## RECORDS SECTION

of the

# REM RECORD suig quide. 

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
"Entered at the Post Office at New York, N. Y., as second class matter.

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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78th
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111 th st, $208-10, \quad 304-6$ 113 TH st, 21 E . 114 th st, 341 E . 114 th st, 116 W .
115 th st, $75-9 \mathrm{~W}$ 116 th st, 411 E. 118 th $\mathrm{st}, 26 \mathrm{~W}$. 119 th st, 156 W 124 th st, 354 E.
124 th st W (ss), 1978-45 126 th st, 23 W . 127 th st, $112-6 \mathrm{E}$. 128 st, 54 W $\begin{gathered}131 \mathrm{st} \\ \mathrm{W}\end{gathered} \mathrm{st}, 48-50,116,632$ 136 th
141 st st, 241 W (ns), 2088-$74-83$ \& $106-114$.
$142 d$ st, 512 W
142088
 160 th st W (ns), 2137pt lt 11 .
207 th st (es), $2236-\mathrm{pt} 1 \mathrm{t}$
48 .
$\underset{\substack{\text { Amsterdam } \\ 2159-51-52 .}}{ }$ av (ws), Bowery, 4, 71. Broadway (es), 2233-3-5 Ft Washington av (es),
$2137-\mathrm{pt}$ lt 65 \& 11 . Ft Washington av (ws) $2136-190,195 \& \mathrm{pt}$ it
140. Hillside av (ws), 2173Lenox av, 54, 430-2. Lexington av, 1804. Manhattan av, 385. Pleasant av, 285. Riverside dr, 170, 331, Riverside dr (es), 2136 St Nicholas av, 486, 928 West End av, 266, 536 1st av $340,1213-5,2054-$ 3 d av, 1461.
5th av (es), 1611-1-4 \&
$67-70$.

7th av, 2365
sth av, 601-3, 2405-7
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WILLS.
Cherry st, 98.
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Hester st, 204-6. Houston st, 40 E. Mulberry st, 177 . Nassau st, 83. | 19 th | st. |
| :--- | :--- |
| 40 th | 16 |
| EL |  |
| W |  |
| W |  |

 64 th st, 116 E
72 d
86
$86 t h$ 36 th st, 47 W,
102 d st, $316-8,446-8 \mathrm{E}$ 108 th st,
$11818-28$
110 th st,
$108-18 \mathrm{E}$. 123 d st, $124-8 \mathrm{E}$. Madison av, 273, 1629.
con omitted-considaration omitted. corpn-corporation.
cor-corner.
ct-court.
certf-certificate.
dwg-dwelling.
decd-deceased.
exr-executor.
extrx-executrix
et al-used instead of several names.
foreclus-fcreclosure.
fr-frame.
ft-front.
individ-individual.
irreg-irregular.
impt-improvemen
impt-improvement.
installs-installments.
mtg -mortgage.
mos-months.
mfg-manufacturing.
Nos-numbers.
n -north.
nom-north. ninal.
pt-part.
pl-place.
PM-Purchase Money Mortgage.
R T \& I-Right, Title \& Interest.
(R)-referee
re mtg-release mtg.
ref-rereree.
sl-slip.
sq-square
s-south.
s-side.
sty-story.
sty-story.
sub-subject.
strs-stores.
stn-stone.
stn-stone.
st-street.
st-street.
tnts-tenements.
w-west.
y - C \& $\& 10$
\&

## CONVEYANCES

Borough of Manhattan
The name and address of the owner has been verified in each of the following so marked are being investigated and correct names and addresses will be published as soon as possible.

$$
\text { DEC. } 20,21,23,24,26 .
$$

 Cornelia, $15.9 \times 66,3$-sty bk tnt \&' str; Jno
B Phillips et al to Louis E Etern, 138 W 136; Dec17; Dec $24^{\prime} 12 ;$ A $86,500-7,500$. C \& 100
 fayette, - Xity Real Estate Co to Edw A Hannan, (o) 176 Bway: B\&S; mtg $\$ 27$,-
Catharine st, 4-6, see Bowery or Chatham sq, 4, on map 15-6.
Catharine slip, \& ( $1: 251-60$ ), ws, 60 s Cherry, 20 x 40 , 5 -sty bk tnt \& strs; Milia
Anzilone to Patsy \& Minnie Garone, 118 $\begin{array}{ll}\text { Chery; mtg } \$ 10,000 ; \text { Sept18; Dec } 26^{\prime} 12 ; \text { A } \\ \$ 5,500-7,500 \text { O } & \text { A } 100\end{array}$



Cherry st, 270 ( $1: 256-8$ ), ns, 156.9 w Jerferson, $26.1 \times 114 \times 26.1 \times 113.7$. 5 -sty bk tnt
strs; Abr Kommel to Robt Kommel, 1270 Mad av; QC; mtg $\$ 20.000$ \& AL; Nov20;
Dec24'12; A $\$ 14,500-30,000$. Chrystie st, $189 \quad(2: 426-33)$, ws, 175 n
Rivington, $25 \times 100,5-$ sty bk tht \& strs;
 nom Crosby st, 9 (1:233-2), es, 117.1 n How-
ard, $25 \times 100$, 6-sty bk tht \& 6-sty bk rear
tnt: Isaac Heller to Sarah Weinstein, ard,
tnt, Isaac, s . Heller to Sarah Weinstein,
249 Stanton; Nov27; Dec24'12; A $\$ 25,000-$ 34,000.
Forsyth st, 178-s0 (2:421-46), es, abt 175 Jacob Levy to Forsyth St Realty Co, a corpn, 220 Broome; QC \& correction deed;
Dec20;
Dec $23^{\prime} 12 ;$
A $\$ 44,000-80,000$. Goerck ${ }^{\text {st, }} \mathbf{3 2}(2: 322-4)$ es, 150 n
Broome, $25 \times 100,6-$ sty bk tnt $\&$ strs: Moses
 20'12; A $\$ 11,000-29,000$. $\quad \mathbf{0 0 , 0 0 0}$
 St 0,7 to ws of st \& 19.11 to beg, 2 -sty bk
tnt; May E Brady to Fredk D Mahoney, $455 \mathrm{~W} 155 ; \mathrm{mtg} \$ 9,200 ;$ Dec $23 ;$ Dec $24^{\prime} 12 ;$ A
$\$ 6,500-8,000$.
Hester st, $57(1: 310-37), \mathrm{ns}, 63.6$ e Ludlow, $24 \times 75,5-$ sty bk tnt \& strs; Penningmer, (o) 10 Wall; AL; Dec23; Dec24'12; A
$\$ 22,000-30,000$.
 dine to Pincus Lowenfeld, (o) 149 Bway; Dec26'12; Arager, $\$ 17,500-22,000$. Mercer st, 21-5
Grand
$75 \times 1005$,
$(1: 230-34-36)$
2
$5-$ sty
stn , ws, 10 \& 8 \& str B Ggs; Leon Tanenbaum to Carrie Levin-
blder
son. 2107 Bway or care Chas, 568
 St Nicholas pl, $30-2(7: 2054-28)$, es, ${ }^{375}$
150 th, $50.5 \times 100,5-s t y$
bk tnt; Martin J Earley Jr to Mitchell De Groot, 98 CarDec24'12; A\$27,000-60,000. nom



 Abr Reich to Frieda Reich, his wife, (o)
350 av; AL; Dec24; Dec26'12; A $\$ 24,-$
$0 . \mathrm{C}$ \& 100 000-50,00.
${ }_{\text {av, }}^{\text {6TH }}$ Nt, $23.6 \times 90.10$, 4 -sty bk tht \& strs; Mary Nurse to Ruthenian Greek Catholic $\$ 14,500$
20,000 \& AL; Dec19; Dec21'12; A $\$ 16,000-$
 Av C Lowe. Jr, ref, to Isaac Pick, 158 W W
Jno Z
121: mtg 844.000 FORECLOS Dec $19:$ Dec 6TH st, $\mathbf{7 0 5} \mathbf{- 7}$ E; Isaac Pick to Fannie Pick, his wife, 158 W 121; AL; ${ }^{\text {Dec } 2312}$. 100
 Lowe, Jr, ref, to Samson Rosenfield. 485
Central Park WV; mty 840.000 FORECLOS
Dect9; Dec $23^{\prime 12 ; ~ A ~} \$ 28,000-57,000$. $\mathbf{1 2 , 5 0 0}$


 Hulett \& Norris, 149 Bway; AL; Dec23;
Dec24'12; A $\$ 22,000-42,000$.



20TH st, 400-2 E, see 1 av, 340.
 Kappock Jorsey City, NJ: Dec $4^{4} 12$. $1 \$ 15,000-17,000$. OC \& 100
 Dec24'12. O C \& 100

 city N Y, City Hall; Nov27; Dec20 12; A
 Crowell et al heirs, \&c, Emma A Richardson to Jno J Welstead, (o) $141 \underset{21,100}{\text { E }}$ 31ST st, 501 W, see 10 av, 363-5.
 Jacobs to Salo Cohn, (o) 2394 av; mtg Jacobs to Salo Cohn, (o) 239 av; mtg
$\$ 55.000$ \& AL; Dec $20 ;$
Dec $26^{\prime} 12 ;$ 67,000 .
 straus to Nathan Straus Pasteurized Milk Laboratories, a corpn, $348 \mathrm{E} 32 ;$ B\&S \&
C a $\mathrm{G} ;$ Dec211 $12 ;$ A $\$ 15,000-35,000$, nom
 Loughman et al to Eighty-sixth St \& West End Av Co, a corpn, 103
Dec18; Dec21'12; A $\$ 14,500-18,000$.
38TH st. 269-71 $\mathbf{w}_{\text {( }}$ (3:788-11-12), ns, 100 e 8 av, $41 \times 98.9$, 2 -sty bk tnts \& strs, Fredk W Rothschild, $32 \mathrm{~W} 69 ; 1 / 2 \mathrm{pt}$ this deed given to secure two notes for $\$ 1,250$ 65,000-68,000
38TH st, 269-71 W; same to Lazarus. Alfred \& Harry Levy, this deea given as Dec21'12. O' \& \& 100 $38 T H$ st, 269-71 W; Morris F Hochstadter to Jacob Rosenthal, (o) 1005 av: $1 / 2$ dt;
mtg $\$ 54,000$ \& AL; Sept10; Dec21'12.

39TH st, $301 \mathbf{w}$, see 8 av, 603.
 W Ehle to Swift \& Co a corpn, 32 , 10 av; 41ST st, 440-4 W (4:1050-53-54), SS, 250.1 10 av, $49.10 \times 98.9,3$ 4-sty bk tnts \& strs \& ${ }^{3}$ 4-sty bk rear tnts, Astio-8), ns, 139 Garofalo (Inc) a corpn. to Threshold Realty Corpn, ${ }^{7} 4$ Bway, R 1707 ; AL; Dec
13; Dec $26^{\prime} 12 ;$ A $\$ 7,000-10,500$.

 erty: $\begin{array}{r}\mathrm{R} \quad 1610 ; \mathrm{mtg} \\ \text { 12; } \$ 20,000 ;\end{array}$
53D st, 501-29 w, see 10 av , swe 54th,
53D st, 531 w , see 10 av , swe 54th.
53D st, $533 \mathbf{W}$, see 10 av, swe $500-36 \mathrm{~W}$, see 10 av, swe 54 th.
54 TH st, 538 w . see 10 av , swe 54 th.
 ext: Leo $F$ Donovan to Fifty-Ninth St Real Estate Co, a corpn, (R) 203,99 Nas-
sau: AL; Dec 0,$12 ;$ A $\$ 38,000-54.000$. \& 100 63D st, 36 E (5:1377-46), ss, 162 e Madison av, $20 \times 100.5,4-s t y$ \& b stn dwg; Ida
wife Max Wayer to Mary C wife Ernest V Hubbard, 449 Park av: mtg $\$ 39,000$ 65TH st. 105 E (5:1400-21/2), ns, *0 A Barnard to Margt $\mathrm{P} L$ Barnard, his

 Mayer to Mary E' Saniford at Belleville.
NJ: mtg $\$ 35,500$ : Dec9; Dec $00^{\prime} 12:$ A $\$ 22$. ${ }^{0} \mathbf{6 S T H}$ st, 3s E ( $5: 1382-46$ ) , ss. 159 e Mad v, $16 \times 100.5,5$-sty stn dwg; Lillie F, wife $\mathbb{R}$ Wm H Barnard to Stephen C Clark, at
Cooperstown. NY: mtg GSTH st, 404 E, see 1 av, 1213-5,

72D st. $204 \underset{4-\text { E }}{\mathbf{E}}\left(5: 1426-451 /\right.$ ), ss. ${ }^{90}$ e ${ }^{3}$ to Caroline H Singer, at Prospect ${ }^{\&}$ 24; Dec 26'12; A $\$ 10,000-19,000$. At nom

 $00-21.000$. $\mathbf{7 8 0 7} \mathbf{w}$ ( $4: 1186-71$ ), O C . \& 83.2 w West End av, 16.4x102.2, 3-sty \& b bk dwg: Eleanor A M
corpn, 165 Bway
Hand
He S4TH st, 121 E (5:1513-11) ns, 235.6 e Park av, $20.5 \times 102.2,3$-sty \& b stn dwg Henry S Herzog to Josephine Herzog;
both at $121 \mathrm{E}^{\text {E }}$ 84; B\&S; Dec20; Dec23'12:
nom S4TH st. 342-50 E (5:1546-31-34), ss, 100 w 1 av, $100 \times 102.2,5$ 3-sty \& b bk dwgs mann, (o) 198 Bway; $1 / 4$ pt: BRS: mtg
$\$ 30,000 ;$ May16; Dec20'12; A $\$ 5.000-45.000$.
s6TH st. $\mathbf{2 s 2} \mathbf{~ w}$, see West End av, 536 .

87TH st, 265 on map 255 w ( $4: 1235-9$ ) nary T Bonovan to Waiter J J bk sonoble; $302 \mathrm{~W} 105 ;$ B\&S; mtg $\$ 30,000 ;$ Junel'11.
Dec $24^{\prime} 12 ; \$ 30,000-38,000$.
O C \& 100 S9TH st, $7 \mathbf{z} \mathbf{W}(4: 1202-61)$ ss, 63.8 e Tiemeyer to Canebrake Realty Co corpn. 35 Nassau: QC; AL; Dec17; Dec21 12: A $\$ 27,000-48,000$. nom S9TH st, 72 W ; Canebrake Realty Co to

 Byron to Clarence Wollner, 2109 Bway;
$\mathrm{mtg} \$ 47,000 ;$ Dec18; ${ }^{\text {Dec } 23} 12 ;$ A 827,000 ; ${ }_{48,000} \mathrm{mtg}$.
 $\overline{\text { xe }}$ to Riverside dr $(\mathrm{NO} 170$ ) Xs- to 89 th xe174.10 to beg. with an RT\&I to ease sty bk dwg E Edw S Clark et al to Wm H Barnard, (o) 2 Rector: B\&S; AL; Nov27;
Dec23'12; A $\$ 350,000-500,000$.
O C
 to Annie Sugarman. 204 W 120; AL; Dec
 F Hochstadter to Jacob Rosenthal, (o)

$91 \mathbf{S T}$ st. 56 W: Morris F Fochstadter
 95TH st E (5:1507-7-10), ns, 150 e 5 av Co EXR \& TRSTE Wm G Park to Edith Fabbri, at Bar Harbor, Maine; AL Bi Dec
17: Dec20'12; A $\$ 100,000-100,000$, 115,000
96TH st, $330 \quad \mathbf{w}(4: 1253-91)$, ss, 350 w West End av, $25 \times 100.8$, 3 -sty bk tht $\frac{\mathbb{Z}}{\text { b }}$
strs: Sydney A Winliams to Rowwell $\frac{\text { D }}{}$ Williams, (o) 13 Park row; AL; Dec17
101ST st $\mathbf{6 1} \mathbf{E}$ (6:1607-27), ns , 200 w Kimberly to Edw Goldschmidt, 307 W 76 Dec18; Dec20'12; A\$10,000-20,000. nom
 Jno Z Lowe, Jr, ref, to Frank G Bossey

 Walter A Hirsch, ref, to Ephraim Samuels, 245 N Fulton av, Mt Vernon; ${ }^{\text {FY }}$
FORECLOS
$\$ 13500-4,00$ Dec10; 1000-4t,000, F (6.1631 3) 20,000 03D st, 107 E (6:1631-3), ns, 48 e Park yers Mtg Co to Jeshevah Taros Chaim of Harlem, a corpn. 62 E 104; B\&S: AL; Dec
19; Dec $20^{\prime} 12 ; \mathrm{A} \$ 7,000-7,500$. O C \& 100 105TH st E, nee $5 \mathbf{a v}$, see 5 av, nec 106TH st E, see 5 av, see 5 av, nee 106TH st, $241 \mathbf{E}$ (6:1656-201/2), ns, 75 . W to Bartholomew Sbarboro, ${ }_{\text {av }}$ W14 ${ }^{614}$ Bennett Dec23'12: A $\$ 11,000-16.500$, AL, Dectir
 tnts: Ensign Realty Co to Jno J \& Ellen $\mathrm{mtg} \$ 50,000$; Dec $20^{\circ} 12$; A $\$ 32,000-56.000$. 100

109TH st, 236-42 E, see 111 th, 302-4 E. 111TH st, $75-9 \mathbf{E}$ (6:1617-29), ns, 139.9 w Park av, $46.9 \times 100.11$, 6 -sty bk tnt $\frac{\&}{2}$
strs; S Stanwood Menken. ref, to Mich1 Piel at Jackman. Me; FORECEOS Nov 14;
Dec9: Dec23'12; A $\$ 20,500-58,000$, 45,000 111TH st, 75-9 E: Michl Piel to Fannie
Lewengood, 220 W 98; Dec18; ${ }^{\text {Dec } 23^{\prime} 12.12 .}$ 111TH st, 302-4 E (6:1682-47-48), ss, 100 e 2 av, $50 \times 100.11,2{ }^{2} 5-$ sty bk tnts \& strs:
A $816.000-42,000 ;$ also 109 TH ST, $236-42 \mathrm{E}$ ( $6: 1658-29-32$ ), ss, 100 w 2 av, $100 \times 100.10$,

 2-4), es, 25.11 n 106th, $75 \times 69,3^{3}$ 5-sty bk
tnts \& strs: A $\$ 27,000-48,000 ;$ Little Italy Realty Co to Threshold Realty Corpn, 74
$111 T \mathrm{Ht}$ st. 208-10 $\mathbf{W}(7: 1826-42)$ C \& $\mathrm{ss}, 200$
 $\$ 55.000$ \& AL: Dec18;-Dec23'12; A $\$ 27,000-$
111TH st, 304-6 w (7:1846-21), $\mathrm{ss}, 110$ Koepke to Lena Schiff. 355 West End av:
AL: Dec1 8 : Dec $20^{1} 12 ;$ A $\$ 25,000-55,000$ nom

H12TH st E, nwe Lex av, see Lex av
${ }_{113 T H}$ st. $\mathbf{2 1}^{\mathbf{2 1}} \mathbf{\text { E }}(6: 1619-14)$, ns, 325 e Reaity Co to Edw Magda, 1146 Longfellow av mtg $\$ 25,00$.
A $\$ 13,000-25,000$. av, $25 \times 100.10$, 6 -sty bk tnt \& strs: Adams Realty. Co to Dan Cerulli (o) 271 Washington: B\&S: mtg \$20,000; Dec19; Dec24
'12: A $\$ 8,500-27,500$ nom
114TH st. 116 W (7:1823-44), ss. 253 w wife \& Jas M Burr to Lizzie A wife Jas
A Swan, 154 Passaic av, Passaic, NJ; $1 / 3$
$\mathrm{pt}: \mathrm{mtg} \$ 17,000 ;$ Dec23; Dec24'12; A $\$ 16,600-1$ 3,000
27,000 .

115TH st, $75-9$ W $(6: 1599-7-8), \mathrm{ns}, 125$ e Lenox av, $50 \times 100.11,3$ 3-sty \& b stn dwgs:
Feuchtwanger Estate Inc to Henry Feuchtwanger, at Madison, NJ; Dec23:
116 TH st, 411 E, see 41 st, $440-4 \mathrm{~W}$.
$116 T H$ st, $351 \mathbf{w}$, see Manhattan av, 385 .
11sTH st. $26 \mathbf{6} \mathbf{w}(6: 1601-52), \mathrm{ss}, 385 \mathrm{w}$ non to Athos Realty, Co, 31 Nassau; mtg
$\$ 25,000$ : Nov29: Dec20'12:, A $\$ 14,000-26,000$.
1197世 st. 156 W (7:1903-58), ss, 117 e 7 tiv, $18 \times 100.11,3$ sty \& bstn dws, Anna E
Cocks to Martin L Tirrell, $156 \mathrm{~W} \quad 119 ;$ me
10,000-Dec23: Dece $412 \cdot$ A $\$ 10,800-15,000$.
124TH st, 354 E ( $6: 1800-32$ ), ss, 118.6 w Transfer Co to Moses J Stn dwg; Realty
Stroock, (o) 30 Broad; mtg $\$ 6,000$; Dec11; Dee $266^{112 ;}$ A-
124TH st $\mathbf{W}(7: 1978-45-48)$, ss, 300 w
Ims av, 100x100.11: vacant: Harry Helfer to Sami Lipman, 960 Prospect av mtg
25,000; Nov12; Dec21'12; A $\$ 40,000-40,000$ O
124TH st W (7:1978) : same prop; Saml Lipman to Martha Bldg Corpn. 960 Pros-
pect av; mtg $\$ 25,000 ;$ Dec20; Dec $211^{\prime} 12$.
 6: Wm $\$ 8,000 ;$ Dec18; Dec21.12; $\AA \$ 8,000-13,000$.
 Park av, 25x99.11, 3-sty \& b fr dw.g Jno Z Lowe Jr, ref, to Cath Palmer at Little
Britain, Orange Co, NY, FORECLOS Dec
17 , Decen $12 ;$ A $\$ 10,000-10,500$. $8, \mathbf{0 0 0}$ 127TH st, 114-6 E (6:1775-67-671/2), ss,
 2027 7 av; FORECLOS Dec17; Dec20'12; A
$\$ 10,000-13,000$.
 Lenox av, $20 x 99.11$, 3-sty \& b bk dwg:
Chas Frost to Thos Daly, 29.
E 117 mtg $\$ 10,000 \&$ AL; Dec17: Dec $20^{\prime} 12$; A $\$ 9.500-12$,

129 TH st, 300 w , see 8 av, 2407.
131ST st, 48-50 w (6:1728-61), SS, 235 e Lenox av, $37 x 99.11, \dot{\text { C-sty}}$ bk tnt; Wison
M Powell to Thos Felly. 620 W 147; Dec
 Roderick McC Hall to Ida Schulz, 122 W
$137: \mathrm{mtg} \$ 8,000 ;$ Dec19; Dec $2312 ;$ A $\$ 8,000-$ 11,000 ,
 131sT st, 6:2 W (7:1997-53), ss, 275 e 12 buscher to Kathryn Gleason. 4107 westFORECLOSED. drawn \& Fecorded Dec24 $12 ; \mathrm{A} \$ 8,000-11,000$
134 TH st $\mathbf{W}$, nee st Nich av, see St 134 si
136TH st, $241 \mathrm{w}(7: 1942-141 / 2)$, ns , 418 w 7 av, $17 \times 99.11,{ }^{3-s t y}$ \& b stn dw. Harry
Wolfe to Carrie Wetzler 854 W $180:$ mty \$11,000; Dec16; Dec24'12; A $\$ 8,100-12,000$.

141ST st W (7:2088-74-83 \& 106-114), ns, 250 W Eway, runs $w 288$ to es Riverside
$\mathrm{dr} \times \mathrm{xne} 205$ to $\operatorname{ss} 142 \mathrm{~d}$ xe243xs199.10 to beg, 1 -sty \& a fr dwg \& 1-sty fr stable \& vaDavis (Inc), a corpn. 435 , W 119 mtg
 141ST st w, nee Riverside dr, see 141st,
1420 at 512 w
 nis to May H Eagan, 42 King. mtg $\$ 10$,-

148TH st, $\mathbf{4 0 2 - 1 0} \mathbf{~ W}(7: 2062-37)$ \&s, 175
Convent av, $100 \mathrm{x} 99.11,6-$ sty bk tnt; Wm Arnold, ref, to Seamen's Bank for Savgs in City NY,
FORECLOS corpn,
Dec $24 ;$
Dec $26^{\prime} 12 ; ~ W a l l: ~$ 155,000 148TH st, $514-6$ w $(7: 2079-42)$, ss, 225 kota Realty Co to Hazel M Shannon, 212 $000-50,000$.
148TH st, 518-20 W (7:2079-44), Ss, 266.8 wo Ams av, $41.8 \times 99.11$, 5 -sty bk tnt; Da-
kota Realty Co to Hazel M Shannon. 212 $\mathrm{W} 80 ; \mathrm{mtg}$
$\$ 22,000-50,000$.

1515 st st $\mathbf{W}$, nee Riverside dr, see Riverside dr, nec loist.
161ST st $\mathbf{W}$ sec Ft Wash av, see River-
de dr, es 162 d ns 163 d , ss \& Ft Washav,

161 ST st w, nee Riverside dr. See River
side dr, es 162 d , ns 163 , ss \& Ft . Wash av
161ST st E, nwe Ft Wash Ridse rd, see
162D st W, nwe Ft Wasioington nv, sec
162D st W, swe Ft Wash av, see River av, ws.
162D wt Wash av, es, $10.2{ }^{\text {nuc }}{ }^{\text {Ft }} 160$. Wash av, see Ft

162D st W, swe Ft Wash av, see Ft $\mathbf{1 6 2 D}$ st $\mathbf{~ W , ~ s e c ~ R i v e r s i d e ~ d r}$, see River-
side dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}$, ss, \& Ft Wash side dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}$, ss, \& Ft Wash ${ }^{\text {avig2D }}$ igt w. nwe Riverside dr, see River-
 side dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{a}$, ss, \&
av, ws. 163 D st W, swe Ft Washington av, see
163D st W, swe Ft Waxh av, see River-
side dr, es, $162 d$, ns, 163d, ss, \& Ft Wash Wash st W, swe Ft Wash av, see Ft 163D st W, see Riverside dr, see Riverside dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}, \mathrm{ss}$, \& Ft Wash
av, ws.
189TH st w, swe Ams av, see Ams av. 189TH st W, swe Ams av, see Ams av,
swe 189 th,
206TH st $\mathbf{W}$, nee 9 av, see 9 av, nec
18) 207TH st W (Emersion) st ( $8: 2236-\mathrm{pt}$ it cant: Henry $R$ Mygatt to Walter J M
 Imsterdam av (8:2159-51-52), $\begin{gathered}\text { swc }\end{gathered}$ cant: Edwin if Houghtaling to Emil Stohn, 125 North, Jersey
Dec $266^{12} ;$ A $\$ 38,000-38,000$
Bowery or Chatham S 4 , nom $(1: 281-4)$, es, at sws Catharine map $15-16$
$(3 \times 60 \times 30 \times 345,4-s t y$ bk str Anna A Hau enbeek to Joulenbeek, at H HauDel Co, NY: AL; Dec16; Dec $20^{\prime} 12$; A $\$ 24$;
$000-30,000$.
 Nancy P Watson, widow, to Sarah Eldg.
Blodget, both at Livingston. Essex Co Blodget, both at Livingston, Essex Co,
NJ; life estate; QC; Dec20; Dec23'12; A
$\$+1.000-56,500$ Broadway ( $8: 2233-3-5$ ), ss, 50 e DyckDonovan to Walter J M Donovan, (o) 80
Bway; Jan11; Dec24'12; A $\$ 22,500-22,500$. Ft Washington av, ace 100 side dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}$, Ss \& Ft Wash Ft Wanhington av, nwe 161st, see RiverFt Washington av, nwe 162d, see Riverside dr. es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}, \mathrm{ss}$ \& Ft Wash Ft Washington av, swe 162 d , see River-
side dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}, \mathrm{SS}$ \& Ft Wash Ft Warhington nv, nve 163d, see River-
side dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}, \mathrm{Ss}$ \& Ft Wash ide dr. es, 162d, ns, $163 \mathrm{~d}, \mathrm{ss}$ \& Ft Wash
Ft Washincton av, wwe 163, see Ft
Fort Washington av ( $8: 2137$-pt Lts 65 \& ss 161 st xe. 04 to es old Fort Washington Ridge rd xs195.3xnw2.3 to av at beg: also
FORT WASHINGTON AV (8:2136-pt Lt $140)$, nwe 161 st , a strip. runs n 204.5 to ss on Ridge FORT WASHINGTON AV ( $8: 2136-\mathrm{pt}$ Lots $190 \& 195$ ), nwe 162 d , a strip, runs n204.5
to ss 163 d xw 4.8 to ws old Ft Washington to ss $163 \mathrm{~d} \times w 4.8$ to ws old Ft Washington
Ridge rd xs204.8 to ns 162 d xe3.6 to beg: City NY to J Romaine Brown, 340 Convent av \& Alex P W Kinnan. 320 W 78
FXRS Loval L. Smith, decd; AT; B\&S: Dec 10,262.50
Fort Washington av $(8: 2136-190)$, nwe Fort Washington av $(8: 2136-190)$, nwe
62 d . $102.3 \times 118.5 \times 99.11 \times 140 ;$ bk tnt being rected; J Romaine Brown ano, EXRS corpn. 2865 Bway; Nov30; Dec26.1

Fort washinrton av (8.2136-195) swc Fort Washington $\mathbf{a v}(8: 2136-195)$, sWc
$163 \mathrm{~d}, 102.3 \times 141.7 \times 99.11 \times 120,2-$ sty fr stable © vacant: J Romaine Brown \& ano, EXRS Loyal L Smith, to Riverside Viaduct RealHillside av (8:2173-29), nws at ss Nagle 196 to beg: gore; vacant: Thos Wilson to Psaty Constn Co. a corpn, 147 E 125: mtg
$\$ 34,000 ;$ Dec $24 ;$ Dec $26^{\prime} 12 ;$ A $\$ 25,000-25.000$.

Lenox rev, $\boldsymbol{\sigma} \boldsymbol{4}$ ( $6: 1596-4$ ) es. 68.5 n 112th, rietta Ingber, 139 W 116: mtg $\$ 36,000$;

Lemox ay: $K$ Tacobs (o) 81 Greene; mtg $\$ 45,000$ : Dec

 5.3 -sty \& b stn dwg; mts $\$ 9.000$ : A $\$ 11$.-$000-12.500$ : Ida Schulz to Julius Wolford,
50 W 129: Dec $23^{\prime} 12$. , Dec23'12
hex av, 432 see Lenox av, 430.
2th. $20.5 \times 55$ av. 1s04 (6:1640-16). nwe Vreeland individ \& EXTRX Edw Vreeand to Clatre J Forshew. 75 Washington L.्vington nv, 1804: Claire J Forshew
Mary Sandford, at Belleville N. N: mta 311,000; Dec26'13. 1 C \& 100



Nagle av, ns, at nuw Hillside av, see Pleasant av, $285(6: 1709-22)$, ws, 30.7 n Robinson, ref, to Isaac Goodstein, Roy 36 $119 ; \mathrm{mtg}$ : $\$ 2,500 ;$ FORECLOS Dec11; Dec23;
Dec $24^{\prime} 12$ A $\$ 4,500-7,000$.
$\mathbf{1 , 0 0 0}$ Riverside dr, 170, see 89 th, $333-47 \mathrm{~W}$.
Riverside dr, 331 Riverside dr, 331 ( $7: 1891-40)$, es, 30 n
105 th, 25x100, $5-\mathrm{sty}$ bk dwg: Ward Brower to Wm P Ahnelt, 331 Riverside dr; mtg
$\$ 64000$ \& AL; Decl6; Dec20'12; A $\$ 38,000-$
70,000 .
Rivernide dr, nee 141st, see 141 st $W$, $n s$,
Riverside dr, $740(7: 2098-13)$, nec 151 st . Sheriff's sale under execution Apr25'11 Julius Harburger, Sheriff, to Louise GiesConstn Co defts ; July 27 ; Dec23'12; A $\$ 132,-$ Riverside dr, nee 161st, see Riverside ws.
 ws, Riverwide Riverside $\mathbf{d r}$, sec $\mathbf{1 6 2 d}$, see Riverside
dr, es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}, \mathrm{SS}, \& \mathrm{Ft}$ Wash Riverside dr, see 168d, see Riverside
dr , es, $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}, \mathrm{ss}$, \& Ft Wash av, Riverside dr ( $8: 2136-190,195$ \& 200), s. $162 \mathrm{~d}, \mathrm{~ns}, 163 \mathrm{~d}$, ss, \& Ft Washington ay,
ws, the blk, 2 -sty fr hotel \& 1 \& 2 -sty fr Wrs, the blk, 2-sty fr hotel \& $1 \& 2$ \& sty fr
stables \& vacant: A $\$ 225,000-230,000$ : also RIVERSIDE DR ( $8: 2136-140$ \& 150), es, $161 \mathrm{st}, \mathrm{ns}, 162 \mathrm{~d}, \mathrm{ss}$, \& Ft Washington av, w s. the blk, vacant, A $\$ 246,000-246,000$, aiso
160 TH ST WV $(8: 2137-\mathrm{pt}$ it 11$), \mathrm{ns}, 125 \mathrm{w}$ Bway, runs ni99.10 to ss 161 st ns , 125 W 145.10 160 th. xe Washington av xs194.3xse- to greenhouses \& vacant; Floyd L Smith to Alex P W Kinnan, 320 W 78, EXRS Loyal St Nicholas av, $\mathbf{4 8 6}(7: 1959-29)$ nec
134 th, $10.3 \times 37.11 \times 99.11 \times 21.1,5-$ sty bk tnt;
Geo W Godward to Geo W Godward to Harry B B Davis,
(o) 52 Bway; mtg $\$ 40,500$; Dec 23 ; Dec24
(12; A $\$ 29000$, 44000 .

