10 e Barry, $50.1 \times 151.8 \times 52.6 \times 138.8,1$ \& -sty bk shop; 'Geo Spaeth to Ursula Muff,

22,000
 av, $100 \times 25$, vacant; Walter M Wechsler to
Lawrence, Davis, 370 Hudson av, Bklyn; \& S; Nov7; Nov912.
MeGrawv av (*), ns, 100 w Cottage Grove Leonardo Martino, 1869 McGraw av; AT:
Nov8; Nov $12 ' 12$. $\& 100$
Mapes av, 2102 ( $11: 3111$ ), nec 180th (No Wenigmann to John F Haase, 506 W 149 mtg $\$ 40,000$; Nov1; Nov8'12. O C \& 100 Marion av, 237s (11:3024), ses, 22 ne 184th, $25 \times 127$, except part for av, 3 sty ft Stn Co, a corpn, 272 Hackensack rd,
Ridgefield Park, NJ; mtg $\$ 5,000 \& ~ A L ; ~$

Monaghan av (*), ws, 325 n Jefferson $50 x 100 ;$
Bengt Nelson to Lille A Honaghan ay (*), es, 441.11 n Edenwaty $40 \times 120 x-x 164 ;$ Russo-Barba keaty Co Nov11'12.
Now Belmont av; AL; Oct
O Morris Park av nee Amethyst, see Mor Morxis Park av ( ${ }^{*}$ ), ns, 20 e Amethyst yst: agmt as to sew atty for Lizzie Scott at Los Angeles, Cal with Bureau of Buildings, Borough ol
Murdock av (*), es, 475 s Randall av, 25
100; Carl A Peenl to Matilda Neison, 2107 Mapes av; Nov11; Nov12'12. O C \& 10 ewton ay $(13: 3421)$, ws, 74.5 s Faraday Moxlu0, vacant; Mary N. Cropsey to jos Newton av $(13: 3421)$, es, 75 n 254 th, 50
9.1 to Albany Post $\mathrm{rd}, \mathrm{x} 4 \mathrm{x} 49$, vacant South Yonkers Home Constn Co to Belle - A shland

Olmstead av (*), ws, 83 s Watson nom $25 \times 105$, Unionport, except pt for av; Wm Stedrecnt, Jr, to Henry waboersen, 345
$39 ;$ B\&S; Mar29; Nov9'12. O C \& 100 Park ay (9:2417), es, 111.5 s 158th, 28.3 schel to Edw Fierce, 1251 Mark av: B\&S \$3,000 \& Al, Non Park av, 37S0, see 98 th, 213 E , Manhatrark av, nee 189th now 188th, see Park Park av ( $11: 3041$ ), nee 189th, now 188th Yale $D$ Benner, 2.77 Wacant; Patk Nolan to Park av ( $11: 3041$ ), nee 189th, now 188th, wood, 320 , Central Park W; mus $\$ 3,000$ \& Park av ( $11: 3041$ ), es, 8.10 n 189th, now 188 ch , runs e99.3xsel6.t to ns 189 th , now
 vacant; mtg $\$ 16,000$ \& AL; also PARK AV $16.4 \times 103.9$, vacant; $\mathrm{mtg} \$ 3,000$ \& AL; Welwood to Keville-siesel Co, a corpn,
555 So Blvd; Nov11; Novi2'12. O C \& 100 Pelham av, $602-4 \mathbf{E}(11: 3078)$, ss, 16.3 e awg, S-sty fr int \& str \& 2-sty ir rear Colins, 810 Mosnolu Pkway S, ADMTRX Prospect av, $2356(11: 3114)$, es, 581.3 I lartha W Gibson to John $18.9 \times 93 \times 18.9 \times 93.4$, bk dwg; $^{2}$ Longrellow avim to John J Leonard, 1418 \& 100 awson (Nos 663-5), runs n65.11xelob.10 Dawson, ns, 127.9 e Prospect av, runs wit ints \& strs; Jos Kraus to lda Kraus, 1270 Madison av; AL; Nov4; Nov9'12. nom Prospect av, 2354 ( $11: 3114$ ), es, 562.6 n
 Romboult av (*), ws, abt 100 C \& 100 1a x27.9×107.6; 537 Cambreleng av, \& Antonino cuato,
206 th \& Bedford Park; Nov7; Nov8'12. st Raymonds av (*), ses, 100 sw Parket v, $25 \times 100 ;$ Theressa Hodum to Anna ; mtg $\$ 2,500$; Nov7; Nov11'12. O C \& 100 sedgwick av, $3121(12: 3254)$, nws, 196.1
$e \quad$ Perot, $23.7 \times 140.6 \times 21.4 \times 144.3, \underset{2-\text { sty }}{ }$ fr Pe Perot, $23.7 \times 140.6 \times 21.4 \times 144.3,2$-sty fr
lwg. Francis X Keil to Chas M Mapes, 28
V 127; Clarence D Mapes, nd, \& Milton C Mapes, 32 Rugby rd, Seneca av, nec Longfellow av, see Long-
 Hary E Doyle, EXTRX Thos O'Rorke John F Johnson, 2880 Briggs av; mtg , $\$ 5,-2$
11,7500
100 : Oct 31 ; Novi4'12.
Southern blvi, swe 140th, see So blvd, Southern blvd ( $10: 2569$ ), nwe 139th is So blvd xsw231 to beg; vacant; Henry Goldstone et al to Joshua Rosentha1, 1239
Boston rd; mtg $\$ 32,400$ \& AL; Nov6; Nov . Southern bivd
( $11: 3100$ ), ws, 110.5 n
ingsbridge rd,
$25 \times 88.5$ to Kingsbridge d x31.11x72.1; vacant; John J Leonard to
Iartha W Gibson, $400 \mathrm{~W} 124 ;$ mtg $\$ 2.100$ southern bivd $(10: 2725)$, ws, the $n$ lin eing 961 s Westchester av, runs w139.10 owned by party 2 d pt; also SOUTHERN
BLVD, ws, adj above on n , - $\mathrm{x}-$, owned et buildings; American Real Estate Co 5
arp , with Kellwood Realty Co, a
815 Hunts Point av; Nov1112. nom Southern blvd (10:2723 \& 2725), ws, 1093 at pt 943 s heatre; re mtg; Newburgh Savgs Bank to American Real Estate Co, a corpn, 5275

Southern blvd $(10: 2725)$ ，ws 961 s West－ cnester av，runs w139．10xs13．9xet．6x6．
xel42．5 to Southern blyd xn138．9 to beg． 2 Sty bk hall \＆strs；American Real
Estate Co to Kellwood Realty Co a corpn，
Estate 815 Hunts Point av；AL；Novill C \＆ 100
 Reville－Siesel Co to Jno C Welwooa，s20 $12 \cdot 12$ Park $W$ ：mtg $\$ 60,500$ ，Dets nom
Southern blyd（ $11: 2981$ ），es， 100 s 172d runs n12．9xnel18xs75．5xw 100 to beg，va－
cant： 23 d Ward Land Impt Co to PatkJ Revile， 1054 Trinity av；QC；Nov11；Nov
Stebbins av（ $10: 2698$ ），es 238.9 s 165 th．
STRIP
 S $5645.7 \times w 80$ to beg．Nacant．City Rea tate Co to Geo F Johnson at Hanover
Township，Morris Co，N J；Nov11：Nov12 ＇12．
Stebbins av，1342－4（11：2965）es， 233.9 xw118．11 to av xs35 to beg．$\frac{2-2-s t y ~}{\text { fr }}$ Cruser av；mtg $\$ 5,000$ \＆AL；Novil：No Stebbins $\mathrm{av}, 1344(11: 2965)$ ，es， 266.9 n
Freman
$15 \times 114.10 \times 15.7 \times 118) 11$－sty Freeman，15x114．10x15．7 Geo J Wina， 172

Stebbins av，1022－S，see 165 th， $871-5$ E．
Teller nv，1388，see Teller av， 1386.
Teller av， $\mathbf{1 3 8 6}$（ $11: 2782-99)$ ，es， $77+1$ n 169 h, also TELLEER，AV， 1388 （11：2782－
dw5；
1009 ，ses， 799.1 ne 169 th， $25 \times 94.11 \times 31.6 \times 87.5$ ， \＆\＆
Ellen Dty \＆b fr
Davis， 1386 Ellen Davis， 1386 Teller av；AT；Nov？ Teller av，13s6－s；Ellen Davis to Herbt

Teller av ${ }^{(9: 2434)}$ ，swc 167th， 425 to ns to O J Schwarzler Co，a corpn， 1100 Brook
av；mtg $\$ 33,750$ \＆AL；Nov1；Nov12＇12．${ }^{0}$ C 100
Teller av $(9: 2430,2435$ \＆ 2436 ，ws， 100 n 167th．runs n382．6xw 200 to es Findlay
av xs48． 10 to ns 167 th
xe125xn100xe75 to beg：vacant：Nat1 Holding Co to Delta
Reaity Co，Inc，a corpn， $369 \mathrm{E} 149 ; \mathrm{AL}$ Nov9：Nov14＇12．O C \＆ 100 Teller av，nwe 166th，see Teller av，swc ＂The Drive＂（＊） 1 lot 95 map Givan Homestead，Estate John J Palmer，con－ Saml Z Chesebro，${ }^{135}$ Prospect Park W，
Bklyn：mtg $\$ 3,500$ ；Nov11：Nov14＇12．nom

Tier av（＊），ns， 100 w William， 100 x 380 t City Tsland：Danl E Delavan H ． City Island；Danl E Delavan，ref，to FORECLOS Oct ${ }^{\text {nie }}$ ：Nov8＇12．$\quad \mathbf{6 . 7 0 0}$

Thden av（＊），ws， 78.8 n 216 th ， 29.4 x thaler to Rosario Lo Bue \＆Rosina Lo Bue hsi wife，also known as Rosina Maita， 1299 Laconia av；QC；Nov12＇12．nom
Tilden av（＊），same prop；Rosina Maita to Salvator Cascino \＆Giuseppe Tavol－ 1299 Laconia av；AL；Uct29；Nov12

Topping av， $1749 \quad(11: 2798)$ ，ws， 165 n 174 th， $52.6 \times 95$, 2－sty fr dwg \＆vacant；
Kate Sibbel to Barnett Schaeffer 911
Prospect Tryon av（ $12: 3343-224)$ ，es， 110.11 n Oval W x20．2x110．1，vacant；Chas Putzel
ref to Isaac Moritz， 116 E 81 ；Forectos of transfer tax lien Aug 29.12 ；Nov11；Nov Union av $(10: 2669)$ ，ws， $164 \mathrm{n} 163 \mathrm{~d}, 72.10$ x $132.2 \times 72.11 \times 132.2,5$－sty bk tnt \＆strs；
Kramer Contracting Co to Union－Tinton Impt Co，a corpn， 35 Nassau；Oct31；Nov
$11{ }^{\prime} 12$ ． Valentine av， $2045 \quad(11: 3144)$ ，ws， 291 s
180 th． $16.8 \times 98.10 \times 16,8 \times 99$ 2－sty fr dws Otto Nauss to Chauncey T ouintard， 429
E 136 ；Nov11＇12． O C \＆ 100 Van Nest av，（＊），ns， 50 e Wallace av， 50
100：Peter W Waulsen to Johanna Birn－ haupl．${ }^{512}$ Morris Park av；mt⿳亠口冋彡 © $\$ 10,300$ ： Washington av， $1332(11: 2910)$ ，es，abt
$323 \mathrm{n} 169 \mathrm{th}, 25 \times 121 \times 25 \times 119$ ，except part for Eliz，wife Otto J Schwarzler to Jno Lam－ borghini 926 E $174 ;$ mtg $\$ 7,300$ \＆AL；Nov Washington av $\mathbf{1 7 3 5}$ ，see 10 th， 233 E ， Webster av $(9: 2426)$ ，swe Trving pl，runs
W13．4xne26 to cl of Irving pl xes to av xs
27.7 to beg，vacant：Frank H Richmond Cef to Philip Livingston， 115 E E 61 ．FORE－
CLOSED \＆drawn Oct3；Nov $12 \cdot 12$ ．
Webster av（9：2426），same prop；Philip corpn， 160 Bway；AL；Nov2；Nov12＇12． Wehster av．2327－9 $(11: 3024)$ ，nwe 184 th along $n$ \＆es of 184 th， 192.7 to beg， 25 －sty Anthony McOwen， 752 Hewitt pl：AL；Nov 3D av．396s（ $11: 2929$ ），es， 50 s 173d． 24.9
$\times 99.6$ ， $4-$ sty bk tnt \＆strs；Esther Niedel $\begin{aligned} & \text { et al．heirs \＆c Michl Stern，to Chas Lewin，} \\ & 265 \mathrm{~W} ~ 129 ; ~ C ~ a ~ G ; ~ m t g ~\end{aligned} 15,000 ;$ Oct 22 ；Nov