A $\$ 29,000-44,000$. O C \& 100
St Nicholas av, $928-30$ ( $8: 2107-14$ ), es,
48.4 n 155 th $124.9 \times 124$ to Ws old Croton Aqueduct x120.3x90.11, 6-sty bk tnt; Hya corpn, 140 Nassau, (R) 1402 . B\&S ${ }^{2}$. $\$ 215,000$ \& AL; Dec $26^{\prime} 12 ;$ A $\$ 80,000,-215$, Went End ay 266 $72 \mathrm{~d}, 27.8 \times 100,4$-sty \& b stn dwe: Petel Doelger, Jr, to Charlotte Doelger, his Wife, 266 , West End avi mtg $\$ 50,000 ;$ Dec
Wext End av, $\mathbf{5 3 6}(4: 1233-61)$, sec 86th es of av xn102.2 to beg, 12 -sty bk tnt:
86 th St \& West End Av Co to Michl F Loughman. "Belnord," 86th \& Bway; mtg 1ST av, $340(3: 951-55)$, sec 20 th (No $400-$ 21). $23 \times 96,5$-sty bk tnt \& strs \& 4 -sty bk
tnt \& str in st: Jno T E Van Derveer to Kath G Farrell \& Mary A O'Brien, 18 W
$86:$ B\&S: Apr2; Dec $26^{\prime} 12$ : A $\$ 18,500-25.000$

1ST av. 1213-5 (5:1440-27-28), ws 61.11 66 th . $38.6 \times 100,2$-sty bk thts \& strs.
$\$ 18,000-27,000$. 1462-44). ss, 113 e 1 av. $25 \times 55.4,2$-sty bk
 405 E (5:1464-5). ns, 113 e 1 av, $25 \times 100.4$,
$5-$ sty ble tht: A $\$ 8,000-19,500$; Clarance Bu--sty bl tnt: A $\$ 8,000-19,500$; Clarance Bu-
delmann, heir Margt Stuve, to Reversionary Estates Co, a corpn, 1 S Bway, Nyack,
NY: $1-18 \mathrm{pt}$ mtg $\$ 650$ \& AL Dec 23 .12.
\& 100
111th st, 302-4 E.
IST av, 2125, see 111th, 302-4 E
3D av, 1461 (5:1528-48 \& pt lot $\left.44 \frac{1 / 2}{2}\right)$, strips \& gores adj. 4-sty bk tht \& strs 1 \& 2 -sty ext: Gretchen Ullman to Morris Nordheimer. 1099 Gates av, Bklyn; Dec
STH av $(6: 1611-1-4$ \& 67-70), nee 105 th, runs n201.10 to ss 106 th xe 150 xs 100.11 xw
50 xs 100.11 to ns 105 th 50xs100.11 to ns 105 th xw100 to beg; va-
cant: Chelsea Realty Co to Edw Fagan, 49 Ams av: B\&S: mte $\$ 230.000$ \& AL

STH av see 106th, see 5 av, nec 105 th ,
7TH ay $4: 1025$ ). ws, 100.4 s 54 th, a
trip. $0.1 \times 100$ Mary A Beckel whilom strip $0.1 \times 100$ : Mary A Beckel whilom
wife Henry R Dunham, Jr. deed, to Adlon Constn Co Inc, a corpn, 5015 av:
TTH av, same prop: Irving L Nettleton Whilom husband of Eva B Nettleton, nee ham. Jr, to same: QC: Oct 28 ; Dec20'12. omitted
TTH av. same prov; Mary M Dunham \& ano by Guaranty Trust Co 9s GDN to
same: AT: B\&S; Nov29: Dec20.12. 113.32
7TH av, 2365 (7:2007-3), es, 50 n 138 th. $25 \times 100,5$-sty bk tht $\&$ strs: Hermen Har-
ris \& ano to Ruhl Real Pronerty Co. $a$ ordn. 365 E 194: mtg $\$ 26,000$ : Dec26'12:
O $\$ 18,000-33,000$. 100 ऽTH av fer
-TH av, 603 (3:763-35), ws, 2410 n 39 th.
 nt \& strs is $860.000=$ Co to Max Scott, $322 \mathrm{~W} 100 ; \mathrm{mtg} \$ 113,000$.
Dec $20 ;$ Dec 2112.
O $\& 100$
 129th, $25 \times 75$, 5 -sty bk time Nauheim, 320 Central Park W: mtg
'12: A $\$ 15,500-23,000$. 12: A
sTH av, 2407 ( $7: 1955-17$ ), swe 129th (No
300 ), $25 \mathrm{x} 75,5-$ sty bk tnt \& strs. Morris Buchsbaum to Carrie Nauheim, 320 Cen-
tral Park W: mtg $\$ 28,000$; Dec19; Dec20 tral Park W; mtg $\$ 28,000 ;$ Dec19; Dec20
12; A $\$ 24,000-37,000$.
STH av,
$4.11 \times 76.3$,
$5-\mathrm{sty}$
(7: bk tnt 4.11x76.3, 5 -sty bk tht \& strs; Dora
 STH av, 242; Margt Newman to same;
O correction deed; June 20 ; Dec $20^{\prime} 12$.
9TH av ( $8: 2187-1$ ), nec 206 th, $24.11 \times 100$; acant; Sumner Deane to Peter J Shields; 66 Monitor, Bk1yn; mtg $\$ 0,500$; Dec1o.
Dec21112; $\$ 7,000-7,000$. 10TH av. 363-5 (3:703-30-31), nwe 31st Henry Reckhart to N Y State Realty \& Terminal Co, a corpn, 452 Lex av; AL;
Dec18; Dec $20^{\prime} 12 ;$ A $\$ 28,000-62,000$, 10TH av, nwe 53d, see 10 av , swe 54 th.
10TH av, 53d \& 54th sts. \&e; same prop: co. a corpn, 78910 av, to same: B\&\& \&



 pt 3 -sty bk shop; also all rights, privi-
eges, franchises, bldgs, rights of way, Coutes, tracks, ars. machinery, \&c, of the
Central Park. North \& East River $R R$ Co: Isham Henderson, 970 Park av, as master commisioner Loan \& Trust Co, 22 to Edw Cornell, (o) 34 Nassau; FORECLOS Nov14; Dec19; Dec21'12; A $\$ 450.000-$
$\mathbf{1 , 6 7 3}, \mathbf{0 0 0}$ 10TH av, S5s (4:1066-3), es, 115.2 s
 Philip et al to Theresa Abelson. 141 W
120 ; AL; Dec17; Dec23'12; A $\$ 13,000-25,000$. 10TH av, 85s; Theresa Abelson to Kenton Realty Co, a corpn, 135 Bway; R $1301 ;$
B\&S; mtg $\$ 16,500 ;$ Dec $23^{\prime} 12$. O C \& 100
MISCELLANEOUS CONVEYANCES
Borough of Manhattan
 N Y Trust Co to Hensle Constn Co, a
corpn, 3856 10 av; QC; Dec $23^{1212} \mathrm{O}$ © A 1,000 Bleecker st, 41, see Thompson, $1341 / 2$.
 \&c. with consent of each other Antonio Masulli with Grazia Masulli, his wife,
both at 149 Bleecker; Dec23; Dec26'12.

Mangin st, $10(2: 321)$, es, 75 s Broome $25 \times 51.6^{\circ}$ asn rents: Julius Myer to Royal
Co, $93-5$ Nassau; Dec24; Dee26'12.

Thompson st, $1341 / 2$ ( $2: 516-5$ ), es, 175 n Prince, $20 \times 94.9,3$-sty bk tnt ${ }^{\&}$ str A $\$ 12$, $529-61$ ), ns, 112 e Lafayette. $30 \times 75.9 \times 31 \times-$
$4-$ sty bk loft \& str bldg; A $\$ 25,000-27,000$
also WHST also WEST BROADWAY. 475 ( $2: 515-13$ ),
es, 98.6 s Houston, $216 \times 100 \times 25 \mathrm{x}$ irreg, 5
 w Macdougal. $22 \times 90,3$-sty \& b bk dwg
A $\$ 15,500-17,000:$ also 21 ST ST. 44 E (3: 849-49) ${ }^{\text {ss }}, 200 \mathrm{w} 4$ av, $25 \times 92$. 4 -stv stn
hotel: $\mathrm{A} 51,500-59.000$ also 167 TH st E (9:-2464-1), nwe Grand blvd \& concourse, 57.1
to Grandview pl x147.1 xes9.7 to Grand blvd \& concourse x150.7. vacant, re as
all R\&I in estate by asnts dated May30
12. Oct25'12, \&c: Eugene Leger to Jos ephine Flament, 10 rue de la Mairie, Bou Bros, 2 Rector: Oct25: Dec23'12. nom
Washington pl, 79, see Thompson, $1341 / 2$
G1ST st, $235 \mathbf{W}$, see $74 \mathrm{th}, 210 \mathrm{E}$.
67'TH st, $\mathbf{4 3 6} \mathbf{E}$, see Av A, swe 67 th
68TH st E, swe Lex av, see Lex av, sw
 $25 \times 102.2$, also ${ }^{\text {ns. } 275}$ West End av $25 \times 100.5$ asn
rents: Herbt Fischer to Fiora E Solomon. 109TH st, 123-5 E, see 113 th, 117-9 E. $\mathbf{1 1 3 T H}$
st. $\mathbf{1 1 7 - 9} \mathbf{E}(6: 1641)$ ns. 121.4 e
$42.8 \times 100.11 ;$ also 109 TH ST, $123-5$ E (6:1637), ns. 205 e Park av, $50 \times 100.11$
asn rentts.Acadia Realty Co, 25 W 21 , to
Estates Mtg Securities Co, corpn,

146TH st W, nee Bway, see Bway, nec
164TH st W, nee St Nich av, see St Nich
182D st W, see Wadsworth av, see
Vadsworth av, see 182 d .

Av A (5:1461), swe 67th (No 436), 40.5x $100 ;$ re asn rents; Estate Mort Securities
Co to Athos Realty Co, 31 Nassau; Dec19: Dec20'12.
nom
Broadway ( $7: 2078$ ), nec 146th; agmt not o dlspose of two bldgs on plot without a proviso regarding the court in front of each bldg \& mainteanance \& use of said court for benefit of toilets in front bldg;
Bradhurst Amusement \& Bldg Co, owner, to whom it may concern; Dec23; Dec24'12.

Convent av ( $7: 1957,1970$ \& 1971), ws, from 130th to 134th; re \& modification agmt of covenants as to restrictions by owners \& Mortgagees; Female Academy s of Convent av, n of 130th, with Paterno $\&$ Son Contracting Co, 300 Prescott av et
11: July31; Dec20 12. sent to subway stairway at 68 th \& Lex av; Association for the Improved Instrue19; Dec24'12. St Nicholas av, 3920 ( $8: 2121-20-23$ ), nec tnt: CONTRACT; Octav Land Co with Church of St Rose of Lima, (o) 510 W 165 $\mathrm{mtg} \$ 66,000 ;$ Dec21; Dec $23 \cdot 12$; A $\$ 73,500-$
Wadsworth av, 177-9 (8:2165), sec 182 d $70 x 50$; asn rents; Schuylkill Realty Co to ${ }_{24^{\prime} 12}$ Royal Co of $\mathrm{NY}, 93-5$ Nassau; Dec21; ${ }_{1,00}^{\text {Dee }}$ West Broadway, 475, see Thompson

4TH av, 379 ( $3: 882-88$ ), es, abt 55 s 27 th F \& is Schaefer Brewing Co with Eliz A Cuskley, 170 E 71 \& Jno J Cuskley, 120 Central Park South; Dec23; Dec24'12; A 7,PH $19.8 \times 80,4$-sty bk tnt \& strs, 1 sty ext,
order of court declaring void deed re corded July22'11 from deft Ike Levy to Gussie Levy, \& same is set aside \& can Gussie Levy to Annie Bland, \& also deed recorded Apr22'12 from Annie Bland to make an accounting \& all RT\&I of Ik Levy is hereby invested in plff; August bankruptey of 154 Nassau, as TRSTE in bankruptcy of Tke Levy, bankrupt, plff. vs
Tke \& Gussie Levy. Annie Bland \& Chas Harris, defts; Dec21; Dec23'12; A $\$ 32,000-$

A11 prop, real or personal, held by party 1 st pt \& in $2: 565: 2: 571 ; 2:$ 8:2125; 8:2141; 8:2199 \& 8:2202; Cora B
Rutherford to Fredk T Van Beuren, 60 E Rutherford to Fredk T Van Beuren, 60 E 75, 3-12 pts;
$14,3-12$ Dts: Eleanor A
D
B Reynolds. 29 Wittman, Morristown, NJ, 3-12 pts; Mary E D Mitchell Bond. 21 E 60, $1-12 \mathrm{pt}$, \& Jno W A Davis
$21 \mathrm{E} 53,1-12 \mathrm{pt}$ of $1-5 \mathrm{pt}$ of which Henry
S F Davis died seized: AT, AL. Dec19 S F Davis died seized: AT; AL; Dee19

Asn (miscl) of all RT\&I in estate of Edw $B$ Adriance, decd, to secure loans
Willard J Fish to Cassius M Smith both at Poughkeepsie, NY; Dec18; Dec26'12.

Consent to Rapid Transit $\mathbf{R} \mathbf{R}$ (5:1334 39. $381 / 2,38$ \& 37 ) F Louis Schaefer to Consent to Rapid Transit R R (5:1334 $41,42,421 / 4,43,44,45,451 / 2) ; \mathrm{Wm} H$ Fal

Power of atty (miscl); Eugenia F wife Sherman B Townsend at Denver, Col,

Power of atty (miscl): Geo L Peabody
eceint of lemacy (decedents estates) Mae S Phillips, daughter \& heir Chas I Stix, to Fred B Stix, as EXR Chas L Stix,
decd:
6,250
Dec13:

Receipt of legacy (decedents estates) adde S oppenher S , L Stix, to Fred B Stix, as EXR Chas L
Sitx, decd: Dec13; Dec24,12.

Power of atty (miscl) ; Ray Goldfarb to
Revocation of power of atty (misel) as T White, 620 W 115 , to Cyril H Bur

## WILLS

Borough of Manhattan
Broome nt $\mathbf{3 8 7}$ see Cherry 98
Cherry st, $98(1: 252-10)$ nwe Oliver Nos $81-3), 24.9 \times 100,6-$ sty bk tnt \& strs:
$\$ 22.000-50000 ;$ also CROSBY ST, $2: 473-30$ \& 31), es, 119 s Broome $51.1 \times$ $100,261 / 2-$ sty bk tnts \& $26-$ sty bk tnts in 4-sty bk tnts \& strs: A $\$ 18,500-28,500$ : lso MULBERRY ST, 177 (2:471-14), swe soome (No 387 ) $25.3 \times 106.3$, 6 -sty bl tnt
\& strs. $\$ 37,000-78,000$ also 19 TH ST, 216
ST, $3.899-48)$ ss, 322 e 3 av, $20.6 \times 92,3$
 lessandri D Paoli Est, Concetta D Paoli EXR, 216 E 19 atty Otto
Nassau: Will filed Nov14'12.

Crosby st $\mathbf{3 5 - 7}$, see Cherry 98

Houston st, 40 E (2:522-43), nwe Mul相 000 : also INTERIOR LOT ( $5: 1344-171 / 2$ ), n s. 225 w av \& 65 n 51 st , runs n abt35xw $18.9 \times \mathrm{s}$ abt $30 \times 19$ to beg, vacant; A $\$ 1,500-$
1,500 ; also 86 TH ST $47 \mathrm{~W}(4: 1200-8) \mathrm{ns}$ 1,500 , Columbus av 55100 o $4.1200-8$, ns A\$27,500-52,000: Fannie Joseph Est, Fred Joseph, EXR, 47 W 86; attys. Leventritt Cook \& Nathan, 111 Bway; Will filed Dec 0'12.
Mulberry st, 177, see Cherry, 98.
Nassau st, $83(1: 79-3)$, ws, 82.11 s Fulton, runs s25xw108xn25xe109.2 to beg, b also 40 TH ST, $16 \mathrm{~W}(3: 841-59)$, 260 w 5 av, $23.6 \times 98.9,4-$ sty bk dwg \& 2 -sty bk
ext: A $\$ 119,500-132,000 ;$ Florence Platt Est, N Y Life Ins Co, EXRS, 52 Wall; attys, Emm

Oliver st nwe Cherry, see Cherry, 98.
19 TH st, 216 E, see Cherry, 98.
OTH st, 16 W , see Nassau, 83 .
49TH st, 13 W ( $5: 1265-28$ ), ns, 234 w 5 no T Atterbury Fst Robt $R$ Atterbury EXR, Wyckoff, NJ, attys, Stimson \& Williams, 2 Rector; A $\$ 78,000-92,000$; Will filed

64 TH st, 116 E (5:1398-661/2), ss, 150 Park av, 12.6x100.5, ${ }^{3-\text { sty bk dwg Dan }}$ "Hotel Plaza"; attys, Finch, Coleman \& Baird. 32 Nassau: A $\$ 15,000-24,000$; Will filed Dec19'12.
72D st, 118 w (4:1143-39), ss, 150 w Col av, $25 \times 102.2,4$-sty bk dwg \& 2 -sty bk ext.
A $\$ 45,000-60,000 ;$ also MADISON AV, 273 A $\$ 45,000-60,000 ;$ also MADISON AV, ${ }_{2} 273$ $(3: 869-56)$ es, 49.5 s 40 th. $24.8 \times 100,4$-sty
bk dwg: A $\$ 95,000-143,000$ : Morris Loeb Est Felix M Warbure EXR 11095 av attys, Steinhardt \& Goldman, 111 Bway Vill filed Dee13'12.
102D st, 316-8 E, see Cherry, 98 ,
102D st, 446-8 E (6:1695-25-27), ss, 670 e b av, runs e88.10xsw60xw58xn100.11 to 1-36), Ss, 143 W Pleasant av. $150 \times 100.1$, sty 1 -sty \& 3 -sty bk stable \& shops; A $\$ 42,000-54.000$ - also 110 TH ST, $15 \times 100.11,5$ 1-sty \& 1 -sty fr shops: A $\$ 49,000-53.500$; Ratje Bunke Est, Diedrich


10STH st, 418-2S E, see 102 d , 446-8 E.
110TH st, 408-18 E, see 102d, 446-8 E.
123D st, 124-8 E (6:1771-60-62), ss, 90 w Lexington av, $75 \times 100.11,3$ 5-sty bk tnts:
A $\$ 31.000-63,000 ;$ also MADISON AV, 1629 $(6: 1614-50)$ es, 25.5 s 109th, 25x95, $5-$ sty
bk tnt; A $\$ 16,000-26,000$; Geo Levy Est: Mary Levy, ADMTRX, 601 W 112 , attys, Gec14'12

## CONVEYANCES.

## Borough of The Bronx.

Beck st, $901(10: 2711)$ ws, 231.5 n In-
rvale av, $73 \times 100,5-$ sty bk tht; Dora Felt to Edw. Franklin, 439 Manhattan av; mtg Birch st ( $*$ ), es, 100 n . Chester av, 29.6 $100.5 \times 38.6 \times 100$ : Michele Cieri to Tripoli 4: Dec26'12. corpn, 2112 Q C \& 100 Birch st (*); same prop; Tripoli Realty Quarry rd; Dec24; Dec26'12. a corpn, 2112

Birch st (*): same prop; Nicola same, Dec12; Dec2612. O C \& 100 Birch st (*) ; same prop: Melrose Realty
0 to Michele Cieri, 292
E
150;

Dawson st, 876 (1246) $(10: 2702)$, es, 40.4 , Rel. 876 Dawson; AL; Dec20; Dec23'12. C \& 100

King st, swe Barker av, see Bear Swamp
, Sheridan, Union \& Elliott avs. 154.3 n
Kingsbridge ter $\quad(12: 3253)$, es, 1 vacant: Henry P Wilson to Jno Delahunty, 106 Kingsbridge ter $(12: 3253)$; same prop: son, 409 V 146 , joint tenants: QC. De nom MeClellan st, nee Sheridan 'av, see heridan av, nec McClellan.
Minerva pl, 17 (12:3319), ns, 175 w Conorse fr dwa Harriet Wilson, 409 W 146 ; Dec 17 : Dee

Minerva pl 17. Henry P Wilson
Delahunty, 106 Park av; Dec17; Dec $20^{\prime} 12$ St Georges Crescent, nes. at sws Van
Corthand av, see Van Cortlandt av, Sws, Street running on n line of Country Club Crounds Co, ws, being lot 38 map prop Couns sw $289.8 x$ - on curve to ripht $157.3 x$ beg: contains $1554-1,000$ acres: A Van Horne Ellis to Anne $M$ Ellis, his wife Dec2309: Dec $26^{\prime} 12$.
Van Buren st (*), es, 175 n Van Nest 50x100; Alwin Hince Borgmann to Mary Schaefer, 1729 Fillmore: mtg $\$ 5,400 ;$ Dec

##   strs; Patk J Keerfe to Annette Brinck- mann, 730 E (34; mtg $\$ 7,000$ \& AL; Feb 28; Dec23'12.  Brokk av, $25 x 102.2 x 2599.9$, -sty bk tnt; Paul B Pugh to Louis Guerr, 762, Dawson; ntg $\$ 16,000$ \& AL; Dec5; Dec23'12. \& 100

 153D nt E, swe Bergen av, see Bergenav, $661-3$.
 Bros \& Forshay to Benenson Realty Co,

167TH st E, nee Sheridan av, see Sheri-
igzTH st E.
167TH st E, nwe Grand blvd $\mathcal{E}$ con-
urse, see Thompson, $1341 /$, Manhattan. 169TH st E ( $10: 2718$ ), sws, 63.5 nw Fox, se 30 to beg; vacant; Bellewood Constn Co to Mason Constn Co, a corpn, 661 Tin-
ton av; mtg $\$ 2,200$ \& AL; Dec24; Dec26.12.
 gay Co to Bertha Garry, S69 Elsmere pl;
mtg
$\$ 4,000 ;$ Dec21; Deczi'12.
O © \& 100


 Shapiro, ref to U'S Mtg \& ${ }_{5}$ Trust Co, a corpn,
$20 ;$ Dec21.12. Cedar; FORECLOS Dec18;
20,000
20,
178TH st, 912 E $(11: 3121)$, ss, 80 w Daly
v, $40.3 \times 81,4,4$-sty bk tnt; Jacob Shapiro, av, $40.3 \times 81.4,4$-sty bk tnt; Jacob Shapiro,
ref, to Jeanie L Ford, at Paris, Kentucky; FORECLOS Dec18; Dec20; Dec21'12. ${ }_{20,000}$ 178TH st E., swe Mapes av, see Prospect 17STH st E Pec Prospect a
17stav, st E, sec Prospect av, see Pros183D st, 200-12 E, see Grand blvd \& con-
ourse, sec 183 .
$\mathbf{1 8 3 D}_{\text {st, }} \mathbf{2 1 0} \mathbf{E}$ ( $11: 3158$ ), ss, 66 e Grand blvd \& concourse, $18 \times 93$, 2 sty fr dwg:
Jno H Rogan \& ano EXRS \&c Augustus L Hayes to O J Schwarzler Co, a corpn, 1100 Brook av, mtg $\$ 2,500$; Dec19; Dec20 3,500
183D st, $\mathbf{2 1 2} \mathbf{E}$ ( $11: 3158$ ), ss, 114 e Con\& ano EXRS \&c Augustus L Hayes to O J Schwarzler Co, a corn, 1100 Brook av,
mitg $\$ 1,799 ;$ Deci9; Dec20
3, 184 TH st E, sec Park av, see Park av 186TH st, $453-5$ E $(11: 3040), \mathrm{ns}, 100$ e Realty Co to Edw A Hillebrand, 740 Jackson av; mtg $\$ 33,500 ;$ Dec $24 ;$ Decc26'12. 100

 mtg $\$ 8,000$; Dec26'12. Friedman, $\mathrm{O}_{2} \mathrm{C}$ \& 100

198TH st, 388-90 E ( $12: 3278$ ), ss, 75.2 e Decatur av, $25 \times 100 \times 25.1 \times 104.6$, 1-sty $\frac{\mathrm{fr}}{6}$
str: Annie Mulins to Rose B Salberg. 266 W 126; mtg $\$ 3,000$ \& AL; Dec23; Dec24'12.
 $206 t h$, late Grenada pl, runs w $55.3 \times 107.2$
xe50xs25xs 105.7 to beg; vacant; Edw A

 Kossuth pl, $50 \times 100$ vacant; Walter M
Mohr to Arthur A Miller, 137
S 1 av, Mt Mohr to Arthur A Miller, 137 S 1 av, Mt
Vernon, NY; mtg $\$ 1,700$ \& AL; Nov9; Dec
$20^{\prime} 12$. 20sTH st E, same prop; Arthur A Miller to Louis F Mohr, ${ }^{2901}$ Valentine av:
Walter M Mohr, 125 Mad av, Elizabeth, N J, \& Edw H Mohr, 2903 Valentine av, as
joint tenants; mtg $\$ 1,700$ : Nov9: Dec20'12.
nom

205TH st E nec Decatur av, see Deca 215 TH st E (*), ss, 279.6 e Barnes av, 25x194; Sarah Seymour to Clara S Dean:
mtg \$500; Nov5'07; Dec $4^{\prime} 12$. O © \& 100
 Plains av, 50x114, Wakefield; Danl Sin-
clair to Thos J Dalev, $2 \mathrm{~W} ~ 83 ; ~ m t g ~$
St, 000 wo O C \& 100 $25 \times 99.11 \times 26.9 \times 100$, vacant; ; ${ }^{238 T H}$ Louise Burkhard to Florence E Walters, 351 N Bway,
Yonkers, NY; mtg $\$ 4,095$; Nov16: Deč 261ST st $w, ~ s e c ~ R i v e r d a l e ~ a v, ~ s e e ~ R i v e r-~$
 Prospect av, $16.3 \times 92.1 \times 20.4 \times 93.4$ Hiller, 913
tnt Bridget Crowe to Margt E is1; mtg $\$ 5,000$; Deci6; Dec2112, 0 O 100 Albany av, nwe 238th, see 238 th W , nwe
lbany av.
Aqueduct av (9:2534), es, 175 s Merriam av, runs se59xe54.8 to ws Merriam av xs
75 xw 66.5 x w66.9 to Aqueduct av xn75 to beg, vacant: Roceo J Palazzo to Domenice Abbate, 374 W 116; Vincent C Pepe, 15
Charlton, \& Pietro Alvino, 319 E 17 , 1-3
pt; AT; mtg $\$ 3.900$; Dec19; Dec20'12. nom Arthur av, 2350, see Hughes av, 2318.
Av Von Humboldt $\quad\left(\begin{array}{c}(13: 3423), ~ e s, ~ \\ 61 \text { st, } \\ 100 \times 95 \\ \text { Henry }\end{array}\right.$ Jno F Cavanagh, 1140 St Lawrence av;
Dec23'12.
O $\& 100$

Barker av, swe King, see Bear Swamp Bassford av 2248 (11:3050), es, 194.1 n 182d, $35 \times 73.10 x 35 x 72.9$, 4 -sty bk tnt; HenMetta Hotaling to Geo P Ferguson, 201
Maple pl. Cranford, NJ; mtg $\$ 19.500$ Dec
21; Dec $2 \mathrm{~B}^{\prime} 12$.
 172d, $20 x 120,2$-sty fr dwg; Emma Otis et
al, heirs \&c Cath Neilson \& Cornelius
Donover Donovan, both decd, to Denis Duggan,
1620 Bathgate av; QC; Dec5; Dec21'12.

Beach av (*), ws, 325 n Patterson av,
wat F Mackenzie, on ws Beach av, bet PatterBear Swamp rid, Sheridan, Union \& ElHott av4, the block, ${ }^{16 \times 252 \times 427 \times 234 ;}$ also ELLIOTT AVS, the block, $421 \times 244 \times 298 \mathrm{x}$ $28 \%$ also KING ST, swe Barker av, 300x
$137 \times 327 \times 136$ : also BRIDGE ST, nwke Barker av, $13 \times 137 \times 327 \times 136$ : Herbert Pel NY, \& Clarence C Pell, 169 E 64th; Dec20;
Dece $2 \mathbf{c}^{\prime} 12$.
 tnt; Baldassare Scordato to Vittoria Ba-
cigaiupo, 172 ,ay 21, Bklyn; Dec16; Dec
2412 De

Benedict av (*), ns, 251.11 e Storrow Benedict av (*) ns, 251.11 e Storrow,
$25 \times 100 ; W$ Wuhi to Alwin H A Borg-
mann, 1718 Van Buren; mtg $\$ 5.000 ;$ Dec 20; Dec23'12.
 beg. except pt for Tratman av \& Benson ing 5 on Benson av \& 77 on Tratman av: Sarah Clancy to Amelia Smith, 1060 Cauld-
well av; AL; Dec11; Dec23'12. O C \& 100
$\begin{array}{r}\text { Bergen av, } 661-3 \quad(9: 2362), \text { swc } 153 \mathrm{~d}, 48.9 \\ \times 94.11 \times 36.11 \times 99.5: \text { Morrisania Realty } \\ \hline\end{array}$ Benenson Realty Co 407 E 153: AL; De $26^{\prime} 12$.
Blackrock av, swe Havemeyer av, see Boston rad ( $11: 2978$ ), ses, 137.9 s from ws xnw50xs $84 \times$ se $5.2 \times s 21 \times n w 100$ to rd xne 150
to beg. 1-sty bl strs: Kellwood Realty to beg. 1-sty bk strs; Kellwood Realty rd; AL; Dec19; Dec26'12. Boston rd, 1757-9, see Southern blvd,
Broadway (13:3423) ws, 100 s Whalen
$5 \times 100$, vacant: Jno Whalen TRSTE for benefit creditors Cnas J Schmitt to Cath W

12 . Beckwith, 327 Central Park W; | Dec. 24 |
| :---: |
| 3,100 |

 $25 \times 100$; vacant; Henry Forster to C C An-
son Barker, 34 W 39; Dec17; Dec $23^{\prime} 1 z$.

Bronxdale ay (*), ws, 50 n Kinsella av Fred Erownshield, 1860 Wallace av mt $\$ 7,000 ;$ Dec $20^{\prime} 12$. 1860 Wallace O C \& 100
Cambreleng av, 2303 ( $11: 3088$ ), Ws, 100 . 10 n 183d, $16.9 \times 100$. 2 -sty fr dwg. Matilda
Kann to Saml \& Isaac Kann. 2303 Cambreleng av: mtg \$2,500; Dec23; Dec26'12.

Chatterton av, nwe Havemeyer av, see Clay av, es. abt $671.3 \mathrm{~s} \quad 171 \mathrm{st}$, see Web-
 baum to Louis Guerr, 762 Dawson; B\&S
 College av, 1043; Louis Guerr to Paur
Pugh, 362 Riverside dr; mtg $\$ 9,000$;
 Creston av, 2790 (12:3315), es, 120.2 s to Otto Nauss, 2045 . Valentine av; QC;
AL; Dec24; Dec $6^{\prime} 12$. Creston av, 2790; Concourse Bldg Co to
nome; AL; Cruger av, sec Morris Park av, see
Morris Park av, sec Cruger av. Decatur ay (12:3354), nee 205th, 44.4x Morris Wetzier, $657 \mathrm{E} 222 ; \mathrm{mtg} \$ 4,500$ : Elton av, 781-3 (9:2379), ws 50 n 157 th, $50 \times 100$. 3 -sty fr dwg \& 2 -sty \& ${ }^{\text {\& }}$ bk dwg;
Julius Heiderman to cosie Ried, 1171 Ful ton av; Dec16; Dec21'12. O C \& 100 Faraday av $(13: 3421)$, ss, 107.9 W Field-
ston rd, runs s88.5xnw69.1 to av xe55.1 to beg, gore, vacanti, Jno Z Lowe Jr. ref, to FORECLOS Dec18; Dec21; Dec24'12. 350
 Rains to Eleazer L Rains, Dresden, Ger-
many; mtg $\$ 46,500$; Jan15; Dec26'12. Gouveneur av ( $12: 3252$ ), es, 400 n Sedg
wick av, $25 \times 100$ : Arbris Realty Co to Car wick av 25x100; Arbris Realty Co to Car
olyn L Hubbard. at Yonkers, NY; B\&S
mtg $\$ 850$ Dube Dec 20 . Dec 2412 , mtg $\$ 850$; Dec 20 ; Dec24'12. nom Gouverneur ay ( $12: 3252$ ), es, 400 n Sedgbris Realty Co, a corpn,
TION Junes\&10;
Dec $20 ; ~$
Dec $23^{\prime} 12$; PARTI-
D,150
Grand blvd \& concourse, nwe 167th, see Thompson, $134 \frac{1}{2}$, Manhattan.
Grand blvd \& concourse (11:3158), sec for sts. ${ }^{2-2-s t y} \mathrm{fr}$ dwgs; Jno H Rogan \&
ano EXRS \& Augustus L Hayes to O


Grand blvd d concourse (Anthony av); same prop; Arthur A Miller to Louis F
Mohr, 2901 Valentine av; Walter M Mohr, 125 Mad av, Elizabeth, NJ, \& Edw H Nohr, 2903 Valentine av, as joint tenants;
AL; Nov9; Dec26'12.
 $(12: 3305)$, es, 170.10 s 199 th, $25 \times 195.5 \times 25 \mathrm{x}$
195.7 , except pt for av \& Grand blvd \& concourse; Macant. Walter M Mohr to Arthur A Minler, 137 S 1, Mt Vernon, NY;
AL; Nov9; Dec26.12. Grand blvd \& concourse (Anthony av);
(12:3305), same prop; Arthur A Miller to
Houis F Mohr M Mohr, 125 Mad av, Elizabeth, NJ, Edw H Morr, 2903 Valentine av, as joint Grand blvd \& concourse (Anthony ay) 195.8 except pt for av \& Grand bivd \& concourse; vacant: Louis $\begin{aligned} & \text { F Mohr to } \\ & \text { Arthur A Miller, 137 S 1, Mt Vernon, NY: }\end{aligned}$
Grand blvd \& concourse (12:3309-3310), Ws, at ss lot 116 map 232 lots adj Bedford Concourse Bldg Co to Otto Nauss, 2045 4: Dec26.12. QC \& correction deed; Dec
Havemeyer av, wwe Blackrock av, see Havemeyer ay (*), nwe Chatterton ay Hillebrand ack x100, Unionport; Edw Bathgate av; mtg $\$ 7,000$; Dec24; Dec26'12.

Hoe av, 1216 ( $11: 2986$ ), es, 225 s Freeto Jas $R$ Valentine, 1216 Hoe av; B\&S;
July9; Dece23'12. Hoe av, 1216; Jas R Valentine to Margt
unne, $154 \mathrm{~W} \quad 90 ; \mathrm{mtg} \$ 14,000$; July13:品 O C \& 100 Hoe av, 1216; Elsa S; wife Jas R Valen-
ne, to same; AT; QC; Dec11; Dec23'12. Hoe av $(11: 2988)$, es, 275 n Jennings, Frank Tomasino, 588 Blvd, L I City: mtg Hoe av (11:2988); same prop: Frank Hoe av t $11: 2988$ ); same prop:; Frank
Tomasino to Arresmeo Constn Co (Inc), a corpn, 752 E 226 ; mtg $\$ 3,000$; Dec19; Dec
Hoe av, 1505 ( $11: 2981$ ), ws, 25 s $172 \mathrm{~d}, 25$

Hughes av, 2316 ( $11: 3087$ ), es 250 n
$83 \mathrm{~d}, 25 \times 100,2-$ sty fr dw 2 , 1 -sty fr rear $183 \mathrm{~d}, 25 \times 100,2$-sty fr dwg \& $1-s t y$ fr rear 1195 ; Fulton av; mtg $\$ 3,500 ;$ Dec14; Dec
Alfred R Olsen,
D 1.12 .

Hughes ave 2318 ( $11: 3087$ ) es, a 100 $183 \mathrm{~d}, 25 \times 100,2-\mathrm{sty} \mathrm{fr} \mathrm{dwg} \& 1$ \& bldg, mtg $\$ 95,500$; also ARTHUR AV, 2380 pt for av, 4 -sty bk tht \& strs; mtg $\$ 15,000$; Hughes av; Dec14; Dec21'12. O C \& D $^{2314}$ Intervale av, $1146-52 \quad(10: 2706)$ ss, 57.5
Kelly, runs se $80.3 \times s 18.8 \times 29.11 \times n 18.10$ xe10.4xn25xe10.4xn25xe18.1xn17.2xnw 80 to av xsw 100 to beg, $25-$ sty bk tnts \& strs; $\mathrm{V} ; \mathrm{mtg} \$ 63,000$; Dec24; Dec26'12. 1770 Mad Jackson av, 456 ( $10: 2578$ ), es, 302.2 s Hoes, rex, to Raffaele A Claps, 318 E 112 FORECLOS Nov4; Dec20; Dec21'12. $\mathbf{3 , 0 0 0}$ Leland av (*), es, 37 n Meadow dr, 55 x 308 E 115; Dec21; Dec23'12. Liebig av $(13: 3423)$, ws, 138.10 n 260 th , Lena Clark, 109 W 129th; Dec17: Dec21'12.

Mapes av, swe 178th, see Prospect av,
Merriam av $(9: 2529)$, ws, 120.2 s 169 th, Henry A Parr 24 W 32. B\&S. Decto Dec23'12.
Merriam av, ws, abt 175 s Aqueduct av,
Middletown rd (*), ns, lot 5 map Fredk Baxter, Westchester, $44.7 \times 157.6 \times 42.8 \times 158.9$ : Jas J McDonough to Mary R Shaw, at Middletown rd (*), $\mathrm{ns}, 209.7 \mathrm{w}$ Eastern vd. $44.7 \times 155 \times 42.8 \times 155$; Jas J McDonough to Mary R Shaw, at Pennifield, Bronx: Morris Park av (*), ss, 45 w Victor rebe, 1724 Barnes av; mtg $\$ 500$ : Decend

Morris Park av (*), sec Cruger av, zox
$00 ;$ Ellen L Hanrahan to N Y City Soc of the Methodist Episcopal Church, corpn, 1505 av; Dec23; Dec2412. C \& 100 Murdock av (*), es, 200 s Randall av,
$0 \times 100$; Land Co ${ }^{\text {( }}$, of Edenwald to Suxion; Land Wh Tholin, 983 Summit av; AL;
Gov18; Dec $23^{\prime} 12$. OHinville av, 3644 (*), es, 333.4 s 216 th , $33.4 \times 100$. except pt for av; Jas M La Coste
to Geo Bonavia, 727 E 217 ; AL; Dec10: Dec to Geo Bonavia, 727 E 217; AL; Dec10; Dec
$20^{\prime} 12$.

Park av ( $11: 3038$ ), sec 184 th, $50 \times 100$; vacant: Wm Lustarten, ref, to Mary Deeley,
526 W $149 ;$ FORECLOS Dec18; Dec $20 ;$ Dec

Prospect av, sec 178th, see Prospect av,

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Prospect av $(11: 3106), ~ s e s, ~$
242.10 ne
ne nws Mapes av xne 52 to 178 th xnw 150.2 xne 0.4 nnw 150.2 to Prospect av xsw52 to beg. except pt for Prospect av, vaeant; Harrie Constn Co to Nathaniel Brenner, 417 Jackson av, Jers
NJ: mtg $\$ 48.250$; Sept 4 : Dec26'12.

Riverdate av ( $13: 3423$ ), see 261 st , $50 x 100$ acant: Henry Forster to Wm Fischer, 507 Sheridan av $(9: 2452$ \& 2456$)$, nec McClellan, $300 \times 100 ;$ vacant; 101 st St Co , ${ }^{2}$
corpn, to Stephen Ball, 3682 Bway; AL; corpn, to Stephen Ball, 3682 Bway, AL,
Dec 23 ; Dec $66^{1} 12$. Sheridan av $(9: 2453 \& 2457)$, nec Trans vacant: Central Realty Co to E Bradley Currier Co, a corporation, 1123 Bway;
$\mathrm{mtg} ~$
3,000 \& AL; Dec $23 ;$ Dec $26^{\prime} 12$. \& 100

Southern blvd, 1761-3 (11:2940), ws, 225 S Crotona Park E, runs w130.1xs16.4xw4.7
$\times 825 \times 134.2$ to ws Boston rd (Nos 1757-9) xn33.5 to said Southern blvd xn33.10 to beg, 5 -sty bk tnt; Kellwood Realty Coint
J F M Company, a corpn, 815 Hunts Point Southern blva ( $10: 2742$ ), es, 270.5 s Aldus, 84x150, Vval Constn Co (Inc), a corpn, Southern blvd, ws, 137.9 s Boston rd Southern biva, ws,
Stillwell av (*), ws, 225 n Eastchestel rd, $26.3 \times 77.7 \times 25 \times 69.1$; Hudson $P$ Rose to ${ }_{23} 12$.
Summit av, $9 \mathrm{sa}(9: 2523)$, ws, 636.7
165 th 31 stein to Eliz Holstein, at Spring Valley, stein to Eliz Holstein, at Spring
NY; B\&S; mtg $\$ 17,200 ;$ Dec $20 ;$ Dec23'12.
nom
Sylvan av $(13: 3421)$, ws, 181.3 n ${ }^{n}$,
$256 \mathrm{th}, ~ 25 \times 100$, vacant; Jno $Z$ Lowe Jr, ref, to Realty Redemption Co, a corpn, 68 Wm , Tinton av, $896(10: 2668)$, es, $237.6 \frac{n}{R}$ 61st, $22.7 \times 100,3-$ sty fr tnt; Chas R Bietsch to Clarence W Gaylor,
$127 ; \mathrm{mtg} \$ 6,000 ;$ Dec24: Dec26'12.

C \& 100
Tinton av, $1117 \quad(10: 2661)$, ws, $150{ }^{n}{ }^{n}$ Leon, A Rains to Eleazer L Rains, DresLeon A Rains to Eleazer L Rains, $\$$ German; Dec Tinton av, 1121 ( $10: 2661$ ), ws, 190 I 166 th, $40 \times 127.3$, 5 -sty bl tht: Leon A
Rains \& Cecelia, his wife, to Eleazer L Rains, at Dresden, Germany; mtg $\$ 35$, Union av, 720 (10:2675), 56th, $18.9 \times 93.7 \times 18.9 \times 93.8$, 2-sty \& b bk dwg; Simon T MeNally to Anna M Mc-

Valentine av, 2927, on mnp $\mathbf{2 9 2 5}$ (12:3320 ), ns, 40 e 199 th, $35 \times 100,2-s t y$ fr dw E 95th; mtg $\$ 4,000$; Dec $16 ;$ Dec $20{ }^{\prime} 12$.
Valentine av $(12: 3305)$, ws, 181.2 s 199 th
runs $\mathbf{w} 90 \times \mathrm{x} 25 \times \mathrm{x} 80 \times 550 \times 170$ to av beg, 2-sty fr rear stable Louis F Mohr to Arthur A Miller, 137 ,
NY: AL: Nov9: Dee20'12. av, Mt Vernon
nom Valentine av $(12: 3305)$, same prop; Ar
hur A Miller to Louis F Mohr, 2901 Val entine av: Walter M Mohr, 125 Mad av Elizabeth, NJ, \& Edw H Mohr. 2903 Val entine
$20^{\prime} 12$.
Valentine av $(12: 3305)$, ws, 206.2 s 199 th $25 \times 170$, vacant; Walter M Mohr to Arthui
A Miller, 137 S 1 av, Mt Vernon. NY: AL

Ov9; Dec20'12.
Valentine av. same prop: Arthur A Mil ler to Louis F Mohr, 2901 Valentine ay Walter M Mohr, 125 Mad av. Elizabeth
NJ, \& Edw H Mohr, 2903 Valentine av, as NJ, \& Edw H Mohr, 2903 Valentine av, as Van Cortlandt av $(12: 3313)$, sws, at nes being lot 615 map $G$ F \& H B Opdyke vacant: Louis F Mohr to Arthur A M M M
137 S 1 . Mt Vernon, NY; mtg $\$ 2,000$ AL Van Cortlandt av; same prop: Arthu
Miller to Louis F Mohr, 2901 Valentin v. Walter M Mohr, 125 Mad av, Eliza beth. NJ, \& Edw H Mohr, 2903 Valentine av, joint tenants; mtg $\$ 2.000$ \& AL; Noy Van Cortlandt av $(12: 3263)$, ws, ab
198.10 \& Albany rd, $25.9 \times 115.6 \times 37.4 \times 126.11$
vacant, Adam Wiener, ref, to Arbris vacant; Adam Wiener, ref, to Arbris
Realty Co, a corpn, 52 Wm ; PARTITION Washington ay $(11: 2911)$, es, 100 n acant: Emma J \& Wm W Hennion heirs \&c, Josephine Hennion to L \&S Constn o, a corpn, 1834 Clinton av; B\&S \& C a
: AL; Dec10; Dec24'12.
O C \& 100 Webster av ( $11: 2887$ ), ws, 671.3 s 171 st, Schevcik et al to Ludwig Sikora, 89 av
L I City, B of $Q$ : AL: Dec17; Dec20'12. 3D av, $\mathbf{3 6 6 4 - 8}(11: 2925)$, es, 191.2 s 170 th $2.9 \times 209$, with all title to strip on $\mathrm{n} 2 \times$
$209,3-s t y$ fr tnt \& str, 1 -sty fr bldg \&
$3-$ sty fr office \& dwg. Nno J Tully Co to Regina Peltin, 1935 Clinton av: mtg $\$ 15$,
000 ; Dec24; Dec 2612 .
Plot (*), begins 200 n Public rd leading from Westchester Bridge to Williams bridge, at intersection of sec lands con-
veyed by Alex Valentine to Denton Robnson, runs w100xn25xe100xs25 to bep


MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.
Bronx ter (*), nwe 226 th, $140 \times 190 \times 140 \times$ 188, with awards for Bronx blyd, amount ing to $\$ 10,582 ;$ agmt that party 18 st pt hold
above until int and mtg for $\$ 10.000$, taxes assessment. \&c, are paid \& then to reconvey portion of above as follows: Bronx
blvd (*), ws, 100 n 226 th, runs n 40 xw 140 x . blvd (*), ws 100 n 226 th , runs n40xw140xs
140 to $\mathrm{ns} 226 \mathrm{th}^{2}$ xe $43 \times \mathrm{n}$ 100xe95 to beg to party 2 d pt Bronx Borough Bank with
Sarah M Baidwin: June17; Dec 2012 , nom Faile st, 104s (10:2748) asn rents; Emma Kempner to Moses Nussbaum, 122
E 90: Dec21: Dec23'12. MeClellan st, nwe Sheridan av, see heridan av, nwe McClella
Prospect st (*), ss, 217.6 e of whore of City Island at high water mark, $100 \times 110$ 16.6; re mtg; Jennie 21 Peressom to Mar 16.6; re mtg; Jennie tin Jarley; QC; Aug $29^{\circ} 02$; Dec $20^{\circ} 12$. nom 179TH st E, nee Park av, see Park av 4314.

226TH st E, nwe Bronx ter, see Bronx
23sTH st, 120 E (12:3372), ss, 200 Oneida av, $25 x 100,2$-sty fr dwg; re mtg;
Bronx Security \& Brokerage Co to Ernst Bronx Security \& Brokerage Co to Ernst
\& Caroline Keller, 415 E 240; Aug16; Ded

Bronx blvi, wa, 100 n 226, see Bronx ter Decatur av, es, 25s. 7 : 193a, see Web
Jackson av, 456 ( $10: 2578$ ), es, 302.2 s Sonnanburg, to Raffaele A Claps, 318 I 112: AT: QC: Dec18; Dec21'12. nom Jackson ay, 456; re dower; Barbara $P$ wife Henry Sonnanburg, to same; AT: QC

Park av, 4314 ( $11: 3036$ ), nee 179th (No 701), runs e141xn50xw50xs25xw91 to av S25 to beg, vacant; re Convent Park Constn Co,

Gheridan av (9:2452 \& 2456), nWC Mc Clellan, $300 \times 100$; vacant; re mtg; Dolla Savgs Bank to 101st St Co, a corpn,
Park av: QC; Dec21; Dec26'12.

Sheridan av $(9: 2452$ \& 2456$)$, es, 300 McClellan, $50 x 100$, vacant; re mtg; Dolla


Valentine av $(12: 3320)$, $\mathrm{ns}, 25$ e $199 \mathrm{th}, 15$ Gustav P Helfrich, 2927 Valentine av; QC;
Dec16: Dec $20^{\prime} 12$. Webster av, 2543-5 ( $12: 3275$ ), ws, 258.7
$193 \mathrm{~d}, 50 \times 71.7$ to Decatur av, $\times 50.3 \times 77.7$, $193 d, 50 \times 71.7$ to Decatur av x50.3x77.7,
2-sty fr tnts \& strs: CONTRACT; Jane


## LEASES.

## Borough of Manhattan

DEC. 20, 21, 23, 24, 26
${ }^{1}$ Chambers st, 121, also READE ST, 103 1:145): str, cellar \& sub cellar, Audinet \& Adolph Salzman, 251 Tinton av; $5 y$ y.
 yf May1: Dec26'12.
Cortlandt st, $\mathbf{5 1}(1: 60)$; asn Ls to secure payment of $\$ 350$ : Henry C Meyer to Maria mann, 714 Hill, West Hoboken, NJ, EXRS ${ }^{1}$ Essex st, 85-7 (2:409): 4 upper floor Erand-Delancey Co to Harris Briansky,
frat
8 Ludlow; 3 yf July15: Dec26'12.
3,660 ${ }^{1}$ Houston st, $249 \quad \mathbf{E} \quad(2: 355)$ stoop $\underset{\text { Pl; }}{\text { E }}$ Fishel Plancer to Abr Pflantzer, 249 E
Houston; 5 4-12yf Jan1'13; Dec24.12. ${ }^{1}$ Hudson st. 248 ( $2: 578$ ), str \& c; Eliz M brouck, et al, to Edw \& Edw WohlstedReade st, 103, see Chambers, 121
Rivinuton st, $\mathbf{1 2 4}(2: 354)$ ) basement str; 290 E Houston: 5 yf Dec1: Dec 2312 , \& 840
${ }^{1}$ Thompson st, $98-100$ ( $2: 502$ ), all: Jno Palmieri to Nicola Martino, $98-100$ Thomp-
son: 5yf Feb1'13: Dec24'12. ${ }^{1}$ Vandam st, nwe Varick, see Varick, nwe andam.
${ }^{1}$ Variek st $(2: 580)$, nwc Vandam, 100 x Julius M Cohn TRSTE Moritz Cohn with nom
${ }^{1}$ West st, $\mathbf{1 5 - 1 6}(1: 15)$, asn Ls; Raffaele iviano to Frank Rapolla at Keyport, NJ,
Wooster st, nwe 3d, see 3d, 43 W
13D st, 43 W (2:538), nwc Wooster: all: Wahan Z M Boyajian to Tony Bello, 1007
Washington av; 5yf Dec1; Dec26'12.
1,320

4TH st E, nwe Av A, see Ay A, nwe 4th. 13TH st, 107-9 W (2:609) ; all; Sheppard, Knapp \& Co (Inc) to The Dale Co (Inc), 15TH st, 144-6 E, see 3 av, $140-2$.
${ }^{19 T H}$ st, 507 w (3:691), nes, 100 nw 10
av, $25 \times 99.11 ;$ also 19 TH ST, $509 \mathrm{~W}(3: 691)$, nes, 125 nw 10 av, $25 \times 99.11$; asn two Ls;
Fredk S Meyers to Kath T Moore, Scar Fredk S Meyers to Kath T Moore, Scar-
borough, NY; Nov1; Dec20'12. ${ }^{1} 19$ TH st, 509 W , see $19 \mathrm{th}, 507 \mathrm{~W}$
${ }^{233} \mathrm{Nt}, 67 \mathrm{~W}(3: 825)$, asn Ls; Claus H Schuldt to Wm F Hencken, Nicholas W en, Haaren \& Schuldt: AT; May9.07; Dec 24'12. $123 \mathrm{Dt}, 67 \mathrm{w}(3: 825)$, asn Ls with chattels, \&c, \& agmt as to cancellation of
debts, \&c; Jno A. Schuldt ADMR Claus H Haaren. surviving members of firm Hencken. Haaren \& Schuldt; $1 / 3 \mathrm{pt} ; ~ A T$; June16'08; Dee24'12.
1247H st, 202-4 E (3:904), ss, 61 e $36.7 \times 18.0$ pt of 2 -sty bl bidg; The Stan ton Co to August Rabe, 98 W Park av,
Corona, LI; 5 2-12yf Aug1 10 ; Dec20 12 .
${ }^{12 \pi T H}$ Nt $312-4$ W $(3: 750)$, all; Annie tember to 13: Dec $24^{\prime} 12$.
2STH st, 157-61 E, see 3 av, 394,
I2STH st W, nee $\mathbf{S}$ av, see 8 av, 364.
${ }^{129 T H}$ st, $17-21 \mathrm{~W}$, see Bway, $1200-2$.
space st, 134 W (3:809), four upper lofts \& Space $10 x 20$ in b : Jno B Manning to
Enrico V Pescia, $86022^{2}$ av, Bklyn; 10 yf
 42 D st, 259 W ( $4: 1014$ ), asn Ls; Dudley Norris to Chas Endres, 410 E 153; mtg 59TH st E, wwe 2 atv, see 2 av 1121 . 60TH st W, swe Bway, see Bway, swe ${ }^{184 T H}$ st, 216 W ( $4: 1231$ ), asn Ls; Jos F Dec18; Dec20'12. Klauser, 771 Trinity av, ${ }^{1} 109 \mathrm{TH}$ st, 234 E ( $6: 1658$ ) ; w str: Nicolo Cascio \& ano to Agnesa Migliarese, ${ }_{300}^{232}$
${ }^{1} 117 \mathrm{TH}$ st W , swe S av, see 8 av, 2169. ${ }^{1} 125 \mathrm{TH}$ st, 117 W ( $7: 1910$ ), ground fl \& c hur L Hanscom et al to Jacob Valensi, 880022 av, Bklyn; $41 / 2$ yf Nov1; Dec $244^{\prime 12}$. ${ }^{1} 125 \mathrm{TH}$ st, $119 \mathrm{~W}(7: 1910)$, ns, $38.9 \times 100$; 11; Frank Wainer to Kalmus Bros (Inc), Dec26.12. $9,000 \& 10,000$ ${ }^{1} 125 \mathrm{TH}$ st, 119 W ; asn Ls; Benj \& August ( ${ }^{1} 131$ ST st, 32 w ( $6: 1728$ ), all; Noah CherDec20'12. ${ }^{1} 131 \mathrm{ST}$ st, $36 \mathrm{~W}(6: 1728)$; all; Noah Cher20.12 ${ }^{1} 133 \mathrm{D}$ st, 63 E $(6: 1758)$ all; Lillian Po-
ak to Morris Moore, 2121 Mad av Dec1; Dec24'12. Moore, 2121 Mad av: 1,400 \& 1,500

179TH st, 531-3 W, see 180 th, 502-6 W.
${ }^{1}$ 180TH st, 502-6 W (8:2152 \& 2153) ; all; 11; Isaac Garfunkel to Abr Zauderer, 2120 Hughes av \& ano; 3yf Jan1'13; Dec $20^{\prime} 12$.

## ${ }^{1207 T H}$ st $W$, nwe 10 av, see 10 av, nwe

IV A, 235 ( $3: 946$ ) ; asn Ls; Leon Kupferman to Danl London, 831 Lafayette av,
Bklyn; AL; Dec18; Dec26'12. O C \& 100 Av A (2:432), nwe 4th, 24x72, all; Wm
Traud \& ano to Sol Klingenstein, 136 E
T9: 10 yf May1'14; Dec24'12 ${ }^{1}$ Amsterdam av, 787 (7:1853) ; str \& b \& Shooms $18 t$ fl e; Cath C Flynn to Chas 26'12. 900 \& 960 ${ }^{1}$ Broadway, 1200-2 (3.831), nee 29th, Nos 17-21 W: 3d loft; Model Realty Co to $13 ;$ Dec26'12. a corpn, 955 av; 7yf Feb
8,400 \& 9.600 ${ }^{\text {1Hroadway }}$ (4:111z) swe 60th; part of; Timothy D Sullivan \& ano to Regal Drug 1sT av, $24(2: 429): 31 / 2-s t y$ bldg; Morris
Yoffe to Mendel Baskind, 107 Forsyth:
$3 y f$ Dec16; Dec26'12.
4,200 12 D av, 1121 ( $5: 1332$ ), swc 59th: all; Josephine del Drago to Thos Kelly, 246 E
$59 ; 5$ 5-12yf Dec1; Dec26'12. Edw av, $75 \quad(2: 467)$; upper pt of bldg; Edw Freund d Son to Amelia Rubow, 75
$3 \mathrm{av} ; 5 \quad 3-12 \mathrm{yf}$ Feb1'13; Dec23'12. 1,300 ${ }^{13 D}$ nv, 140-2 (3:870), swe 15th, 144-6 E: Charlotte; from Dec20'12 to Jan30'20; $\begin{aligned} 1431 \\ 7,500 \\ 20^{\prime} 12 \text {. }\end{aligned} . \begin{aligned} & \text { Dec }\end{aligned}$ $13 D$ av, 394, \& 2sth st, 157-61
E ( $3: 884)$; sobrn of Ls to mtg for $\$ 53,500$ : Isaac
Finkelstein, 3943 av , with Lucy D DahlFinkelstein, 3943 av, with Lucy D Dahl-
gren, 103 Mad av; Dec20; Dec23'12. nom
${ }^{14 T H}$ av, 379 (3:882), es, 53.9 s 27 th, 22.7 Mohr, 27 S Bleecker, Mt Vernon, NY, \& 1TH av, $379 \quad(3: 882)$ \& $4,200 \& 4,500$ Tohr \& Saml Elder to Eliz A Cuskiey, 170 E 71 \& Jno J Cuskley, 120 Central Park ${ }^{1}$ TTH av, 561 ( $4: 993$ ), nee 40th; sobrn of 175 W 72 , owner, \& Jas Gannon Brady 169, lessee, with Edw S Clark at Coopers-
town, NY; pr mtg $\$ 95,000$; Dec12; Dec24'1z.
18TH av, 364 (3:778), nec 28th; all; Jas Aspell, individ \& TRSTE Jas Aspell decd, $\&$ ano, to Jno Heuther \& Geo H Steffins,
3648 av: 5yf May115; Dec23'12. 2,500

1sTH av, 2169 ( $7: 1943$ ), swe 117th; str: Fredk P Forster to Andw J Leary, ${ }^{305}$ W
$116 ; 3 y f$ Oct1; Dec26'12.
2,700 \& 2,750 ${ }^{10 T H}$ av (8:2219), nwc 207th; str \& pt ciss 10 av: Oct14: 5 yf completion of str:
Dec $3^{\prime} 12$.
675 to 1,200

## LEASES. <br> Borough of The Bronx.

149TH Nt E, see Brook av, see Brook 149 TH st, 349 E, see Courtlandt av, 551
 Jackson av, runs n150xe100 to Concord
av (Nos $629-31$ ) xs50x50xs100 to st xw50 to
begbeg, except pt for Concord av; all; Fiss,
Doerr \& Carroll Horse Co to Century Iron Doerr \& Carron Horse Co to Century Tron
Works, a corpn, $49 \mathrm{~W} 140 ; 4 \mathrm{yf}$ May1'14;
Dee23'12. 156TH st E, swe Courtlandt av, see
'ourtlandt av, swe 156 th . Brook av, 530 (9:2275) ; sobrn of Ls to $\mathrm{mtg}_{\mathrm{Sq}}$ for $\$ 35,000 ;{ }^{\text {Phillip Lewin to Union }}$

Brook av, $553-\mathbf{5}(9: 2294) ; 2$ bldgs; Saml Brener to Jos Jovans, 14 E 114; 3yf Jan
1.13 ; Dec $233^{\prime} 12$. ${ }^{1}$ Brook av $(9: 2275)$, sec 149th; sobrn of
S to mtg for $\$ 35,000$; Jno Laue to Union Ls to mtg for $\$ 35,000$; Jno Laue to Union $23^{\prime} 12$

Catharine si, $8(1: 251)$, ws, 60 s Cherry $20 \times 40 ;$ PM: pr mtg $\$ 10,000$. Sept18; Dec
$2612,3 y 6 \%$ Patsy Garone, i18 Cherry, to
Milia Anzilone 136 Cherry, ${ }^{\text {m Cathedral Pkway, 112-8 }}\binom{7: 1864)}{150} \mathrm{ss}$ 13; Dec20 12: due \&c as per bond; Old Ly ceum Bldg Co, 60 Bway, to Julian M Ger-
ard, 21 E 82.
marles Nt, $2(2: 621)$, ns, $20 \mathrm{w} 4 \mathrm{th}^{2}, 200$ mharles Nt, $2(2: 621)$, ns, 20 w 4th, 20 x
$79.3 \times 20 \times 79.4$ : PM, Dec19; Dec 2412 ; due \&c as per bond; Wilber C Goodale to Jno B
Phillips, Glenbrook, Conn, et al., 11,000 Whorsyth st, 45 $(1: 302)$ : ext of mtg for
$\$ 23.500$ to Dec1 $15,5 \%$ Dec10; Dec $20^{\prime} 12 ;$ Bettie Rothfeld, 113 W $\mathbf{~} 72$ et al trstes
Sigmund Rothfeld with Chas Bernstein. Sigmund Rothfeld with Chas Bernstein,
3136 Eway \& ano.
mom Forsyth st, ${ }^{178-80}$ ( $2: 421$ ), es, abt 175
n Rivington, $50 \times 100$ pr mtg $\$ 68,000 ;$ Dec
$23 \cdot 12,3 y 6 \%$ Forsyth St Realty Co, 220 Broome to Clara Wronker, 296 Central mForsyth ${ }^{\text {nt. }}$ 17s-so; certf as to above
mtg: Dec $2{ }^{12} 12$; same to same. ${ }^{\text {mHester st, }} \mathbf{5 7}(1: 310)$, ns, 63.6 e Ludlow bond: Chas Schimmer, 509 W 170 to Naomi A Solomon, 2345 Bway. 24,500
mH Hudson st, $\mathbf{5} 5, \quad(2: 634)$ ws 74.6 n MHudson st, $575(2: 634)$, ws, 74.6 n 11 th,
$24.10 \times 75.1 \times 25.2 \times 75.11 ;$ ext of $\$ 11,000 \mathrm{mtg}$ to Dec12 15 at $5 \%$; Dec18; Dec2412; Anthony Cambria Court, St Davids, Montgomery
${ }_{\text {mMadison st, }}^{\text {st, }} \mathbf{1 6 2}$, see $122 \mathrm{~d}, 218-20 \mathrm{E}$.
mNew st $(8: 2149)$, ws, at ns Washington
Bridge Park, runs w $89.11 \mathrm{x} n 78.8 \times 50 \times n$ $332.2 \times 28.4$ to ws New xs- to beg: pr mtg Mary C Bogardus, Schenectady, NY to
Hannah Madden, 104 Clinton av, Albany. $\mathrm{NY}_{\mathrm{m},}$ Marks pl, 56 (2:449), ss, 275 e $2^{1,500}$ $25 \times 97.6$; pr mtg \$- Dec21; Dec23'12, Heinsheimer, 104 W 70 \& ano. 3,500 mstanton st. $197(2: 344)$; ext of mtg for 12; Lawvers Title Ins \& Trust Co with mThompson st, $\mathbf{9 8} \boldsymbol{\&} \mathbf{1 0 0}(2: 502) ;$ sal Ls;
Dec $23 ;$ Dec24:12; demand; $6 \%$ Nicola MarDec23; Dec2412; demand; $6 \%$; Nicola Mar-
tino to Beadleston \& Woerz, 291 W 10 . mashington pl, 9 (2:547), ns, 25 w Merbond: Max Mindheim to Sara Cohn, as per
66 , gin Herbert Cohn et al. ${ }^{m}$ West st, 15 ( $1: 15$ ) ; sals Ls; Dec14; Dec 2312 ; Frank Rapolla to A Hupfel's Sons,
a corpn, 842 St Anns av.
$1,916.74$ mwillam st, $263 \quad(1: 119)$, $n s, 250.5$ Duane $30 \times 64.6$ also 3 D AV, 477 (3:913)
D $\mathrm{s}, 104.11 \mathrm{~s} 33 \mathrm{~d}, 18.6 \times 85$ Dec20'12. $2 \mathrm{y} 6 \%$ Nicholas T Brown of Sioatsbury, NY, to Florence Hill, East Grinstead, Sussex.
Eng. Dec26'12, demand, $6 \%$; Tony Bello to Lion
 Spring, runs w100xn24.10xe5xn25xe95 to
Wooster xs49.10 to beg; AT to strip 5 ft Wooster xs49.10 to bos, ATooster: pr mtg Wide in rear of No Decen Dec24; Dec26'12; due \& as per
$\$ 70.000$ as $\left.\begin{array}{l}\text { bond: Leon Tanenbaum to Theo Beran, } \\ \text { W } 64 \text {. } \\ \text { m3D } \\ \text { st. } 66 ~ W \\ (2: 537)\end{array}\right)$ ss, 25 w West 12.500
 ker to Stephen Cavinate, Fort Lee, NJ. m3D st, 66 w ; ext of $\$ 5,000 \mathrm{mtg}$ to Dec
$20^{\prime} 15$ at $6 \%$ Dec20.12: Leon Meyer with 2015 at $6 \%$ : Dec20'12: Leon Meyer with
Leah Goldstein, 2390
2 Leah Goldstein, 2390
23 W 111.
m4TH st.
403-25
Lewis,
$353.9 \times 193.6$
Eo
(2 Lewis, $353.9 \times 193$ in front of above on the
with all RT\&-I
east: Dec10. Dec26'12; due \&c as per bond: east: Dec10: Dec26'12; due \&ce as per bond;
Clinton S Harris. exr \&c Betsey A Fay, decd, Naria A Sutton, Julia S F Harris,
Isabel F Cooper, Henry M Brewster \&
Harry F Brewster, to Dry Dock Saves Instn, 341 Bowery. to Dry Dock Saves m5TH st, 906-22 E, see 4th, 403-25 E.
 Dec21'12, installs, $6 \%$ Ruthenian Greek Catholic Church of St George, in NY, to
Mary Nurse, 1211 lav .
 My $6 \%$ Meyer Rapaport to Samson Rosen-
field, 485 Central Park W .
10,000
 as per bond; Rose Judson to Manhattan 10TH vt E see a nv
misth nt E, see $\mathbf{3}$ av, see 3 av, 45 .
m15TH st, 144-6 E, see 3 av, $140-2$.
m15TH st, 2-4 E, see 5 av, sec 15 th.
${ }^{\text {m } \mathbf{1 6 T H}} \mathbf{~ s t , ~} \mathbf{6 4 7} \mathbf{E}$ (3:984), $\mathrm{ns}, 513$ e Av B, moTH st, $206 \mathbf{w}(3: 769)$, ss, 105 w 7 av, n81.11 to beg; Dec23'12; 3y5\%; Hugh E O'Reilly, Garden City, LI, to Emigrant
Industrial Savgs Bank. m20TH st, $532-4 \mathbf{W}^{\mathbf{W}}(3: 691)$, ss, 400 W 18 at $\%$ as per bond. Dec 4 . Dec 24 to Jan 13 H \& Cornelia K Thomas with Kath E Moore.
$m 22 D$
st, $232 ~ E ~(3: 902), ~ s s, ~$
175
w 2
nom
av, 25x98.9; Dec26'12; due Dec26'15: $41 / 2 \%$ : poration, to Emigrant Indust Savgs Bank, m22D st, 413-5 $\mathbf{E}(3: 954)$, $\mathrm{ns}, 190$ e 1 av,
$17 \times 98.9 ;$ pr mtg $\$ 5,000 ;$ Dec19: Dec 20 '12; $47 \times 98.9 ; \mathrm{pr}$ mtg $\$ 5,000 ;$ Dec19; Dec20'12;
$1 \mathrm{y} 5 \%$ Edw Gruninger, Bklyn, to Theo
Baumeister, 532 W 150;
m23D st, 67 W $(3: 825)$, leasehold; Dec23: Dec2412; demand; $6 \%$; Peter Groll, 147 E
53 to Haaren \& Gerdes Co, $67 \mathrm{~W} 23,19,500$ mesth st, 235-7 E, see 122d, 218-20 E.
m2sTH st, 157-61 E, see 3 av, 394.
 per bond; Jno J Welstead to David Wes-
son, 111 S Mountain av. Montclair, NJ \& m29TH st $\mathbf{W}$, ss, 100 w 11 av, see 11 av


 sixth St \& West End Av Co to Scotch
Presbyterian Church, in City NY, $2,6-8 \mathrm{~W}$
96. m34TH st, $406 \mathbf{w}$; certf as to above mtg m39TH st, $301 \mathbf{w}$, see 8 av, 601
${ }^{30} 40 \mathrm{TH}$ st, 149 W see 7 av, $561-5$
42D st, 27A-27D W (5:1258), ns, 400 W bond; Deolian Dec20'12; due, \&c, as per m42D st, $\mathbf{2 7} \mathbf{1 - 2 7 D}$ w \& 43 D st, $\mathbf{3 2 - 6} \mathbf{~ w}$ same prop; certf as to above mtg; Dec16
Dec2 st, 259 W (4:1014). sal Ls; Dec21 Dec24'12; demand; $6 \%$ : Chas Endres to
Jacob Hoffmann Bwg Co, $211 \mathrm{E} 55,22.500$ m3D st, 32-6 W, see 42d, 27A-27D
${ }^{m} 43 \mathrm{D}$ st, 107-9 W, see $44 \mathrm{th}, 108 \mathrm{~W}$.
m44TH st, 108 W (4:996), ss, 133.2 w 6 av
runs s $100.5 \times 21.2 \times s 100.5$ to 43 d (Nos $107-$ 9) xw $40 \times n 100.5 \times \mathrm{xe} 2 \times n 100.5$ to 44 th xe16.10 beg; consent to mtg for $\$ 105,000$; Dec
; Dec26'12; A \& N Realty Co to Bowery ${ }_{\text {m } 44 \mathrm{TH}}$ st, $10 \mathrm{~S} \mathbf{W}$, \& 43 D st, $\mathbf{1 0 7 - 9} \mathrm{W}$ certf as to mtg for $\$ 105,000 ;$ Dec23
Dec26.12; same to same. ${ }^{\text {m }} 4$ 4TH st, $10 \mathbf{S}$ W $(4: 996)$, ss, 133.2 w 6 107-9) xw $40 \times n 100.5 \times 2 \times n 100.5$ to 44 th xe 16.10 to beg: Dec24'12, $5 y 41 / 2 \%$ : A \& N
Realty Co to Bowery Savgs Bank ${ }^{m} 45 \mathbf{T H}$ st. $\mathbf{1 7} \mathbf{E}(5: 1281)$; certf as to pay ment of $\$ 10,000$ on account of mtg; Dec
23.12 ; Jno Sergeant Cram to Arthur B
Westervelt.
 lotte W Saenger, 6 E 81 , to Wm in Sulli-
van, Rye, NY. m5sTH st, $\mathbf{1 3 3 - 7} \mathbf{~ W}(4: 1011), \mathrm{ns}, 316.8 \mathrm{w} 6$ per bond; One Hundred \& Thirty-five Ins Co, 50 Union sq. 15,000 m5STH st, $133-7 \mathbf{W}$; consent \& certf as to
above mtg; Dec $23 ;$ Dec 2412 ; same to same m5STH st, 133-7 W; agmt as to priority of with same. Dec2412; Anna N Polhemus m60TH st, $207 \mathrm{E}(5: 1415)$, ns, 115 e 3 av 20x100.5; Dec18; Dec2412; 3y5\%; Emmy horn, Southampton, LI, et al, exrs Katie ${ }^{\mathbf{m} 607 H}$ st, $219 \mathrm{E}(5: 1415), \mathrm{ns}, 355 \mathrm{w} 2$ ay m60TH st, $219 \mathrm{E}(5: 1415), \mathrm{ns}, 355 \mathrm{w} 2 \mathrm{ay}$
$20 \times 100.5 ;$ pr mtg $\$ 15,000 ;$ Dec $26^{\prime} 12,1 \mathrm{y} 6 \%$ Minnie $T$
152 E 37 Brown to Amy A C Montague mb0TH st, $219 \mathrm{E}(5: 1415)$, ns,, $355 \mathrm{w}, \frac{2}{2}$ av, $5 \%$ - ext of $\$ 15,000 \mathrm{mtg}$ to Apr18'16 With Edw J Hancy, 59 W 52 , trstes Danl m63D st, $36 \mathbf{E}(5: 1377)$, ss, 162 e Mad av wife Pr, PM; Dec2412; 6y5\%; Mary C W Mayer, 36 E 63 . 39.000
${ }^{m 63 D}$ st, 236-8 E, see $122 \mathrm{~d}, 218-20$ E.
${ }^{\text {me4TH}}$ st, $414 \mathbf{E}(5: 1458)$; ext of $\$ 10,000$ Edw L Morse with Louis Tekulsky, 20 E
120 , m64TH st, 416 E $(5: 1458)$; ext of $\$ 10.000$ Bankers Trust Co with Louis Tekulsky, m6:TH st, 326-S E ( $5: 1439$ ) nom
 Securities Co to Rebecca Goldberg, 838
Hewitt pl.
 same to same.
 Dec13'14 at 6\% Dee13: Dec20'12; Chas Wynne with Nathan Mayer, 889 Fresh
Pond rd, B of Q, NY.
 av, $25 \times 107.5$; pr mtg $\$ 3,000$; Jan23; Dec
2012 , $2 y 5 \%$ Mary J Kelly, 620 W 147 , to
Thos P Kelly 620 W mד-TH 2,750
 nessey to Benj Welles. Islip, LI, \& ano
trstes for Harriet K Welles, will Benj S
Welles. ${ }^{\text {m }} 7$ STH st, $156 \mathbf{E}(5: 1412)$, ss, 95 e Lex av, to Benj Welles, Islip. Li, \& ano trstes m79TH st, 101-7 E, see Park 17,000 ms4TH st, $340 \mathrm{~W}(4: 1245)$; ext of $\$ 13,000$ mtg until Jan 1 '16 at $5 \%$; Dec16; Dec20'12; Bankers Trust Co with Marie Schweers,
mserth nt, 274 WV (4:1233), ss, 140 e West End av, bond; G Dee W Hallett to Harlem
as per
Savgs Bank, 124
25,000
 wistut st, $546 \mathrm{E}(5: 1583)$, ss, 128 w Av B, $18 \times 60.3 \times 18 \times 60.2$, pr mtg $\$ 6.500 ;$ Dec 23 ; Dec Rosenkampfr, 312 E 120 . ${ }_{10}$
 Park av, $25.6 \times 100.8 ;$ agmt amending mtg
as to sobrn clause; Dec21; Dec $24^{\prime} 12 ;$ Terence Smith with Agnes Smith. nom
 Curtiss P Byron to Lily A G Codington,
258 R Riverside dr. et al, trstes Chas E Coddington for Kathleen LTE Stevenson. 42,000
 2y6\%, Curtiss P Byron, 2224 Ams av, to ms9TH st, $333-47 \mathrm{wW}(4: 1250), \mathrm{ns}, 412 \mathrm{w}$ to Riverside dr (No 170 ) xs ${ }^{\text {do }}$, toth xe
174.10 to beg. Nov27; Dec23'12; due \&c as per bond; $W \mathrm{Wm} \mathrm{H}$ Barnard to Stephen C
Clark, Cooperstown, NY.
m90тH st, 100-2 E, see Park av, 1109-15. m94TH st, 330 E (5:1556), SS, 425 e 2 av, nahan to Lamont Realty ${ }^{\prime} \mathrm{Co}, 198$ Bway. ${ }^{m 103 D}$ st, 107 E $\quad(6: 1631),{ }^{\mathrm{ns},}{ }^{48}$ e Park vah Taros Chaim of Harlem meaning Liberty. a corpn, to Lawyers Mtg $\mathrm{Co}_{5,500} 59$
${ }^{m} 105 T H$ st 50 w (7:1840), $\mathrm{ss}, 50 \mathrm{w}$ ManB Foy to Wilson M Powell, 324 W 58,000
m107TH st, 100 W , see Col av, 954.
${ }^{m} 1097 H$ st, 123-5 E, see 113th, 117-9 E.
 Fannie S Lewengood to N Y Soc for the
Relief of Widows \& Orhpans of Medical ren, 17 W 43.