3D av（9：2314－46），nec 138th；consent to Stairway to Lex av subway station at 138
Hermann Stursberg Realty Co to Pub Ser vice Commission for 1st Dist；Sept12 3D av，4431－5（11：3048），ws， 231.6 n 181st 100×127．11： 2 5－sty bk tnts \＆strs；valen tine Constn Co to Saml J Bettman， 105
Boston rd；mtg $\$ 88,200$ ；Nov $12 ;$ Nov 1312

3D av． 3673 （ $11: 2910$ ），ws， 78.10 s ，170th $79.5 \times 114 \times 79.5 \times 117$ ；vacant；John Schrevel to Ionic Realty \＆Constn Co，a Corpn；${ }^{277}$
Eway；mtg $\$ 16,000$ \＆AL；Oct1：Nov $14^{\prime} 12$

3 D av．nwe 188th，late 189th，see Park ，es， 8.10 n 189 th
Interior strip 128.8 Westchester ay x 80 e 5 th ．

Bronx River（ $12: 3401$ ），bet Emmon pl \＆ 236 th st，part lots 252 to 254, map No sale Hyatt farm near Woodlawn，runs $s$ along land conveyed by Tappen to Har－ Octs 1890.280 to former c 1 Bronx River xw 47 to $c^{c} 1$ said river as now flow
xne19xn $40 \times 66$ to beg，contains $12,500 \mathrm{sq}$ ft，with right \＆easement to enter other land to extent of 18 ft wide from w line
for purpose of changing bed or course of river；Don P Fullam to N Y C \＆H R RI

Bronx River；same prop；re mtg on par of premises covered by tax lien；Elway Co a corpn，to Don P Fullam at Spring
field，Vt；QC；Nov1；Nov11＇12．

Plot begins 240 e White Plains rd a av runs e100xn25xw100xs25 to beg，with right－of－way over strip to Morris Park
av：Francis J Healy to Jno J \＆Mary Barrett， 935 Tilden av；mtg $\$ 3,500$ ：Nov11

Plot（＊）begins 840 e White Plains rd at point 250 n along same from Morris Park av，runs e $100 \times n 25 \times w 100 \times s 25$ to beg with right of way over strip to Morris
Park av：Hyman Rosenfeld to Annie Fut－ terman， 1823 Barnes av；B\＆S；C a G；AL

## LEASES．

## Borough of Manhattan

NOV． $8,9,11,12,13,14$.
Attorney st， $60(2: 342):$ asn Ls；Jacob
Rosenberg to
Israel Kerner， 166 E 103 Audubon pl（ $8: 2134$ ），sec 158 th，runs se 109．10xsw－to es Audubon pl xn－to be Inc，a corpn，Audubon pl \＆ 158 th；fr Oct $16^{\prime} 12$ to Sept $30^{\prime} 15$ ；Nov $12,000,6,200$ \＆ 6,50

Bank st，S2，see Bleecker st，417－19
Marelay st，${ }^{7}$（1：123）$\dot{\text { ns，}}$ ， $25 \times 75$ ；asn Ls： Michl H Wiltzius to Conrad K Reichert
${ }^{1}$ Barelay st．7；bill of sale of the 5 －sty bk \＆stn bldg on leasehold；same to same
$\mathrm{mtg} \$ 5,000$ ；Nov14＇11：Nov9＇12． ${ }^{1}$ Barclay st，7；consent to asn Ls dated Feb27．93 as above：Rector \＆c St James Church to Mich1 H Wiltzius，at Milwau－
${ }^{1}$ Bleecker st，417－9（2：623）．sec Bank Laux to Fredk＇J Kuck， 82 Bank： $10 y \mathrm{yf}$ Aug
${ }^{1}$ Cannon st，nwe Stanton，see Stanton
Cannon st， 2 \＆4，see Grand，542－4．
${ }^{1}$ Chambers st， 92 （1：135）；all；Fanny H $121 \mathrm{st} \&$ \＆ ，Nicholas av，\＆ano； $51 / 2 \mathrm{yf}$ Nov ${ }_{5,000} .{ }_{1}$ Nov＇12．
Chambers st， 94 （ $1: 135$ ），str b \＆sub－b； Bernard Kreizer to Jno Schoch， 60 Green－
point av，Woodside，LI； $75-12 \mathrm{yf}$ Dec1；Nov point av，Woodside，li，T $5-12 \mathrm{yf}$ Decl； 3,000
1312 ．

 | Friedman Bros， 81 Delancey； $5 \begin{array}{r}5-12 y f \\ \text { Dec1；Nov9＇12．} \\ 2,460\end{array}$ |
| :--- | Goerck st，152－8，see Houston，488－90 E． 1Grand st，542－4，\＆Cannon st， 2 \＆ 4 （2：－ Stahi， 95 ＇Forsyth：3yf Jan1＇13：Nov ${ }^{\prime} 12$ ${ }^{1}$ Grand st，147（1：233）；str；Jacob Franz ${ }_{1}^{2}$＇12．${ }^{\prime}$ ． Breitman to Israel Hermann， 183 E Eway

${ }^{1}$ Houston st，496－8 E，see Houston，488－
${ }^{1}$ Houston st，488－90 E：Houston st，496－8 E：Goerck st， $152-8(2: 356)$ four bldgs； Mary Ehrmann to Barnet Siegel， 420 E ${ }^{3}{ }^{3}$ ．
$3 y f$ No
Nov1；Nov14＇12． ${ }^{1}$ Montgomery st， 85 （1：244）：str：Max Gold Nov11＇12． 360 \＆ 420 ${ }^{1}$ Monroe st，nee Pike，see Pike，nec Mon－ ${ }^{1}$ Mulberry st， 109 （1：206），all；Rose Pen－ ry； 5 yf Oct1：Nov13＇12． Pike ${ }^{\text {st }}$（1：272）nec Monroe，cor str；
Hayan ${ }^{\text {Goldstein to Saml Adler，} 55 \text { Pike：}}$ ， 7－12yf Oct1；Nov13＇12．
IStanton st．2s2－4（2：335），nwe Cannon： all：Dora Schonzeit，indivd \＆EXTRX
${ }^{1}$ Union sq， $39(3: 844)$ ；str \＆b；Adellne B．Downes to Slgmund Wimelbacher，${ }^{14}$ ${ }^{15 T H}$ st，501－3 E，see Av A．74－92
GTH st， 500 E，see Av A，74－92．
${ }^{1} 12 \mathbf{T H}$ st．323－5 E $(2 ; 454)$ ；all；Rebecca Haims to Henry Scharf， 1785 Fulton av： 3 ${ }^{12} 12$ TH st，229－31 E（2：468）；all；Rebecea Haims to Rosie \＆Louis Fleischer， 211 Av ${ }_{1} 14$ TH st E，swe Av B，see Av B，swe ${ }^{1} 16 \mathrm{TH}$ st $\mathbf{W}$ ，sec $7 \mathbf{a v}$ ，see 7 av，sec 16 ． ${ }^{1} \mathbf{1 6 T H}$ st． $\mathbf{4 3 4} \mathbf{E}(3: 947)$ ，Ss， 119 W Av A．
$25 \times 103.3$ ；leasehold：re mtg；Saml P Herbst $25 \times 103.3$ ；leasehold：remtg；Saml P Herbst
to Louis Miller，of Bklyn；QC；Sept9＇09： Nov14＇12．Aliler，of BKiyn，QC，Sept nom ${ }^{1}$ 16TH st， 434 E；asn Ls；Louis Miller to Anna J Doyle， 277 Gates av，Bklyn；AL： O C \＆ 100
Apr1＇09：Nov14＇12． ${ }^{17} \mathbf{1 7 T H}$ st，230－4 W（3：766）；str \＆c；Neslo Bldg Co \＆ano to Freedman Print，
38 ．${ }_{3}$ W
3,500 $121 S T$ st $\mathbf{W}$ ，nee 11 av ，see 11 av ，nee ${ }^{121 S T}$ st， $66 \mathrm{w}(3: 822)$ ；asn Ls；Alphonse M Moses to Abe Asnes， 134 Grove，Bklyn： ${ }^{123 D}$ st， 457 W $(3: 721)$ ，nes， 216 nw from line equi－distant bet 9 \＆ 10 avs，runs ne
$117.6 \times n w 22 x s w 117.6$ to $\mathrm{st} \times \mathrm{xe} 2$ to beg，the and：Casimir de $R$ Moore to Mary $E$ Wood， $457 \mathrm{~W} 23 ; 21 \mathrm{yf}$ May1＇08；option of ${ }^{1} 32 \mathrm{D}$ st， 102 W ，see $6 \mathrm{av}, 531-3$ ．
${ }^{1} 32 \mathrm{D}$ st，34－6 $\mathbf{E}(3: 861)$ ，ss， 220 w ．${ }^{4}$ av， Clellan to Harry，Wehmer， 550 Milton， ${ }^{132 D}$ st． $34-6$ E $(3: 861)$ ；Hotel St Louls； 14，Bklyn：4 to Wm R MeClellan＇${ }^{7} 93$ ${ }^{132 D}$ st，29－35 W，33d st，30－4 W（3：834）； d fif Emily B Hopkins to Cxford Uni－ ersity Press，a corpn， 35 W 1：；5yf May ${ }^{133 D}$ st，30－4 W，see $32 \mathrm{~d}, 29-35 \mathrm{~W}$ ${ }^{1} 36 \mathrm{TH}$ st，19－21 W（3：836）；11th fl；19－21 Inc，a corpn，19－21 W 36；3yf Feb1＇13：

42 D st E ，nwe Vanderbit av，see Van－ lerbilt av，ws，bet 42 d \＆ 43 d ． 43D st E，swe Vanderbilt av，see Van－
${ }^{1} 43 \mathrm{D}$ st， 545 w（4：1072），w，str \＆b；Philip Ryan to M Groh＇s Sons Inc；a corpn，${ }_{300}^{238}$ ${ }^{1} 45 \mathrm{TH}$ st，141－7 W（4：998）；parts of；asn s：Max Shenkman \＆ano to Emanuel ${ }^{146 T H}$ st，264－6 W，see $S$ av， $740-2$ ．
${ }^{1} 50 \mathrm{TH}$ st， 8 W $(5: 1265)$ ，ss， 177 w 5 av， college in City N Y to Jno F O＇Rourke， W 50： 21 yf Nov1＇09（privilege two re－ newals of 21 y each）；Nov13＇12．\＆c，\＆ 2.993 ${ }^{1}$ JTTH st， 438 E $(5: 1471)$ ；e str；Virginia to Frank Hilsky， 438 E 77 ； 3 yf Oct1；Nov
${ }^{1}$ S4TH st， 270 W（ $4: 1231-60$ ）：all；Fredk S4TH st，270 W Forster to West Side Republican Club of NY， 2307 Bway；5yf Oct1； 5 y ren at 4,000 ${ }^{1}$ S5TH st， 200 W（ $4: 1232$ ），SWC Ams av； str \＆b；also AMSTERDAM AV， 516 ；base－ ment；D Costa to Melaine Villemin，
W 89 \＆ano； $48-12 \mathrm{yf}$ Sept1；Nov11＇12．
2．500 ${ }^{1} \mathbf{1 0 7 T H}$ st $316 \mathbf{E}(6: 1678)$ ；str \＆b；Harry 107 \＆ano；3yf Oct1；Nov11＇12． 66 \＆ 720 ${ }^{1} 10$ ITH st， $419 \mathrm{E}(6: 1701)$ ，ns． 343 e 1 v，50x100．11；the land；Richd H Handley 7 days fr Oct14； $21 y$ ren：Novi2 12 ．$\& 800$
taxes $\& c$ \＆ 800 ${ }^{1} 111$ TH st $W$ ，see Lenox av，see Lenox 113TH st，30S－12 E（6：1684），ss， 125 e 2 av $50 \times 100$ ；all：Assets Liquidation Co to 112 net 3,900 ${ }^{1} 113 \mathrm{TH}$ st， $301 \mathbf{w}$ ，see 8 av， 2095.
${ }^{1} 11$ STH st，170－2 E（6：1645）；all：Davld Amolsky to Henry Feuer， 72 Ridge； 3 yff
Nov1：Nov9＇12．
${ }^{1} 119 \mathrm{TH}$ st E，nee Lex av，see Lex av ${ }^{1119 T H}$ st $\mathbf{w}$ ，nee Ams av，see Ams av， ${ }^{1} 123 \mathrm{D}$ st， 400 \＆ $4001 / 2$ ，see 1 av， 2398 ． ${ }^{1} 123 \mathrm{D}$ wt E，see 1 av，see 1 av， 2398. ${ }^{1} 128 \mathrm{TH}$ st， 176 E ，see $3 \mathrm{av}, 2362$.
${ }^{1} 142 \mathrm{D}$ st， $56-60 \mathrm{w}(\mathrm{C}-1739) ;$
John Oliva to Jos Shenk， 62 6－sty bldgs
W John Oliva to Jos Shenk， 62 W $\quad$ 6，700 ${ }^{1} 15 s$ TH st W，see Audubon pl，see Audu－ ${ }_{1} \mathbf{I v}^{\mathrm{p}} \mathbf{\text { ，} , ~ 7 4 - 9 2}(2: 401)$ ，es，from 5 th（Nos $501-3$ ）to 6 th（No 500）， $194.1 \times 100$ ；asn Ls， Harris Mandelbaum to Jos Burger， 100 W
121：Nov12：Nov $14^{\prime} 12$ ． ${ }^{1}$ Av B（2：407），swe 14 th；cor str；Rose－ 1333 Av A； $41 / 2$ yf Nov1；Nov9＇12． 900 ${ }^{1}$ Amsterdam av，swe 85 th，see 85 th， 200
${ }^{1}$ Amsterdam av（ $7: 1962$ ），nec 119th；strs Constn Co to Oscar B Abbott， 174 W 109


## LEASES.

Borough of The Bronx.