${ }^{\mathrm{m} 1117 H}$ st, 109 w , see St Nicholas av, 9. | m112 |
| :--- |
| 1804. |

m112TH st, 26-30 W (6:1595) ss, 389 w 5 av, $90 x 100.11$; given as collateral secur-
ity for payment of two notes; pr mtg
 Co, 41 Canal.
${ }^{\mathrm{m}} 113 \mathrm{TH}$ st, $158-60 \mathrm{E}$ ( $6: 1640$ ), ss, 220 w 3 av, $50 \times 100.11$; agmt as to share owner-
ship in bond \& mtg; Dec19; Dec21'12; Sam1 R Rosenberg, 13 N Atlantic av, Arverne, LI, with Hyman Spektorsky, 24 E
96 , triste for Irving Rosenberg. nom
${ }^{\mathrm{m} 114 \mathrm{TH}}$ st, 322 E (6:1685), Ss, 262.6 e ${ }^{2}$ av, $18.9 \times 100.11 ;$ pr mtg ${ }^{\$ 3} 12$ demand, $6 \% ;$ Maddalena Coc 21, Dec 322 E 114, to Westchester County
ing
Co, 21
${ }^{\text {m 114TH }}$ st, 341 E (6:1686), ns, 200 w 1



 seppe Goduti, 304 E 148, to Tommaso
Martella, $133 \mathrm{~W}_{1200}$ ${ }^{\text {m } 115 T H}$ st, $409 \mathbf{E}$ ( $6: 1709$ ) ; ext of $\$ 8,000$ mtg to Jan28'18 at $5 \%$; Dec19; Dee20 12 ; tonio \& Angelo Gregorio, 409 ' E 115. An${ }^{m} \mathbf{1 1 6 T H}$ st, $381 \mathbf{w}$, see Manhattan av, 385.
 2412; due Jan2 $16.6 \%$. Sebastiano Beni-
nati to Nicholas Beninati, 230 E 111 .
${ }^{m 118 T H}$ st, 275 w (7:1924), ns, 150 e


 ${ }^{\mathrm{m}} 122 \mathrm{D}$ st, 50 (E, see Madison av, 1881.

 to Jos Jacobs, 142 E 83 \& ano. notes 3,000
 as per bond: Michaels Realty Co to Margt
Wall, 259 E 204. ${ }^{\mathrm{m}} \mathbf{1 2 4 T H}$ st, $53-5$ E, see Mad av, 1937 .
${ }^{\mathrm{m}} \mathbf{1 2 4 T H}$ st, $\mathbf{3 3 3 - 5}$ E, see $122 \mathrm{~d}, 218-20$ E. m127TH st, 166 E ( $6: 1775$ ); ext of $\$ 18,000$ mtg to Nov21'17 at $41 / 2 \%$; Dec20'12; Evel-
${ }^{\text {m130TH }}$ st. $253 \mathbf{W}(7: 1936), \mathrm{ns}, 220$ e 8 av, 15x99.11; Dec21; Dec26'12, 3 y $\%$ \%
Louis Y Davis to Mary C Laird, $742,5 i$
Nicholas av.
 $\mathrm{pr}^{\mathrm{r}} \mathrm{mtg} \$$, ns, ${ }^{205}$ e Park av, ${ }^{50 \times 100.11 ;}$ ${ }^{20 \cdot 13,} 6 \%$ : Acadia Realty Co. 25 W W 21 , to Estates Mtg Securities Co, 160 Bway, 1,200
 324 WW Thos P Kelly to Wilson M Powell, 44,000
 26x99,11; Dec19; Dec20'12; $5 y 5 \%$; Jas M Ryder to Emigrant
Bank, 51 Chambers. ${ }^{m} 141$ ST st, $137-45 \mathrm{~W}$, see 142 d W, ss, 100
${ }^{\text {m142 }}$ 142 st w (7:2010), ss, 100 e 7 av, 150 x ns, 100 e 7 av, $125 \times 99.11$, pr mtg
Dec19; $\$ 352,500 ;$
Dec21 12, installs, $6 \%$ Kramer Contracting Co to Celia Deutsch, 10,004
Madison av.
${ }_{m 142 D}$ st W \& 141 st st, 137-45 W; certf "142D st w, © 141st st, 137-45 W; certif
as to above mtg; Dec19; Dec21'12; same to mi4sTH st, $514-6$ W $(7: 2079)$ ss, 225 w
 99.11 asn rents to secure two mtgs for non, 212 We 80 , to Estate Mort Securities
${ }^{\mathrm{m}} 14 \mathrm{STH}$ st, $514-20 \mathrm{w}$ ( $7: 2079$ ), ss, nom Ams av, two lots ea 41.8x99.11; 2 mtgs, ea 35,$875 ;$
Dece $2012 ;$ due, as per bond. $6 \%$, Hazel Mi Dec2012; due, as per bond, $6 \%$; Hazel M
Shannon, 212 W 80 , to Athos Realty Co ${ }_{31}$ Nassau. 11,750
${ }^{m 148 T H}$ st, 518-20 W, see 148th, 514-6 W Ft Washington av, nwe 162 d . $\stackrel{{ }^{\text {m }}}{\text { 163D st }}$ w, swe Ft Washing
michth st w, nee st Nich av, see St m181ST st W, si hurst av, swe swe 181.
m204TH st W (8:2234), ws, 100 n
 due \&c as per bond; Frank L' Nugent to $\mathrm{mAv}^{\mathrm{m}}$ (2:407), ws, $19.3 \mathrm{n} 13 \mathrm{th}, 26.8 \times 65$; pr

 mtg for $\$ 29,500$ to Mar15'15 at $5 \%$; Mar mbroadway, $4(1: 11)$; leasehold of rooms ${ }^{4}$ © 501 Dec2412; demand; $6 \%$; ConsumJr, 1356 Franklin av. ${ }^{\text {and }}$, to Jacob Stahh, 10,000

${ }^{m}$ Broadway ( $8: 2233$ ), es, 150 s Academy, 86.3x138.6x62.9x136.11; pr mtg $\$ 25.250$; | Wm Leslie Fawcett to City Real Estate |
| :--- |
| 1,250 | minroadway, swe 204th, see 204 th W, ws, ${ }^{\text {m Columbus av, }}$ (No 100) ${ }^{954}$ (7:1861), swe 107th as per bond; Minnie Mesny, of Castel Rectory, Guernsey, Channel Island, Eng; Ida M Harris, Port Washington, L1, \&

Stella A Hill, of Monteville, Montenotte, Cork, Ireland, to Title Guar \& Trust Co.
mort Washington av ( $8: 2136$ ), swe 163 d , as per bond: Riverside Viaduct Realty Co to Germania Life Ins Co, 50 Union sq.
200,000 ${ }^{\text {m}}$ Fort Washington av (8:2136); same prop; certf as to above mtg; Dec4; Dec
$26^{\prime} 12$;-same to same. mFort Washington av (8:2136); same same to Kenton Realty' Co, 135 Bway.
mFort
Washington av (8:2136); same
prop; certf as to above mitg; Dec $26^{\prime} 12$; prop; certf as to above mtg; Dec26'12; mFort Washington av ( $8: 2136$ ), nwc 162 d . 12, $3 y 6 \%$ Hilliard Constn Co to Title Ins 30,000 mFort Washington av (8:2123);
same
prop; certf as to above mtg; Deci2; ${ }_{\text {mFort Washington }}$ av ( $8: 2136$ ); same y6\% : same to Montrose Realty Co, 135
${ }^{m}$ Fort Washington av (8:2136), Same prop; certf as to above mtg; Deci2; Dec
millside av ( $8: 2173$ ), nws, at ss Nagle 196 to beg; PM; pr mtg $\$ 154,000$; Dec 24 ; Dec26'12, $1 y 6 \%$; Psaty Constn Co to Pros( 39,000

 ${ }^{\text {mLexington av, }} 519$ ( $5: 1303$ ), es, 20.5 n Jno M Kyle to New York Savgs Bank, 81 ${ }^{m}$ Lexington av, 1804 (6:1640), nwe 112th,
 to Julia Vreeland. White Plains, NY, exx-
trx Edw Vreeland.
3,500 mMadison av, 1881 (6:1747), sec 122d (No
50 ), old lines, $19 \times 100 ;$ Dec19; Dec $20^{\prime} 12$, 5 y 50), old lines, 19x100; De19; Decrard
$5 \%$ Bernard Gordon to Lawyers Mtg Co,
59 Liberty.
 1749), ns, 85 e Mad av. $50 \times 100.11$; pr mtg \$25,000; Dec23; Dec2412, 3y6\%; Mary A White, widow, to Jno B Brown, Chester-
town, NY. manhattan av, 385 ( $7: 1943$ ), nwc 116 th (No 381 ) , 19.11x50; Dec23'12, $4 y 5 \%$; Reuben E Fichthorn to Emily
Lawrence Park, Bronxville, NY. masle av, ss, at nws Hillside av, see
Hillside av, nws, at ss Nagle ay,
TPark av (5:1508), nec 79th (Nos 101-7),
102.2x85; Dec26'12; due Oct1'17; $6 \%$ intit completion of bldg. \& $51 / 2 \%$ thereafter Akron Bldg Co, $505{ }^{5}$ av, to Met Life Ins
800,000
Co, 1 Mad av. mPark av ( $5: 1508$ ) ; same prop; certf as
K
mpark av, 1109-15 (5:1518), sec 90th (No
Park av, 1109-15 (5:1518), see 90th (No
$100-2), 100.8 \times 82.2 ;$ pr mtg $\$ 112,000 ;$ Dec 17; Decta'12, 1ybo\%; Augustus, B Gray, Poughkeepsie, NY, to Hudson Mtg Col $\begin{aligned} & 115 \\ & \text { Bway. } \\ & 10,000\end{aligned}$ mpinehurst av (8:2177), swe 181st, 109.9x
$112.10 \times 114.11 \times 117.11 ;$ bldg loan; Dec2412; 112.10x114.11x117.11; bldg loan; Dec2412;
demand; 6\%; Comfort Realty Co to Title
Guar \& Trust Co.
140,000 mPinehurst av ( $8: 2177$ ), same prop; certf ${ }_{\text {m Riverside }} \mathbf{d r}$, 170, see 89 th, $333-47 \mathrm{~W}$. mst Nicholas av, 9 ( $7: 1821$ ), nwe 111th \$25,000: Dec17: Dec20 $12.2 \times 121.11 ; \mathrm{pr}$ mtg Vogler, Dec17; Dec20 129 E 111 , to Emigrant Indust
Vot Savgs Bank
mst Nicholas av, 3920 ( $8: 2121$ ), nee 164th, cash payment of $\$ 10,000$ to become due under contract for sale of above: pr mtg $\$ 46,000$; Dec 21 ; due Feb19'13 without int: Church of St Rose of Lima, in County of
NY, to Octav Land Co, 71 Bway. 10,000 ${ }^{m}$ West End av, 530 (4:1233) ; ext of $\$ 60$,${ }_{20} 000 \mathrm{mtg}$ to Aug $10^{\prime} 15$ at $6 \mathrm{Y}_{0}$; Dec18; Dec Eighty-Sixth St \& West End Av Co, 103 ${ }^{m}$ West End av, 596 (4:1236), es, 24.8 s 89th, 19x64; pr mtg $\$ \frac{1}{\text { D. }}$, Deczo; Dec21'12, Hawes, to Herrmann H Cammann, $165 \frac{\mathrm{~W}}{\mathrm{~W}}$ 58, \& ano, trstes
m2D av, $122(2: 449)$, es, abt 55 n 7th, 26.8

$\mathrm{x} 125 ;$ Dec $20 ;$ Dec $21^{\prime} 12$ due Nov15'17, $4^{1}, ~$ Louis Herman \& Chas Milgrim, all of Bklyn, to Citizens Savgs Bank, 56 Bowery, | 33,000 |
| :--- | ${ }_{26}^{\text {m2D }}$ av, 1121 ( $5: 1332$ ); sal Lss; Dec23; Dec

 m2D av, 2002 ( $6: 1675$ ), es, 25.5 n 103d, 25 x 103d, ass 254.7 , pr mtg $\$ 26,500 ;$ Dec17; Dec 2411; 3y51/\%\%; Fanny Mandelbaum to Ru${ }^{\text {ni2d av, 2006, see } 2} 2 \mathrm{av}, 2002$.
m2D av, 2365 ( $6: 1786$ ), ws,
$20 \times 53.11$; leasehold: pr mt
$\$ 3,000$; July1; Dec $21112,2 y 6 \%$ Ottilie Hyams to Tane m3D av, 45 (2:465), sec 10 th; sal Ls; Dec 24'12; demand; $6 \%$; Rudolph Joseph to Geo m3D av, 140-2 (3:870), swe 15th (Nos 144likovits, 1431 Charlotte, to $\mathrm{F}^{\prime}$ \& M Schae fer Brewing Co, 114 E 51. m3D av, 394 ( $3: 884$ ), nwe 28 th (Nos 157 -
61 ), runs w120xn49.4xe56.5xs 4.4 xe63.7 to 3 av xs25 to beg; Dec23'12; due \&c as per Lucy D Dahlgren, 103 Mad av. m3D av, 477, see William, 263.
m3D av, 1756 (6:1625), ws, 25.2 n 97th, 25 x 100. ext of $\$ 5,750 \mathrm{mtg}$ to Oct10 17 at $5 \%$; Oct30; Dec20'12; Caroline A Buhler with
Emma \& Max Brand, 351 E 50 . nom ${ }^{m 3 D}$ av, 1875 (6:1653), es, 75.7 s 104 th , 3y6. Me Moritz Weil to Adolph Metzger, 5.5
Vitchell pl \& ano. m4TH av, $379(3: 882)$, sal Ls; Dec23'12,
demand, $6 \%$ Jacob Mohr, Mt Vernon, NY, \& Saml Elder, NY, to F \& M Schaefer m5TH av ( $3: 842$ ), sec 15 th (Nos $2-4$ ), av xn77.6 to beg; Dec19; Dec21'12, 5y5\%; Emily A V B Reynolds, Eleonor C Wittmann, Mary E D Mitchell \& Louise Van B
Bond, to N Y Life Ins Co, 346 Bway

400,000
meth av ( $3: 797$ ), ws, 63 s 22 d , $40 \times 65$; Dec White Plains, NY \& Sophia Halbe widow NY to New York Savgs Bank, $818 \begin{array}{ll}8 \\ 8 & \text { av, } \\ 10,000\end{array}$
m7TH av, 561-5 (4:993), nec 40th (No 149), $59.3 \times 60$ : equal lien with mtg for \$95,000: Dec24'12: due $太 c$ as per bond;
Kath E Erady to Edw S Clark, CoopersmSTH av, 601-3 ( $3: 763$ ); ext of $\$ 18.000$ mtg to Dec1'14 at ${ }^{6 \%}$; Dec17; ${ }^{\text {Dec23'12; }}$ Circlet Realty Co with Nina P Lowen-
stein, Elberon, NJ. mSTH av, 601 (3:763), nwc 39th (No. 301), $24.10 \times 80$; ext of $\$ 60,000 \mathrm{mtg}$ to Jan $10^{\prime} 16 \mathrm{at}$ Co with Circlet Realty Co, 9006 av. nom mSTH av, 603 (3:763); ext of $\$ 35,000 \mathrm{mtg}$ Realty Co with Bank for Savgs, 280 a av.


MISCELLANEOUS MORTGAGES.
Borough of Manhattan.
mCertf (miscl) as to consent to chattel
mtg dated Dec18: Dec23: Dec26'12; Almtg dated Dec18; Dec23;
cazar Cafe \& Rec26'12; Al-
Al
Co to Pabst cazar Cafe
${ }^{m}$ Certf (miscl) as to chattel mtg for $\$ 1$ 274.58; Dec24; Dec26'12; Universal Mani
${ }^{\text {mLand at Bklyn. }} \mathbf{N}$ Y (Miscl); Oct1; Dec
${ }^{m}$ Land at Nevv Rochelle (miscl) ; certf as dent Realty Co to Corporate Investing Co
${ }^{m}$ General mtg agmt (miscl), as to cars payment of $\$ 92,356$; installs. of $\$ 35,000$ each for 14 yrs; Oct15; Dec20'12; Guarantee Trust \& Safe Deposit Co trste with Lehigh \& New England Railroad Co, a ${ }^{\text {mGeneral mtg (miscl) car \& locomotive }}$ ss; cash payment of $\$ 92,356$; instals 12 same to same.
${ }^{m}$ Neponsit Reach, W Rockaway $B$ of miscl): certf as to mtg for $\$ 15.000$; Ded 19: Dee2112; Neponsit Bldg
Guar \& Trust Co, 176 Bway

## MORTGAGES

## Borough of The Bronx.

mBirch st $\quad(*), ~ e s, ~$
$\times 100 \mathrm{n}$
$\times 100.5 \times 38.6 \times 100 ; ~$ Chester
Dec $26.12 ; ~ 3 y 6 \% ; ~ M i c h e l e ~$ Cieri to Agnes G W Bertieri, 16 : Victoria Cieri to Agnes G
rd, London, Eng.
mCharlotte st (11:2977), ws, 180.4 n Jennings, $40 \times 100 ;$ pr mtg $\$$ - Dec23'12, $3 y$ $\begin{array}{ll}6 \% \text { Mcevoy \& Koester constn Co to } \\ \text { Belle Smalbach, } 265 \text { W } 127 . & 2,000\end{array}$ ${ }^{m}$ Charlotte st (11:2977) ; same prop; certf to above mtg: Dec23'12; same to same

Clifford pl, nee Jerome av, see Macombs mClifford pl, sec Jerome av, see Macombs d, sect 17 th.
Cosier st $(10: 2764$ \& 2769), ws, 325 Sportford av, $102.11 \times 111.3 \times 42.1$; estoppel o whom it may concern.
Featherbed la, see Inwood av, see Ma
meatherbed la, swe Jerome av, see Maombs rd, sec 176 th .
mFeatherbed la, nwe Jerome av, see Ma-
${ }^{m}$ Featherbed la, nee Macombs rd, see Ma mSt Pauls sec 176 th. Brook av, see Brook at Pauls pl, sec St Pauls pl.
mVan Buren st ${ }^{(*)}$ ), es, 175 n Van Nest
$\mathrm{av}, 50 \times 100 ; \mathrm{pr} \mathrm{mtg} \$ 3.000 ;$ Dec21; Dec23 '12, due Apr1'17, $6 \%$ : Mary Schafer, 1729 Fillmore, to Alwin $\dot{H}$ A Borgmann, 1718
m138TH st, $482 \mathbf{E}(9: 2282)$; sobrn agmt Nov14; Dec23'12; Jno \& Jno H Hoops with ${ }^{m} \mathbf{1 3 8 T H}$ st E $(9: 2282)$, ss, 748.2 e Willis av, 19.6x85: Nov7; Dec 2012; 5y5\%; Jno Hawyers Mtg Co, 59 Liberty. $\quad 9,000$
$\mathrm{m}_{1497 H}$ st E, see Brook av, see Brook m150TH st, $\mathbf{7 5 1} \mathbf{E}(10: 2642)$; ext of $\$ 5,000$ mtg to Dec24'17 at 6\%; Dec24; Dec26'12
Louis Gordon \& Moritz Gruenstein with Nathan Kirsh
m151ST st, $301 \mathrm{E}(9: 2411), \mathrm{ns}, 350.3$ e Moris av, runs n116.10xe50xs24xw6.6xs 92.8 to st xw43.6 to beg; Dec23; Dec 24 '12; due $\& c$, as per bond; Benenson Realty Co, 407
E 153 , to Margt Nealis, $355 \mathrm{E} 50 . \quad 6,000$ ${ }^{m}$ me1ST st, 301 E; certf as to above mtg; m152D st av, $25 \times 145.5 \times 27.11 \times 133 ;$ ext of $\$ 10,000 \mathrm{mtg}$ to Nov1 15 at as per bond; Nov6; Dec Bertram, with Annie Wiesenthal. nom
${ }^{\mathrm{m}} \mathbf{1 5 3 D}$ st E. swe Bergen av, see Bergen
${ }^{m} \mathbf{1 6 0 T H}$ st, $\mathbf{4 0 6} \mathbf{E}(9: 2381)$, ss, 350 w Elton Dee23'12. du; PM; pr me bs per bond: Benenson
 ${ }^{m 163 D}$ st E, sec Morris av, see Morris
${ }^{\mathrm{m} 170 T H}$ st, $412 \mathbf{E}(11: 2893)$, ss 106.3 e Webster av, $16.3 \times 100 ;$ PM; pr mtg $\$-869$
Dec21; Dec23.12, $2 \mathrm{y} 6 \%$; Bertha Garry, 869 Elsmere pl, to Bungay Co, $27963 \mathrm{av}_{1,000}$
m172D st E (11:2845), ns, 39.9 e Jerome av, runs n26.9 to ss Walnut as on map xs62.8 to 172 d xw61.7 to beg; Dec26'12; due \&e as per bond: Caroline C Back to ${ }^{m} 175 \mathrm{TH}$ st E, swe Bathgate av, see Bathancon

m176TH st W, swe Jerome av, see Ma-
m176TH st W, sec Macombs rd, see Ma
m178TH st, 1181 E (*), ns, 300 e Bronx Park av, $25 \times 100 ;$ Dec20'12; $5 y 5 \%$; Ferd
$W$ Frankenberg to Elias H August, 55 W 7 \& ano exrs Matilda August. 2,500
 Frankenberg to Elias H August, 55 W 77
\& ano, exrs Matilda August.
4,500
m180TH st, 912 E, see Daly av, 2099
${ }^{m} 180 \mathrm{TH}$ st E, swe Daly av, see Daly av,
mis6TH st E, nee Belmont av, see Bel $\mathrm{m}^{186 T H}$ st. nve Crescent av, see Belmont av, nec 186th
${ }^{m} \mathbf{1 8 7 T H}$ st E, nec Prospect av, see Pros m194TH st E (12:3282), ns, 90 w Decatur av, $37.6 \times 95.2$; Dec26'12; due \&c as per
bond; Jno M Ruhl, 365 E 194, to Emilie shulz, 161 E 116. ${ }^{m} \mathbf{1 9 8 T H}$ st $\mathbf{E}(12: 3278)$, ss, 100.3 e Decatur av, $25 \times 95.6 \times 25.1 \times 100 ;$ Dec23'12; due \&c as
per bond: Rose B Salberg to Title Guar m204TH st E (12:3311), ns, 125 w Cadiz 1, $25 \times 125$; pr mtg $\$-$; $;$ Dec20; Dec21'12 due \&c as per bond; Carmine Vetrano to
Manhattan Mtg Co, 200 Bway. m213TH st E, see White Plains rd, see White Plains rd, sec 213th.
m216TH
$25 \times 109.4 ;$ pr (*), ms , 125 w Laconia ay $\$ 4,400 ;$ Dec14; Dec $24^{\prime} 12$ y6\%; Maria Pappile \& Domenico Dalo to m232D st E (*), sec White Plains rd, 105 Plains rd, $105 \times 114$, except pt for White Plains rd; Dec20; Dec21'12, $3 y 6 \%$; Jane 3 av, Mt Vernon, NY. 20,00 m232D st $\mathbf{E}$, swe White Plains rd, see 232 d ma3eTH
m236TH st $\underset{\text { E }}{\mathbf{E}}(11: 3371$ \& 3390$)$, ns, 200 e $4402(11: 3371$ \& 3390 ), es, 125 n 241 st , 25 x 85; Dec19; Dec20'12; installs; $6 \%$; Ernst Keller to Mendel Marcus, 2905 E 5, Coney
Island, NY. m23sTH st, 120 E ( $12: 3372$ ), ss, 200 e Oneida av, $25 \times 100 ;$ pr mtg $\$ 45,000 ;$ Dec14; Dec
20 '12; due \&c as per bond; Ernst Keller to 20tto Keller, 4374 Martha av. $\quad 750$
Otto mAv Von Humboldt (13:3423), es, 225 s F 61 st, $100 \mathrm{x} 95 ;$ PM; Dec23'12, $3 \mathrm{y} 41 / \% \%$ Jno
F Cavanagh to Henry Forster, 138 E 40.
2,100 Aqueduct av ( $9: 2534$ ), es, 175 s Merriam av, runs se59xe54.8 to ws Merriam av xs beg; Dec19; Dec20'12; 3y5 $1 / 2 \%$; Domenico. Abbate Rocco J Palazzo \& Vincent C Pepe to Isabella G Francis at Bridge-
hampton, LI.
3,900
mailey av $(12: 3263)$, es, abt 414 n Cannon pl, $26.3 \times 134.7 \times 21.2 \times 134$; Dec18; Dec20 150 W 62 to Bridget Quinn, 150 W 62 .
mBarnes av (*), ws, 78 n Randall, 26 x Pasquale Bifulco, 128 Thompson. 150 mathgate av (11:2916-41), Swc 175 th; transfer of tax lien for years 1902 to 1908, assessed to unknown; May1'11; Dec St Marks av, Bklyn. melmont av ( $11: 3075$ ), es, 145 s 188 th , 3059 ), es, 100.4 s Pelham av, $50 \times 82.4$. also PARK AV (11:3039), sec 185th, $25 \times 100:$ pr
$\mathrm{mtg} \$ 85,100$ : Dec 21 ' 2 ; due July1'13, $6 \%$ : mtg $\$ 85,100$ Dec21'12; due July1'13, $6 \%$; Russhon, 3131 Decatur av. 12,000 mRelmont av $(11: 3074)$, nec 186 th, runs Villiam xw25 to beg, except pt for Cres cent av, 186th \& Belmont av; pr mtg $\$ 10$,
000 ; Dec23'12; due \&c as per bond: Gui000 : Dec23'12; due \&c as per bond Gui-
seppe Tamascia, 636 Crescent av, to Henry seppe Tamascia, 636 Crescent av, to Henry
Elias Brewing Co, $403 \mathrm{E} \mathrm{54}$. ${ }^{m}$ Benedict av (*), ns , 251.11 e Storrow $\% \%$ Aiwin H A Borgmann to Wm Buhl ${ }_{\text {mbergen av }}$ (9:2362), swe $153 \mathrm{~d}, 48.9 \times 94.11$ y6\%: Benenson Realty Co to ; Dec26'12 Realty Co, 509 Willis av. $\quad 10,000$
mBoston rd, 1757-9, see Southern blvd, 1761-3. mBroadway $(13: 3423)$, ws, 120 n 259 th,
x100: PM: Dec17: Dec23 $12,3 y$
Anson Barker to Henry Forster $41 / 2 \% ;{ }_{2}$
 0'12: due Oct1'13; $6 \%$; Freda Brownshield 1860 Wallace av, to Saml Bitterman, 122 ${ }^{m}$ Brook av $(9: 2275)$, sec 149 th, $85 \times 50 ;$ Dec 23 Union Sq Savgs Bank, 20 Union Sq. 35,000
Sto
 Dec2; Dec24'12; due May 20 '13, $6 \% ;$ Andw
Kitchen Realty Co Inc, a corpn, 2009 Bronxdale av, to Jos Barone, 168 Lenox
mBrook ny ( $11: 2895$ ), same prop; atso LAND at Yonkers, $N$; certf as to above
$\mathrm{mtg} ;$ Dec2; Dec24'12; same to same. ${ }^{\text {m Commonwealth }} \mathbf{\text { av }}, \mathbf{9 6} \mathbf{( * )}^{(*)}$ ext of $\$ 2,-$ Jietjen with Eiliz A Tietjen, 2935 av. A mConcord av. 584 ( $10: 2642$ ) : ext of $\$ 5,000$ Louis Gordon \& Moritz Gruenstein with Louis Gordon \& Moritz Gruenstein with
nom Courtlandt av, 524 (9:2327) ; sal Ls; Dec 1: Dec23'12, demand, $6 \%$ : Ganne Palombo corpn, 842 St Anns av. Huplers Sons, a a mCrescent av, nwe 186th, see Belmont av, merotona Pkway, es, 219.7 s 177th or
Tremont av, see Daly av, ws,, 252.8 s Tremont av or 177 th . mDaly av, 2099 (11:3122), swe 180th (No
$912) 31.4 \times 101.6 \times 31.3 \times 99.6 ;$
Dec $20^{\prime} 12 ;$ due Jan118: $5 \%$; Cross Avenue Co, 3787 Bway Sigmund Rothfeld. $\quad 34,000$ mDrly av, 2009: certf as to above mtg;
Dec 20 ; 12 ; same to same. mDaly av $(11: 3122)$, swe $180 \mathrm{th}, 31.4 \times 101.6$ x31.2x99.6: sobrn agmt; Dec20; Dec23'12; Eentral Bldg Impt \& Investment Co with
Bettie Rothfeld et al, tristes Sigmun $\alpha$ Rothfeld.
mDaly av \& Crotona Pkway ( $11: 2985$ )
same prop; certf as to above mtg; Dec19 same prop; certf as to above mtg; Dec19:
Dee21'12; same to same. mDaly av $(11: 2985)$, ws, 252.8 s Tremont TONA PKWAY (11:2985) es. 219.7 s 177 th or Tremont av, $54.11 \times 304.2 \times 50.6 \times 319.6$ : Dec
19: Dec21'12; due \&c as per bond: Union19inton Impt Co to Harris Mandelbaum. 12
Tint
W 87 . mGouverneur av
Sedgwick av,
(12:3252)
25 Sedgwick av $25 \times 100$ PM: Dec20: Dec23
$12,3 \times 51 / 2$
Ph o Adam Wiener 348 Central Park W 850 mHighway (*). leading to Reed's Mill.
ns, adj land S
B Odell. runs nw $223 \times n \mathrm{w} 153$ re76xsw104xselos to beg; also PLOT beadi land of said of letl, runs w150xn150xe $150 x s 150$ to beg. with right to pass over
lands of $W$ H I Howe to Boston rd isolands of W H I Howe to Boston rd reo-
called): also WESTCHESTER TURNPIKE orth large gate post in picket fence, runs se
127xs182xsw20xse354.6xsw $455 \times n w 137 \mathrm{x}$ nw $370 x n e 43 C x n w 263.4$ to said rd xne211.9 co
beg. contains 6 and $90-100$ acres; also OLD Meade \& Howe are separated from Est Jas Hyde, runs se $292 x s w 155 \times n w 309$ to rd
xne235 to beg, except part conveyed to City \& Countv Contract Co by deed recorded June7'06; Dec17; Dec24'12; $3 v 51 / 2 \%$;
Holler Ice Mfg Co \& ano to J Addison, 99 Center av, New Rochelle, NY, exr. \&c,
Isaac M Daggett.
15,000 ${ }^{\mathrm{m}} \mathbf{H o e}$ av (11:2988), es, 275 n Jennings, $23^{\prime} 12,3 \mathrm{v} 6 \%$; Frank Tomasino, L I' City, to Michl Romeo, $752 \mathrm{E} 226 \mathrm{th}, \&$ ano. 2.000
mHoe av, 1505 $(11: 2981)$, ws, 25 s 172 d , per bond. , Deczia Davis 51 due \&c, as av , to Sadie B Clocke, 800 Riverside dr.
 $51 / \%$ : Thos Griffen to Ellen Anderson.
351 E
4.600 mintervale av $(10: 2692)$, nws, 355.7 ne 12. 3 y5 \% Rridqet MeTigue 113i Dec21 vale av, to Edw Robitzek, $1010 \mathrm{E} \quad 163,000$
${ }^{m}$ Inwood av, see Featherbed la, see Ma-
mJackson av, 456 ( $0: 2578$ ), es -302.2 s $147 \mathrm{th}, 25 \times 100$ : PM: Dec20: Dec21'12; due $\& c$ as per bond: Raffaele A Claps to Title
Guar \& Trust Co. mJerome av, 1629 ( $11: 2860$ ) : sal Ls; Nov man to A Hupfel's Sons, a corpn, 842 St mJerome nv, swe $\mathbf{1 7 6 t h}$, see Macombs rd, merome av, nee Clifford pl, see Macombs ${ }^{m}$ Jerome av, sec Clifford pl, see Macombs d , sec 176 th.
${ }^{m}$ Jerome av, nue Featherbed 1a, see Maombs rd, sec 176th
mJerome av, swe Featherbed la, see Ma-
combs rd, sec 176 th. mKatonah av, 4402, see 236 th E, ns,, 200 e ${ }^{m}$ Liebig nv $(13: 3423)$, Ws, 138.10 n 260th, 76.1x95x54x97.6; PM; Dec17; Dec21'12, 3y $\mathrm{E}_{\mathrm{m}}^{\mathrm{E}} \mathrm{Long}^{2}$ wood av. $\mathbf{8 6 3}$ ( $10: 2689$ ), str Ls; Dec mongwood av, 663 (10:2689), str Ls; Dec
23 : Dec24'12; installs; 4\%; Chas Cappelle.
887 Longwood av. to Chas Lipschitz, 883 Longwood av. (*) 2313 mLyon av, 2313 (*). ns, 100 w Parker av,
$25 \times 100 ;$ Dec $20 ;$ Dec21'12, $3 \mathrm{y} 51 / 2 \%$ Wm W,
 ${ }^{m}$ Lyon av, 2313; sobrn agmt; Deci0; Dec
macombs rd, nee Featherbed la, see MaCombs rd, sec 176 th
mancombs rit (11:2866), sec 176th, runs e
-to Ws Jerome av Xs- to ns Featherbed -to ws Jerome av xs- to ns Featherbed rd xns6xwloz.7xnw40.8 to es Macomos rd xw- to beg; also JEROME AV Clifford pl, runs e- to Cromwell's Brook as it formerly existed xnto Jerome ay xs- to beg; also JEROME AV (11:2848), sec Clifford pl, runs e- to ed xs to to ns 174th xW- to es Jerome av xn- to beg; also JEROME AV (11:2860), swe Featherbed la, runs w- to es In-
wood av xs xe- to cl Cromwell's Brook as it formerly existed xn- to Jerome av
xn- to beg: also INWOOD AV (11:2865), swe Featherbed la: pr mtg $\$ 250000$ swe Featherbed la, pr mtg $\$ 250000$ :
Dec10 Dec24'12; $1 \mathrm{y} 51 / 2 \%$ Royal E Moss, Red Bank, NJ: Florence C Gilbert, 33, Riverside dr: Octavia Earle, of White
Plains, NY; Mignon $G$ Brand, Chicago, Ill: Mildred H Tuttle \& Ethel Hays, New Rochelle, NY: Beverly Keator, Hartsdale, NY: Randall M Keator of New York, to Edw S Clark, Cooperstown, NY. 35,000 macombs rid Jerome av, Jerome av, Jerome av, Inwood av, same prop; ext of $\$ 250,000 \mathrm{mtg}$ to Dec17'13 at $6 \%$ Dec10; Dec24'12; same with Stephen C Clark,
Merfin av, wa, at inn arm merriam av, wn, abt $\mathbf{1 7 5}$ N Aqueduct av
see Aqueduct av, es, 175 S Merriam av.
Middletown rd ( ${ }^{\circ}$ ), ns , 231.8 w Eastern blvd, $55 \times 158.9 \times 55 \times 159.4 ;$ Dec17; Dec20'12;
due \& as per bond; Chas R Baxter Constn due sc as per bond; Chas $R$ Baxter Constn
Co to Margt McGill, 2328 Andrews av. 1600
mMiddletown rd (*), same prop; certf as to above mtg; Dec19; Dec20'12; same to same
${ }^{m}$ Morrin av ( $9: 2422$ ), sec 163 d . $39 \times 86$; ext of $\$ 31,000 \mathrm{mtg}$ to Nov22 17 at $5 \%$ Nov22 for Delia E Gurnee, with Wahlig \& Sonsin Co, 1344 Bristow
${ }^{\text {mProspect }}$ Rv, 910-12 $(10: 2690)$, es, 25 s Constn Co, a corpn, to Lawyers Mtg Co mProspect av, 910-12, same prop; cerli as to above mtg; Dec24'12; same to same.