${ }^{1} 152 \mathrm{D}$ st E, Hwe Wales av, see Wales av ${ }^{167 T H}$ st. 481 E (9:2372), str; Estates Mtg Securities Co agents for Jos L Da
vison to Aron Kaufman, 481 E 167 ; 8y ${ }^{1}$ 1s0TH st, 578 E $(11: 3069)$; str \& bak shop in b; Tommaso Giordano to Loren

Arthur av, 2475, see Arthur \& $\mathrm{A}_{\mathrm{o}}, 2479$.
${ }^{1}$ Arthur av, 2479 ( $11: 3066$ ); all; also
ARTHUR AV, 2477, back room on str f ARTHUR AV, 2477 , back room on str fl
Concetta Cimillo to Pietro P Butrico, 2477 Concetta Cimillo to Pietro P Butrico, 2477
Arthur av; 8 yf Nov1; Nov $\mathbf{D}^{\prime} 12.720$ \& 960 ${ }^{1}$ Aqueduet av, 235s ( $11: 3212$ ), s str \& b duct av; 5yf Sept15; Novil'12. 900 to 1.50
${ }^{1}$ Castle Hill av, Walker av, Zerega av d Lyvere pl, see Walker av, Castle Hill av 'Cromwell
nwe 150 .
we 150.
1Holland ay: ${ }^{1671}$ (*), swe Van Nest av
No 742 ) : all: Jacob Ruppert (No 742) ; all; Jacob Ruppert, a corpn, to
Giovanmi Amendolari, 1671 Holland av
3yf Oct : Nov12'12 ${ }^{1}$ River av $(9: 2357)$, nwe 150th, 494.6 x 200.2 to es Cromwell av x492.2 to ns 150 th
$\times 200.4$ to beg; also $150 \mathrm{TH} \mathrm{ST}^{(9: 2357), ~} \mathrm{~ns}$, 418.5 W Cromwell av, 84 to es Harlem
River Pier line x $83 \times 126.8 \times 126.8$, with all title to 150 th, bet exterior bulkhead linc \& $n \&$ ss of st in $2 d$ description, the lands
Henry L Morris to $L$ H Mace \& Co, Inc, a corpn, 15 E $32 ; 21$ yf Novi; 21 yrs ren; Nov
${ }^{1}$ Unionport rd. $1450(*)$, sur Ls; Chas Koterba to Eliza Driscoll, 1162 West ${ }^{1}$ Van Nest av, 742, see Holland av, 1671. land av, 1671.
\& W; J H Sievers $\mathbf{~ W 6 5}(10: 2644)$, nwe 152 d , str © J H Sievers to Abe Teitler, 825 E
161 ; from Oct15'12 to May1'13; 3y ren at
$\$ 720$ Nov11'12. ${ }^{1}$ Walker av, Castle Hill av, Zerega av d Lyvere pl (*), hotel, \&c, all of, excep
cottage thereop; Geo Herold to Jacob Leopold, 755 E 138; 5 yf Dec1: Nov13'12.
${ }^{1}$ Wilkins av, 1418, see Wilkins av, 1416. ${ }^{1}$ Wilkins av, 1416 (11:2977); all; also Saml Greenfeld with Isaace Saltzman, ${ }_{1,80}^{453}$
E $175 ; 56-12 y f$ Nov1; Nov912. ${ }^{1}$ Zerega av, Walker av, Castle Hill av d
Lyvere pl, see Walker av, Castle Hill Lyvere pl, see Walker av, Castle Hill av ${ }^{1313}$ av, 3821 (11:2912); str fl \& pt c; 3 av; $10 y \mathrm{y}$ May1'13; Nov12'12. ${ }^{13 D} \mathbf{a v}, 3818$ ( $10: 2620$ ) ; agmt as to alterhard P Kiernan: June17; Nov13'12. nom $13 \mathrm{av}, 3854$ (11:2929), bakery in b; Mor$\begin{array}{ll}\text { ris Osmansky to Mendel Schler, } & 484 \\ \text { Wendover av: } 3 \mathrm{yf} \text { Nov1; Nov13'12. } & 540\end{array}$ İD av, 3222 ( $10: 2620$ ); ground fl; Court Amusement Co to Nathan Vinegrad, 309
Nostrand av, Bklyn, \& ano; fr Nov 4.12 to Nostrand av, Bklyn, \& ano; $\mathrm{fr}^{2}$ Nov $4^{\prime} 12$ to
May1'18: Nov14'12.

## MORTGAGES.

Borough of Manhattan.
 Lawyers Mtg Co with Louis E \& Jos Bieber.
mbarrow st, 71 (2:584); agmt changing interest days in mtg; Nov14'12; Louis Dohrenwend with German Savgs Bank, 1574 av.
${ }^{m}$ meatver st, $23-5(1: 24)$, ns, 115.4 W Broad, runs w $49.4 \times n 66.7 \times w 64.1$ to es New (Nos s103.10 to beg; bldg loan: Nov1112; 3y $6 \%$ New \& Beaver Arcade
to Metropolitan Trust