## ${ }^{m}$ Prospect av $(11: 3115)$, nec 187 th, $50 \times 95$

 sobrn of mtg for $\$ 10,300$ to mtg for $\$ 2,000$ Dec10; Dec2012; P \& F Constn Co, Prospect av with Gussie Morgenstern, 118 Columbia. "Southern bivid. 1761-3 (11:2940), ws, 22 s Crotona Park E, runs w $130.1 \times s 16.4 \times w 4.7$ x s25xe134.2 to Boston rd (Nos 1757-9) xn33.5 to Southern blvd xn33.10 to beg; pr mtg bond. Kellwood Realty Co to Chas nert, 1408 Franklin av. ${ }^{\text {m }}$ Southern blvd, 1761-3 \& Boston rd, 17579; certf as to above mtg; Dec19; Dec20'12. same to same.mSouthern blvd, 1761-3 \& Boston rd, 17579; sobrn agmt; Dec19: Dec20'12; Emil. ${ }^{m}$ Southern blvd, 1761-3 \& Boston rd, 17579: ext $\$ 7.000$; mtg to Dec19'17 at $5 \%$; Dec Co, S15 Hunts Point rd. Kellwood Realty ${ }_{\text {mSouthern }}$ blvd, 1813 ( $11: 2958$ ) nwe 175th: sal Ls; Dec18; Dec26'12 demand $6 \%$
W
108. Thos Lynskey to Lion Brewery,
104
500 ${ }^{m}$ Southern blvd $(10: 2742)$. es, 270.5 s Al dus, 2 lots ea $42 \times 150,2$ bldg loan mtgs ea str, Co (Inc), Corpn to City Mta Con Wall. (1nc), a corpn, to City Mo 86,000 mbouthern bivd ( $10: 2743$ ), es, 180 s Westchester av, $42 \times 117$; agmt as to share ownership in mtz, Decis. Deczol2; Gibraltar Mtg Co to Baron De Hirsch Fund 80
Maiden la mSonthern Hud ( $10: 2742$ ); same prop; certfs as to above mtgs; Dec23'12; same to same.
mSouthern blvd $(10: 2742)$; same prop: ${ }^{2}$ PM mtgs ea $\$ 10,000 ; 2 \mathrm{pr} \mathrm{mtgs} \$ 43.000$ Dec23'12, $3 y 6 \%$ : same to American Real
Estate Co, 527 av. $\mathrm{m}^{\text {Southern blvd }}$ ( $11: 2976$ ), nwe Wilkins ${ }^{m}$ Southern blvd (11:2976), nwc Wilkins av, $99.3 \times 85.7 \times 127.9$ gore: Dec13: Dec $20^{\prime} 12$
$3 \times 5 \% ;$ Emil S Levi to Fanny Stern, 29 W 71. mistory av (*), ss, 239.8 e Olmstead av two lots, ea $25 \times 103.1$, two mtgs. ea $\$ 4,000$ Nov1; Dec24'12; $3 y 51 / 2 \% ;$ Wm F Angus to
Central Mortgage Co, 60 Wall. 8,000 ${ }^{m}$ Summit av $(9: 2524)$, es. 175 s 162 d , 25 x $100 ; \mathrm{pr} \mathrm{mtg} \$ 7,500$ Nov22; Dec24'12: due Apr22'13, $6 \%$ : Geo F \& Christina E Bache to Alema Realty Exchange Co, a corpn,
mTiemnn av ( $*$ ), Ws, 425 s Chester av, 25
$\times 100$; sobrn agmt; Dec 20 ; Dec $23^{\prime} 12$; Mount x100; sobrn agmt; Dec20; Dec23'12; Mount
Vernon Builders Supply Co with North Side Mtg Corpn, 391 E 149. With Nom mUnion av, 10s5 (10:2670) ; sal Ls: Dec \& Patk J Tague to A Hupfel's Sons, a corpn, 842 St Anns av. wh 207.7 s 176 th
mWalton av $(11: 2850)$, ws, 20.100 mWalton av $(11: 2850)$, ws, 207.7 s 176 th;
$50 \times 100 ;$ Dec $2312 ;$ due \&c as per bond; August Nelson, 193 W 168 , to Karl Riese

Walton av $(11: 3179)$, ws, 153.3 s 181 st also PLOT (11:31 begins 24.1 to beg ton av \& 150 sw 181st, runs e55.10xs31.9x w23.7xnw51.5 to beg; also WALTON AV (11:3180 \& 3185), es, at line bet lands formerly Archer \& lands formerly of Chrys $33 \times n e 39 \times n w 12 \times n e 43.10 \times s w 15.8 \times n w-$ to $p$ 24.1 e Walton av \& 150 s 181 st xw24.1 to av Xs- to beg; pr mtg 89,000; Dec19; Dec 20 Faust, 157 Mundane Realty Co to Edw A Faust, 157 W H 2
Walton av, Plot, Walton av, same prop same to same
Washington av (*), es, 146.3 n 2a, as on map in partition of Real Estate of Wm Adee, $75 x 100$, except pt for Benson av of \& Piche T Fordham to Hahneman Hospital of City of NY, 657 Park av, 1,000 mWashington av (9:2389), nws, 195.2 nc $167 \mathrm{th}, 40 \times 140.3$; ext of $\$ 2,300 \mathrm{mtg}$ to Dec 5'14 at \% as per bond; Dec24; Dec26'12; Tsadore M Levy with Bernard A Green-
thal, 1185 Wash av.
mWebster av $(12: 3277)$, ws, 50 s 195 th , Morgan Co 793 : Dec24 12; 5y6\%; Quille Savings Bank, 59 Cooper sq. 15.000 wWebster av (12:3277), same prop; cert as to above mtg; Dec23; Dec2 $4^{\prime} 12$; same to same.
mWestchester av ( $10: 2676$ ), ss, 126 ne Union av, $25 \times 119.6 \times 25 x-$; Dec20'12; $5 y 5 \%$ port, RI. Samuels to Hope I Powel, New mestehester turnpike \& Post ri
mown ( West cofieid av (*) ss, at nuc land Michl McWheeny, runs s100xw120 to common high water mark Eastchester Bay x 100 to av xello to beg, City Island; Dec 19; Dec2112; due \&c as per bond; Robt
Kelly to Evelyn L Wood, 357 W 123 Kelly to Evelyn L Wood, 357 W $123.2,500$ ${ }^{\text {m White Plains rd (*), see } 213 \mathrm{th}, 100.4 \mathrm{x}}$ $113.3 \times 100 \times 105.2$, except pt for rd; Dec13:
Dec26.12: due \&e as per bond: Chas W Oakes to Jno Riegelman, 19257 av.
${ }^{m}$ White Platns rd, swe 232d, see 232d E,
mWhite Plains rd, see 232d, see 232d E sec White Plains rd.
mWilkins av, nwe Southern bivd, see Southern blvd, nwe Wilkins av, Dec24"12; demand, $6 \%$ Jacob Smith to Carlfried Amusement Co, 350 Bway. 800 m3D av, 3861-3891 (111:2919), ws, 115.4 n
Wendover av, 200.11×109.6x200x90; Dec 23 12 . $2 \mathrm{y} 6 \%$; Zarland Realty Co to David Schwartz, 1076 av, Bklyn Co to David m3D av, 3S61-3891; certf as to above mtg; m3D av, 3s61-3s91; certf as to above mtg;
Dec23'12; same to same. mesD av 30cs (11.2929)
12,000 , s968 (17.2929); ext of mtg for dw W Davis with Ch; Dec1; Dec26'12; 129.
m 3 D
m3D ay (11.2925) es, 191.2 170 nom 209: A $T$ : 12925 ), es, 191.2 s $170 \mathrm{th}, 72.9 \mathrm{x}$ north: PM: pr mtg $\$ 15,000$; Dec 24 ; Dec 26 12. due Jan1 18. 6. Regina Peltin to Jno J Tully Co, 1603 Boston rd. 8,500

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DECEMBER 28, 1912

## THE UNSIGHTLY BILLBOARDS OF NEW YORK

How They Frustrate the Efforts of Architects and Builders to Make a Handsome City-Inconsistency in Public Policy

BY RAYMOND B. FOSDICK
Former Commissioner of Accounts, City of New York *

I T is with some reluctance that I have to call attention to the conditions existing in my own city of New York. In 1905, New York City passed an ordinance regulating not only billboards, but sky-signs erected under the roofs of buildings. Public opinion was thoroughly aroused; and the ordinance was passed as an entering wedge into the problem of civic ugliness. But, alas for our expectations! The Court of Appeals, in a decision handed down in March, 1909, held unconstitutional that part of the ordinance relating to sky-signs. "The purpose seems to be mainly sentimental," said the learned Court, "and to
advertisers know, that a test case would send it to its long home with many other enactments for the public good which the Court of Appeals in its infinite wisdom has declared unconstitutional.

The result of this condition is evident to any one who has occasion to pass through our streets. On every side, in every part of the city, whether in restricted residential locations, park surroundings, or business sections, an unceasing exhibition of signs of every conceivable construction, color and form confronts the eye.
There are approximately 3,700 billboard in New York City, 25 per cent. of
haps unexcelled in any city of the world, past splendid churches and libraries and private residences, skirting the magnificent sweep of Central Park, and ending its triumphal course in the Mt. Morris section on the north. We New Yorkers, in our provincialism, think it is the finest street in the world; and, indeed, there is much to substantiate our belief. But come with me up Fifth avenue past St. Gaudens' statue of Sherman that stands at the entrance to our great park, past the splendid residences that front on the east side of the street. That is the Metropolitan Museum that rears its granite walls on our left. That is An-


AT BROADWAY AND 29TH STREET-THE FIRST STREET IN
prevent sights which may be offensive to the esthetic sensibilities of certain individuals." And then the Court gave vent to the following illuminating utterance: "Esthetic considerations," it said, "are a matter of luxury and indulgence rather than of necessity." God forbid that we should criticise the courts!-and yet I cannot help thinking (and I am an attorney myself) that had the learned Court of Appeals known a little more about life as it is lived in our crowded cities, and a little less of antiquated conceptions of individual liberty, it would not have been so quick to declare invalid the emphatically expressed will of the people.

What is the result of this decision? While no decision has as yet been rendered as to the constitutionality of the other section of the ordinance, relating to billboards, and it still stands unchallenged on our statute books, it is, to all intents and purposes, unenforced. For the city administration knows, and the

[^0]which, from actual inspection in the different boroughs, we have found to be of the double-decker variety. In some instances triple-deckers can be seen. There are thirteen gigantic billboards situated along the most picturesque part of Riverside Drive, between 96th street and 143 d street. At forty-one locations in the streets surrounding Central Park are located billboards, some of them to the height of 30 feet. So mad has become our race for signs that even some of our city officials-the guardians of the people's interest-have taken a hand in their erection. Only this year, the Comptroller's office of New York rented for billboard purposes some property which the city owned directly facing the entrance to Prospect Park in Brooklyn. Everybody's doing it; why shouldn't the city make a little money? I am glad to say that these city officials have seen the error of their ways and the contracts have been rescinded.
Fifth avenue in New York City is our show street. Broad and straight it runs from Washington Square on the south through a shopping district that is per-

BILLBOARDS ON CAR BARNS ADJOINING
drew Carnegie's house diagonally across the avenue.
But next door, adjoining Mr. Carnegie's house, what is that jarring, blatant mass of color that we see, as we stand on the steps of the Metropolitan Museum? That is a billboard, 20 feet high, 60 feet long, proclaiming in strident tones the excellence of a patent breakfast food and the superiority of a certain make of men's underwear. Why in the name of common sense should New York City permit such a desecration? It is because the revered jurists of our Court of Appeals-and God forbid that we should criticise the courts!have decided that esthetic considerations are a matter of luxury and indulgence rather than of necessity!
But let us look a little further. A few blocks beyond the Metropolitan Museum the riot breaks out afresh, and the discordant shrieks of the advertisers become deafening. Four uninterrupted blocks of 20 -foot billboards, running in a straight line, across the street from Central Park for nearly a quarter of a mile, announce to a breathless public the
arrival of beers, gins, cigarettes, patent medicines, teas and chewing gum.

## "They Even Profane the Dead."

Let me take you to the corner of Riverside Drive and 119 th street. Have you ever seen a more wonderful sight? There is the broad sweep of the Hudson, showing blue against the gray of the Palisades on the Jersey shore. Those boats in the river below are United States battleships. To our right rises the splendid Tudor Gothic tower of the new Union Theological Seminary, while directly in front, two hundred yards up the drive, in the dignity and simplicity of the man whom it was built to honor, stands Grant's tomb. As your eyes rest on that great scene, why do you suddenly gasp? Between the Gothic tower of the seminary on our right, running up with-
in a short distance of Grant's tomb, are 500 feet of glaring billboards, demanding our attention to somebody's cleanser and somebody else's tea. As if it were not enough to affront the living, they even profane the dead!
In this manner I could take you to dozens of places in New York, our parks, our squares, our public drives, our principal thoroughfares, and show you how their beauty and sightliness are marred and destroyed by the hideous profusion of our billboards. To what purpose do we erect a Century Theatre on Central Park West and 62d street and spend thousands of dollars in making it architecturally beautiful, if 60 feet of doubledecker billboards are stuck up next door? To what end should we plan the splendid plaza at the Brooklyn terminal of
the Williamsburgh Bridge if the equestrian statue of Washington that we place in the center is silhouetted against the mammoth 40 -foot sign of a 14th street drygoods store? To what purpose do we spend our public money on the imposing entrance to Prospect Park in Brooklyn if we try to make the trees and shrubs and the marble groups harmonize with advertisements of bottled beer? Why place a magnificent statue of Liberty in our harbor to welcome our home-coming citizens, when, across the bay, on the Brooklyn side, rises the gigantic attention-compelling sign, proclaiming to all the world that America uses a certain patent medicine for a popular ailment? The inconsistency of our public policy in matters of this kind is a sad commentary upon our common sense as a people.

# RURAL AND SUBURBAN HOUSING EVILS 

Should Both Private Residences and Tenements Be Under One General Housing Law, For the Good of Owners as Well as Tenants?

By ELMER S. FORBES
Chairman Housing Committee, Massachusetts Civic League*

THE truth is that except in New England and in the metropolitan districts of some of the larger cities, tenement houses are few and far between, and the problems which have their origin in the multiple dwelling do not exist, but there is a housing problem wherever there are houses, whether they are occupied by one family or more, and housing reform is a nation-wide necessity.

It should be clearly understood that for the most part the tenement house problem does not enter into this question at all. In New England it does, and I shall have something to say about conditions there in a minute, but outside of New England, so far as my own observation goes, the tenement house in country and suburban districts with the exception mentioned, is practically a negligible quantity.

More or less bad housing is to be found in the country all over the United States, but in some respects it is not so bad, nor does it have the same causes as in the cities. The dwellings in question may be fairly well built or be miserable shacks or anything between the two; but whatever they are, dirt usually reigns supreme within doors, they are apt to be crowded to the limit, water to be scarce and sanitary conditions unspeakably vile.
It is not often the fault of a speculative builder or of a grasping landlord. Neither does the high value of land, nor an excessive ground rent, account for it, for you find these slum spots where
the land is almost worthless. Personally, I believe the explanation of the country slum is to be sought not so much in unfavorable economic conditions as in the physical and mental and moral deficiencies of the occupants.

## The Problem in the Smaller Cities.

When we turn to the suburban towns and the small cities of fifty thousand population or less we face a different proposition. Here we are dealing not alone nor principally with the shack oc-
cupied by the decadent family, but with the housing accommodations of every class of society, and we run the gamut of housing abominations. As has been said, except in New England there are
almost no tenement houses in these towns, but some of the worst living conFrom a paper read at the National Conference
on Housing at Philadelphia.
ditions it has ever been my fortune to see have been in small one-family houses in different parts of the country, a.ad especially in several Western communities.
The same thing is indicated by conditions in suburban New England. Here we have a form of tezement house, the wooden three-family flat, of which I wish to speak because it is spreading like the cholera or yellow fever. It is already firmly established in the large region of which New York City is the center, and will surely make its appearance in more distant parts of the country unless measures are taken to prevent it. It was first built in New E.ggland because, as it does not fall within the local definition of a tenement house, it is not subject to any of the requirements of the tenement-house law. Its rooms may be practically closets, they may be without windows to the outer air, if the builder does not choose to put them i.s; the plumbing can be reduced to the lowest terms.

Nothing in the way of a tenement house could be worse except another of the same sort, but higher. It is usually of the flimsiest construction, and after a few years the owner is likely to ask for an abatement of taxes because of its depreciation in value. It is a dangerous fire hazard, dreaded alike by the fire department and the owaers of neighboring property. It is terribly destructive of real estate values, and the coming of one such building into a residence district will cut in two the selling price- of the nearby properties. Within a month a building company appeared in one of the large suburban towns in the vicinity of Boston and announced that it proposed to put up fifty of these three deckers. The people, rich and poor alike, could almost hear the crashing of property values and at once took steps to ward off the impending danger and to protect themselves against similar attacks in the future.
We should all agree that the exploitation of the tenant is a greater injustice than the destruction of property values, but there is no reason why either of these things should be permitted. Both are common in our suburba.a towns. We have heard much about the injury to the tenant, but not so much of the other side of the question.

One of the serious results of the lack of building regulations is that no property owner, be he large or small, knows what is going to happen to him. The daily newspaper supplies illustrations of

## How Good Property Is Injured.

A citizen built a beautiful house within an area of 50,000 square feet of land -and presently found himself confronted by a garage. A gentleman expended $\$ 17,000$ on his place, as he called it-and by and by a fellow citizen built a row of seven one-story shacks on the opposite side of the street. A third citizen, whose property cost him $\$ 50$,000 , awakened one morning to discover a Chinese laundry in the basement adjoining his own, and the selling price of his estate automatically reduced by that master stroke of Fate and an unscrupulous neighbor to $\$ 13,000$."

A policeman in a country town which I know well built himself a comfortable house on a generous lot and adorned it with trees and shrubs to suit his taste. Along came a speculator who planted a flimsy firetrap of a three-decker within three feet of his lot line, cutting off his sunlight and robbing him of half the savings of his life time.

## Tragedies of the Suburban Towns.

These are the tragedies of the suburban towns, and they are certainly worthy of the attention of the National Housing Association. They do things better than this in Germany, as we all know. There you are not allowed to go on your way with no regard whatever for your neighbor. You may not kill him with an unsanitary and unhealthy house, if by chance he does not own his own home and has to rent one from you. Or if he is so fortunate as to own his own place you cannot rob him of his property by building some unsightly or undesirable structure in his immediate vicinity. Why should these things be permitted in America?

They seed not and ought not to be. At the same time that the protection of the law is thrown around the tenant, securing him against oppression and wrong on the part of the owner of his dwelling, something should be done to preserve the beauty and attractiveness of our towns and cities and to afford a reasonable safeguard for the property
values of the homes of their citizens.
The only difference between the evil housing conditions of the small village of a few hundred people and those of the city of as many thousand population is in degree, not in kind. In the village there will be only one-family or at the most two-family houses, and in the city there will be hundreds of thousands of multiple tenements, but the same wretched conditions will be found in them all. There is only one problem in both village and city.

## Tenements Not the Sole Offenders.

It was perfectly natural when we woke up to the evils of bad housing that we should at first direct attention to the tenement houses of the large cities. The evils were concentrated there,
we could see the outrages practiced upon tenants and the dangers which threatened the rest of the community, and we said these iniquities must go. But now a clearer and fuller knowledge has shown us that bad housing is quite as much a matter of the one and the twofamily house as it is of the dwelling which shelters a much larger number of families, and reform is just as necessary in the one case as in the other.

I have said it before at another time and place and repeat it here, that I am convinced the only way in which owners, occupants, and community can be assured of adequate protection against bad living conditions is by bringing every kind of dwelling within the scope of the law, and this is the one point which I wish to make in this paper.

A tenement house law is good as a step toward something better, but the general situation demands not a tencment house but a well enforced housing law. Under such a law it will probably be necessary to classify dwelling houses according to the number of families occupying them, but this offers no great difficulty. The great achievement will be the wiping out of the troublesome distinction between tenement houses and private residences and the bringing of them all under one general housing law. The cities of Columbus and Duluth have already done this. In several of the towns of Massachusetts groups are at work upon a similar law. It is bound to come, nothing can stop it, because it is i. the interests of the health, morals and happiness of all the people.

# SEVENTH AVENUE EXTENSION IMMINENT 

New Areas of Assessment Proposed-New Basis For Distribution of Expense - Hearing to Be Held January 9 - Proceedings Then to Be Initiated

A COMMITTEE of the Board of Estimate has recommended to the board that proceedings be initiated for the acquisition of the land needed for the extension of Seventh avenue, and a hearing has been set for January 9 .

Last September a hearing was held by the committee in order to give an opportunity for an expression of views on several different plans for the distribution of the expense. The committee, which consists of the President of the Board of Aldermen, the Comptroller and the President of the Borough of Manhattan, believes that what was designated as plan No. 3 is the most feasible and equitable. Under this plan the cost is to be divided between a district of special benefit, including the immediate frontage on the new and widened street to a depth of one hundred feet, a secondary area of benefit embracing a large territory which would be benefited by the improvement but excluding the im-


ST. JOHN'S CHURCH, WHICH WILL BE CUT THROUGH BY THE WIDE
area of assessment but excluding district "A," 33 per cent.

District "C," the Borough of Manhattan, 40 per cent
outherly end to Carmine street, the widening of Varick street from Carmine to Franklin, and the extension of Carmine street as widened from Franklin to West Broadway. District "A" embraces the immediate frontage of the new and widened avenue.
District " $B$ " extends from the north side of 59 th street midway between Seventh and Eighth avenues eastwardly to a point midway between Sixth and Seventh avenues; thence southerly along a line midway between Sixth and Seventh avenues to West 24th street from which point the boundary follows a zigzag course in a generally southerly direction corresponding to the direction of Seventh avenue extended southward, and fetches out at Liberty street one hundred feet east of the easterly side of Broadway.
The southern boundary begins there and runs between Maiden lane and Liberty street and between Cortlandt and

area of Ássessment for the extension of seventh avenue and widening of var-
mediate frontage, and the Boroughs of Manhattan, Brooklyn and The Bronx.

## Areas of Assessment.

The committee now recommends that proceedings be initiated for the acquisition of the land needed and that the expense be divided as follows:
District "A," including the immediate frontage, 12 per cent.
District " B ," including the secondary

District "D," the Borough of Brooklyn, 11 per cent.
District "E," the Borough of The Bronx, 11 per cent.

## Nature of the Improvement.

The bounds of District "A" will be understood from the description of the nature of the improvement, which is to extend Seventh avenue from its present
ington thence northerly along Washgton street and Ninth avenue to 20th street; then the course is along a line between Eighth and Ninth avenues northerly to 34th street; thence northerly along a line between Seventh and Eighth avenues to 59 th street and the place of beginning.
It was hoped that the city might apply the right of excess condemnation in carrying out the extension of Seventh aveington and Greenwich streets;
thence northerly along Wash-

Liberty streets westwardly to the Hudson River. The west boundary line follows the Hudson River bulkhead to a point midway between Jane and Horatio streets; thence eastwardly to a point between Washington and Greenwich streets;

nue and the widening of Varick street, plans for which have already been adopted, but apparently it will be necessary to proceed in the manner now prevailing, the city paying approximately full value for the parcels affected while taking only portions of them and leaving the full benefit following the creation of the new street to the owners of the remnants, although in many cases these temnants cannot be properly utilized while in separate ownership.

While much of the opposition to the excess condemnation amendment was due to selfish motives," says Chief Engineer Lewis, "there was undoubtedly a feeling on the part of many that such a policy would mean a movement in the direction of socialism in that the city as a corporation would have the opportunity to share in the beneficial results of its further development, or that it was designed to promote the aesthetic embellishment of the city, both of which ideas appeared to some to be highly objectionable. As a matter of fact it is simply a business proposition. With this method of lightening the burden of the taxpayer it would be possible to carry out certain great improvements which will be of enormous benefit to the public, while without it they must apparently be indefinitely postponed. A literal adherence to the policy to which the city appears to be confined, of acquiring only the bare rights which are necessary in order to accomplish a specific purpose, has cost the public very large and wholly needless expenditure through undertaking in piecemeal fashion what should have been a single improvement." (For maps and further information, see Record and Guide Sept. 30, 1911.)

## Widening West 155 th Street.

A petition signed by the American Numismatic Society, the American Geographical Society, the Hispanic Society of America, the Church of Our Lady of Guadaloupe and the Bendheim Construction Co., requesting relief from assessment in the proceeding for acquiring title to the widening of Riverside Drive on its easterly side between West 155th street has been denied by the authorities. Under the charter provisions, the determination of the city to place the entire expense upon the locality cannot be reconsidered.

The preliminary report of the commissioner of estimate and assessment, dated June 5, 1912, shows that the awards proposed in the proceeding aggregate $\$ 19,000$, and that the total expense of the proceeding is $\$ 25,260.04$. About fifty-five per cent. of the expense is to be assessed upon the property of the petitioners, this including an assessment of $\$ 10,180.54$, or forty per cent. of the total, which is charged against the property of the Bendheim Construction Company, which will gain a frontage on Riverside Drive. The final report of the Commissioner of Assessment will probably show a reduction in this assessment ranging from about fifteen to twenty per cent.

The change of plan provided for raising the grade through the northerly half of the street in such a way as to secure for this portion of the street a connection with Riverside Drive, the southerly half retaining approximately the grade originally fixed and passing under the Drive.
-The weather man completed his perfect work of the year by sending beautiful snow to grace the Christmas sea-
son.

BRONX CIVIC CENTER.
HOW TO PRESERVE VALUES.
Grand Boulevard and Concourse As a Site for the Public Buildings.
The Borough of The Bronx are intensely interested in the question of where the new county buildings should be erected. It is generally agreed that a new borough hall should be erected in the same place. Consequently the decision is to be made an important one. Four neighborhoods are now under consideration, the latest to be proposed being the Grand Concourse and Boulevard at 161 st street. The land is owned by the city. The site is a commanding and beautiful one, but the argument against it is that it is not so accessible as 149 th street will be in the vicinity of Mott avenue, when the new subway is opened and the New York Central depot and the new general post office are built.

## Drainage for Throgs Neck Section.

The drainage plan of the Commissioner of Public Works, Borough of The Bronx, for District 45-B, in the Throgs Neck Section has been approved by the city authorities. This plan relates to an area of about 300 acres, comprising the territory bounded approximately by Fort Schuyler road, Dudley avenue, Mayflower avenue, Westchester avenue, Eastern boulevard, Throgs Neck boulevard and Barkley avenue. It also includes provision for a storm water overflow extending along the prolongation of the line of LaSalle avenue eastwardly from Eastern boulevard to Eastchester Bay. The latter sewer is apparently also planned to s rve as the collecting trunk for the unmapped adjoining area. The sewers form a portion of the Throgs Neck drainage district, the main outlet of which traverses the Throgs Neck boulevard.
The trunk sewers shown upon the plan now presented follow the lines of Throgs Neck boulevard, Eastern boulevard and La Salle avenue to Hobart avenue, from which latter point one branch extends westwardly along the line of LaSalle avenue to Edison avenue, while the other relates to the northerly section and follows the lines of Hobart avenue, Middletown road and Crosby avenue.

## Classon Avenue Relief Sewers.

The Local Boards of the Heights, Bedford, Prospect Heights, Flatbush, Williamsburgh, Bushwick and New Lots will meet on Monday night of December 30 at the Brooklyn Borough Hall, to consider the Classon avenue sewer project when property owners will have an opportunity to be heard. So extensive and costly will be this construction, the local boards refused to initiate the proceedings and consequently the Board of Estimate assumed the responsibility of doing so, on the ground that it is an essential public improvement of a general nature. The cost is estimated at $\$ 2,-$ 500,000 .
-The decision of the Court of Appeals that it is not unlawful to offer real estate for sale on a Sunday will be found of great benefit to suburban real estate interests, because it is to the suburbs that people must mostly go nowadays to view private residential property.
-Simple forms of government, applicable enough among old-established communities of high moral tone, are sometimes found inadequate when applied to a great cosmopolitan city, and the idea that New York City ought to be governed by itself is steadily gaining ground.

Public Garages Excluded from the 59th

## Aldermanic District.

A possible suggestion to property: owners in select residential sections of the city, regarding how they may provide for the exclusion of objectionable buildings, such as public garages and picture theatres, is contained in an ordinance passed by the Board of Aldermen last week. Buildings of the class named are recognized as necessary anci proper in appropriate locations, iut quite out of place when planted on city: blocks heretofore exclusively devoled to, residential houses.
If values are to be ruthlessly sacrificed by the intrusion of discordant structures, then the time will be short before the State will be asked to pass a law giving the whole control of the housing problem, dwellings as well as, tenements, to a State Housing Commission, whose duty it will be to prohibit. the desecration of good neighborhoods, It is not in mind to prevent the legitimate transformation of a residential street into a retail business quarter, a change which does not necessarily sacrifice values; but it is the destruction of values by the injection of incongruous elements, which would be nuisances in their effect, that is being resented by property owners.

The ordinance referred to was introduced in the Board of Aldermen by the Committee on Laws and Legislation and provides that no public automobile garage shall be built within three hundred feet of any residence in any residential street within the 59th Aldermanic district, described below, unless with the written consent of the majority of the owners of the residences.

The district is situated Brooklyn and is bounded by Utica avenue, Church avenue, East 49th street, Snyder avenue, Schenectady avenue, Avenue J, East 34th street, Avenue I, East 17 th street, Fegeter avenue, Coney Island avenue, Caton, avenue, Poplar street, Fort Hamilton; parkway, Prospect avenue, Vanderbilt street, Coney Island avenue. Parkside. avenue, Ocean avenue, Malbone street, Washington avenue, Montgomery street, Franklin avenue, Carroll street, Bedford avenue, Dean street, New York avenue, Atlantic avenue, Albany avenue and Bergen street.
Only one vote was cast against the ordinance in the board. In a recent instance which occurred in a street on the upper West Side of Manhattan the signature of every property owner but two in the block, obtained to a protest against building and licensing a five-cent picture show, which planted itself nearly midway up the block, was not effective to protect the district.

## Control Over Telephones.

Counsel to the Public Service Commission for the First District has been directed to prepare a form of amendment to the Public Service Commission Law for presentation to the Legislature, giving jurisdiction over telephones and telegraphs within the First District to that commission. The First District embraces the territory within the boundaries of Greater New York, and while it exercises control over railroads, gas and electric companies in that territory, the jurisdiction over telephones and telegraphs within the city is vested in the commission for the Second District. The First District commissioners feel that all corporations subject to regulation within the First District should be placed under the jurisdiction of the commission for that district.

## ESTIMATING LOT VALUES.

## Methods Followed in Assessment Work

 -Land Value Maps.In actual assessment work the assessor will enter on his field map the unit value of a normal unit on each street, or, to be more accurate, on each side of each block. From this unit value he can then compute according to his table of percentages the land value of each lot of any size or shape upon that street, and enter the same on his assessment roll.
Thus all the lots along the given block will bear a just relation to each other, and the same will be true of all the lots upon the frontage of any block in the city.
It is to be observed, however, that while this method secures equality and precision among the lots along the side of a block or on the opposite sides of a street, it does not necessarily secure the proper relation between the assessments of lots in one block or one street with the lots on adjoining or neighboring streets or blocks. If we may compare the blocks to townships and the city to the country, we may say that the method above described has secured a proper equalization among the lots within the township, but has not provided for equalization among the townships in the county.

In the city of New York provision has been made for equalization among the blocks by the use of land value maps.

## Land Value Maps.

An outline map of the city is used, subdivided into such areas as may be convenient. On each side of each street, for each block, the unit value of the normal unit is entered. Thus the relation of value on one street with values on another street is at once apparent. Points showing high value will grade off toward the points showing low values, and everywhere the values on one street $\mathrm{v}^{-i}$ ll interlock with the values on the next street in a way that can be seen, understood and explained. Accuracy and precision will be introduced into an assessment. The disturbing influences of abnormally high or abnormally low scales will be minimized, and the as sessor will be doing what he ought to do, namely, exercising his judgment in assessing all lots within a given area in their relative values to one another.

The city of Milwaukee has for almost twenty years made a practice of using maps which have been termed "Equalization Maps," to assist in fixing unit or per front foot values. These maps are bird's-eye views of each ward drawn to scale, on which are shown each square or block of land bounded by streets or alleys. There is also shown on each map a tier of blocks of all the surroundin? wards or adjoining property for the purpose of making comparisons. On these maps the assessed values of the land are shown on all sides of each block, so that
comparisons can readily be made with all parts of such ward or adjoining wards.

## Corner Values.

One of the hardest problems presented to the assessor is to determine corner values. On this point the Committee on Assessment of Real Estate of the National Tax Association was unable to discover any common rule among assessors. There seems to be no agreement as to how far the corner influence extends down the side of the street, or how far back it extends from the street front.
Corner influence, of course, is a fact, and a corner lot has a much greater value than an inside lot. All that we can at present say on this point is that the consensus of opinion appears to be that corner influence varies according to the use to which the property is put, being greatest in retail destricts and smallest in suburban residence districts. -From the report of the Committee on Assessment of Real Estate of the National Tax Association

## Elevated Lines or Nothing for Queens

Chief Engineer Craven of the Public Service Commission stated this week at a hearing before a special commission that the plans for the extension of Steinway Tunnel to Seventh avenue called for the abolition of the present loop at Park avenue and that, so far as he knew, there are no grades in Steinway Tunnel too steep for regular Manhattan subway trains.

Mr. Craven further remarked that the estimated cost of the elevated extension from Van Alst avenue to the Queens plaza would be about $\$ 750,000$, exclusive of the cost of reconstructing the easterly end of the Steinway Tunnel damage to abutting property and the cost of private property which the line will cross near William street.
It was admitted that subways are more desirable, but Mr. Craven said that it was either a case of elevated lines for Queens, or nothing, because of the limited amount of money which the city has to spend. The special committee was appointed by the court to investigate.

## Title to Queens Boulevard.

The city will take title on the 14th day of May, 1913, to each and every piece or parcel of land lying within the lines of Queens boulevard from the easterly line of Honeywell street to the westerly line of Van Pelt street, in the Borough of Queens.
-The Real Estate Exchange of Long Island will hold its eighth annual banquet at the Hotel McAlpin on the evening of January 15, 1913. The following speakers have been invited: Governor Sulzer, Public Service Commissioner Villiams, Borough President Connolly William H. Prendergast.

## THE NORTH SHORE.

Will Have Through Electric Trains Next February-Effect on Real Estate.

Every step of progress on Manhattan Island compels man to seek some-otherwhere to dwell and to play in order that the progress of that wonderful little Island shall not be cramped for room. The Pennsylvania station on opening its doors on Thursday, September 8, 1910 to the commuters of Long Island showed a step of progress. The next step of this company was the substitution of electric trains for steam trains, which formerly carried commuters to points on Long Island. Electric service was opened to Jamaica and Far Rockaway, bringing these towns within twenty to thirty minutes of the business district of Manhattan.

Now the commuters of the North Shore are looking forward to the elimination of the disagreeable change at Corona and Woodside by the through service of the North Shore Branch to Port Washington, which will be put in operation by February 22.

Considering the early operation of this through electric service, together with the outlet afforded for motor and vehicle traffic over the Queensboro Bridge, and the near completion of the excellent system of asphalt roads throughout the main arteries of travel on the North Shore of Long Island as far as the city line, the dual subway system, which insures the running of elevated trains from Manhattan as far east as Corona with existing transit lines of Manhattan for a five-cent fare, the logical deduction is that New Yorkers will be led more than ever to select the North Shore as a dwelling place.
The North Shore harbors afford excellent yachting pleasures. The bathing beaches around Bayside, Port Washington and Great Neck are superb. ©There are many clubs, some the most fashionable in America.
Home progress, as well as any other kind, moves along the lines of least resistance, and the man who can get to his place of business in the least time commands so many more minutes for his business affairs. Returning, he has more time to spend at home, and, consequently, more time to rest and recuperate from the nerve tension and business worries. He lives better, eats better, sleeps better, and, evidently is bound to live longer.

Mr. H. S. McKnight, President of the McKnight Realty Company, in reviewing the situation from the standpoint of a commuter, states that there will be great rejoicing among the residents of the North Shore towns, and he has planned to have a committee appointed to celebrate in a fitting way the elimination of changes.

FRANK CROWELL.


VIEW AT JAMAICA ESTATES.

## 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 be of service to property owners as well as contractors and brokers. It covers every meas-
ure looking toward a change in the CIty Map, toward the acquisition of title to real estat by the city or toward construction work, insewers, the building of schools, etc. Each such
measure is acted upon by one or more-generally by everal-offlicial bodies before it becomea a valld ordinance. In these columns the suc from the time it is introduced in a Local Board or in the Board of Estimate. Wherever publle hearings
nounced.
Municipal improvements may be divided into two ceral tax levy and those that are pald for wholly or in part by speclal assessments on the
property owners benefited. The latter, which property owners benefited. The latter, which are the more mportant to real estate owners. originate in the Local Boards. However, every
local improvement, except certain street provements calling for an expenditure of not more than $\$ 2,000$, must be submilted to the Board of Estimate for authorization.
The news is classified and is printed in thls order: Local Board Calendars, Local Boar
Resolutions. Proceedings of the Board Resolutions, Proceedings of the Board of Es-
timate, Public Hearings, Assessments Due and Payable.

## LOCAL BOARD CALENDARS

As rezards the majority of city improvements, including all that cail or special assessments the Local Boards are in a sense nelghborhood certaln atreet improvements, costing not more than $\$ 2,000$. With respect to all other local improvements, they exercise full legislative func-
flons, subject to approval by the Board of Estltlons, subject to aprail by the Board of Est1measure coming from 2 Local Board. It is before the latter that the property owner should
be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board the slde of the measure, as this has been adopted to be famlliar with local sentiment.
There are twenty-five Local Improvement Dis-
tricts in the clty. each with ita tricts in the city emposed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough Presidents secretary acts as sec retary of the several boards. Each board has
furisdiction over matters relating to its distriot. In the case of matters relating to two or fected asion subjeo to call by the Borough Preatdent.

## Local Board of Staten Island.

AT THE BOROUGH HALL, ST. GEORGE, ON PENNSYLVANIA AV, ETC.-To construct sewer in PENNSYLVANIA AV, from Tompkins
av east to Vermont av, 4th Ward. IRVING PL, ETC.-To conetruct sewer in IRVING PL, bet Van Duzer st and the Targee
st sewer, 2d Ward. RHINE AV.-To construct a temporary combined sewer with the necessary appurtenances
in RHINE AV, bet De Kab st and its north end and, through an easement through the
prolongation of RHINE AV, in a north direction for a distance of $35 \mathrm{ft}$. , to connect with the Wned by GEO. W. VANDERBILT, in the 4th AMBOY RD.-To construct sidewalks on AMlin rat and on GIFFORD'S LA, bet Amboy rd and the railway station, 4th and 5th Wards, SHARPE AV.-To construct sidewalks on
SHARPE $\triangle \mathrm{V}$, bet Hatfield av and Charles av , BUSH AV.-To construct curb and gutter and sidewalk on BUSH AV, bet Richmond Terrace
BLACKFORD AV.-To regulate and grade sidewalk, curb and gutter and pave BLACK-
FORD AV, from Grant st eastward; and GRANT FORD AV, from Grant st eastward; and GRANT
ST, bet Blackford av and Innis st, 3 d Ward. FOREST AV.-To widen FOREST AV to 60 ft., bet Manor rd and Cherry la, and to eextend
said FOREST AV to the Richmond turnpike by way of either Lakeview rd or Bartlett boule-

## LOCAL BOARD RESOLUTIONS.

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

## Local Board of Morrisania

AT BOROUGH HALL, 3D AV AND 177 TH ST. LONGFELLOW AND SENECA AVS.-Con-
structing RECEIVING BASINS at the
east, northwest, southeast and southwest cor-
ners, together with all work incidental thereto. ners, toget
Adopted.
VINEYARD PL-Laying out VINEYARD PL

## Local Board of Chester.

AT BOROUGH HALL, 3D AV. AND 177 TH St., PAULDING AV.- Constructing sewer and ap and the property of the New yet walker a
 work incidental thereto. Laid over until Jan. 13. HUNT AV.-Extension of HUNT AV, from CLASONS POINT RD.-Constructing sewer and appurtenances in CLASONS POINT RD, bet Bronx River av and Westchester av, toFORT SCHUYLER RD.-To change the lines Shore drive by deflecting, it to the west Shore drive by de
over until Jan. 13 .
EAST 214 TH ST-Regulating, grading, etc., Barnes av and all work incidental thereto. Lald ver until Jan. 13.

## Local Board of Van Cortlandt.

AT BOROUGH HALL, 3D AV AND 177TH ST,
ALBANY RD., ETC.-Paving with bituminous concrete on a cement concrete foundation
(prelimininary pavement) the roadways of BANY RD, from Van Cortlandt Park South
to Bailey av., and of BAILEY AV, from Albany rd to Kingsbridge rd ; adjusting curb where necessary and doing all work incidental there-

Laid over until Jan. 13
VAN CORTLANDT PARK SOUTH-Regulating. grading, setting curbstones, flagging the
sidewalks, laying crosswalks, building ap proaches and erecting fences where necessary
 buluing steps, railings and appurtenances in said st, bet Van Cortlandt av and Gale pl. to ulating, grading, setting curbstones. flagging the sldewalks, laying crosswalke, bullaing approaches and erecting fences where necessary in NEWTON AV (Post gether with all work incidental thereto. Laid over until Jan. 13. WEST 256 TH , ST.-Changing the grade of
WEST 256 TH ST, bet Broadway and Fieldston rd: also changing the grade of SYLVAN AV, in accordance with a sketch submitted by the Chief Engin
WEST 231ST ST.-Paving with asphalt blocks, on a concrete 231 ST ST, from dithe roadBailey av, setting curb where necessary, together with all work incidental thereto. The foregoing forms resolutions of the Local Board that were adopted on Oct. 6, 1911, and on June lows. 1912 , and they are amen with sheet asphalt on as concrete foundation, where the grades are 3 per cent. or less; and, with asphalt blocks, on a concrete foundation, where the grades are over 3 per cent. (permanent pavement), the road-
way of WEST $231 S T$ ST, from Corlear av to Bailey av, setting cur thereto." Adopted, as amended.

## By the Board of Estimate.

At a meeting of the Board of Estimate, to be
held in the City Hall, Manhattan, on Jan. 9 , 1913 , at 10.30 a . m ., the following matters, among other matters, will be considered:
manhattan.
8TH AV, ETC.-To exclude from THE STREET SYSTEM an area at the junction of

WEST $138 T H$ ST.-Acquiring title to the WEST 138 TH ST and WEST 139TH ST, from Edgecombe av to St. Nicholas av.
7TH AV, ETC.-Acquiring title to the lands. etc., required for the southerly extension of TTH AV, from Greenwich av to Carmine st ;
for the widening of VARICK ST, from Carmine st to Franklin st ; and for the extension of warick ST, from Franklin st to West BroadBRONX.
EAST 138TH ST.-To change the grade of EAST 138TH ST, bet Brown pl and St. Ann's
av; and, of BROOK AV, bet East 137th and 3D AV, ETC.-To lay out 3D AV, over the tracks of the New York \& Hariem Railroad, from the north line of Welch st (as acquired
in 1887 ) to the south line of Pelham av (as in 1887) to the
COTTAGE PL, ETC.-Acquiring title to COT170th PL, from Crotona Park South to East

EAST 156 TH ST.-Amending the proceeding
for acquilring title to EAST 156 TH ST, from SRUXTON ST, from Leggett av to Longwood av, so as to relate to EAST 156TH ST, from the richt-of-way of the New York New Haven \& Hartford Rallroad: and, to TRUXTON ST,
from Leggett av to Longwood av, etc., as lald from Leggett av to Longwood av, etc., as laid
out on a map of the Board of Estimate on Oct,
17, 1912.
NORTH ST.-Laying out the lines and grades俍 FORT SCHUYLER RD. - In the matter of ac-
quirIng title to FORT SCHUYLER RD, from

West Farms rd, at Westchester creek, to Moris ta
UNIONPORT RD.-Proposed area of assessment in the matter of acquiring title to UNPark Eact, near Bear Swamp rd.

## BROOKLYN.

BROOKLYN AV, ETC.-Change the lines and grades of THE STREET SYSTEM bounded by Clarendon rd. OCEAN PARKWAY, ETC.-To change the grade of THE STREET SYSTEM bounded by
Ocean parkway, Av L, East Sth st and Av N. 51 ST ST.-Acquiring title to the lands, etc., required for opening and extending 51 ST ST, rom 17 th av to West st, excluding the right-
of-way of the Long Island Rallroad. EAST $46 T H$ ST, ETC.-Acquiring titte to EAST 46TH ST, from East New York av to
Holy Cross Cemetery: EAST 45TH ST, from East New York av to Holy Cross Cemetery TROY AV, from Crown st to the north property line of Holy Cross Cemetery ; and, SCHENECCdegat av.

## Queens.

TERMINAL FACILITIES.- Bounded by Borten av. Van Dam st. Thompson av, Meadow st, sland Railroad near Haywood st, Hunters Point av and the centre line of Dutch Kills Creek, and includes water and car float con-
nections on Dutch Kills Creek bet Borden ar nections on Dutch Kills Cr
and its head near Nott av,
JAY AV.-Amending the proceeding. for acMueller st, so as to relate to JAY AV, bet the aforesaid limits as shown on a map of the
Board of Estimate of Oct. 17, 1912.
SKILLMAN AV.-Aequiring title to SKILLMAN AV, from Greenpoint av to the angle point bet Hulst st and an Pelt 6t, etc. LUUONA AV, ETC.-Change the lines and
grades of THE STREET SYSTEM bounded by Louona av, North Railroad av, Way av, Corona av, Opdyke st, 51 st st, Corona av, Rodman Sothern av, Gerry av, Marlowe av and Corona av, 2d Ward.
STEINWAY AV, ETC.-Change the lines and grades of THE STREET SYSTEM bounded by Steinway av, Potter av, 15 th av and Astoria av, t Wara.
ROCKAWAY BEACH BOULEVARD.-To lay out the lines and grades of ROCKAWAY
BEACH BOULEVARD
(Washington av), from Adirondack Boulevard to Beach 125 th st (Monmouth av), 5th Ward.

## RICHMOND

ROSEBANK AV.-Change the grades of Rosebank av, from Staten Island Railway to

KISSEL AV, ETC.- Acquiring title to an easeft., for sewer purroses, in KISSEL AV and
BRIGHTON BOULEVARD, from Castleton av o Richmond terrace; thence north to the pierbead and bulkhead line in the 1st Ward, Borugh of Richmond, which easement is shown on hature of the President of the Borough, which map was adopted by the Board on December
12,1912 .

## PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the by the Local Board. Such hearings are noted in thls news department of the Record and
Gulde under the general head of Local Board Calendars. Hearlngs by all other bodies are oted in the present column
In acquiring title to land for streets, sewers, proceedlngs are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes apthe cost of the and is to be pald wholly or in part by property owners benefited, the commissloners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Sreet Openings, a clerical and legal organizaCounsel charged with the management of all legal proceedings which Involve awards for
damages or assessments for benefit to land. damages or assessments for benefit to land the as in the case of school sites, as commissloners of estimate and appraisal, whose place of meeting is at 258 Broadway. In the case of assessments for local improveo be confirmed by a court of record, the assessments come before three permanent commlssloners appointed by the Mayor. They const1tute the Board of Assessors, which has to do with assessments for such improvement as the

## Proposed Assessments.

The following proposed acsessments have been completed and are lodged in the office of tan, for examination by anv one interested; and all persons who are opposed to these assessments, or either of them, must present their Board, at the above address, on or before Jan. taken:

BROOKLYN
4TH ST.-Regulating, grading, curbing and

CORTELYOU RD.-Paving, bet Ocean Parkway and East 5th 6t. List 2816 . S9TH ST.-Regulating, grading, curbing and

agging 80 TH ST, bet 1 st and 2 d avs. List | 2819. |
| :--- |

EAST 2D ST.-Regulating, grading, curbing and flagging EAST 2 D ST, from Beverley rd to Cortelyou rd. List 2820.
WEST 2D ST,-Regulating, grading, curbing and flagging WEST
West avs. List 2827
JOHNSON ST.-Regulating, grading, eurbing and flagging JOHNSON ST, b
Coney Island av. List 2832 .
SENATOR ST--Regulating, grading, curbing
and flagging
SENATOR ST, bet 2 d and 3 d avs. List 2834 .
EAST 13TH ST,-Regulating, grading, curb-
ing and flagging EAST 13 TH ST, from Av I to Av J. List 2869.
AV N.-Paving, bet Brighton Beach Railroad
and Ocean av. List 2880 . AV J.-Paving, curbing, etc, AV J, from Coney Island ay to Ocean parkway, excluding
$12-\mathrm{ft}$, malls within the blocks of the centre $12-\mathrm{ft}$. malls within the
of the street. List 2898.
AV K--Pavinc, etc., AV K, from Coney Island av to Ocean parkway, and parking a strip 10 ft . in width in the centre of the street
for each block, EXCEPTING bet East 15th and East 16th sts. List 2899.
CORTELYOU RD.-Paving, bet East 5th st LINCOLN PL.-Paving LINCOLN PL, from LiNCOLN PL.-Paving LiNCOLN PL, from av. List 2909.
EAST 31 ST ST.-Preliminary pavement. etc., on EAST 31ST ST, from Canarise la to ClarenPRESIDER
PRESIDENT ST,-Paving, bet Bedford and
Rogers avs. List 2923 . Rogers avs. List 2923.
${ }^{74}$ TH ST.-Paving, bet 6th and 7th avs. List 2ssi:
CARROLL ST.-Paving CARROLL ST, from Nostrand av to a
York av. List 2867 .
62 D ST.-Regulating, grading, curbing and flagging 62D ST, bet 6th and 7th avs, and bet
Sth and Fort Hamilton avs, List 2875. 13 TH AV.-Paying 13TH AV, bet 37 th st and New Utrecht av. List 2877 .
NOTE.-The area of assessment in each of the above BROOKLYN proceedings extends to within one-half the block
minating streets.
minating streets.
BLAKE AV AND MILFORD ST.-Sewer basins, at the northeast and southeast corners. Area of
DUMONT AV AND WARWICK ST.-Sewer basins on all four corners. Area of assessment
TILLEV AV AND EAST 32D ST--Sewer basins, at the northeast corner. Area of assess ment: Block 4903. List 2861.
19 TH AV.-Curbing and flagging, from 86th st to Bath av. Area of assessment
6372,6405 and 6406 . List 2912.

## QUEENS

SHAW AV.-Regulating, grading, curbing and flagging SHAW AV, from Jamaica av to At twards for damages caused by a change of grade. List 2513.
WILBUR AV.-Regulating, grading, curbing flagging and laying crosswalks in WILBUR AV frother with st to Sunswick st, 1st Ward, to gether with a list of awards for
by a change of grade. List 2570 .
NOTE.-The area of assessment in each of the above QUEENS proceedings extends to
within one-half the block at the intersecting and terminating streets.

## Proposed Assessments.

hTe following proposed assessment has
been completed and is lodged in the office been completed and is lodged in the office of the Board of Assessors, 320 Broadway, Manhatall persons who are opposed to this assessment must present their objections, in writing,
to the Secretary of the Board, at the above adto the Secretary of the Board, at the above ad-
dress, on or before Dec. 31,1912 , at $11 \mathrm{a}, \mathrm{m}$. dress, on or before Dec. 31 , 131
when testimony will be taken:
WEST 225TH (MUSCOOTA) ST.-Bet Broadway and the dividing line bet Manhattan and

## By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF 11 TH AV AND
uiring till AND 61ST ST, Brooklyn.-Ac the NORTHWEST corner of 11 TH AV AND G1ST ST, 30th Ward, for the purpose of mainpure water for the city. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House. Erooklyn, on Feb. 1, 1913, for the appointment of commissioners of appraisal in the
above mentioned proceeding. WHITLOCK AV OUEEV
WHITLOCK AV QUEENS.-Acquiring title to the lands, etc., required for opening and ex-
tending WHiTLOCK AV, from Brown pl to Calamus av, 2d 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 Jan. 7, 1913, at 10 a . m., mate and a commissioner of assessment in the above proceeding.

Application will be made to Special Term,
Part 3, Supreme Court, MANHATTAN, on Jan. Part 3, Supreme Court, MANHATTAN, on Jan.
6, 1913 , at $10.30 \mathrm{a} . \mathrm{m}$., for the appointment of
commisioners of estimate commissioners of estimate and a commlssioner of ass
WALLACE AV, ETC., BRONX.-Acquiring title to the lands, etc., required for opening and Swamp rd; BARNES AV, from Baker av to Bear Swamp rd; MATTHEWS AV, from Baker av at a point about 149 ft . east of its intersec-
tion with the east line of Barnes av to Bear Swamp rd, and MULINER AV, from Morris NEWTON AV, BRONX.-Acquiring title to the lands, etc, required for opening and extending NEWTON AV, from West 253 d st to West 260 th st, 2ith Ward

## FINAL REPORTS

WESTCHESTER AV, ETC, BRONX.-In the matter of the application and petition of George B. Mrclellan, Herman A. Metz, AlexK . Jesup, John H. Starin. Woodbury Langdon and John Claflin, constituting the Board of Rapid Transit Railroad Commissioners of The the appointment of Commissioners of Appraisal, under chapter 4 of the Laws of 1891 , and the various statutes amendatory thereof and sup-
plemental thereto, relative to ACQUIRING THE plemental thereto, relative to ACQUIRING THE
PERPETUAL EASEMENTS necessary for the construction, maintenanco and oneration of an
olevated railroad in WESTCHESTER AV, from $3 d$ av to the Southern boulevard; thence along
the SOUTHERN BOULEVARD to Boston rd; thence along BOSTON RD to 181 st st, wherever said easements have not been already acquired by purchase or otherwise. The supplemental and amended report of the commissioners of ap
wraisal in the above proceeding will be presented for confirmation. to Special Term, Part 3 , Su-
preme Court, Manhattan, on Jan. 6, at 10.30
KENT ST, ETC, BROOKLYN.-Acquiring tithe to the lands, etc, required for opening and extending KENT ST, from Oakland st to Pro-
vost st. MESEROLE AV, from Jewell st to vost st: MESEROLE AV, from Jewell st to point av to Meserole av; MOULTRIE ST, from Greenpoint av to Humboidt st, and HUMBOLDT ST, from Greenpoint av to Norman av, 17 th
Ward. The final report of the commissioners in the above proceeding will be presented, for Court, in the County Court House, Brooklyn, on Dec. 31, at 10 a . m.

## BILLS OF COST

NORTH ST, BRONX.-Acquiring title to the lands, etc., required for opening and extending NORTH ST, from Jorome av to Aqueduct Av
East, 24 th Ward. The bill of costs in the East, 2 th Ward. The bill of costs in the to Special Term, Part 1, Supreme Court, Manhattan. on Jan. 6, at 10.30 a . m.
CASTLETON AV, RICHMOND.-Acquiring ti the to the lands, etc, required for opening and extending CASTLETON AV, from Richmond av
to Jowett av, 3 d Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court,
in the County Court House, BROOKLYN, on in the County Court
Jan. 9,1913 , at $10 \mathrm{a} . \mathrm{m}$.

## By Comm'rs of Estimate and Assessment.

CHURCH AV, BROOKLYN.-Acquiring title to the lands, etc., required for opening and extending CiITRCH AV, from 36th et to Ocean
parkway, 20th Ward. John J. Brennan, John J. Kilcourse and Jas. G. Reynolds, commissioners of estimate in the above proceeding, have persons who are opposed to this proceeding must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or
before Jan. 11, 1913 ; and, they will hear all such parties, in person, on Jan. 14 , at $2 \mathrm{p} . \mathrm{m}$.
John J. Brennan, commissioner of ment in the same proceeding, has completed his
estimate of benefit; and, all persons who are opposed to the same must present their objec-
tions, in writing, to the commissioner, at 166 tions, in writing, to the commissioner, at 166
Montague st, Brooklyn, on or before Jan. 11, Montague st, Brooklyn, on or before Jan. 11,
1913 ; and. he will hear all such parties, in per1913 ; and. he will hear all

## By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 MONDAY, DEC. 30
LELAND, ETC., BRONX.-LELAND AV, from Ludlow av to Patterson av : SEWARD AV, from IOT AV, from Gleason av to Clasons Point rd (Assessment.) At $3 \mathrm{p} . \mathrm{m}$.
EAST 227TH ST, ETC., BRONX,-EAST 227TH ST, bet Laconia av and Bronxwood av: EAST
$228 T H$ ST, bet Chapin av (1st st) and Laconia At $1 \mathrm{p} . \mathrm{m}$.
CASTLETON

BOULEVARD, RICHMONDTUESDAY, DEC. 31.
EAST 217 TH ST, BRNOX.-From White Plains rd to Oakley st, formerly Ash av. At WHITE PLAINS RD, BRONX.-Closing, from the north boundary of the city to Morris Park
BLONDELL AV, BRONX.-From Barlow st WEST 179TH ST, BRONX.-From Osborne pl Aqueduct aV At $1230 \mathrm{P} . \mathrm{m}$
HAVEMEYER AV, BRONX.-Bet Lacombe av
and Westchester av. At $2 \mathrm{p} . \mathrm{m}$.

THURSDAY. JAN. 2.
EAST 182 D ST, BRNOX.-From Park av to Washington av. At $12.30 \mathrm{p} . \mathrm{m}$.
EAST 174 TH
Boulevard to We WR Boulowar UNIONPORT RD, BRONX.-From Morris
Park av to White Plains rd, near Baker av. Park av to W
At 10.30 a. m.
GUERLAIN ST, ETC., BRONX.-GUERLAIN ST, bet Beach av and Unionport rd; ARCHER RILL ST, bet Rosedale av and Beach av: BEACON AV, bet Rosedale av and Beach av, WOOD AV, bet Beach av and Storrow st; GRAY ROW ST, bet Wood av and the public place at the junction of Tremont av with Westchester av. At 3 p . m .

FRIDAY, JAN. 3
EAST 182D ST, BRONX.-From Park av to Washigh AV BR BRONX - BEACH AV ETC., BRONX.-BEACH AV LOR AV, from Westchester av to West Farms rd. At 2 p. m.
FIELDSTON RD, BRONX.-From Mosholu av o the south limit of the property of the Northern Broadway Realty Associates, located
about 300 ft north of West 250th st. At 330 about 300 ft north of West $\mathrm{p} . \mathrm{m}$. EAST 213TH ST, BRONX.-From
Boulevard to Boston rd. At 11 a. m. WEST 151ST ST, MANHATTAN.-Closing WEST 151ST ST, from the east side of Riverside Drive extension to the United States bulkKINSELLA ST, ETC., BRONX.-KINSELLA ST, bet Matthews (Rose) st and Bear Swamp
rd, and VAN NEST (COLUMBUS) AV, rd, and VAN NEST (COLUMBUS) AV, bet West

## ASSESSMENTS PAYABLE.

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

## MANHATTAN.

217TH ST,-Regulating, grading, curbing and Park Terrace West, 12th Ward. Area of east to Park Terrace $\begin{aligned} & \text { Bent: Bides of } 217 \mathrm{TH} \text { ST, from Park } \\ & \text { Terrace West to Park Terrace East, and to the }\end{aligned}$ Terrace West to Park Terrace East, and to the
extent of half the block at the intersecting

BROOKLYN
BEDFORD AV.-Opening, extending, laying out and improving BEDFORD AV, from Eastern Area of assessment: Beginning at a point on the south side of Eastern parkway, distant 250 ft . east of the east side of Bedford av ; running thence south and parallel with Bedford av to the north side of Flatbush av; running thence northwest along the north side of Flatbush av ford av and distant 250 ft . west therefrom would intersect the same; running thence north and parallel with Bedford av to the south side of Eastern parkway at a point 250 ft . west of Bedford av ; running thence east along the south side of Eastern parkway to the point or place
of beginning. The FOURTH INSTALLMENT on this assessment is now due; and, the latest date it is payable is Feb. 16, 1913.
GRACE COURT.-Paving and curbing GRACE COURT, from Hicks st east about 300 ft ., 1 st Ward. Both sides of GRACE COURT, from Hicks st east 300 ft ., and to the extent of half 54TH ST.-Paving 54TH ST, from 7th av to Sth av, Sth Ward. Area of assessment: Both
sides of 54TH ST, from 7th av to 8 th av and to the extent of half the block at intersecting ivenues. Feb. 17. . OTSEGO ST,-Paving OTSEGO ST, bet Dwight and Sigourney sts, 12th Ward. Area of
sessment: Bith sides of OTSEGO ST, from sessment: Bith sides of OTSEGO ST, from
Dwight st to Sigourney st, and to the extent Dwight st to Sigourney st, and to the extent
of half the block at intersecting streets. Feb. OTSEGO ST.-Paving OTSEGO ST, bet Sigourney and Beard sts, 12th Ward, Area of assessment: Both sides of arney st to Beard st, and to the extent of alf the block at intersecting streets. Feb. 17.
DOBBIN ST.-Paving DOBBIN ST, bet Meserle and Nassau ave, 17 th Ward. Area of as-
sessment: Both sides of DOBBIN ST, from Meserole av to Nassau av, and to the extent of halt the block at the intersecting streets. Feb.

DOBBIN ST.-Regulating, grading, curbing and flagging DOBBIN ST, bet Meserole and
Nassau avs, 17 th Ward. Feb. 17. NORTH HENRY ST.-Paving, from Green-
Foint av to Greene st, 17 th Ward. CARROLL ST.-Regulating, grading, curbing and flagging CARROLL ST, from Nostrand av to a point 200 ft .
WARD. Feb. 17.
PARK PL. Paving, from Utica av to Roches-
er av, 24th Ward. Feb. 17 . UNION ST,-Paving from
UNION ST.-Paving, from Nostrand av to UNION ST.-Paving the south half of UNION ST, from New York av to a
in the 24 th Ward. Feb. 17 .
NOTE.-The area of assessment in each of the last six above mentioned proceedings extends to
one-half the block at the intersecting street6, on both sides.

HUNTERFLY PL-Sewer. bet Atlantle av and
Herkirer st, 25th Ward. Area of assessment:
BLOCK 1708 . Feb. 17 . BLAKE AV.-Paving BLAKE AV, bet Hinsdale st and Vesta av, 26 th Ward. Area of a3-
sessment: Both sides of BLAKE AV, from Hinsdale st to Vesta av, and to extent of half
the block at the intersecting streets. Feb. 17. SUNNYSIDE AV.-Sewer, in SUNNYSIDE AV, from Miller av to Barbey st, and sewer of BARBEY ST AND JAMMAICA AV, 26 th Ward
 ATKKINS AV,-Regulating, grading, curbing and flagging ATKINS AV, bet Pitkin and Sut-
VAN SICLEN AV-Paving, bet Dumont av MALTA ST.-Regulating, grading, curbing and Malta ST.- Regulating, grading, curbing and llagging MALTA
avs, 26 th Ward. Feb. 17,
MARTENSE ST.-Paving, from Nostrand av FENIMORE ST-Regulating grading ing and flagging FENIMORE ST, from Nostrand av to New York av, 29th Ward. Feb. 17.
SNYDER AV.-Paving, from Nostrand av to
New York av, 29 th Ward. Feb. 17 . NEW York Av.-Paving, bet Clarkson av and Hawthorne st, 29 th Ward. Feb. 17. NOTE.-The area of assessment in each of
the LAST SEVEN proceedinge, mentioned above, xtends on both sides of the street and to the extent of
secting streets.
RALEIGH PL - Sewer, bet Church av and Martense st, 29 th ${ }^{\text {Wlock } 4869 \text {. Feb. } 17 .}$.
EAST 3D ST.-Paving EAST 3D ST, bet Beverley rd and Av C, 29th Ward. Area of as-
vessment: Both sides of EAST 3 D ST, from Besserley. rd to Av C and to the extent of one-
Balf the block at the intersecting streets. Feb.
her
38 TH ST.-Regulating, grading, curbing and lagging 38 TH ST, from Fort Hamilton av to ides of 3 STH ST, from 13 th av to Fort Hamiton av and to the extent of half the block at ntersecting streets. Feb. 17.
CORTELYOU RD.-Sewer, bet Ocean Parkway and East 5th st, 29 th Ward. Area of
assessment: BLOCKS 5374 AND 5389 . Feb. 17. WEST ST.-Paving, bet 43 d st and 18 th av, of WEST ST, from 43d st to 18 sth av, and to the extent of hair the block at the intersecting and terminating streets. Feb. 17.
LAWRENCE AV.-Sewer, from Gravesend av

12 TH AV.-Sewer in 12 TH AV, bet 49th and
 SSTH ST.-Curbing and flagging 88TH ST, bet 3 d and 4 th avs, 30 th Ward. Area of a6-
sessment: Both siues of $88 T H$ ST, from $3 d$ av sessment: Both siue
o 4th av. Feb. 17.
66TH ST.-Regulating, grading, curbing and flagging 66TH ST, bet 5 th and 6 ch avs, 3oth Ward. Area of assessment: Both sides of
$66 T H$ ST, from 5th av to 6th av and to the extent of half the block at the intersecting
$78 T H$ ST. - Sewer in 78 TH ST, bet 4th and 5 th avs, 30 th Ward. Area of asse sment : Blocks
5961 and 5970. Feb. 17 . 12TH AV.-Sewer, from 74th st to 57th st,
0 .th Ward. Area of assessment: and 6210 . Feb. 17.
BAY 23D ST.- Paving BAY 23D ST, bet Crop-
ey and Bath avs, 30th Ward. Area of asessment: Both sides of BAY 23D ST, from Cropsey av to Bath av, and to the extent of
half the block at the intersecting streets. Feb.
83D ST.-Regulating, grading, curbing and lagging 80 ST, bet 1 sth and 21 st avs, 30 th Ward. Area of assessment: Both sides of of half the block at the intersecting streets.
Feb. 17.

RICHMOND
FILLING IN SUNKEN LOTS adjoining and


West 168th Street Extension Too Expensive.
John Soltan and others have petitioned the authorities to discontinue the proeedings for acquiring title to West 168th street, between Amsterdam avenue and Jumel place, on the ground that the assessments imposed in the preliminary estimate of the commissioners of assessments upon the various plots in the area of benefit are in the opinion of the petitioners, who are owners of property in the assessed district, so clearly in excess of a possible increase in value, that there would be no justification in prosecuting the proceedings to completion. Chief Engineer Nelson P. Lewis is making an investigation and will report to the Board of Estimate.

## REAL ESTATE NEWS.

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

A Large Fourth Avenue Plot Sold as a Site for Modern Building-Other Transactions.

his week's private sales in Manhattan differed little either in total number or in distribution from those reported the week before. They were mostly concerned with improved property of moderate value, although several good holdings in Fourth and Fifth avenues changed ownership. The absence of the usual proportion of deals in sites for new buildings was perhaps the most suggestive feature of the trading.
The Manhattan sales totaled 27, against 32 last week and 28 a year ago.
The number below 59 th street was 11 , against 14 last week and 11 a year ago.