Beaver st, 23-5 \& New st, 5s-6.5
$\mathrm{m}_{\text {Beaver st }} \mathbf{2 3 - 5}$ \& New st, 58-62; sobrn agmt: Nov9; Nov11'12; same \& Mutual Alliance Trust Co with same. nom mbeekman st, 33 (1:92), SWs, 51.7 nW
William, runs Sw101.5xnw $20.6 \times n e 0.7 \times n \mathrm{w} 2.1$ nne4.10xnw $0.5 \times n e 97.10$ to st xse23.8 to be Novi2; Nov14 12, 3y5 \% Francis D Bowne, Islip, LI.
mbleceker st, 41, see Thompson, 134.
${ }^{m}$ Bond st, 27, see Thompson, 134.
${ }^{\mathrm{m}}$ Canal st, 63, see Orchard, 23.
${ }^{m}$ Christopher st, 185, see Weehawken, 13. mChureh st, $212(1: 148)$; ext of $\$ 20,000$ Sol Bruhl, trste Saml Bruh1, with Peoples Trust Co, trste Oscar F Hawley. nom ${ }^{\mathrm{m}}$ Cortlandt st, $\mathrm{mtg}^{\mathbf{4 9}}(1: 60) ;$ ext of $\$ 70,000$ 12; Saml \& Maurice Brili with Helen S mDivision st, 19 \& $191 / 2 \quad(1: 281)$; ext of 11'12: East River Savgs Instn with Elias Sobel indiv \& Sarah Ph Sobel extrx, Philip Sobel.
mDivision st, $260(1: 315)$; ext of $\$ 44,000$ mtg to Mar22'16 at $5 \%$; Mar22; Nov1412;
nochan. $11 \mathrm{E} 26, \&$ ano, committee estate
${ }^{m}$ East Broadway, 148 ( $1: 283$ ) ; ext of $\$ 16$, 000 mtg to Nov1.17 at $5 \%$; Novs; Nov11'12 East River Savgs Insth with Elias So-
bel indiv \& Sarah Ph Sobel extrx Philip meast Broadway, 128-34 ( $1: 283$ ) ; ext of 8: Nov11'12; East River Savgs Instn with extrx Philip Sobel. nom meldridge st, $\mathbf{1 7 4}(2: 415)$; ext of $\$ 24,000$
mtg to June 417 at $5 \%$; Oet 15 ; Nov 912 . br L Mandelbaum with Israel Unter Grand st, 280-80 $1 / 2,(2: 418)$. ext of $\$ 12,500$ Lydia $Y$, wife Edgar ${ }^{\prime}$ Thomas, with Henry Savgs Bank, 128 Bowery. nom Aug17, 83 at $5 \%$; ext of $\$ 28.000 \mathrm{mtg}$ Fanny Gruen with Francis Speir, 276 mJames st, $49(1: 116)$, ws, 50 s Madison
$23.7 \times 100 \times 23.7 \times 99.10 ; \mathrm{pr} \mathrm{mtg} \$ \mathrm{~s}$; Nov 7 Nov9'12; $2 \mathrm{y} 6 \%$ Paul Maniscalco, Bklyn,
o. Salvatore C Morano, 3 Bay 28 , Bklvn, Leonard st, 113-5 ( $1: 171$ ), ns, 90 w La fayette, $45 \times 49.11$; all title to strip lying $5 y 5 \%$; Theo E Sremises; Nov9; Nov11'12
50 , Sayre, Bklyn, to Title Ins ${ }^{m}$ New st, 58-62, see Beaver, 23-5
Orchard st, 23 ( $1: 299$ ) ; also CANAL ST t $5: 298$ ) ; ext of $\$ 10,500 \mathrm{mtg}$ to Oct 29 17 with Israel D Shlachetzki. Abr J Dworsky mPell st, $10(1: 163) ;$ ext of $m t g$ for $\$ 14$,
000 to Nov $1417,41 / 2 \% ;$ Nov14'12; Deut scher Frauen Verein zur Unterstutzung Krauken, a corpn, with Ernst Plath, 39 mRidge st, $2 \cdot \& \quad$ \& $(1: 315)$ ) ext of $\$ 14,000$ Hyman Adelstein \& Abram Avrutine with Unita Holding Co, 73 Nassau. nom
 due Decl'13: $6 \%$ Clara Goldberg to Eliz Charon, Paris, France. 59 Rue Pierre Thompson st 134 (2:516-5); also BOND $41(2: 529-61) ;$ also WEST BWAY, 475 (2
$515-13)$ also WASHINGTON PL,
59
$552-68) ;$ also 21 ST ST also GRAND VIEW PT ${ }^{44} \underset{(9: 2464-1)}{\mathrm{E}}(3: 849-49)$ nec 167 th , 57.10 to Grand blvd \& Concourse x
$150.8 \times 89.8 \times 147.1 ;$ also GRAND VIEW PL
$(9: 2464-13)$, sec 168 , $175 \times 116.11 \times-\mathrm{x}$. ( $9: 2464-13$ ), sec 168 th, $175 \times 116.11 \mathrm{x}-\mathrm{x} 125$ tates of Fred H, Marie F \& Fredk M Grosz as collateral security for payment
of 35,000 ; franes; Oct 25 ; Nov14'12; 1y5\% Josephine wife Paul Flament, 10 Rue de Eugene Leger, 39 Boulevard Mayenta ${ }^{\mathrm{m}}$ Washington pl, 79, see Thompson, 134. m. Weehawken st, $13 \quad(2: 636)$, nee Chris-
topher (No 185), runs e30.5xn63 $9 \times w 12$, Weehawken xs65.11 to beg; given as col lateral security for payment chattel mtg for $\$ 6,000$; Nov9; Novil'12, demand, $6 \%$. corpn, 291 E 10 Beadleston \& Woerz, $\frac{a}{}$ C, $25 \times 70.347$. E $(2: 384)$, sws, abt 150 w AT Nov13'12; $2 \mathrm{y} 6 \%$; Bernard Klein \& Max ${ }^{\text {m4TH }} \mathbf{4 T}$ st, $294 \mathrm{~W}(2: 623)$, ws, 42 s Bank, to Emigrant Indust Savgs Bank. $\quad \underset{6,500}{ }$ m5TH st, $\mathbf{5 0 1 - 3} \mathbf{E}$, see Av A, 74-92.
m6TH st, $\mathbf{5 0 0} \mathbf{E}$, see Av A, 74-92.
 \& Benj Shapiro to Isaac Marx, 585 Quincy mTTH st, 244-6 E sobrn agmt; Nov13'12;
Annie Shapiro with same m9TH st, $17 \mathrm{~W}(2: 573)$, ns, 282.8 w 5 av ${ }^{\text {m9TH }} \mathbf{s t}, \mathbf{1 7}$ W $(2: 573), \mathrm{ns}, 282.8 \mathrm{w}, 5 \mathrm{av}$, committee Ida A Flagler with Clendenin m9TH st, 733 E (2:379), ns, 268 w Av D due Julv 115 pr mtg $\quad$, Nov1; Nov14'12; Marie Eisler, 212 Edgecombe av. 5,150 ${ }^{\text {m } 11 T H ~ s t, ~} \mathbf{5 0 7} \mathbf{E}(2: 405), \mathrm{ns}, 95.6$ e Av A, y6 : Tony Grun to Annie Davidowitz, ${ }^{m} 12 \mathbf{T H}$ st, $607 \mathbf{E}(2: 395)$, ns, 93 e Av B, $25 \times 103.3$; Nov14'12; due \&c as per bond;
Marie Lerger, Jersey City, NJ, to Title m12TH W 15,000 m12TH st,
Washington,
W83-5
$44 \times 89.10 ;$$\quad \begin{aligned} & (2: 641), ~ n s, ~ \\ & \text { Nov14'12; } \\ & \text { due }\end{aligned}$ as per bond; Clarence A Daggitt to Title ${ }^{m} 14 \mathrm{TH}$ st E, swe Av B, see Av B, swe 14 ${ }^{m} 14 \mathrm{TH}$ st. 34 W $(2: 629, \mathrm{ss}, 167.3$ e Hudson, $25 \times 103.1$ : agmt as to changes \& modifications in mtg or deed of trust recorded
Nov2'95; Sept30 $11 ;$ N $\sim$ V14'12; Newton Bldg Co with Old Colony Trust Co, 17 Court, m 17 TH st, 420 E ( $3: 948$ ), ss, 294 e 1 av, $25 \times 92$ Nov $14{ }^{\prime} 12$, due \&c as per bond; Wm Johanna Schacht, to Title Guar \& Trust m18TH st, $\mathbf{2 1 6 - 2 2} \mathbf{W}(3: 767)$, ss, 225 w 7 beg; Nov12'12; due \&c as per bond; Monahan Express Co, Realty Dept. a corpn, to
Union Dime Savgs Bank, 7016 av. 275,000
m18TH st, 216-22 W; certf as to above $m t g ;$
$\mathrm{m} 18 \mathbf{T H}$ st, 441 E, see Av A, 291.
${ }^{m}{ }^{\text {migTH st, }} 151 \mathrm{E}$, see 3 av, $226-8$.
"20TH st, $143-5 \mathrm{~W}$ (miscl) ; certf \& consent to chattel mtg for $\$ 1,500$ on machin-
ery, tools, \&c; Nov4; Nov ${ }^{\prime} 12 ;$ D Leon Co ac Johnson.
m21ST st, 2-8 E, see 5 av, 663 .
\#21ST st, 44 E , see Thompson, 134
m22D st, 342 W (3:745), ss, 283.4 e 9 av, 20.10x99.9; Nov13; Nov14'12, 3y5\%; Jennie
E McLellan to Eiiz M Murphy, 342 W 22.
10,500
 due May913, $6 \%$; Stanley Golli Chestnut av, Jersey City, NJ, to Alpha
Portland Cement Co, 15 Exchange pl, JerPortland
sey City, N.
magTH st, 355 w ; consent to above mtg; m2GTH st, 355 W ; certf as to above mtg mgeth st wis secretarys certf as to above mtg; Nov9; Nov11'12; same to same.
 20x98.9; pr mitg \$15.000; Nov7; Novs' $12,2 y$ Zaccaro, 236 E 29 29. 1,800 ${ }_{\text {magr }}$ st, $236 \mathrm{E}(3: 909)$, ss 120 W 2 av, xr Henry H Hendricks with Santo Fiu mefreddo, 220 E 29 . m31ST st, 413 w (3:729) : ext of $\$ 16.500$ mtg to Oct1117 at $5 \%$ Oct17; Novlin
Matilda Rich with Saml Kaplan.
nom m35TH st, 145-51 E ( $3: 891$ ), ns, 145.4 e Lex av, Savgs Bank with Porterfield Constn Co,
50 Church.
nom megTH st, 234 w $(3: 785)$, ss, 420 e 8 av, $20 \times 98.9$; ext of $\$ 25,000$ mtg to Nov11'15 at
$5 \%$ Nov11; Nov12 12 Title Ins Co of NY m37TH st, 119 E ( $3: 893$ ); ext of mtg for $12 ;$ Jas R Roosevelt et al, trstes Wm tor, for John J Astor, \&c, with Adeline m37TH st, $148-52, \mathbf{w}(3: 812) ;$ ext of $\$ 70,-$
000 mtg to Nov12'15 at $41 / 2 \%$; Nov12; Nov 13'12; Title Guar \& Trust Co with M nom
 Oct27.13 at $6 \%$ Oct 30 ; Nov14'12; L Napo-
leon Levy, 18 iv 72 , with Mary E Smith, ${ }_{m}^{660} \mathbf{W} \mathbf{W} 180$. 600 mtg to Dece oln Safe Deposit Co, 32 E 42 . nom m46TH st, 534 W $(4: 1074)$, ss, 375 w 10
av, $25 \times 100,5 ;$ ext of $\$ 10,000 \mathrm{mtg}$ to Nov15 Mahon, indiv \& as extrx Philip Laracy, with Lucius $H$ as extrx Peers, Westhampton Beach, LI, \& ano, trstes Fredk Butter-
field. ${ }^{m 48 T H}$ st, 220-8 W (4:1019) : sobrn agmt; Nov13'12; Wm Henderson Inc with
 $\begin{array}{llll}\text { per bond; Jno F } \\ \text { Hann, } 361 & \mathrm{E} & 198 \text {. }\end{array}$ m50TH st, 8 w $(5: 1265)$, Ss, 177 w 5 av , per bond: John F O'Rourke to Fifth Ave
Bank of N Y, 5305 av. m51ST st, $250 \mathrm{w}(4: 1022)$, ss, 100 e 8 av, Chas A Work, Madison, NY, to Annie $\mathbf{2}$, ${ }^{m} 52 \mathrm{D}$ st, 1 E, see $5 \mathrm{av}, 663$.
${ }^{m} 52 \mathrm{D}$ st, E, ns, 115 e 5 av, see 5 av, 663. m52D st, 14S-50 w (4:1004), $\mathrm{ss}, 100$ e 7 av,
$50 \times 100$, leasehold: Nov13'12; $1 \mathrm{y} 6 \%$; Frank M \& Annie J Randall to Max Kobre, 43 E
123 .
5000 ${ }^{m} 53 \mathrm{D}$ st, 105-9 E (5:1308), ns, 90 e Park av, $75 \times 100.5$; PM; pr mtg $\$$, ; Nov8'12,
$3 \mathrm{y} 5 \%$; Aeon Realty Co to S Albt Reed, 37
22,500 m54TH st, $\mathbf{1 7} \mathbf{E}(5: 1290)$, ns, 287.6 e 5 , av,
$20.10 \times 100.5 ;$ PM; pr mtg $\$-$ Nov12'12, $20.10 \times 100.5 ;$ PM; Dr mtg ${ }^{2}$ Mary Nov1212,
$3 y 5 \%$ Leon R Jillson to Mer${ }^{\mathrm{m}} \mathrm{5} 4 \mathrm{TH}$ st, $156 \mathrm{~W}(4: 1006)$, ss, 137.6 e 7 av; $18.6 \times 100.5 ; \mathrm{pr}$ mtg $\$ 20,000 ;$ Nov11; Nov to Kath Simmons, 248 Audubon av. 5,000 m54TH st. $\mathbf{1 7} \mathbf{E},(5: 1290)$; ext of $\$ 50,000$ mtg to Nov15'15, $5 \%$; Nov4; Nov12'12;
Mary M Sherman \& ano. trstes Gardiner
m54TH st. 156 W (4:1006), ss, 137.6 e 7 av, $18.6 \times 100.5 ;$ Nov12; Novi312; $5 \mathrm{y} 5 \%$; m55'H st, 161 E, see 3 av, 914 m6TH
$25 \times 100.5$ st, PM: Nov11. $112,3 y(4: 1008)$, Ss, 225 w 6 av, Directors Realty Holding Co to Oliver Harriman, 35,000
m5STH st, 200 W , see 7 av, 912-20.
m5STH st, 434 W ( $4: 1067$ ) : ext of mtg for Bankers Trust Co, 16 Wall, with Adolf Cohn, 459 W 42 . $25 \times 100.5$; Nov8'12,
 Lewis S Goebel to Jane E Barney, New megn wt. $147 \mathrm{~W}(4: 1135)$, ns, 414.3 w Col av, $18.6 \times 100.5 ; \mathrm{pr} \mathrm{mtg} \$ 14,500 ;$ Nov9; Nov 13'12; due May9'14; 6c: Patk J Cosgrove
to Amy A C Montague, 152 E 37 . 2.000 ${ }^{m 63 D}$ st, 147 W ; sobrn agmt; Nov12; Noy 3'12, with same wGTH
m64TH st, 154 W (4:1135), ss, 200 e Ams at $5 \%$ Oct 31 ; Nov13'1 Wm C Amend, 230 W 112 .
mG7TH st, $45 \mathrm{E}(5: 1382)$, ns,. 140 w Parl av, $20 \times 100.5$; pr mt \% $\% 40,000 ;$ Novid to Title \&e as per bond; Edith T Sheflield 25,000 ${ }_{\text {m69TH st, }} \mathbf{3 2 5} \mathbf{E}(5: 1444)$, ns, 350 e 2 av $5 \times 100.4$, , man, 614 Superior, Cleveland, $O$. 3,00 ${ }_{16.8 \times 77.4 ;}$ st, 326 E E ( $5: 1443$ ), ss, 208.4 e 2 av hams to Emigrant Indust Savgs Bank. 5,50
${ }^{\text {moth }}$ st. 134 E (5:1404), ss, 365 e Park \&c as per bond; A Leo Everett to Allan Marquand, Princeton, NJ, et al, trstes Henry G Marquand.
m75TH st, 228 E (5:1429), Ss, 259.7 W av, $20,4 \times 102.2$; Nov13'12; $1 \mathrm{y} 5 \%$; Rose $\mathrm{Bam}_{5,00}$ m-8TH st, 306 E ( $5: 1452$ ), certf as to payNov13'12: Rosalie Cohen, 319 E 79 to Etta Cohen.
m7STH st, 153 W ( $4: 1150$ ), ns, 230 e Ams 15 at $5 \%$ Nov1; Nov14'12; Antoinette D Howard G Myers with Hattie M Mom
 David Berg, 128 E 79 , to Fannie Cowen, mgoth st, 76 E, see Park av, swe 80 th. ${ }^{m}$ S2D st, 353-5 E, see 1 av, 1577-9. m82D st, $225 \mathbf{E}(5: 1528)$; ext of $\$ 24,000$
 Tuxedo Park, \& ano, trstes Mary J Van Doren.
mS4TH st, 139-41 W (4:1215) : ext of two mtgs for $\$ 15.000$ each to Nov1'17 at $5 \%$ with Eliz M Fitzpatrick, 141 W 84 . nom mSGTH st, $120 \mathrm{~W}(4: 1216)$, ss, 185 w Col v, $60 \times 106.10 ; \mathrm{pr} \mathrm{mtg} \$ 270$, Mayer \& Mayer ne, a corpn, to Sol Rothschild, 2380,000 ms6TH st, 120 w ; certf as to above mtg. Oct24; Nov14'12; same to same.
mszTH st, $314-20 \mathrm{~W}(4: 1248)$ ss, 200 w
Vest End av, runs s100.8xw $40 \times n 0.1 / 2 \mathrm{xw} 40$ n100. 8 to st xeso to beg; pr mtg $\$ 260,000$. Nov11'12: due \&c as per bond; Brixton W 82 .
m87TH st, 314-20 $\mathbf{W}$; certf as to above $m$ mg; Nov11'12; same to same,
mSTH East End av, $24.11 \times 100.8 ; \mathrm{pr} \mathrm{mtg} \$ 11,000$ Nov14'12; due Jan1'16, $6 \%$; John Maurer ${ }^{m} \mathbf{9 3 D}$ st. 38 W $(4: 1206)$, ss, 287.6 w Cenm93D st. 38 W. $(4: 1206)$, SS, 287.6 w Cen-
tral Park $W, 37.6 \times 100.8 ;$ Nov9; Nov11'12, $3 \mathrm{y} \%$ as per bond; Auguste Gahren to Chas
Fraser, 120 W 95.
gold 14.500 m95TH st, 209 W
Ams av, $29.4 \times 100.9 \times 30.8 \times 100.9$; bldg loan Nov1: Nov9'12; due Sept1'13, $6 \%$ Kerloc
Realty \& Constn Co to Nathan J Packard, 411 West End av \& ano
${ }^{m}$ 98TH st, $\mathbf{1 7 4} \mathbf{W}$, see Ams av, 775
${ }^{\mathrm{m}}$ 101ST st, 342-4 E, see
m107TH st, $\mathbf{3 1 6} \mathbf{E}(6: 1678)$; sal Ls; Nov7
Nov11'12, demand, $6 \%$; Cirino Calcaterra Novilite, demand, ${ }_{W}$ Giuseppa Marzio to Lion Brewery, 104 ${ }^{\mathrm{m}} 112 \mathrm{TH}$ st, 238 W $(7: 1827)$, ss, 366.8 S av, $33.4 \times 100.11$; Nov11'12, $3 y 5 \%$; Mich H Carew, 319 E' 57 , to Emigrant indust ${ }^{\text {m112TH }}$ st, 508-10 WV (7:1883), SS, 175 W Ams av, ${ }^{50 \times 100.11 \text {; ext }}$ to Mar1'15 at $5 \%$ May6; Nov14'12; Jno J Kennedy with Jno R Hegeman, Mamaroneck, Ny, et al trstes for Metropolitam ${ }^{m} 113$ TH st, $301 \mathbf{W}$, see 8 av, 2095
${ }^{m} 113 T H$ st, 7 E (6:1619); ext of $\$ 16,00$ mtg to Janl'16 at $5 \%$; Decle David Hersh field.
${ }_{5} 114$ TH st, 39 W ( $6: 1598$ ), ns, 519.11 W Goldstein to German Savgs Bank, 100 F
 Nov11'12; due \&e as per bond; Do-
nato M Cefola to Bertha Lippmann, 133
W 129 $\begin{array}{ll}\text { W } 129 \text {. } \\ \text { m119TH } & \text { st, 147-51 E, see Lex av, nee }\end{array}$ 119th. for $\$ 21,000$ to Nov1'15, $5 \%$; Nov11; Nov14 '12: Jane L Armour, 777 Madison av, with
Heinrich Jungk, at Fort Lee, NJ. nom ${ }^{\mathrm{m}} \mathbf{1 2 7 T H}$ st, 65 -9 W $(6: 1725)$, $\mathrm{ns}, 210$ Lenox av, old line. $50 x 99.11 ;$ pr mtg
$\$$ Nov11; Nov13'12; 3y41/2\%; Philip
Weinberg to Aaron F Goldfield, 550 W Weinberg to Aaron $F$ Goldfield, $550,7,500$

130TH st, $266 \mathrm{~W}(7: 1935), 88,118.6{ }^{\mathrm{e}}{ }^{8}{ }^{8}$ $\mathrm{v}, 18.6 \times 99.11 ;$ pr mtg $\$ 9,000$ R Nov14'12, due \&c as per bond; Max Rubin, 26e to Herman Palestine, 560 Green Bklyn, \& ano. 1,50 ${ }^{m 141 S T}$ st, $222 \mathbf{W}(7: 2026) ;$ ext of $\$ 28,000$ mtg to Septs H Lund with Frederic N Goddard Roslyn, LI.
m144TH st, 164 W , see 7 av, 2477-9.
${ }^{159 T H}$ st, $\mathbf{5 0 0 - 2} \mathbf{W}$, see Ams av, 1990-6. ${ }^{\mathrm{m}} 161 \mathrm{ST}$ st, 575 W (8:2120), ns, 136.11 e ond: Martha J Butler to Title Guar $\&$ mi69TH st $\mathbf{W}$, nee Haven av, see Haven v , nee 169 th .
$\mathrm{m}_{1715 T}$ st, $557-9 \mathrm{w}(8: 2128)$, ns, 100 w Nudubon av $75 \times 95 ; \mathrm{PM}^{7}$ pr mtg $\$ 65,000$ :
Nov11: Novi2'12, 2 y $6 \%$ Sas Shanny, 416 V 147, to Placid Realty Co, 35 Nassau. wotTH st W, swe Bway, see Bway, swe miv A. 291 (3:950), nwc 18th (No 441). $22 \times 90 ;$ Nov8; Nov912; $5 y 5 \%$ : Thos Dalton m Av A, $\mathbf{1 7 4 3}(5: 1570)$. ws, 25.10 s 91 st ,
 hardt, 433 E 139. 4,400 ${ }^{m}$ Iv A, 1543; certf as to above mtg; Nov Novi1'12; same to same.
Av A, 74-92 (2:401), nee 5th (Nos 501-3), 194. 1 to 6 th (No 500) x100; leasehold; Nov 2: Nov14'12, installs, $6 \%$ Jos Burger, 100 $\mathrm{mAv}_{\mathrm{A}}(2: 407)$, swe $14 \mathrm{th}, \mathrm{x}-$ sal 1 s ; elchak to Central Brewing Co, 533 E elchak to
m Amsterdam av, 2009-11 on map 2009 Ws St Nicholas av xn50.10x 107.10 ; Nov $8^{\prime} 12$, $55 \%$ Placid Realty Co to $W \mathrm{~m}$ ' R Ware, 252 W 91, \& ano, trstes Enoch R Ware. 65,000 mimsterdam av, $2009-11$ on map 2009; same. MAmsterdam av, 775 ( $7: 1852$ ), sec 98th at $5-c$; Nov6; Nov9'12; Clara A Feuchtwanger with Louis H Schnakenberg,
Cornwall, NY. ${ }^{\mathrm{m}} \mathbf{1 m s t e r d a m} \mathbf{a v}, \quad$ 1990-6. (8:2117), swc mts to Nov115 at $5 \%$ Nov1. Nov11'12 Frederic T Hume. 116 W 85 , with Metrom Amsterdam av, 2s, 9., (t.1145), sec 7th (No 168), $106.8 \times 100$; ext of $\$ 500,000 \mathrm{mtg}$ Real Estate Co with Amsterdam Colonial ${ }^{m}$ Broadway, es, 40.9 ne 214th, see Bway, mBroadway ( $8: 2232$ ), es, 74.11 n 214 th $27.3 \times 68.1 \times 25 \times 78.10 ;$ also BROADWAY (8:-
$2232)$, es, 40.9 ne $214 \mathrm{th}, 40.10 \times 78.10 \times 37.5 \mathrm{x}$ $94.11 ; \mathrm{PM}$ as to 1 st parcel; pr mtg $\$ 7,000$ on 2 d parcel Nov8 Max 12 , 35 ; Michl $J$ mbroadway ( $8: 2235$ ), swe 207 th, $100 \times 101$ $\times 100 \times 100$; bldg loan; pr intg $\$ 50,000$; Nov 8 188 to Max Marx, 419 Convent av. 10,000 ${ }^{m}$ Broadway (8:2235); same prop; certf as same.
meant End av, 83 ( $5: 1590$ ), es, 26 n 83d '15, $5 \%$; Aug 13; Nov14'12: Paul C Georgi mon Simon Klein 421 E 85 . nom ${ }^{\text {m Haven av }}$ ( $8: 2139$ ), nec 169th, 73.11 x Davis with Middletown Savgs Bank, at ${ }^{m}$ Lexington av 147-51), runs e60xne78xn29.3xw55.3 to av xs63.2 to beg; $1-5$ pt; AT; Nov1112; due \&cins per bond; Dennis J McCarthy,
${ }^{m}$ Lexington av, 1462 ( $5: 1523$ ), ws, 109.8 Mary E Cort Nov8; Nov11'12; 5y $41 / 2 \%$ Freeport, LI, to Lawyers Title Ins \& 8,000
Trust Co. Trust Co. av 694-6 (5:1311), ws, 25.5 s 57 th, $40 x 90 ;$ Aug7; Nov14'12, 3y6\%; Lex ington Ave Property $C o$ to Amelia K

${ }^{m}$ Madison av. 1584 ( $6: 1612$ ) ; ext of $\$ 3,00$ mtg to Oct29'15 at $6 \%$; Oct29; Nov8'12

Minnie Pincus with Nome Reaity Co.
mMadison av, 1584 ( $6: 1612$ ), ws, 50.11 n 106 th, $25 \times 100 ;$ equal lien with mtg for
$\$ 3,000$, recorded May $4^{\prime} 10 ;$ Oct 29 : Nov $8^{\prime} 12$, $3 \mathrm{y} 6 \%$ Nome Realty Co to Minnie Pincus Madison av, 1584; certf as to above mtg: Nov7; Nov8'12; same to same
madison av, 1584 ( $6: 1612$ ), ws, 50.11 106th, $25 \times 100$ ext of $\$ 24,000$ mtg to Jan lem \& Miriam H Frank with Nome Realty madison av, 2066 (6:1754), ws, 65.8 n Marth, $16.8 \times 75$; ext of $\$ 7,000 \mathrm{mtg}$ from 11'12; Eliz Galvin to Eliz J Williams; remadison av, 1714-18 (6:1619), ws, 18.5 n Hanke, Bound Brook, NJ, to Gibralta Mtg Co, 52 Wm . Brook, NJ , 20,000
 mPark av, 1807-9 (6:1773), es, 107.3 s 125th, $31.5 \times 90 ; 1-5 \mathrm{pt}$; AT; Nov11'12; due \&c as per bond; Denis J Mecarthy, Wil${ }^{\text {mPark av }} \mathbf{~ ( 5 : 1 4 9 1 ) , ~ s w e ~ 8 0 t h ~ ( N o ~ 7 6 ) , ~} 81.2$ Jos B Bourne, to Grenville L Winthrop, Winthrop.
gold 10,000
mSt Nicholas av, ws, abt 49.11 s 160th
see Ams av, $2009-11$, on map 2009. West Broadway, 455, see Thompson, 134 $353-5), \quad 39.3 \times 100.1 \times 44.1 \times 100$; Nwe 82 d (Nos ${ }_{\&} \&$ as per bond; Jos Loeb to Title Guar m1ST av, 1577-9: sobrn agmt; Nov7; Nov with same. $\begin{gathered}\text { Gerken } \\ \text { nom }\end{gathered}$ 9'12; demand, 6 (5:1547), Sal 1s; Nov7; Noy cob D Gerns, 26 Oak, Bklyn Heights, B of
Q to Geo Ringler \& Co, $203 \mathrm{E} 92.33,150$ ${ }^{\mathrm{m}} \mathbf{1 S T} \mathbf{a v}, 1961$, see 1 av, 1963.
 1672), ws, 63.11 s $101 \mathrm{st}, 37 \times 100^{\prime}$; Nov11'12 due Dec1'17, $6 \%$; Gianbatista Gauzza to
Louis L Seaman, 2475 av.
5,000 m1ST av, 59 (2:445), ws, 24 S 4 th, $24 \times 74$ dated Sept13.07 to read as above: Nov9 Nov11'12; John H IIden with Chas H m2D av, 1047 (5:1329), ws, 20.4 n 55 th . $66 \times 19.8 \times 66 ;$ Oct31; Nov13'12; due Dec22'13; Buxton, 314 E 58 . 1,000 ${ }^{\text {m3D av, }} \mathbf{9 1 4}(5: 1310)$, nwe 55 th (No 161 ) 7; Nov8'12: Zimgat Realty Co to Edw C \& Geo G Schaefer, trstes Rose K Shertel
m3D av, 226-8 (3:875), nwe 19th (No 151),
$46 \times 55.10$ bldg loan: pr mtg 860.000 May 46x55.10; bldg loan: pr mtg $\$ 60.000 ;$ May
8: Nov12 12 ; due May113, $6 \%:$ Grameres Freehold Co to John P H Reeper, 96 m3D nv. 226-8; certf as to above mtg
May8; Nov12'12; same to same. m3D av, $\mathbf{5 6 2}$ (3:893) nws, 27 ne 37 th, 25 , $\&$ Moses Dannenberg to Sarah Rothschild,
124 W 112 . m3D av, $\mathbf{8 7 5}$ (5:1326) ; leasehold; Nov14'12
installs, $6 \%$ : Richd C Hanke to Henry installs, $6 \%$; Richd C Hanke to Henry
msTH av, 141-7, see 5 av, 663
m5TH av, 657, see 5 av, 663.
n65.5xe100xs $15.5 \times 330 \times 8100$, to 50 n 52 d , runs nos.5x115 to beg: leasehold: also $5 \mathrm{TH} 15 \times \mathrm{xy}$ 657 ( $5: 1288$ ), nee 52 d (No 1), $50 \times 115$ : 1 AV mte for $\$ 300,000$ covering premises situ ated at 5TH AV, 141-7, (3:849). see 21 st
(Nos 2-8), -x-: Oct31; Novs'12; due Oct $1^{\prime} 24,6 \%$ : Leasehold Investors Corpn to trstes; re-recorded from Nov1'12. gold bonds 600,000
m5TH av, 657-63, \& 5th av, 141-7; certf to same: re-recorded from Nov1'12; same
m7TH nv. 2477-9 (7:2012), see 144 th (No 8: Nov912: installs $6 \%$ Harris \& Son Realty Co to Plainfield Land \& Bld
141 Bway. Co m7TH nv. 912-20 $(4: 1029)$ swe 58 th (N
$200)$ (N. $100.5 \times 100$ pr mtg $\$ 415.000:$ Nov11 Nov12'12: due Mar113. $6 \%$ : Paterno Con-
m7TH av, 912-20; certf as to above mtg
Nov11; Nov12'12; same to
\%TH av, 912-20; two sobrn agmts; Noy 11: Nov12'12: same \& Greenwich Realiza. m\&TH nv. 2095 ( $7: 1847$ ), nwe 113th Novi2'12, 1v6\%: Fnsign Realty Co to Romaine Brown, 340 Convent av. 10,000 mهTH nv, 209s; certf as to above mtg:
Nov11; Nov12'12; same to same.
 at $5 \%$. Julv2; Nov 13 '12; Charlotte Lillan Elickelberg, 9348 av.