The sales north of 59th street aggregated 16, compared with 18 last week and 17 a year ago.
From the Brcax 16 sales at private contract were requted, against 24 last week and 15 a year ago.
The amount involved in the Manhat$\tan$ and Bronx auction sales this week was $\$ 823,852$ compared with $\$ 743,914$ last week, making a total since January 1 of $\$ 48,157,541$. The figure for the corresponding week last year was $\$ 594,569$ making the total from January 1, 1911, $\$ 44,451,099$.

## PRIVATE REALTY SALES.

## Manhattan-South of 59th Street.

4 TH AV.-The Protective Realty Co., of which Patrick H. Keenan is president, is about th
close negotiations for the sale of 423 to 427 thl close negotiations for the sale of 423 to 427 4th
nv, at the northeast corner of 29 th st, comhav, at the northeast corner of 29 th st, com-
prising three old brick buildings, on a plot
6 a $66.2 x 50 \mathrm{ft}$. The property has been held at
$\$ 32,000$. The buyers will reimprove the plot with a large commercial building.
BROOME ST.-The Herman Arns Co. sold for the Metrapolitan Savings Bank Arns Co. Sold for 67 Broome
st, southwest corner of Cannon st, two 4-sty st, southwest corner of Cannon st, two 4-sty
tenements with stores, on plot $50.4 \times 55.10$, to tenements with stores,
the :iudolph Wallach Co.
GREE:E ST.-A. J. Madden sold to the InGreene \&t, a 7 -sty loft building, on plot $50 x 100$ GREENWICH ST.-Edgar T. Kingsley sold for May Evelyn Brady 696 Greenwich st, a 3-sty dwelling on a lot 20x70, located about 45 ft fouth of West 10th ot, and next to the recreatic grounds of Public School ${ }^{\text {7. Th The }}$
buyer is Frederick D. Mahoney,
bought the property in October, 1911. The sller
10.10 ST.-The Meyer estate sold through tenem nt with stores, on lot 25.6 x 94.9 , located ${ }_{50} \mathrm{ft}$ west of Av B
16TH ST.-Henry Schnier sold 615 East 16th a 5 -sty tenement, with stores, on lot $25 x 92$,
between Avs B and C. Charles J. F. Bohlen was the broker.
32 D ST.-George Neiman sold for Samuel K. Jacobs to Salo Cohn, 32 East 32 d st. Mr. Neiman sold this property to Mr. Jacobs last August and at the same time leased it for 21 years ouilding and is using it for his business. In part payment for the property Mr. Jacobs takes 54 Lenox av, near 112 th st, a 5 -sty apartment house, on lot 32.6x100. He intends to remodel
the building and put in stores on the ground floor.
${ }^{532}$ ST,-George R. Read \& Co. sold for Bev-
 a stable on the rear of the lot. The dwelling adjoins a garage and is between Lexington ayd 3d avs.
4125T ST. -The estate of John S. Pierson sold 125 West 41 st st, a a 3 -sty dwelling on lot 20 x
08.9, between 6 th av and Broadway, to Wod989 . between 6 th av and Broadway, to Wood-
bury G. Langdon, who owns 119 and 127 in the bury G. Langdon, who owns 119 and 127 in the
same street. Mr. Langdon also owns the abutting property at 116 to 120 West 42 d st.
iam Cruikshank's Sons were the brokers.
57TH ST.-Goodale, Perry \& Dwight. Inc., sold to a client of J . C. Brooks for Ellen Black-
筑 burn, 457 West 5ith st, a 4 -sty
$1 i \times 100$. The buyer is John Horn.
NAGLE AV.-Samuel Ginsberg sold for Minturn Post Collins to the Psaty Construction Co., Max Psaty, president, the trangular plot at the Hillside av. The buyer will erect on the plot two 6-sty apartment houses. There is a frontage of 196 ft on Nagle av, 239 ft on Hillside av
and 137 ft on the rear line, forming a total and 137 ft
4 TH AV.-Slawson \& Hobbs sold for Klein \& Jackson the new 12 -sty store and loft building, on plot $100 x 87$, at 242 to 250 4th av, to

Who gave in part payment his country estate at Montclair, N. J., comprising several buildings and about 17 acres of land. The deal involves
about $\$ 1,300,000$. The 4 th av building has just been completed and is practically all rented, the store being occupied by Charles Schoolhouse \& Son, wholesale silk dealers.
5TH AV.-The Irving Judis Building \& Con-
struction Co, 2525 th av, a 5 -sty building, on lot $17.1 \times 100$, adjoining the bank property at the northwest corner of 28 th st. The property was held at
$\$ 225,000$. John A. Somerville was the broker. The property was acquired in the latter prorer. November from Frank B. Martin, of Paris, France, in part payment for the Hillcrest apartment house, a 6 -sty structure, on plot 125 x 100, at 54 and 549 West 157th st. C. Grayson Martin was also
the Heights house.
10 TH AV.-The New York Central Railroad bought the two 5 -sty tenements at 363 and 365 $49.4 \times 100$. The property was sold by it plot hart. The railroad controls the rest of the block extending over to 11 th ave ancluoing all
of the 32 d st frontage, with the exception of of the 32 d st frontage, with the exception of
367 to 381 10th av at the southwest corner of
32 s .

## Manhattan-North of 59th Street.

DYCKMAN ST.-The Psaty Construction Co., Max Psaty, president, bought from Minturn triangular plot 196x239x137, with frontages in Dyckman st, Nagle and Hillside avs. The plot
contains about $51 / 2$ lots and will be improved contains about $51 / 2$ lots and will be improved
with two 6 -sty apartment houses, with 64 rove with two 6 -sty apartment houses, with 64 rooms
in each floor. Negotiations are also for the sale of another corner in the same section, owned by Mr. Collins.
G3D ST.-Fisher and Irving I. Lewine and Isidor H. Kempner sold 152 West 63 d st, a 5 -sty
tenement, on lot $25 \times 100.5$. This is the secona house sold by the sellers of a group of five a the southwest corner of Amsterdam av and Cons st, purchased last month by them from the
T6TH ST.- Daniel B. Freedman bought through Slawson
6 th st, a 4 -sty dwelling, on lot 20 x 77.6 , about 66 th st, a 4 -sty dwelling,
so ft from Amsterdam av, S1ST ST.-Sugarman \& Kahn sold for Annie
Sugarman to Val Adrian Kelly, 531 East 81 st st, a 5 -sty double flat on lot 25x102.2.
${ }_{\text {Frederick }}^{94 \text { ST, }}$ L. J. J. Greenberger sold for Dr. Frederick Eauer to M. Sugarman 334 East 94th
st, a 5 -sty triple flat, on lot 25x100.8, located vo $1 t$ west of 1st av.
103D ST.-Gibbs \& Kirby sold for J. Ward anartment house on plot $40 \times 100011$, adjoining the northwest corner of Broadway. The prop erty has been held at $\$ 100,000$.
117 TH ST.-Thomas J. O'Reilly sold for Fredrick Goetze, a 4 -sty American basement dwelling, at 411 West 117 th st, 174 ft west of Morningside Drive West, to John J. Pulleyn Bank.
124TH ST.-Henry Heuer estate sold the 4 -sty flat at 260 West 124 th st. Apex
M. B. Larkin were the brokers.
136TH ST.- Adeiverg \& Berman bought from the Belgrade Realty Co. the two 5 -sty apartment
houses known as Riverview Courts at 623 to 629 West 126 th st, each on plot $54 \times 99.11$, located 15.8 If east of Riverside Drive.

100 TH ST.-The Metropolitan Life Insurance Co. sold Watts court a 7 -sty elevator apartWest 140th st located 1376 ft, at 161 to 169 The insurance company acquired the property in forecolsure proceedings in October, 1911, for
$\$ 150,000$. Frank E. Smith was the broker in the present sale
164TH ST.-James E. Barry \& Co. sold for the Octave Land Co., represented by Richard F . Goldsborough, of New Orleans, the northeast
corner of 16 ith st and St. Nicholas av, the vacant plot comprising $53 / 4$ lote, to St. Rose of This phurch, rector, Rev. Edward J. McCue. property and will be improved with a school and rectory estimated to cost $\$ 150,000$
RIVERSIDE DRIVE.-George W. McLanahan, of Washington, D. C., sold to a syndicate the north corner of Riverside Drive and 144th st,
having a frontage of 100 ft in the drive and having a frontage of 100 ft in the drive and
125 ft in the street. The property, acquired by the seller in 1883 , will be improved with an apartment house at least 12 stories in
height. The remainder of the block front is occupied by the Deernerd, a 10 -sty structure, now owned by the Mulhern Steam Heating Co
WEST END AV.-Frank de K. Huyler, who owns the large plot at the northwest corner of West End av and 72 d st, bought the house to
the north at 267 West End av. The building the north at 267 West End av. The building
is like the others on the block, four stories high, and occupies a lot $19.6 \times 115$ feet. The owner of record is George P. Brett. The three
houes to the south, which compose the corner plot, have an average frontage of 61 ft , and
vith the latest purchase this frontage is inwith the latest pu

7TH AV.-Kick \& Sharrott sold to the Ruhl Real Property Co., the $5-e^{+t} \mathrm{t}$ flat, with store, at 365 East 194th st, a 2 -st. frame dwelling and garage, on lot $37.6 x 95$, way given in part payment.
10TH AV.-Hall J. How \& Co. sold for J. on the east side of 10 th . Dowd the lot $25 \times 100$ 207th st. Mr. Dowd owns the adjoining lot to the north, giving him control of a frontage of having stores on the ground floor, with a hall and assembly rooms above.

## Bronx.

LIGHT ST.-The Dyre Av Realty Co. sold to Patrick Sullivan, an investor, through Dane $D$.
Russell, the 3 -sty store and flat building on Russell, the 3 -sty store and flat building on
Light st, near 233d st. The property is located at the Dyre av station of the New York, Westchester and Boston Railroad.
OAK TREE PL.-Schwab \& Co. sold for the Bernhard Construction Co. to a client a 5 -sty apartment house at 579 Oak Tree pl and La Fontaine av, on lot $25 \times 95$.
160TH ST.-The 5 -sty apartment 406 East 160 th st, on a plot $50 \times 100$, has been purcnased for investment by the Beneson Realty Co, from
Ferguson Brothers \& Forshay. The sellers acquired the property about three weeks ago. Arnold, Byrne \& Baumann, in conjunction, with Kurz \& Uren, negotiated the transaction.
161ST ST,-Nicholas Lopard sold for Harry Euchhalter the 3 -sty, two-family brick house at 723 East 161 st st to Margaret Hardy for in
vestment. estment.
BEAUMONT AV.-Schwab \& Co. sold for Jackson \& Stern to a client a 4 -sty brick apart
ment house at 2302 Beaumont av, near 183 d st on plot $37.6 \times 100$.
FOREST AV.-The Robert J. Moorehead Con-

JACKSON AV.- Joseph Stolz sold 815 and 817
Jackson av, two 3 -sty dwellings. on plot $36 \times 76$ Jackson av, two 3 -sty dwellings, on plot $36 x 76$. JACKSoN AV-Catherine Nestrock sold 825
Jackson av, a 3 -sty dwelling, on lot $20 \times 75$. ackson av, AV, Cal MAMARONECK AV.-John A. Steinmetz sold for John Carroll the garage and plot of ground on Mamaroneck av, 205x 376 , to Theo. H.
Fischel, who gave in part payment a residence at 621 Mamaroneck av, on plot $100 x 200$.
SENECA AV.-A. J. Madden sold for the Mannea Const. Co., 5 Seneca av, a 5 -sty apartment
house on plot $67 \times 165$ to the Intercity Land and Securities Co.
SOUTHERN BOULEVARD.-Williamson \& Bryan resold for Ferdinand Hecht the plot of 8 lots on the west side of Southern boulevard, 25 ft. north of Jennings st. Mr. Hecht bought
the property last week from William R. Rose. SouThern boulevard-Ellen Mullair
 bought from C. R. Maineke the ${ }^{2-\text { sty }}$ frame
dwelling at the northwest corner of the Southern Boulevard and 181st st, plot $48 \times 150$. S. H Frankenheim negotiated the transaction.
STEBBINS AV.-A. J. Madden sold to a builder for improvements a plot, $125 \times 87$, or Stebbins av, 65 ft south of Boston rd.
STEBBINS AV.-The Inter-City Land \& Securities Co. bought from Emil S. Levi a plot 125x87x irregular, on the east side of Stebbins
av about opposite the intersection of Boston rd. about opposite the intersection of Boston TRINITY AV.-Benjamin M. Gruenstein sold plot 50x99.

## Borrowers

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SURPLUS \$5,500,000
188 Montague St., Brooklyn 1354 Broadway, Brooklyn 367 Fulton St., Jamaica


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IRON WORK OF EVERY DESCRIPTION
GRAND CENTRAL IRON WORKS

REPAIRS

## A Review of The Real Estate Year 1912

## and a Forecast of the Year 1913

 of the Real Estate world, modelled after its famous financial review.

## CONTENTS THIS YEAR

Special articles by qualified experts in every branch of the market, giving their views of the present and future, will make this section valuable and interesting to owners, prospective buyers, brokers, operators and builders, and laymen generally.

Every feature of interest associated with the almost marvellous growth of the city, structurally and in a rapid transit way, will be outlined in detail.

Each borough of the city will be reviewed under separate captions.

This edition will comprise a Real Estate section, two Financial sections, and a Main section and will reach every banking and financial institution throughout the United States and Canada, and practically every important real estate interest throughout Greater New York and the larger cities of the East and West.

- Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Monday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this issue should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

TRINITY AV.-Henry D. Silver sold 804
Trinity av, a 2 -sty dwelling, on lot $25 x 99$. R. Herbic AV.-A. J. Madden sold for Willlam

3D AV.-Frank A. Seaver sold plot $75 \times 100$ on the east side of 3 d av,
J. Walsh to an investor

## Brooklyn.

CHESTNUT ST.-Frank J. Magerle sold for James J. Goggin the one-family Queen Anne
cottage at 118 Chestnut st, Cypress Hills, to a client for occupancy
COURT ST:-A newly organized syndicate, known as the Weinbros Real Estate Co., bought
the large plot on the southwest corner of Court the large plot on the southwest corner of Court
and Joralemon sts, comprising about 100,000 sq ft. It was acquired from the Rapid Transit Subway Construction Co., a subsidiary of the
Interborough Co., which has been holding the property at $\$ 600,000$. The purchasing syndicate, of which Levi, Oscar and David Weingarten
are directors, the corporation being capitalized are directors, the corporation being capitalized
at $\$ 150,000$, is preparing plans to improve the increased to twelve stories. Old 4 -sty structures now cover the plot. It faces the Brookthe business section of Brooklyn.
ST. JOHN'S PL.-Frank J. Magerle sold for
Mrs. Elizabeth Roch the six-family brick and limestone house at 1335 St . John's pl, near schenectady av, to a client for investment. 84TH ST.-The John Pullman Real Estate Co. sold 1660 84th st, a 2-sty frame dwelling,
on plot $50 \times 1$, for Thomas Morrison, to a client for occupancy.
NEPTUNE AV.-Meyer Levenson resold for the Leon Friedland Realty Co. to the Realty Associates a plot of 9 lots fronting on Neptune
av, between West 19th and West 20th sts, Coney av, between West 19 th and West $20 t h$ sts, Coney
1sland. The same broker has also sold for the lsland. The same broker has also sold for the
Realty Associates the 3 -sty building at 1665 East 7 th st, on plot $40 \times 120$.
WYETH AV.-T. A. Baffa \& Co. sold for the estate of W. C. Horn the plot 200 x 100 , covered
by old frame houses, at the northwest corner of Wyeth av and South lst st. The buyer is a arge manufacturing concern which has factories in several parts of the country and in-
tends within the next year to erect on the site ust acquired a 6-sty factory.

## Queens.

ARVERNE.-The Somerville Realty Co. sold at Somerville Park, a plot of twenty lots on
the east side of Meredith av, between Amstel Boulevard and Morris av, to David M. Michel north side of Amstel Boulevard, between Wavecrest and Remington avs, to Louis Gordon; a plot $40 \times 100$ on the west side of Clarence av, be-
tween Elizabeth and Almeda avs, to Samuel Entween Elizabeth and Almeda avs, to Samuel Engelsberg; a plot of six lots on the west side of
Clarence av, between Elizabeth and Almeda avs, to Nathan Jaffe; a plot $40 \times 100$ on the west side of Vernon av to J. Springhil, and at Arverne a plot $40 x 100$ on the northwest corner of Al-
meda and Vernon avs, to Joseph P. Powers, meda and Vernon avs, to Joseph P. Powers,
Deputy State Architect, upon which he will Deputy State Architect, upon which he will
erect a residence for his own ocupancy. BAYSIDE.-The MeKnight Realty Co. sold a frontage of 40 ft on Woodland av, 100 ft south of Lawrence Boulevard to A. MacDonald, of Manhattan. The same company sold to Hy. L.
Canning, of Manhattan, a plot with a $40-\mathrm{ft}$ Canning, of Manhattan, a plot with a $40-\mathrm{ft}$
frontage on This property is situated av, Bayside-Flushing.
way. BAYSIDE.-The sale of a large plot of lots north of Crocheron av, has been negotiated by
the ..alleran Agency. The plot consists of 30 the alleran Agency. The plot consists of 30
lots opposite the site upon which the city will build a public school. The buyers, Peter J prove the property by the erection of a number
of small houses selling from $\$ 3,000$ to $\$ 3,500$ each.

EDGEMERE.-The Lewis H. May Co. sold for S. Weiner two houses under construction and a
plot of lots on Maple av to the S. \& L. Construction Co., who will complete the contract

## Richmond.

MARINER'S HARBOR.-J. Sterling Drake sold through Charles Warren Trembley to the
Bradley Improvement Co., for the Marine Construction Co., their plant, occupying a plot $35 \overline{\mathrm{x}}$ 1047 on Richmond Terrace. The property emcomplete shipyard outfit, pier 300 feet long, three complete shipyard outht, pler 300 feet long, three
stores and a large dwelling. The Bradley Im-
provement Co. contemplates extensive changes provement Co. contemplates extensive changes
that will not only improve their property but add greatly to local prosperity.
NEW BRIGHTON.-J. Sterling Drake sold for the Riverhead Savings Bank to Domenico Ro-
vegno, the well-known residence of the late Augustus Acker, former Sheriff of Richmond County, occupying a plot 191x262, on the corner of York av and 3 d st, Hamilton Park, New
Brighton. This place is caid to have cost over Brighton. This place is Eaid to have cost over
$\$ 30,000$ and has been a landmark for years.

## Suburban.

BABYLON.-Du Eois \& Taylor, in conjunction
with Jeremiah Robbins sold for with Jeremiah Robbins, sold for Henrietta Jones
and M. Louise Du Bois, their country place on Carl av, taking in part their country place on
of 4 lots in Argyle Park. BAYONNE, N. J.-Henry K. Pomeroy, trus-
tee of the Warren Newcomb estate, sold to the tee of the Warren Newcomb estate, sold to the
Tulane Educational Fund of New Orleans, a
plot $110 \times 347$, in plot $110 x 347$, in the north side of 1 st st , near
Rathbun av.

BRIGHTWATERS.-T. B. Ackerson \& Co. sold In the Oaks section, a plot, $100 \times 100$, on the
northwest corner of Penataquit Drive and Pine Acres Boulevard, to George W. Wood, and a plot in Bay Section, $25 \times 210$, on the west side
of Windsor av, south of Windsor pl, to Ella of Windsor av, south of Windsor pl, to Ella
L. Alger. BRONXVILLE, N. Y.-Fish \& Marvin sold
the Tier estate near Bronxville, the Tier estate near Bronxville, N. Y., to a CEDARHURST, L. I.-E. S. and S. F. Voss sold for Mrs. Mary T. Mulry 30 lots on Pearsal Manus lots at the corner and Mary T. Mc Pearsall avs; for Mrs. P. H. Faber 10 lots on
Fair Oaks pi, and for George T. Soper $41 / 2$ lots Fair Oaks pl, a
on Summit av.
CEDARHURST, L. I.-Allen J. C. Schmuck sold to John H. Smith 3 plots containing 30 lots in the Kenridge section of Cedarhurst near Kennedy, of Hewlett, was the owner of the property,
DENVI
DENVILLE, N. J.-The property known as Colony, at in the centre of Diamond Spring been sold to two Newark men. R. H. liling worth added six acres to his adjoining estate and August Merz bought the balance of ten acres on which he expects to build this winter.
W. B. Littell was the agent in the transaction GREAT NECK, L. I.-An investor bought Kings Point, or Hewlett Point, at the northerly end of the Great Neck peninsula. The property has upon Long Island sound an extensive and age protected by a substantial extenslle front pled as a home for more than 50 years by the late Senator John A. King and his daughter, the late Mary Rhinelander King, the prop-
erty is famous for its magnificent trees and beautiful lawns, and was recently donated by the late M.ss king to the Domestic and Foreign Missionary Society of the Protestant Episcopal Church, the present seller. S. Ospood
Pell \& Co. and Horner \& Co, were the brokers.
HEMPSTEAD.-The O. L. Schwencke Land and investment Co. sold two corner plots fronting Pine -. Leonard av and Spruce pl, to N.
Sobelman ; corner lot, 40x100, in Paff av to K . Curran; plot S1x152 in Macon pl, also plot 40 x Macon pl to J. wood st to same Braun, also lot $25 \times 100$ in Linsalem and Clinton avs to $P$ and M. Ermlich, also plot $33 \times 100$ in Linwood st to same ; plot $5 x 100$ in Clinton av to 1 . Kemp ; plot $50 x 100$ in
HEMPSTEAD.-The O. L. Schwencke Land $\&$ Investment Co. reports the following sales: At
Hempstead Estates-Plot $66 \times 151$, on Franklin st, to Daniel Walsh ; plot Sox120, on Clinton av, to Braun; two plots, Sux120 en Elmwood st, to C. to A. and E. Last; plot $110 \times 102$, on Washington av, near Franklin st, to Theodore Jelenk 60x157, on Washington av, to J. and M. Wendorif; plot $60 \times 143$, on Washington av, to J .
Ehlers; corner plot, $61 \times 170$, on Franklin st, to Ehlers; corner plot, 61x170, on Franklin st, to
M. Walter. At Hempstead Manor-Two corner parcels, each $60 \times 100$, on Midwood st, Hawthorne av, and Bedford av, to J. C. O'Connor, M. J. Donovan, and J. J. Harte, jointly ; plot $40 \times 100$, on Beverly rd, to M. Ford ; plot $40 \times 100$, on Hewthorne av, to N. Hastings; plot $60 \times 100$, Hawthorne av, to E . Monahan ; plot $40 \times 100$, on
plot $25 \times 135$, on Jerusalem av, to G. Truncati; corner plot, 50 x 119, on Jerusalem av, to P. Mule; plot 40x100, on Beverly rd, to N. Byrne ; corner plot, 50 x
114 , on Front st, to K. Steinhilber; lot 25x 100 , on Hawthorne av, to same ; corner plot, $50 \times 100$,
on Cedar st, to M. Mahon ; plot $40 \times 100$, on Holly av, to E. Granz ; plot 100x100, on Linden Holly A. O'Brien, and plot No. 95, Map 17, to G. and H. Lampe.

HUNTINGTON, L. I.-Morris \& Gerard sold for Randolph Soper to Mrs. Francis A. Guthrie south of Huntington, L. I. It is the intention of Mrs. Guthrie's son to raise hogs on a large scale. Buildings are to be erected immediately to care for 2,000 pigs. This is a new industry
for Long Island and its success will be watched with interest.
JERSEY CITY, N. J.-Thomas H. Eckerson sold to the Jersey City Dairy Co. $100 \times 100$ at the northeast corner of Bay and Provost sts,
for improvement with a cold storage warehouse building.

JERSEY CITY, N. J.-William E. Smith sold to William M. Cahill 58 Garrison av, a dwelling, on plot $50 x 100$.
dent of the Broad and Market National Bank, Newark, sold to the Strong Rubber \& Asbestos dent, through Abe Feist, of Feist Strong, presinewly constructed fireproof factory \& Feist, the 45 to 53 Bigelow st, 137 ft west of Frelinghuysen av. The new owners will move their entire
plant from New York immediately, anu will plant from New York immediately, anu will on about 150 men.
NEWARK,
Herman C. Schneider, Wrom the estate of and John Monteith bought 50 Park pl, a vacant plot, 80 . 8 x 364 , running back to Division court, in which it faces 200 ft . Feist ${ }_{\text {w }}^{\&}$ Feist were the brokers. On the property, Which adjoins the Essex Club, will be erected
a 12 -sty hotel, with 350 rooms, the largest and most modern hostelry in the state of New Jersey. The Fidelity Trust Co. made a building and permanent loan of $\$ 300,000$ on the property. Feist, leased the projected hotel to McNamee \& Holloran for a term of 21 years at an aggre-
gate rental of $\$ 1,200,000$, with a privilege of owal, for a like period.
NEWARK. N. J.-Feist \& Feist sold for the of Norfolk, Va., the vacant plot at 445 to 45 Mount Prospect av, running through to Woodside av. The buyer will erect a 4 -sty apart-
ment house on the plot, which is $100 \times 265 \mathrm{ft}$, to
cost $\$ 80,000$. The same brokers also sold for
Mrs. Carrie Lissner, executrix of the Jacob Mrs, Carrie Lissner, executrix of the Jacob 182 Summit st to Mrs. Anna Nagy and Mrs. WEST NEW YORK, N. J.-Steffen Dieckman sold to Reinhard Brueckner a plot, 50x90, in the east side of Palisade av, near 12 th st.
YONKERS, N. Y.-Charles B. Helffrich sold a plot $50 \times 150$ on the east side of Gilbert pl,
north of Morsemere pl, for the River View north of Morsemere pl, for the River View
Building Co. The buyer, Paul Sullivan, will improve the plot with a 2 -sty dwelling.

## RECENT BUYERS.

MRS. J. MOLINEAUX is the buyer of the by Mrs. Le Roy Hopkins through Gibbs \& Ke was reported last week,
8 FERDINAND HECHT is the buyer of the 8 lots on the west side of Southern Boulevard, was reported recently. William R. Rose of the law firm of Rose \& Putzel was the seller.
JOHN W. STERLING of the law firm of Sherman \& Sterling is the buyer of the plot $100 \times 100$ at the northeast corner of Sherman av and 207 th st, reported sold by the Mamaroneck Mortgage \&
Security Co. The brokers were John N. Golding Security Co. The broker
and the Deane Realty C

## LEASES-MANHATTAN.

and basement BIRDSALL \& CO. rented the store Broadway, containing about $40,000 \mathrm{sq} \mathrm{ft}$, to 52 two large fancy goods concerns and have re-rented a portion of the store on Crosby st to an Italian THE CROSS \& BROWN CO. leased for the
United Cigar Stores Co. to F. C. Gevin, of 872 Broadway, the store in $8 i 2$ Broadway, and for the Cent-a-Drink Co. to the Mysto Mfg. Co. the southerly half of store in 1440 Broadway, for a term of years.
HUBERTH \& GABEL leased for the Deiches Estate the store and basement in 89 Mercer st term of years; also the of 89 Mercer st, for a
Prince st in building 136
Meltzer Bros.
THE McKEON REALTY CO. leased the 11th and 12 th lofts and the pent house of the new building which it is erecting at 424 to 438 West 33 d st to the Zeese, Wilkinson Co., lithograph-
LEON S. ALTMAYER leased for Louis Kahn
and Theresa Metzger, the $2 d$ floor in 378 Cenand Theresa Metzger, the 2 d floor in 378 Centerm of years.
DANIEL BIRDSALL \& CO. leased the entire Fritz 44 and 46 Duane st for a long term to gate rental of $\$ 50,000$. Troad st , at an aggreTHE McVICKAR, GAILLARD REALTY CO leased for the New England Theatres Co. to the 2 d floor in the Academy of Music Building 14th st and Irving pl; also for David Brill to the Edwin Cigar Co. the store in 150 East
14 th st for a term of years.
A. L. NATHAN \& CO., of 126 Bleecker st,
leased the store and basement in 126 to 130 leased the store and basement in 126 to 130
West 22d st as an uptown salesroom and ship ping department of cotton goods for cloaks,解, and kindred trades.
PEASE \& ELLIMAN leased space on the 8th Maison Violette for Building, 6055 th av, to B. Ashforth, agent, and a loft in 366 Madison PEASE, E. De Voll,
PEASE \& ELLIMAN leased the dwelling 161 East 36 th st for Mary Wigham Raborg to Westo George S. Whalen; 510 Park av, to Henry S. Elias; 54 Jth av to Miss C. Duntley ; 226 West $29 t h$ st, to Norman D. Toker, and also in con-
junction with Seton, Henry \& Douglas Gisons junction with Soton, Henry \& Douglas Gibbons
an apartment in 45 th av to Miss Alice Nichan ap
PEASE \& ELLIMAN rented the 4 -sty dwelling at 440 West 34th st to Dr. M. J. Russianoff M. \& L. ROSENTHAL leased a loft in 109 to in 153 to 159 West 27 th . 15 bloom; the 5 th floor tume Co.; to the Century Paper Box Co. the ath loft in 161 and 163 West 29 th st, and the
store 30 West 29th st, to Rasano Bros. for a store 30 West
term of years.
SHAW \& CO. leased the following dwellings: Ehlers, 48 West 12 th st ; to Mrs. Rice, 173 Wrs.
 119th st; to Frederick G. Lax, the store 82
West 127th st, and, in conjunction with John J.
Halleron, to Halleron, to Mrs. Jennings, the dwelling 392 STEPHEN H. TYNG, JR., \& CO. leased the Madison and basement in the new building at Construction Co, to A. S. Rosenthal Co., now at 45 Greene st, importers of Japanese silks and ing , one of the latest of a group to This buildis now about $75 \%$ rented. With this lease made his section of Madison av now has an importance second only to 4 th av as a silk centre,
there being in the immediate neighborhood such firms as Frederick Vietor \& Achelis, William Oppenheim \& Sons, L. \& E. Stirn and United DOUGLAS L. ELLIMAN \& CO., INC., leased and 4 baths apartments consisting of 14 rooms and 12th floors in the new bullding to be erected at 635 Park av, the southeast corner of 66th
st, to Mrs. Hugh J. Chisholm, of 813 . 5 th and her son, Hugh J. Chisholm, respectively, Although the foundation for this new building is not yet completed it is now over 25 per cent.

PEASE $\&$ ELLIMAN leased for a term of ears to Mrs. Carl Beck 37 East 31st st, a
-sty high stoop brownstone dwelling for Mrs. -sty high stoop brownstone dwelling
THE LIBMANN REALTY CO. leased through Mooyer \& Marston 4th loft in building 48 to 0 Wedy, manufacturer of cork floorings.
WILLIAM CRUIKSHANK'S SONS leased the Lighting Co.. West 17 to the Gold Car Heating st to S. \& F. Uhlmann, of 17 Battery pl, for a erm of years
DOUGLAS L. ELLIMAN \& CO., INC., leased for N. Brigham Hall \& William D. Bloodgood, for a term of years, the store and basement in 47 th st. The tenant is the well-known English firm of decorators, trading under the name of Fryers, Ltd., of London. Arthur R. de Ligsa is he managing director.
FOLEY \& HUGHES rented for the Kuper esL. Booth and for Joaquin Cifuentes the two 3 -sty dwellings at 37 and 39 th av to A. B. Simpson.
THE JULIUS FRIEND, EDWARD M. LEWI way, 5,000 sq. ft . of space in 36 and 38 West 0th st.
SAMUEL $H$. MARTIN leased for Thomas Simpson offices at the southeast corner of Broadway and 67th st to Samuel Kops and harles Strauss.
THA CHARLES F. NOYES CO, rented for Strong \& Cadwalader the entire building ${ }^{6}$
Ferry st to Louis Silberman and for the Dow Realty Co. the building 27 Front st to the Main Paper Stock Co., Inc., of 27 Peck slip. PEASE \& ELLIMAN rented for Mrs. Sarah T. Tubbs the dwelling at 136 West 70th st to Henry Rafael; the dwelling at 129 West 69 th dwelling at 449 West End av to N. J. Rosenberg.
GEO. R. READ \& CO, leased the top floor in the Jackson Building, at 324 to 328 Pearl st, store and basement in 118 Wall st to Hymant Viener.
THE CROSS \& BROWN CO., rented the 8th floor in 20 to 24 West 37 th st to Froelich \& Hughes, Inc., of 37 . West 20th st, space on the
11th floor in the U. S. Rubber Building, southeast corner of Broadway and 58th $6 t$, to the Harmon-Yount Co., and an apartment on the 4 th floor at 158 Madison av to M. J. Van Order for a term of years.
LEONARD J. MUHLFELDER leased for WIlliam Waldorf Astor the store and basement in 484 Broadway to Braude Bros., Inc.; also for max A. Singer, the store 134 West 17 th $6 t$, to U. S. Paper Co., Inc.
MARK RAFALSKY \& CO. leased the entire MARK RAFALSKY \& CO. leased the entire being erected at 5th av, Broadway and 26th st, to S. Stein \& Co., of 1055 th av, for a term of 21 years at an aggregate rental of $\$ 608,000$. This site was formerly occupied by Delmonico ges of 56 ft . 5 ins. on $5 \mathrm{th} \mathrm{av}, 60 \mathrm{ft} .5 \mathrm{ins}$, on Broadway and 155 ft 7 ins on 26 th st. The Johnon Kahn Co. is erecting this new 20 -sty store and loft building and although they are still leases have been made a of part of the site, 000,000 . Stein \& Co will move into the premises on May 1 next, when the building will be completed. Mark Rafalsky \& Co. have been appointed as renting and management agents for the property.
PEASE \& ELLIMAN leased for Robert McClenahan the southeast corner of 63 d st and West End av, consisting of a 4 -sty fireproof
service building to the Firestone Tire \& Rubber service building to the Firestone Tire \& Rubber Co., of 1871 Broadway, New York, to be used
exclusively for the motor truck end of their

## The Title Insurance Co., of New York

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tire business. The present lease is for a term rent to be paid throughout and the aggregate approximately $\$ 250,000$. The block to the north was recently purchased by A. D. Russell from
Senator W. A. Clark, consistling of a plot of 10 Senator W. A. Clark, consisting of a plot of 10 lots on which Mr. Russell has erected a modern
6 -sty building for the use of the International 6 -sty building for the use of the International
Motor Co. The block to the west, on the west side, between 63d and 64th sts, which was recently leased by Thomas Devine, from the New York Central, has been improved with a 1 -sty service station for the different automobile concerns, making this district the centre for the
retail end of the automobile buiness. The trend lately has been to open service stations in this district rather than move to Long Island City, as some of the concerns did $11 / 2$ and 2
years ago. PEASE \& ELLIMAN leased apartments in 170 and 172 West 72d st to Percy W. Roberts Clarence Whitehall; in 435 Riverside dr, furnished, to George J. Magee, Jr- ; also for Mrs. st to Henry Rafael ; 129 West 69 th st, furnished, to Mrs. Sarah A. Smith, and 449 West End av
G. W. BARNEY leased for Moore \& Wyckoff
he store and basement in 70 to 74 West Houston the store and basement in 70 to 74 West Houston to Chelsea Dress and Costume Co., of 27 East to Rose Gambert, of 314 Bowery, the 1 st
loft in 369 Broadway; also to George W. Patirel the 1 st loft in 100 Chambers st; also to st, and to George D. Pine, of 104 Chambers st, the 2 d loft in 89 Chambers st.
THE CROSS \& BROWN CO. leased space on the 9th floor in the Aeolian Building, 27 West
42 d st, to the Perkine-Goodwin Co., of 3665 th av, and offices on the 12th floor in the building at the southwest corner of Madison av and 42 d st, to Lord \& Burnham Co., of 39 Cortlandt GOTTLIEB BROTHERS leased 319 and 321 East 107 th st, a $6-$ sty luse, to S . Cimino for

MAXIMILIAN MOSER leased for David Lion to Mrs. Ella Bruner the 5 -sty apartment, 438 and 440 West 164 th st, for 3 years, at an agTHE CHARLES F
store and basement in NOYES CO. leased the store and basement in 92 Fulton st to Charles in 46 Fulton st to Charles Viscount, of 40 Fulton st; the store in 43 Front st to William Polatsik, of 124 Front st, and the store and
basement in 44 Cliff st to Muir \& Davidson. All basement in 44 Cliff st to Muir
leases are for a term of years.
PEASE \& ELLIMAN
PEASE \& ELLIMAN leased space in the Aeo-
lian Building to C. A. Pier, United Lacquer Co., of 1170 Broadway, Miss L. M. Tinsley, Bu F F
Cor Puffer; also additional space to The 5th Av Coach Co.. of 815 8th av; Park Carriage Co.,
of 817 8th av ; New York Transportation Co., of 817 Sth av ; New York Transportation Co."
of 817 Sth av ; Metropolitan Express Co., of 812 PEASE \& ELLIMAN leased an apartment in av to Mrs. W. C. Dudley.
POST \& REESE rented for John N. Golding as agent for John W. Sterling, the 2-sty stable Willetts, who will alter the same for use as GEORGE
GEORGE R, READ \& CO. leased for John V. Cockcroft the store adjoining the corner in 71 and 73 Nassau st to Unholz \& Williams for
a term of ten years; also for Edward F. Jackman the entire top floor in 224 to 328 Pearl st to Timothy O'Toole, of 228 Pearl st, for a long term THE DOUGLAS ROBINSON, CHARLES $S$, BROWN CO. leased for R. M. Haan the 4th floor in 574 5th av, for a term of years, to
Sour Cevion co. leas.
H. C. SENIOR \& CO. leased the 4 -sty dwelling at 49 West 68 th st to a Mr. Wolseley, the long term of years to Mme. Bertha Mourlan, and the 5 -sty American basement dwelling at
169 West 79 th st for a term of years to Joseph S . Cavereaux.
DOUGLAS L. ELLIMAN \& CO. leased for a term of years the entire 2d loft in 570 5th av, to Charles Heckman, tailor, of 306 5th av,
for Horace S. Ely \& Co., agents.
CORN \& CO. leased for the 114 East $23 d$ St Co., $17,500 \mathrm{sq}$
at 114 to 120 East 23 d st, running through to manufacturers of ladies, misses and children's manufacturers of ladies, misses and children's THE UNITED STATES PRINTING \& LITH-
OGRAPH CO., OF OHIO, one of the largest printing houses in the country, leased a floor in the building being erected by Phillip Lewisohn on the site of the old Mendelssohn Hall dwellings in the rear at 114 to 118 West 41 st
s . The space taken by the Western concern comprises $14,000 \mathrm{kq} \mathrm{ft}$. It will be used as the executive offices. The rental to be pald for the term, which
gregate $\$ 120,000$.
PEASE \& ELLIMAN leased an apartment in 601 Madison av to William Darrach, also FENIMORE C. GOODE, of N. Brigham selaer leased for the 5 th Av and 26 th tt Co the entire basement, portion of sub-basement 20 -sty building at Broadway, 26 the st and 5th av, more recently by the Cafe Martin. The 's, and for 21 years from September, 1913, at an aggregate rental of $\$ 350,000$, and the lessees are the Exchange Buffet Corporation, who already operate 18 similar places, of which this will
be the furthermost uptown. They will spend be the furthermost uptown. They will spend be installed by Duparquet, Huot \& Moneuse,

HUBERTH \& GABEL leased for the Delches st, and in conjunction with 2 d loft in 136 Prince st, and in conjunction with Jullus Friend, EdEast 23 d st to the American Home Magazine

## LEASES-BRONX.

EUGENE J. BUSHER leased to Charles Kuhn the northwest corner saloon at 149th st and Courtlandt av for 5 years at an aggregate rental

## LEASES-BROOKLYN.

THE L. L. WALDORF CO. leased for the builder, Louis Bonert, the $2 d$ apartment north at $\$ 900$ per annum; also for $V$. Neuberger the 1 st apartment west in 525.5 th st . alorger the elient the north store in 1347 th av to John
E. Henry.