## MISCELLANEOUS MORTGAGES

## Borough of Manhattan.

mLand in Queens Co (file): certf as to
mtg for $\$ 25,000$ Nov2. Novi1'12; Frank-
lin's Incorp to Williamsburg Savgs Bank.

MORTGAGES
Borough of The Bronx.
mAldus st, swe Hoe av, see Hoe av, swo
Aldus.
mCarroll st (*), ns, adj land Robt Vall,
runs n110xw50xs110 to st xe50 to beg,
City Island; Nov11: Nov12'12 3y6\% Ste-
phen Collins, City Island, to Anna Vollers,
509 E 63.
mDock st (*), s s $\quad 1 / 2$
Bowne property
at
Westchester,
part of at line bet lots 22 \& 23 , runs 8147.5 xw 10 . \& $14.10 \mathrm{xn144.7}$ to st xe25 to beg: Aug28
Nov12'12; 3y6\%; Baisley \& Watson Inc, a corpn, to Isaac Butler, 2433 Westchester ${ }^{m}$ Falle st $(10: 2764)$, ws, 120 n Lafayett mtg to Nov11 at $5 \%$ Navg Bank with Kovacs Constf Co, 293 Alex av.
${ }^{m}$ Gutuerneur pl, 12 (9:2388), ss, 187.6 Park av, $26 \times 95$; Nov912, 1 y $5 \%$; Hermine Buck, 12 Gouverneur pl, to Caroline Ohl mGirand View pl, nee 167th, see Thompon, 134, Manhattan. 168th, see Thomp Grand View pl, sec 168th, see Thomp ${ }^{{ }^{2}}$ Home st, $975(11: 2986), \mathrm{ns}, 40.3$ e Ho
 corpn, to Margt Knox, 478 Mott av, 2,50i Home st. 975 ; certf as to above mtg mKincsbridge ter $(12: 3256)$ ws, 141.3 s Kingsbrilge rer (12:3256), ws, 141.3 13'12; 3y5 $1 / \%$; Edson Bldg Co to Carolin

Kin.
mKingsbridge ter $(12: 3256)$, same prop
certf as to above mtg; Nov12; Nov13'12 same to same.
mKingsbridge ter $(12: 3256)$, same prop E Buckbee with same. nom Latting st, nwe Balcom av, see Balcom av,
mMill 1a, es, abt 150 s Boston Post rd, see mak st (*), nee Kingston av, $500 \times 100$ pr mtg $\$ 6.000$ : Nov6: Nov13'12; due Jul $18.6 \%$; Geo E Conley to Nicholas Saner mShrady pl, see Heath av, see Heath av
${ }^{\mathrm{m} T i f f a n y}$ st $(10: 2712)$, es, 425 s $163 \mathrm{~d}, 50 \mathrm{x}$ 10; bldg loan; Nov12; Nov1312; Cemand 5 Steinmetz Constn Co to City Mort Co. mTiffrny st $(10: 2712)$, same prop; cert
s to above mtg; Nov13'12: same to same Tiffony of $(10: 2712)$, same pron: PM: inta $\$ 42.000:$ Sept10; Nov1312: $1 \mathrm{v} 6 \%$ : sam ${ }^{m} 1330$ st E $(10: 2561)$ Ss, 229 w Willow 400 ${ }^{\mathrm{m}} 134 \mathrm{~T}$ H st E, nee so blvd, see So blvd nee miswry st E, see So blvd, see So blvd, m139TH st. 345 E (9:2302) : ext of $\$ 15000$ mtg to Nnv26'15 at $5 \%$ : Octo9: Nov14'12
Lawvers Mtg Co with Eliz Eisele. nom
 ries \& Frank Newman to Henry Buch hau. 374 E 141 . 5,00 m141ST st. 374 E: pr mto $\$ 5.000 ;$ Nov8.
Nov12'12. Jveq: same to Henry Mever Nove Woodycrest av. m141ST st. 409 E ( 9.2986 ), ns, 125 e Wilis av, $25 \times 100$ : Nov13'12: Nive, \&c. as ${ }^{\text {onnd }}$ ${ }^{\mathrm{m}} \mathbf{1 4 4 T H}$ st $\mathbf{E}(9: 2288)$, ss. 90.6 e Willis v. $17.4 \times 100$ : Nov7: Nov8'12, 1 yfo Lulg ascinit to Bronx Security \& Brokerag
m147TH st F., nue Wales av, see Wales
m147TH st E, srve St Ann's av, see St
nn's ay swe 147 th .
 elasta Diorio to Herman Steinkamp, 8,30 m15RT sf F $(9: 2440)$, SS. 56 w Morris a Ciovanni Sarracino R- Giovina Saviano Westchester County
m152D
v, nee 152 下. nee Bergen av, see Bergen
mis2D Nt, Zet (951) E (10:2644), ns, 25
Nov11.12: due \&re As ner bond. Denfs T
TeCarthy of Willets, Cal, to Title G \& T
mitsn st. 410-4 $\mathrm{E}(9: 2374)$; ext of $\$ 36$ -
12: Lawyers Title Ins \& T Co with Benenson Realty Co. Co Ins it T nom
 100 to beg: PM: pr mtg $\$ 3,500 ;$ Nov8: Nov
q'12, $6 \mathrm{v} 5 \%$ Abr Goldner, 769 E 155 to
3,000 miseTH st E. see Forest av, see West${ }^{m} 159 T H$ st, $\mathbf{5 1 0}$ E, see Brook av, sec 159 th m159TH st E $(9: 2405)$, Ss, 375 e Court landt av, $25 \times 100$ as on man Melrose. exRD (*) WS. 330.2 s Westchester AV, 50 x
$59.10 \times 50 \times 160.7:$ also GLEASON AV (*) gec 172d, 100xion: pr mte s9000 May2 Fmma Kingsman, 263 S 1 av, Mt Vernon. m160TH st. S21-5. E $(10: 2677)$, ns, 107.1 e Nov11'12: due, \&c, as per bond; Wolf Bur-
land to Kossuth Realty Co, a corpn, 882
m167TH st, $846-\mathbf{8} \mathbf{E} \quad(10: 2691), \quad$ ss,
Stebbins av, $\quad 50 \times 146.11 \times 52.1 \times 161.8 ;$
Nov6 fov '12; due \&e as per bond; Carmine Instn Co, a corpn, 1228 Hoe av, to Caroaml Eichberg.

4 8 e
45,000
m167TH st, 846-8; certf as to above mtg ${ }^{m} 167 \mathrm{TH}$ st E, nwe Grand bivd \& Con${ }^{16 \pi T H}$ st E, nee Grand View pl, see m168TH st E, see Grand View pl, see ${ }^{m} 172 \mathrm{D}$ st E, nee Gleason av, see 159th st ${ }^{\mathbf{1 7 5}} \mathbf{1 7 H}$ st E $(11: 2957)$ ss. 96 w Crotona
ark N, $48 \times 94.3 \times 48 \times 93.11 ;$ bldg loan; Nov8: Nov14'12, $1 \mathrm{y} 6 \%$; S N Constn Co to Robt J
Nllwitzer, 743 S Oak dr.
26,500 m 175 FH st $(11: 2957):$ same prop; certf
as to above mtg; Novs; Nov14'12; same to 175TH st $(11: 2957)$; same prop; sobrn Constn Co with same. Dom m175TH st E (*) ws 206.8 s Gleason av, ers, 317 W 121, to Pilade Bertieri, 16 Vic${ }^{\mathrm{m}} 178 \mathrm{FH}$ st E. nec Walker av, see Walker ${ }^{m} \mathbf{1 8 2 D}$ st E $(11: 3038) \mathrm{ns}, 133.4$ e Park 16 at 5 of: Oct2; Nov14'12; Emilie Fahs
with Lillian E Kern. ${ }^{m} 183 D$ st, 106 W (11:3224), ss, 50 w . Anrews av, $50 \times 100$; PM: Nov8; Nov9'12: due E Williams, swe University av \& Loring m183D st E $(11: 3171), \mathrm{ss}, 100.6$ w Creston que \&c, as per bond. Margt Feehan. Vidow; Margt \& Sahina Feehan by Margt Feehan, heirs Hngh Feehan to Emilie J m188TH st, late 189th, nee Park av, see $19 \pi \mathbf{T H}$ st E, swve Decatur av, see m218TH st, S18 E (*), ss 25 x ${ }^{11}$ J Mc Cernon to Title Guar \& Trust Co. 2,000
 $\begin{array}{ll}\text { rary E Gillings to Mary Hogan, } & 1816 \\ \text { Bussing av gdn Marion Hogan. } & 1,000\end{array}$ m223D Nt E (*), 180.7 e White Plains 18 at $6 \%$ : Nov 11 : Nov12'12: Louis \& Ni23. De Luccia with Mary Vaccaro, 721 E m22sD st W (*). ns. 180 e White Plains م, 25.13: $6 \%$ : Nov11: Nov12'12: Luigi \& . 229 De Luccia with Mary Vaccaro, 721 m256TH st w. see Fieldston rd, see Fieldmirthre av ( $11: 3065$ ). nws, lot 89, map Union Hill Powell Estate, $50 \times 124$, exced Nov13'12: due \&-c as per bond: Concetta Giannattasio, 624 E 187, to Giuseppe Tama-
seia, 336 Crescent av.
3.584 .40 m Arthur nv, 2325 ( $11: 3065$ ), nws, 164.7 S
187 th, $50 \times 124$, except part for av: certf as to navment of $\$ 2.00$ N on account of whom it may concern. mboleom "v (*), nwe Latting $225 \times 100$ : Susan A Berrian, 126 Fordham rd E 3.000 ${ }_{\text {marmes at }}$ av (*). Ws. 220 n Morris Park av. $25 \times 100$; Nov12. Nov14'12; Awe Ro as Annie Futterman, 1823 Barnes
ster L. Hoviland, 6 Morningside Rathonte nv, 1610 (11:2919) es, 55 s 72 d. $27.6 \times 82.7 \times 97.6 \times 84$, wrent nart for Rathe. 923 Fox. \& Fra Nathan. 405 Wend
Wolfe
over av, to Saml McCarthy, 356 E 142 . mRnthmate av. 2075 (11:2n46), ws, 131.10 s Fizenmaver, 709 Mad av \& ano exrs Anmpench ov $(\star)$, es. 275 n Randall av, 48.11 49.4 to Classon Point rd x52 2x74.2: PM; Classon Realty Co, 2069 Westchester av. mermmont av $(11: 3103)$, es, 170 s 187 th .
00x $100:$ bldg Inan: Nov8; Nov9'12; due Rent12'12. $6 \%$; Wm Slattery Constn Co to
Tas $G$ Wentz, 335 West End av. 62.000 mBeaumont av $(11: 3103)$ : same prop: certf
s to above mtg; Nov8: Nov 9 '12; same to mRelmont $\mathrm{rv}(11: 3083)$, es, 80.8 n 181 st,
$23.6 \times 153.11 \times 23.4 \times 151.1: \mathrm{nr} \mathrm{mte} \$ 7.000 \% \mathrm{Oct}$ 26: Nov9'12: due Anr26'13. $6 \%$; Mary Col-
lina to Amilcare Vannini, 64 iv 10.
300 mBergen av $(9: 2361)$ nec $152 \mathrm{~d}, 131.2 \times 57.11$
$\times 137.9 \times 100$ : Oct 30 ; Nov $8^{\prime} 12$. demand. $6 \%$ : 90,000 mergen av $(9: 2361):$ Same prop: certf
is to above mtg: Nov4: Nov8'12: same to mPlackrock av (*), ns, 319.9 W Castle Hill av, $59.11 \times 108$, excent nart for av: DT
$m t g$ Nov12'12: $\$ 9.750$ Nov N: Anna
T Hoffmann to Ernest W Keller, 909
${ }^{W}$ Blackrock av (*), ns, 279.9 w Castle Hill av, $39.11 \times 108$, except part for av; pr mtg Hoffmann to Hermann Paul, 1033 Prospect mBoston rd $(11: 3138)$, ws, 61.3 n 180th, uns xa xs71.5 to beg; Nov13'12: 5y5\%; Taxpayers Realty Co to Susan R Kendal1, 10 mBoston rd $(11: 3138)$; same prop; certf as
to above mtg; Nov13'12; same to same.
mboynton av, 1226 (*), es, 255.11 n WestAmerican Real Estate Co to Lawyers
Amealty Co, 160 Bway.
22,000 mBoynton av, 1226 (*); pr mtg $\$ 22,000$; Nov8; Nov9'12; due Jan119, $6 \%$; Jas L
Thompson, Jr, to American Real Estate
 chester av, $40 x 100$ Real Estate Co, 5275 av, to Edw C
 mboynton av, $1218\left({ }^{*}\right)$ es, 175.11 n West-
chester av, $40 \times 100$; Nov $1212 ; 5 y 5 \% ;$ American Real Estate Co to Edw C Schaefer,
7 E 88 , \& ano trstes for Rose K K von $\begin{array}{llll}\text { mBrook av, 419-21 } & (9: 2289), \text { ws, } & 100 \mathrm{n} \\ 144 \text { th, } 49.10 \times 100 ; \mathrm{pr} & \mathrm{mtg} & \$ 36.000 ; & \mathrm{Nov} 4 ;\end{array}$ Nov $8^{\prime} 12$; due May $4^{\prime} 13,6 \%$; Rebecca Cahn 6 22 S W 140 , to Estates Mort Seeurities Co.
160 Bway.
500
mbrook av, 419-21: asn rents to secure
mrook av $(9: 2360)$ sec 159 th (No 510 ),
$34.8 \times 92.9 \times 34.3 \times 87.5 ;$ PM; Nov8; Nov9.12) due Nov117, $5 \%$ Fanny Gruen, 116 E 90 , to Real Estate Mtg Co
Wall. Mronx Park av, see Walker av, see
Walker av, sec Bronx Park av, mCastle Hill ay ( ${ }^{*}$ ), ws, 83 s Ellis av,
$25 \times 100$ Nov6; Nov $12^{\prime} 12 ; 3 y 51 / 2 \%$; Anna E Amend, Bloomfield, NJ, to Louise M Am${ }^{\text {m Castle Hill av Late Lafayette st (*), w }}$ S. 755 n Starling av, $50 \times 108$; pr mtg $\$$ Rosa
Nov11; Nov12'12; due, Jan $1515,6 \%$; Cannavacciulo, 1641 Castle Hill av, to A1-
bert J Rosini, 211 E 120 . City Island av (*) SWe Ditmars, 53.6x $115,6 \%$ Katherina, August \& Louise Karabecek: Stella Kennedy \& Bertha Mul. ${ }^{m}$ Classon Point rd, ws, abt 275 n Randall mDecatur av ( 12.3283 ) ws 4009 nv 195 th, runs w59.3xn53.4 to ss 197 th xeto pt 40 w Decatur av $\mathrm{x}-40.1$ to av xs
50.10 to beg: Nov9; Nov11'12; due, \&c, as per bond: Bolossy Kiralfy, 2740 Marion mDelavelle av, swe Hollers av, see Hollmeastburn av $(11: 2796)$, es, 88.3 n 174 th, 100x95: Nay Co to Mary T Grace, as per Grand av. 6,500 m Castburn av $(11: 2796)$, same prop; certf
as to above mtg; Nov12; Nov $13^{\prime} 12 ;$ same ${ }^{m}$ Eastehester rd (*), es, 75 n Chester av $30.2 \times 97.5 \times 40 \times 97.6$; Nov9: Nov $11^{\prime} 12 ; 3 \mathrm{y} 6 \%$ Herman $\mathcal{1 7 8}$ Isch to Richd E Bell, ${\underset{3}{3.00}}_{454}^{\mathrm{E}}$ ${ }^{\text {m Fairfax }}$ av (*), es, 167.11 s Waterbury Soyer to Agnes $G$ W Bertierl, 16 'Victoria rd, London, Eng. 3,500 mFieldston rd $(13: 3421)$, see 256 th, runs e Nov13'12; 3y6 $\%$; Jas S Segrave to Peg Mtg Co, 41 Park row. 7,000
 NY, to David H Smith, 203 Hawthorne Yonkers, NY. morest av, see 156th, see Westchester mForest av, es, at ws Westehester av, see
Westchester av , Forest av \& 156 th , the block.
${ }^{\text {matancon av, nee }} \mathbf{1 7 2 d}$ see 159 th st E , Ss , mGrand Bivd \& Concourse, nve 167th, mGreene av (*), ns, 250 e Mapes av, 50 x
$100 ; \mathrm{pr} \mathrm{mtg} \$$, Nov ${ }^{\prime} 12$ installs, $6 \%$ : $100: \mathrm{pr} \mathrm{mtg} \$ 16$ Nov8'12, installs, $6 \%$ : Mary Kane, 1516 Pelham rd, to Westches-
ter Co Brewing Co, 21 Prospect av, Mt meath av ( $12: 3257$ ), es, 110.2 n Sum-
mit pl, 188 to Shrady n $\mathrm{n} 146.8 \times 87 \mathrm{x}$ irreg. mit pl, 188 to Shrady $\mathrm{n}^{1} \times 146.8 \times 87 \mathrm{x}$ irreg:
PM: Oct $31 ;$ Nov12'12. 1v6\% Rose Lovard,
885 Trinity av to Progress Holding Co 31 885 Trinity av to Progress Holding Co, 31
Nassau. ${ }^{\text {mHeath ay }}$ ( $11: 3239$ ), ws, 50 S Knox or 13; Nov14'12: due Oct1'22, $6 \%$. Rose Falk to Fordham Realty Co, 2585 Sedgwick av. 9,000
${ }^{m}$ Heath av, 2665 ( $11: 3239$ ) i, ext of $\$ 4.500$ mtg to Oct 3115 at $5 \%$ Oct 31 : Nov14'12:
Title Guar \& Trust Co with Fordham
Realty Co, 2585 Sedgwick av. mHeath ny $(11: 3239), \mathrm{ws}, 50 \mathrm{~s}$ Victor pl,
$25 \times 100$ : ext of $\$ 1,000 \mathrm{mtg}$ to $\mathrm{Oct1}$, $25 \times 100$ ext of $\$ 1,000$ Mtg to Oct1 17 at
6 No Nov11; Nov14'12; Kingsbridge Real
Estate Co with Fordham Realty Co, 2585 Estate Co with Fordham Realty Co, 2585 mHeath av, see Shrady pl, see Heath av,
es, 110.2 n Summit pl.
${ }^{m}$ Hoe av, 1231 ( $11: 2979$ ), ws, 87.4 s Freedue \&e as per bond: Harry H Harris, 1231 due \&c as per bond; Harry H Harris,
Hoe av, to Eliz Rippel, 1822 Crotona av.
5,000
${ }^{m}$ Hoe av ( $11: 2982$ ), ws, $145 \mathrm{n} 172 \mathrm{~d}, 20 \mathrm{x}$ 100; ext of $\$ 7,000 \mathrm{mtg}$ to Dec1'15 at $5 \%$ Utility Realty Co, 165 Bway.
${ }^{m}$ Hoe av (10:2742), swe Aldus, $42 \times 111$; PM pr mty ${ }^{5} 15$, Nov13; Nov14'12; due Aug can Real Estate Co, 5275 av. $\quad 16,000$ mHoe av ( $10: 2742$ ), ws, 42 s Aldus, $42 \times 111$ Aug American Reai Estate Co, 5275 av. 14,000 mhoilers av (*), swc Delavelle av, 25 x
$65.4 \times 29.7 \times 81.1$; PM; Nov6; Nov $8^{\prime} 12,2 \mathrm{y} 51,2 \% ;$ Salvatore Lofaro to Hudson P Rose Co, ${ }_{25}$ Holland av ( ${ }^{*}$ ), ws, 25 n 214 th (Av A) to Julia L Strauss, 515 Van Buren, Bklyn. mHughes av, 2319 ( $11: 3073$ ), ws, 250 s
$186 \mathrm{th}, ~ 25 \times 87,6:$ Nov $8: ~ N o v 912,5 y 5 \%: ~ E u r o ~$ 186th. Constn Co to Ida M Nright. ${ }_{12,000}^{1581}$
pean Cific, Eklyn.
mumghes av, 2319; certf as to above mtg
Nov7; Nov9'12; same to same, Nov7; Nov912; same to same
mHughes av, 2319; sobrn agmt; Nov6 Nov9 12; same \& Prospect Investing Co
with same. mJerome av $(11: 3202)$, ws, 162.7 s KingsNov12'12: demand, $6 \%$ Magda Operating
Co to Harry B Davis, Mt Vernon, NY, 3,500 ${ }^{\text {m Jerome av }}(11: 3202)$, same prop; certf as to ab
to same.
mKinyston av, nee Oak, see Oak, ne miengfello
mLengfellow av $(10: 2762)$, nec Seneca av
$100 \times 25 ;$ PM: Nov7: Nov9 rence Davis to Waiter M Wechsler, 216 W ${ }^{m}$ MeGraw av ( $*$ ), ns. 100 w Cottage Grove Frank \& Leonardo Martino to Antonio
Martino, 1869 McGraw av. Martino, 1869 McGraw av.
marion av (11:3024), ses, 22 ne 184 th mMarion av (11:3024), ses, 22 ne 184 th ,
$25 \times 127$, except part for av; PM; pr mt Ridgefield Constn Co, at Ridgefield Park NJ, to Mary A Howley, 421 W 34. mMorris Park av (
( $)$ ) $\mathrm{ns}, 50$ w Victor, $25 \times$
$95:$ pr mtg $\$ 6.50 ;$ Nov9: Nov12'12: due $\& \mathrm{c}$, as per bond: Anton Landgrebe to Wm
F Landgrebe, 300 E 151. morris av (9:2423), es, 25 n Bonner pl, $125 \times 100 ;$ bldg loan; p mtg sha, $112 ;$ demand, $6 \%$; Thos D Malcolm Con
11.12 stn Co, a corpn, to City Mtg Co, 15 Wall ${ }^{m}$ Morris av (9:2423), same prop; certf as ${ }^{m}$ Morris Park av, ns. 145 w White Plains av. see Morris Park av, ns, 195 w White Morris Park av (*), ns, 195 w White
Plains av. $25 \times 95$ : also MORRTS PARK AV (*) ns, 145 w White Plains av, $50 \times 95$; No Landgrebe to Jno Distler, 768 German pl.
mMorris av. $\mathbf{1 0 0 5}(9: 2447)$, ws, 190.6 n
64 th, $24.6 \times 105 \times 24.7 \times 105 ;$ asn rents; Nov 13; Nov14'12; Abram W Herbst to Pack${ }^{m}$ Newbold av, ns, 277 w Olmstead av see moxden av $(9: 2522)$, es, $100 \mathrm{n} 170 \mathrm{th}, 50 \mathrm{x}$ $110.3 \times 50 \times 110 ;$ ext of $\$ 35.000$ mtg to Dec1 Bank with Mercedes Bldg Co, 402 W moxden av (9:2522), es, 250 n 170th, 50 x 15 at 5 \%; Nov11; Nov14'12; Dollar Savgs
Bank with Hammer Realty Co, 3924 Park
av.
mogden av $(9: 2522)$, es, $150 \mathrm{n} 170 \mathrm{th}, 50 \mathrm{x}$ $10.7 \times 50 \times 110.3$; ext of $\$ 35.000 \mathrm{mtg}$ to Dec1
$15 \mathrm{at} 5 \%$; Nov11; Nov14'12; Dollar Savgs Bank with Hammer Realty Co, 3924 Park
nom
momden av (9:2522), es, 200 n 170 th, 50 x $10.10 \times 50 \times 110.7$ ext ne $\$ 35,000 \mathrm{mtg}$ to Dec Bank with Hammer Realty Co, 3924 Park
Boll 5 Nover
mPark av (11:3041), nee 189th, now 188th. to beq. PM; Nov12'12; due, \&r as per ham rd, nwe Webster av. 2,000 mPowell av ( ${ }^{*}$ ) ns, 138.4 e Havemeyer bond; Matilda H Essing to Fritz \& John
E Hartz, 519 Timpson pl. E Hartz, 519 Timpson p
mrospect av, sec Tremont av, see Tre${ }^{m}$ Prospeet av, $2356(11: 3114)$; ext of $\$ 6$, '12: Beatrice S B Ziegel with Martha W Fowler, 2356 Prospect av. nom ${ }^{m}$ Prospect av, S76-781/2 ( $10: 2690$ ), es, 112 Westchester av (Nos $845-7$ ), xn50xw56.3x W56.3 to Prospect ar as per bond; Walter Wilkens to Title Guarantee \& 30,000
Wrobbins av, nee Westehester av, see
mRomboult av (*), ws, 100 s Boston Post
d, $25 \times 119.6$ to Mill 1a $\times 27.9 \times 107.6$; PM: Nov d, $25 \times 119.6$ to Mill 1 a $\times 27.9 \times 107.6$; PM; Nov tonino Curasi to Hudson P Rose $\mathrm{Co},{ }_{55}{ }^{32}$
mSt Ann's av (9:2273), swe 147 th, $25 \times 99.4 ;$
pr mtg $\$ 31,300$ Nov1; Nov12'12; installs, $6 \%$ A Agusta
$\&$ S Knecht to Winnie Realty
$1,162.52$ mSeneca av, nee Longfellow av, see Long-
mSherman av (9:2455), ws, 32.6 n 163 d , $51 \% \mathrm{~F}$ : John F Johnson to Gottlieb Fr Munchinger, 206 Vandaventer av, Astoria,
mSouthern blvil, see 135th, see So blvd. nee 134 th .

## msouthern blvid ( $10: 2563$ ), nec 134th, runs

 n107.7xn122.3 to Ss 135 th $x-89 \times s 200$ to $n s$ 134 th xw169 to beg; $1 / 2$ pt, given to securepayment of note for $\$ 3,000$ : Nov8: Nov12 12: 1y6\%; Myra Moffat to Henry Lingelbach, 736 E 156 \& ano. 3,000 mSouthern blvd, 1547-51 (11:2977), Ws, 275 a $\$ 4.750$ : two pr mtgs, $\$ 30.000$ ea. Oct31 Nov12'12: 3v6 $\%$; Jno C Welwood, 320 CenSouthern blvd. ${ }^{\text {tra }}$ Revires mouthern blvd ( $10: 2725$ ), ws, 961 s Westchester av. runs wis. 142.5 to So blyd xn138 loan: Nov11'12; demand, $6 \%$ Kellwood Realty Co, a corpn, to City Mtg Co, 15
Wall.
200,000 msouthern blvd $(10: 2725)$, same prop; certre. as
mSouthern blvd ( $10: 2725$ ), same prop; P or pr mtg for $\$ 200,000$; Nov11'12; due May $1116,-\% ;$ same to American Real Es-
tate Co, a corpn, 5275 av. 40,000 mitebbins ay $(10: 2698)$ es, 238.9 s 165 th , $25 \times 80$; also PLOT, beoins 128.8 n Westchester av \& 80 e Stebbins av, rune n582.10 Nov11: Nov12'12: 2v5 ; Geo F Johnson, Ranover Township. Morris Co, NJ, to City
 nce A Fowler, 27 North Hamilton, Poughence A Fowler, 27 North Hamilton, PoughmTler ay (*), ns, 100 w William av, 100 x र102.11x408, City Island: PM; Nov8'12, 3y $\%$ as per bond: Jennie Delmour to Farm-
ers Loan \& Trust Co, 22 William. 8,000 mTieman av (*), os, 125 s Chester av. 100 k100: also TIEMAN AV (*), es, 608 n BosNov12'12 due \&c as ner bond: M Kempf Pealty Co to Harley Thornton, Elizabeth, mTieman av (*), same prop: certf as to
above mtg: Oct21; Nov12'12; same to same.
mTicman av, es, 608 n Boston Post rd, see
 per bond: Barnett Schaeffer to Title Guar \& Trust Co 7.000 mTremont av E $(11: 2956)$, ss, 72.5 e Prosfor s32. 40 to Nov6'17 at $5 \%$ : Nov6: Nov8 12: Lawyers Title Ins \& Trust Co with Friedman Constn Co, a corpn. nom ${ }^{m}$ Tremont av E $(11: 2956)$, sec Prospect

 man Constn Co, a corpn. nom ${ }^{m}$ Tremont $\mathbf{n v}, 74 \mathbf{w}(11: 2862)$; ext of mtg 12: Centurv Mro Co. a corpn, at OsainmTrinity av (10:2625), 3813 8. $9 \times 78.6 \times 18.9 \times 79.4$; Nov11: Nov12.12: $5 \times 5$ ch Bridget McMahon to Emigrant Indus Rav-
ines Bank. ${ }^{\text {mTryon nv }}(12: 3345)$, es, 110.11 n ReserW $\times 20.2 \times 110.1$; transfer of tax lien for yrs 1900 to 1902 ascessed to an unknown June 19'11: Nov12'12: $3 v$ without interest:
City of New York to David Wallace, 176
mUndereliff av, 1747 (11:2880) 5 Sedzwick av, $50 \times 100$ : Novs'i2, installs Title Guar \& Trust Co. McLaughlin 3,500 ${ }^{m}$ Union av ( 10.2673 ), ws, $26.7 \mathrm{n} 16 \mathrm{th}, 40$ x $94.11 \times 40 \times 95 ;$ AT to strin 1 ft wide in
rear: Nov4: Nov11'12: $2 v 6 \%$ : Chas T Streeter Constn Co to Louis Feitelson. 14
Rutgers pl. mUnton av $(10: 2673)$, same prop; certf as
to above mtg; Nov4; Nov11'12; same to same. mVilla av $(12: 3321)$, ws. 127.8 n Bedford
Park blv, $25 \times 100$. Nov14:12: due $\&$ as Park blvd, $25 \times 100:$ Nov14'12; due \&c as
Der bond: Mary E Johnson to Susan A Perrian, 126 E Fordham rd. 1,60
 $25.3 \times 99.6 \times 25 \times 132.6:$ Oct26: Nov $12,12: 3 \mathrm{l}$
$51 . \%$ Elise Bentz to Aitce V Conklin mVirginia av (*), es, 53.9 s Watson av $51.3 \times 107.3 \times 25 \times 111.5$ Elise Bentz to Chas Funck 2947 Bainbridge av. 3,20
 51 F : Elise Bentz to Jno Finninger on
Bronxdale av, opposite Hunt av. 3,200
mWales av, $687 \quad(10: 2644)$, ws, 137.7 s .
Westchester av
$25 \times 111 \times 2911 \times 94.7$ Westchester av, $25 \times 111 \times 29.11 \times 94.7$, Nov9; Ott to Title Guarantee \& Tr Co. $\quad 10,000$ mWales av $(10: 2581)$, nwe 147 th, $17 \times 100$; Fleischer, 498 ' Wales av, to Michl Strens lein, 497 Tinton av.
mWalker av, nee 178th, see Walker av, sec Bronx Park av.
${ }^{m}$ Walker av (*), sec Bronx Park av, runs slot.1 to 178 th xe100xn143.2xw106.1 to beg;
estoppel certf; Nov13; Nov14'12; Eliz Dwyer to whom it may concern.
${ }^{m}$ Walton av, 2074 (11:3179-3185) es, 252.4 n Burnside av, $25.3 \times 100.11 ; \mathrm{pr} \mathrm{mtg} \$ 5,500$; Nov8; Nov11'12; $3 y 51 / 2 \% ;$ Jos Reed to Cath
Kountze, 238 Madison av.
mWashington av $(9: 2385)$, ws, 34.6 n
$163 \mathrm{~d}, ~ 37.6 \times 99.11 \times 37.6 \times 99.9$; ext of $\$ 32000$ mtg to Nov1'15 at $5 \%$; Nov $8 ;{ }^{\circ}$ Nov 1112 Rice-Fitzgerald Bldg Co with Luke Kouwenhoven, Steinway, LI.
mWashington av, 1332 ( $11: 2910$ ), es, abt
323 n 169th, runs $n 25 \times 121 \times s 25 \times 119$ to beg, except part for av; PM; pr mtg $\$-$ Nov11: Nov12'12; due July $1^{\prime} 17,6 \%$; Jno ler, 1332 Wash av. $\quad \begin{aligned} & \text { Lame } \\ & 3,800\end{aligned}$
mWebster av, $2148(11: 3030)$, es, 432.10 s $182 \mathrm{~d}, 37.6 \times 105$; ext of $\$ 20,000 \mathrm{mtg}$ to Nov White trste Jno 17 P Nov13'12; Margt L White et al with Jno J Tully Co, 1603 Boston rd. nom
mWestehester av, 845-7, see Prospect av,
876 876 to $8781 / 2$.

Westehester av (*), ss, 277 w Olmstead Unionport $67 \times 310$ to Newbold av $\times 67 \times 313.10$ due Junel'15, $5 \%$; Kath Schmitz to Dollar Savgs Bank, 28083 av. 2,000 ${ }^{m}$ Westehester av, swe 156th, see West chester av, Forest av \& 156 th, the block. mWestchester av ( $10: 2645$ ) ; also FOREST AV; also 156 TH ST, triangular block; certf as to mtg for $\$ 20000$ : Oct 29 ; Nov 12 '12 Kellwood Realty Co to Chas Lehnert. mWestehester av, swe 156th, see West-
chester av, Forest av \& 156th, the block. mWer av, Forest ${ }_{\text {mVestehester av }}^{\text {mav }}$ ( $10: 2644$ ), nec Robbins chester av xsw76.6 to beg; ext of $\$ 30,000$ mtg to Dec1'13 at 5\%; Nov7: Nov13'12 Irene Power with Atlas Investors Co, 30 mWhite Plains rd (*) ws, 116.6 nom $33.6 \times 92.5 \times 33.6 \times 92.7$, except part for rd; Nov7; Nov $8^{\prime} 12,3 y 6 \%$; Saml Erdreich to Mathias Haffen, 652 Courtlandt av. 2,500 mhite Plains rd, ws, 330.2 s Westchester av, see 159 th st E, ss, 375 e Courtlandt av.
 $\times 75.3 \times 20 \times 76.2 ; \mathrm{pr} m \mathrm{~m}$. $\$ 5,000$; Nov13'12; due, \&c, as per bond; Henry Osterholt to
${ }^{\mathrm{m}}$ 3D av (11:2919), ws, 115.4 n Wendover av, $200.11 \times 109.6 \times 200 \times 90$ Nov6; Nov8'12 due \&c as per bond; Zarland Realty Co, a corpn, to Title Guar \& Trust Co. 145,000 above mtg; Nov6; Nov $8^{\prime} 12$; same to same.
m3D av. 3752 (11:2927), es, 127.4 n St Paul's pl, $25 \times 100 ; \mathrm{pr}$ mtg $\$ 8,000$; Nov9; Goldstein, 538 Wendover av.
m3D av $(11: 2910)$, ws, $78.10 \mathrm{~s} 170 \mathrm{th}, 79.6 \mathrm{x}$ 14x79.6x117; PM; pr mtg $\$ 16,000$; Oct1; Nov1412; due \&c as per bond; Ionic Realty Constn Co to John Schreyer, 63 14,000
m3D av, 4431 ( $11: 3048$ ), ws, 231.6 n 181 st , 50x127.11; PM; pr mtg $\$ 44,200$; Nov12; Nov man to Valentine Constn Co, $4435 \mathrm{av} \mathrm{av}_{3,200}$
${ }^{\text {m3D av, }}$ 4435 ( $11: 3048$ ), ws, 281.6 n 181st, $50 \times 127.11$; PM; pr mtg $\$ 44,000$; Nov12; Nov
13 '12; due, \&c, as per bond; Saml J Bett$13 ' 12$; due, \&c, as per bond; Saml
man to Valentine Constn Co, 4435
3
3,
ave
3,200
${ }^{m} 3 \mathrm{D}$ av, 3222 ( $10: 2620$ ), leasehold; Nov4; Nov11'12; $1 \mathrm{y} 6 \%$; Nathan Vinegrad, Rose Klorfein \& Herman Friedlander, all of b.
${ }^{m}$ Interior lot, 128.8 n $\begin{gathered}\text { Westchester av } \\ \text { \& }\end{gathered}$ so e Stebbins av, see Stebbins av, es, 238.8 mPlot (*), begins 240 e White Plains rd at point 445 n along same from Morris with right of way over strip to Morris Park av; PM; pr motg $\$ 3,500 ;$ Nov11; Nov Healy, 1846 Cruger av.

## MISCELLANEOUS MORTGAGES.

## Borough of The Bronx.

${ }^{m}$ Consent \& certf (file) as to chattel mtg for $\$ 1.500$ covering chattels at $143-5$ W Johnson.

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[^3]:    144 TH st, 164 w .
    149TH st, 506 W $(7: 2080-371 / 2)$, ss, 141.8 W Ams av, $16.8 \times 99.11,3-$ sty \& b stn dwg 2013 Grand blvd \& Concourse; mtg $\$ 12$
    000; Nov2; Nov8'12; A $\$ 8,609-14,500$. $\$ 12$,