HOWARD C. PYLE \& CO. Iefised the entire basement, $105 \times 106$, in the Rothschild Building long term of years to a tenant for occupancy

## REAL ESTATE NOTES.

SYDNEY P. CORN is now associated with
Frederick Fox \& Co. at their downtown oftice. LEWIS L. ROSENTHAL has been appointed agent for 246 and 248 East 82 d st, 71 East 104 th st and 110 West 17 th st .
E. H. LUDLOW \& CO. were the brokers in the George P. Brett to Frank de K. Huyler.
WORTHINGTON WHITEHOUSE represented L. I., bought recently by J. Watson at Woodbury, PEASE \& Watson Webb.
PEASE \& ELLIMAN have been appointed agents of 213 to 225 . West 120 th st, three 5 -sty PEASE \& FILIMAN. Sophia Schuler.
PEASE \& ELLIMAN have been appointed at 341 to 349 Columbus ay by Smith and David B. Ingersoll Mrs. Eleanor T
PEASE \& ELLIMAN have been appointed houses at 9 and 11 West 28 th st by Miss Sarah night.
IRA A. LURIE, for several years in the auction business of Joseph P. Day, has severed his connection and is now with Bryan L. Kenpartment, manager of his auction soliciting de-
ARTHUR F. TOMLINSON, formerly with A. K. Karelsen, has opened an office with his Far Rockaway, $L$, $I_{\text {., , under }}$ o ke firm Building,
Arthur $F$. Tomlinson of THF . Tomlinson \& Co.
THE TITLE GUARANTEE \& TRUST CO. oaned on first mortgage $\$ 140,000$, to the Comort Realty Co., on the 6-sty elevator apartment building, in course of construction located on
the southwest corner of $1816 t$ st and Pinehurst

THE McVICKAR, GAILLARD REALTY CO. and the Brokers Realty and Mortgage Co. neotiated the sale of the Florence Court apartment, at the southwest corner of Amsterdam av
and 176th st, for the Greystone Holding Co to
the New York Real Estate Security Co THE FIRM OF GRtate Security Co.
THE FIRM OF GRODON, DUNN \& CO, has been incorporated and has taken offices in 141 estate business. Gordon Dunn, Lowry W. Statler, Charles F. H. Johnson and Arthur S. Corbin comprise the firm.
EUGENE J. BUSHER has placed the following mortgages : For Louis B. Samuels, $\$ 20,000$ at 5 per cent, for 5 years on the 5 -sty brick
building with stores at 810 Westcher building with stores at 810 Westchester av; 6 per cent. for two years, Gecond mortgage, on at $51 / 2$ per cent. for 3 years on 4 lots, $100 \times 100$, on the south side of East 153 d st, 100 ft . east of Morris av ; for Emanuel G. Back, $\$ 7,000$, at 6
per cent., one lot, $25 \times 86.6$, on the south side of East 149th st, 225 ft . West of Morris av ,
for Jennie E. Brolles, $\$ 6.000$, at 6 per cent. for Jennie E. Brolles, $\$ 6,000$, at 6 per cent., 3 200 ft . west of Morris side of East 149th st, Zimbardi, a second mortgage of $\$ 500$, on the northwest corner of 213 th st and Holland av,

## Savings and Loan Dividend.

The Cooperative Savings and Loan Association of New York, No. 14 Bible House, Borough of Manhattan, has declared its usual semi-annual dividend at the rate of five per centum per annum on investment accounts, and at the rate of four per centum per annum on savings accounts payable to depositors on the 31st December. There will be shown a material increase in resources at the close of the year, with a reserve fund or surplus maintained at well over 10 per cent. of the deposits.
At a meeting of its board of directors Charles Stuart Folsom was elected president, vice John G. Folsom, deceased. Mr . Folsom for many years has been secretary and now succeeds his father who was one of the founders of this association which was formerly known as the New York and Wakefield Cooperative Building and Loan Association; he
is also President of The Folsom Corporation.
There have been elected to the board of directors, Messrs. George E. Lange, George E. Folsom and Archibald W. McEwan. Mr. Lange succeeding to the office of secretary. Mr. McEwan has long been identified with these institutions as secretary of the New York State League and of the Metropolitan League of Savings and Loan Associations.

## LONG-TERM LEASES.

Practice of Sailors' Snug Harbor in Reappraisement Proceedings.
An article in last week's Record and Guide explained the practice of the Astor estate in relation to the reappraisement of premises under long leases at the end of a term in order to fix a basis on which to compute the.rent for another period of years. The Sailors' Snug Harbor trustees have a different method of selecting aritrators, as will be seen from quotations taken from a Sailors' Snug Harbor lease, as here given:

If, upon the expiration of the first term, the parties cannot agree upon the terms for a renewal of the lease, or upon the amount of rent to be reserved for such renewed term, "then each party shall choose a disinterested person, who shall be the owner in fee simple of one or more lots of land in the neighborhood" in which the premises are situated, and these persons shall under oath appraise the land, considering it as a va cant lot, at its full and fair worth at a private sale. And they shall also under oath appraise the building erected on said lot, or any other building of like description as its substitute, at its then actual worth without reference to the ground on which it stands.
In case the said appraisers shall differ in their valuation or appraisement either of the lot or building, they shall then choose an umpire, qualified as aforesaid whose decision under oath shall be final and conclusive.
The rent is computed at five per cent on the value of the land. The tenant pays all taxes, assessments and encumbrances which may be assessed, imposed or charged on the premises. A lease may provide for one, two or three renewals At the end of a stipulated term, if the lease is not to be renewed, the trustees of the estate pay to the tenant the value of the building which he may have erect ed during his tenancy
Some landlords, however, stipulate in their leases that "all buildings erected on said premises shall become the property of the landlord at the expiration of the term."

## Advantages to the Tenant.

In regard to the advantages to be derived from long term leases by tenants, the following points are to be noted:

1. The tenant has the advantage of not being required to make a large investment for real estate, and may concentrate his capital in his merchandising
2. The tenant has the benefit of a low valuation of the premises. As values generally increase, year by year, the valuation on which the rent he pays is reckoned becomes during the latter half of his term less than the market value.
3. The tenant has the advantage of getting into a better location than otherwise. A business house may rent. for example, premises in a preferred loca tion where they could not afford to buy.
4. Tenants are often permitted to sub lease their premises and make a profit by so doing. For example, a merchant who needs only a store floor and base-
ment may rent an entire building for a long term and lease the other floors to third parties for short terms at such rates as may greatly reduce his own expense.

Real Estate Man Real Booster.
The real estate man," says an unidentified philosopher, "is the real booster in every community. He is a full colors, and always gets on the title page. Real estate men are the builders. They pull for the town when every other man lies down and quits. They keep on pulling when there seems to be nothing left to pull.

The real estate man is among the foremost in all public enterprises that aim at the development of the community.

The real estate man often sacrifices more in a movement for the general uplift of the community than he ever hopes to gain."
-No troubles with the building trades union to start the year with. Nearly all the agreements have either one or two years yet to run. One exception is the agreement in the metal lathing trade, which has been renewed to date from January 1 on the basis of $\$ 5$ a day.
AUCTION SALES OF THE WEEK.

## MANHATTAN AND BRONX.

The following is the complete list journed during the week ending Dec 27, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the cept where otherwise stated, the properties offered were in foreclosure Adjournment of legal sales to nex week are noted under Advertised Legal Sales. scribed was bid in for property de plaintiff JOSEPH P. DAY.
Goerek st,
125
$100,3-s t y$
(*) loft bldg; due, $\$ 12,913.23$; T\&c, $\$ 302.30$ Wm M Reed. 13,000 ${ }^{\text {a G Grand st, }} 60$ (*), ns, 125 w Wooster. 25
 ${ }^{n} 4 \mathrm{TH}$ st 9 w $35 \times n 25 \times 660 \times 598,10 \times w$ e Bway, runs n73.7 Ioft \& str bldm; due, $\$ 52,313$; T\&c, $\$ 512.60$. 53,500
Marie M Mills. ${ }^{\text {nG6TH st, }} 153 \mathrm{~W}, \mathrm{~ns}, 265.8 \mathrm{w}$ Bway, 30.9 x 100.4, 5 -sty bk tnt; due, $\$ 5,207.41$; T\& ${ }^{\text {nSOTH }}$ st, $505-\mathbf{7}$ E; due, $\$ 1,334.21$; T\&C $\$ 1.315 .06$, withdrawn.
a83D
st, 25 W, ns, 448.9 e Col av, $21.3 \times 80$ -sty \& b stn dwe due, $\$ 11,856.47$; T\&e 1,394.63; David \& Harry Lippmann. 14,70
 \&o. $\$ 1.219 .14 ;$ Anna E Donald. ${ }^{\$ 23,753.63 .} 20.000$ ${ }^{\text {a }} 1047 \mathrm{Ht}$ st, $220-2 \mathrm{w}$ (*), ss, 100.10 e Bway Nalke.2, 4-sty bl tht \& strs; Geo 40.000
 956.34; T\&c, $\$ 1,285.78$; Adirondack Cottage anitorium. 2131 ST st, 632 w (*), ss, 275 e 12 av, 25 x
 Pocher. st, 320 E, ss, 100 e College av, 25 \&100. $\$ 115.19$-sty \& \& fr dwg; due, $\$ 4,130.28 ;{ }_{4}{ }^{T}$ ${ }^{\text {a }} 148 \mathrm{SH}$ st, $402-10 \mathrm{~W}$ (*), ss, 175 e Con56.95: T\&c, \$8.703.10; Seamen's Bank fo Savings in City of N'Y. 155,000 ${ }^{4179 T H}$ st E, swe Lafontaine av, see Lafontaine av, swe 179 th.
Andrews av, 2236 (*), es, 223.11 s Ford-
 ${ }_{5}^{\text {a Davidson av, }} 1919$ (*), ws, $175 \mathrm{n} \quad 177 \mathrm{th}$, 25x99;
4-sty b kdwg; due,
$49,377.38 ;$ Henry R Wood.
9,500 Davidson av. 1921 (*). ws, 200 n 177 th, $45.1 \times 102.7 \times 18.3 \dot{x} 99,4$-sty bk dwg; due, \$9,
369.95 ; T\&e, $\$ 435.96$; Henry R Wood, 9,500 Davidson av, 1917 (\%) ws, 150 n 17 th uns n25xw99xss.7xsw6.6xs14.10xe101.4 to beg, 4 -sty bk dwgidue, $\$ 9,386.75$; T\&c,
$\$ 418.18:$
and ${ }^{\text {a }}$ Davidson av. 1915 on map 1913 (*), ws, dwg; due. $\$ 9.349 .08$. T\&c, $\$ 420.18$; Oneida
Savings Bank et ai. avafontaine av (*), swe 179 th, 97.6 xi 100 x 12.9×101.11, vacant; due, $\$ 11,748.73$; T\&c. ${ }^{3}$ Morris av, 1040-2; adj to Mar26.
ast Nicholas ay, 945-9 (*), ws, 51.9 s Emilie
$\$ 713,70$. $\$ 713,70$. W Reichow:-due, $\$ 15,625 ;$ T, ${ }^{\text {TRe, }}$

## BROOKLYN'S OLDEST Real Estate Office

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RECORD AND GUIDE

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de hart bergen THOMAS HOVENDEN President THLTAM H. SMITH Vice-President President Treasurer
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John Pullman
"198TH st, 114 E (*), ss, 43.6 w Grand blvd \& concourse, $25 \times 98 ; 2$ sty fr dwg;
due, $\$ 6,621.09 ; T \& c, \$ 385.86$. Central Mtg
D. PHOENIX INGRAHAM.
${ }^{4974}$ nt, 726 E (*), ss, 332.11 e Av C, 24.11 x 93.11 .5 -sty bk tnt \& strs; due, $823,481.50$. 23,000
T\&c, $\$ 601.92$; Ratchel Joseph.
 T\&c, $\$ 600.55$; Harold Swain. $\quad 6,500$

152D st, 601 w; see Bway, 3675-7
${ }^{2}$ Broadway, 3675-7 (*), nwe 152d, (No
 of $\$ 250,000 ;$ Herbt R Limburg. $\quad 280,000$ HERBERT A. SHERMAN.
${ }^{2} 1015 \mathrm{ST}$ st, $106 \mathbf{E E}^{(*)}$, Ss, 47.9 e Park av
 HENRY BRADY.
${ }^{205 T H}$ st E (*), Ss, 59.3 w Perry av, 59.3 \&c, $\$ 149.19$; Warren B Sammis $\qquad$
Total
$\$ 823,852$
Corre
Tan esponding week 1911 594,569 44,451,095

## AUCTION SALES OF THE WEEK.

 BROOKLYN.The following are the sales that have taken pla
24,1912 :

WM. H. SMITH.
Ellery st,
Ralph Rich.
Ellery st, ss, 80 e Tompkins av, $19.6 \times 75$ Melrose st, ss, 425 e Knickerbocker av
$5 \times 100$ a
R
Roberts. S 3 BD st ${ }^{(*)}$, ss, 25 e Hewes, $50 \times 95.2$ ?
Jas A MeCafferty. 6TH St, 448, ss, 330.10 e 6 av $17 \times 100$ 6-sty \& b bk dwg; exrs sale; withdrawn.

40TH st (*), nes, 140 nt 13 av, $20 \times 95.2$ : Theo S Uhink et al. $\quad 3,850$ 64TH st, sws,
Blackwell.
Al
se
8 av, $40 \times 100$; Waldo Av $\mathbf{N}(*)$, sec Gravesend av, $82 \times 20$; Sidney J Fleet.
Rogers av (*), ss, at cor Sullivan, Lot JAMES L. BRUMLEY.
Rapelye st. nes, 170 nw Henry, $21 \times 100$
Murphy. $13 \mathrm{av}, 20 \times 100.2, \mathrm{Ca50}$
40TH st, Ss, 20 w $13 \mathrm{av}, 20 \times 100.2$; Caro-
Ocean av, es, 264.11 n Av A or Albe-
Tompkins av, es, 50 n Park av, $25 \times 100$; withdrawn

## WM. P. RAE CO.

Hawthorne st (*). sec New York av 6.10x106; Alex Shlike

Hieks st, nwe Centre, lot 34 ; foreclos of
Lynch st, ss, 431.8 e Harrison av, 26.8 x
100; also LYNCH ST, ns. 448.4 e Harrison $6.8 \times 100$; adj sine die.
Lynch st, ns, 448.4 e Harriso
64TH st, nes, 80 nw 9 av, $292.11 \times 300.6$ adj to Jan $15^{\prime} 13$

83 D st ss 1219 e 5 av $33.1 \times 140.3$; clos of tax lien; Henry Jacobs. 1,223 Nostrand av, ws, 204.2 n Linden av, 20.4 x64.5; withdrawn.
Rogers av (*), ws, 108.6 n Hawthorne CHARLES SHONGOOD
Baltic st, ns, 225 e $3 \mathrm{av}, 25 \times 100$; withdrawn. Elton (*), es, 60 n Glenmore av, 20 x 7.6: Amabila Pisano. Atlantic av (*), ss, 200 w Hopkinson av Belmont av (*), ss, 75 e Van Sicklen av, $25 \times 100$; Jno L Brevoort. Vi, Flushing av (*), ns, 100 e Vandervoort

$\qquad$


## ADVERTISED LEGAL SALES. <br> MANHATTAN AND BRONT

The following is a list of legal sales for Manhattan and Se Brooms, 14 and 16 Vesey st, and the Bronx Salesroom, 3208103 av, unless otherwise stated.

$$
\text { DEC. } 28
$$

No Legal Sales Advertised for this day DEC. 30
Christopher st, 75, ns, $101 \mathrm{w} 4 \mathrm{th}, 25 \mathrm{x}$ $106.2 \times 25 \times 106.1,6-$ sty bk tnt \& strs; Harry Hastorf agt Anna A Esser et al; Davis \& Kaufmann (A). 51 Chambers; Arthur ${ }^{(1)}$ Lo first mitg of $\$ 27,000$ : Samuel Marx.
 5-sty bk tnt \& strs; Geo Radley, \&c, agt
Fredk R Hasselman et al; Hierontmus Fredk $R$ Hasselman et al; Hieronimu Herald (A), 45 John: Adolph J Kohn (R)

122 D st, 208 E, Ss, 105 e 3 av, $25 \times 100.11$ -sty Etn tnt \& strs; Sigismond Levy agr A), 154 Nassau: Max S Levine (R); due $\$ 6,394.92$; T\&c, $\$ 500$; sub to first mtg of $\$ 19,000$
Brady.
137 TH nt, $221 \mathrm{~W}, \mathrm{~ns}, 267 \mathrm{w} 7 \mathrm{av}, 18 \times 99.11$ $3-$ sty \& b stn dwg; Germania Life Ins Co agt Alexis Le Blanc et al; Duion \& Roe
 Jerome av, es 28.6 n 199th $-1.1 \times 138.6$ $45 \times 113.9$, vacant; Henry $S$ Merkel et al exrs agt Jno Glass Jr et al; $\mathbf{F}$ P Hummel


## DEC. 31

Bristow st, ns, at sws Stebbins av, 100x man agt Jackson Associates et al; Walter Frank (A), 25 Broad; Geo W Clune (R) mtg of $\$ 5.000 ; \mathrm{mtg}$ recorded Feb 23 . 09 ; Jos

Kingsbridge Ter, $n s$, abt 302 e Heath av, $50.6 \times 160 \times 50 \times 154 ;$ vacant; N Y Eas copal Church agt Wm A Mark et al Seybel \& French (A), 41 Park Row; Wil
bur Larremore (R); due, $\$ 5,650.46 ;$ T\&c $\$ 370.51$; D Phoenix Ingraham.

182d st, 500 E, see Bathgate av, 2197
Bathgate av, 2197; swe 182d, No 500 beg. 2-sty fr dwg, 2-sty fr bldg of vacant; Jas F Loughman agt Helen Farrell et al; Bergman \& Davis (A), 32193 av Merriam av, $\mathrm{ss}, 268.1 \mathrm{w} 170$ th, 50 x 96.2 x $50.6 \times 88.4$; vacant; Ella $H$. Laverty ag 44 Pine; Fredk Gladden (R) ; due, $\$ 872.30$ T\&c, $\$ 667$; sub to a mtg of $\$ 2,000$; Jos 1

Stebbins av, sws, at ns Bristow, see - JAN. 2

116TH st, 231-3 W, ns, 320 e 8 av, 40 x agt Buchanan Realty Co tion No 1; Frederic C Scofield (A), 15 Wall Albt W Ransom (R)
$\$ 1,266.30 ;$ Jos P Day.

116TH st, $\mathbf{2 2 7 - 9} \mathbf{~ W , ~ n s , ~} 360$ e 8 av, 40x 100.11; 6-sty bk tnt \& strs; same agt same Action
$\$ 9,440.25$; T\& 2 ; s, $\$ 1,265.10 ;$; Jos P Day. 131 ST st, $123 \mathrm{~W}, \mathrm{~ns}, 256 \mathrm{w}$ Lenox av, 18 x trste, agt Geo F C Booss et al; Payson Merrill (A), 100 Bway; Leopold M Har-
burger (R): due, $\$ 11,726.02 ;$ T\&c, $\$ 236.08$ burger (R) : due, $\$ 1$
Herbert A Sherman.

## JAN. 3

Tacoma st, nee Rosedale av, see Rose45TH st $116-8 \mathrm{~W}, \mathrm{SS}, 210 \mathrm{w} 6 \mathrm{av}, 40$ 100.4: 9-sty bk hotel; Thos E Greacen ag (A) 200 Bway Jay N Empley \& Pierfe \$84,918.63; T\&c, \$ ; sub to two mtgs aggregating $\$ 135,000 ; \mathrm{mtg}$ recorded Apr
4-7 141ST st, 605-7 W, ns, 100 w Bway, 75 x 99.11; 6-sty bk tnt; Morris Lederman agt stein (A), 5 Beekman; Robt $F$ Wagner Brady
Digney av, es, 215.11 s Kingsbridge rd $100 \times 100$; State Savings Bank of the City of
NY agt Jas T Doyle et al; Robt H Grimes (A), 14 Wall; Jno Z Lowe, Jr (R); due \$1.01.81; T\&, \$303.83; Jos P Day
Kingsbridge av. 3742, ws, 228 n 234 th
$0 \times 100$; Andw J Provost, exr \& trite Mary Smith et al. W G Havens (A) Beekman; Melvin $G$. Palliser (R); due, Morningside av W, 44-7, swe 115 th, (No $400), 104.3 \times 125.9 \times 100.11 \times 100 ; 6$-sty bk tnt Chas Helborn agt Andw $P$ Morison et al;
Henry W Freeman (A), 42 Bway; Chas Henry W Freeman (A), 42 Bway; Chas
Putzel (R); due, $\$ 11,201.30 ;$ T\&c, $\$ 2,640.58$; sub to two pr mtgs aggregating $\$ 234,-$
$192.54 ; \mathrm{mtg}$ recorded Jan $13^{\prime} 09 ; \mathrm{J}$ H May-

Rosedale av, 1424, nec Tacoma, 52.11 108.7x10.6x100; Jno L Eymer et al agt F Dornberger Realty Co et al; Edw F MoDay. due, \$3,932.62,

No Legal Sales advertised this day
JAN. 6.
Houston st, 493 E, ss, 40 e Goerck, $20 x$ 75; 4-sty fr bk ft tnt; Eliza C Farnham 25 Broad: Winter Russell (R); due, $\$ 6$,561.63 ; T\&

## ADVERTISED LEGAL SALES.

## BROOKLYN.

The following advertised legal sales 189 montague st, unless otherwise stated: DEC. 28.
No Legal Sales advertised for this day DEC. 30.
Chauncey st, ss, 100 w Patchen s. 100 x
et al: Saml Lascher (A), 367 Fulton; Milton M Brooke ( R ); Chas Shongood.
Kosciusko st, ss, 80 w Marcy av, $20 \times 100$ Harry Siglag, agt Harry C Harris et al Saml Lascher (A); Chas Shongood. DEC. 31 .
Pacific st, ss. 400 e Albany av, $50 \times 107.2$ Jno H Seed agt Geo F Melvin et al; Robt B Bach (A), ${ }^{203}$ Montague; Jas Gray (R),
Wm H Smith. w 5TH st, 100; Chas st, es, N . 49.4 n Neptune av, 39.7 x et al; Albt A Hovell (A), 177 Montague;
Storms Carpenter (R); Chas Shongood. 17 TH av, ses, $60 \mathrm{sw} 80 \mathrm{th}, 20 \times 54 \times 22 \times 44.7$; way Realty Co et al. Action 1: Chas C
Suffern (A), 203 Montague; Chas Y Van Doren ( R ); Wm H Smith. 18TH st, nes, 356.6 se 7 av, $15.11 \times 100.2$ South Bklyn Savings \& Loan Assn agt
Walter L Casdir et al; Action No 1: Henry J Davenport (A), 375 Pearl; Jos J Speth (R) ; Wm H smith.

1STH st, nes, 372.5 se 7 av, $15.11 \times 100.2$; same agt same; Action No 2; same (A) same (R); Wm H Smith.
18TH st, nes, 388.4 se 7 av, $15.11 \times 100.2 ;$ same agt same, Action same (A) 18TH st, nes, 404.3 se ${ }^{7}$ av, $16 \times 100.2$; same $(\mathrm{R}) ; W \mathrm{Wm}$ H Smith.
$\mathbf{1 8 T H}$ st, nes, 420.3 se 7 av, $15.11 \times 100.2$ same agt same; Action
same (R): ${ }^{W} \mathrm{~m}$ H Smith.
E $25 T H$ st, es, 400 n Av K $34.11 \times 100$ Action 1; Robt Stewart (A) , 375 Fulton; 41ST st, ss, 135 e 13 av, $25 \times 100.2$; Home et al: Action 1; Henry J Davenport (A) 375 Pearl; Bernard I Finkelstein (R); Wm SOTH
, sws, intersec ses 17 av, 15x66x Elevated \& Subway Realty Co et al, Ac Milton M Brooke ( R ) ; Wm H Smith.
s1ST st, hes, intersec ses 17 av, $20 \times 58$; Louis H Soule agt Elevated \& Subway (A), ${ }^{203}$ Mon ${ }^{\mathrm{H}}$ Smith.
s1ST st. nes, intersec ws New Utrecht Elecated \& Subway Realty Co et al: Ac tion 2 : Chas C Cuffern (A); Arthur G JarAthantic av, ss, 95 e Albany av, $80 \times 100$ : Susan E Brown agt Christian C Ruckert Mortimer W Byers (R): $\mathbf{W m}$ H Smith m .
Blake av, nec Powell st. $100.9 \times 20$; Ida Wittenberg agt Rebecea Horowitz et al;
Jos J Schwartz (A), 353 Stone av; Jno B Stephens (R); Chas Shongood.

East New York av, ss, between Chester
Bristol sts, Lot 29: Tax Lien Co of NY agt Isaac Levingson et al: Wm LustgarStryker (R); Saml Goldsticker.
New Utrecht av, ws, 44.6 n 81 st . $22 \times 40 \mathrm{x}$ 20x50: American Missionary Assn agt EleC Suffern (A) 203 Montague; Wm A Dempsey (R) :
New Utrecht av, ws, 81.1 n 81st, $44 \times 15 \mathrm{x}$ way Realty H Coule Way Realty, 203 Montague; Alex Sachs New Utrecht av, ws, 22.3 n 81 st, $22 \times 50 \mathrm{x}$ $20 \times 60 ;$ same agt same; Action $2:$ same (A);
Wm Howard, Jr (R); Jas L Brumley. Wm Howard, Jr (R); Jas L Brumley.
Rogers av, es, 39.4 n Church av, 20x95; Louise L Williams agt Helen M Knicker Remsen; Geo C Jeffery Jr (R); Chas Shongood.
6TH av, ws, 68 s $\quad 6$ th. $16 \times 78.10 ; \mathrm{Wm}^{\text {Wr }}$ Buchner (A). Court; Jacob W Kahn (R): Wm H Smith

21ST av, es, 40 n Benson av, $50 \times 98.6$ al: Caldwell \& Holmes (A) 44 Court David F Price (R); Wm P Rae.

## JAN. 2.

Berry st, es, 100 s S 8th, $20 \times 69$; Wil-
liamsburgh Savings Bank agt Frances liamsburgh Savings Bank agt Frances Gorman et alis M \& D EMeeker (A), 217
Havemeyer; Forrest
S Chilton (R): Havem
P Rae.
Hicks st, nec Pacific $90 \times 82$; Alice H Van Anden agt Jno C Ball et al; Harry $L$ Thompson (A). 175 Remsen; Selah B Strons 3d (R); Wm H Smith.
74TH st, nes 346.10 se 4 av, $20 \times 90$; Rose $2 ; \mathrm{K}_{\mathrm{C}}$ A M V McDonald (A). 189 Mon-
 Smith.
76TH st, ns, 103.2 e Fort Hamilton av, 59.11x100; Max Kurzrok agt Hamilton Constn Co et al; McLaughlin \& Stern (A),
15 William. Manhattan: Walter E Warner (R): Wm H Smith

85TH st, ns, 102 e 7 av, 30x100; Gustave Roittner agt Kath L Yost et al; MoLaugh $\operatorname{lin}$ \& Stern (A), ${ }^{15}$ William, Manha
Walter E Warner (R): Wm H Smith.
Rogers av, es, 99.4 n Church av, $20 \times 95$ Eliz T E Carpenter et al agt Helen Mi Knickerbocker et al; Action ${ }^{\text {et Mitawin }}$


On and After JANUARY 1, 1913
(1)

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GTH av, nec 55 th, $100.2 \times 80$; Jos Zimit agt
Lippmann Realty Co et al; SSal A Telsey
(A), 44 Court; Jno A Warren (R); Chas
Shongood.
Fulton st, ws, 24 n Middagh, -x 49.8 Peter W Rouss agt Georgianna Smith et
al; Rooney \& Beha (A), 29 Bway, Manhattan; Lorenzo Ullo (R); Wm H Smith.
Herkimer st. ns, 150 w Buffalo av, 16.8 x
00 Mary R King agt Wm H Mellish et 100; Mary R King agt Wm H Mellish et al, Cary \& Carroll (A). 59 Wall; Chas Har wood (R): Wius st, ws 140 m Junius st, ws, 140 n Lot av, $20 \times 100$; BenSonhurst co agt Lena Winkel et al; Harry

Troy av es, between Dean \& Bergen sts, tie E; Burger et al; Sylvan Bier (A), 37 tie E Burger et al; Sylvan
Liberty; Henderson
Peck
(R)

JAN. 4.
No Legal Sales advertised for this day.
57TH st, ss, 120 e 13 av, $20 \times 100.2$; Paul S Ayers et al agt Louis Christensen et al, Sidney F Strongin (A). 189 Montague;
Philip G Gross (R); Chas Shongood.
Albemarie rd, nwe E 11th, 70x100; Jno Mayer agt Ella $W$ Ireland et al; Miltor Hertz (A), 391 Fulton; Earl J Bennett
(R); Chas Shongood.
Lafayette av, ns, 275 e Tompkins av, 25 x 100; Morris Blum agt Mary E Walter et ton (R), Chas Shongood.
Meserole av, sec Diamond, $100 \times 20$; Annie Armmuth agt israel Meschnick et al; Edw (R):Chas Shongood.


Real Estate Board of Brokers DIARY and ANNUAL for 1913
Now on Sale at Board Room, 115 Broadway Price $\$ 1.00$ By Mail, \$1.10
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F. T. MILLER, Secretary and Treat

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Subscription Price,
$\$ 8.00$ per Year
Brooklyn Edition,
$\$ 5.00$ per Year
Entered at the Post Office at New York, N, Y, as e Post Office at New.
second-class matter."

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The Engineering Experiment Station of the University of Illinois (Urbana, Ill.), has just published a *aluable monograph under the title of "An Extension of the Dewey Decimal System of Classification Applied to the Engineering Industries." The price of the publication is fifty cents.

The possibility of having a law passed in regard to licensing real estate brokers was brought up at a recent meeting of the Kings and Queens County Board of Real Estate Brokers. All the members of the board agreed that such a law if passed would be a benefit to reputable brokers.

According to a count made at the instance of the Fifth Avenue Association, the busiest spot in Fifth avenue is at the intersection of Forty-second street where 10,048 vehicles passed from 2 P. M. to 6 P. M. on Dec. 14. Contrary to expectation, the next busiest corner was at Forty-seventh street, with Thirty-fourth street only third in rank. Eighty-four per cent. of the vehicles were motor driven.

Figures just compiled by Building Superintendent Miller show that there are in Manhattan 1,156 buildings of ten or more stories. The Woolworth, with its fifty-five floors, is in a class by itself, but there are not fewer than sixty buildings that contain from twenty to fifty or more stories. In 1890, Manhattan had eighteen buildings of ten or more stories. The changes that have taken place in architecture, engineering, real estate management and an endless list of professions and trades in consequence of the multiplication of tall buildings in the space of some twenty years would make a mighty interesting story.

President Robert Grier Cooke and the traffic experts of the Fifth Avenue Association have formulated a set of ordinances to be submitted to the Board of Aldermen for the relief of traffic congestion in the avenue. The association suggests that two-thirds of the roadway be given to vehicles moving south from $8 \mathrm{~A} . \mathrm{M}$. to $10 \mathrm{~A} . \mathrm{M}$., and to northbound vehicles from 4 P . M. to 6 P . M. It recommends the placing of cab stands in the less congested side streets and it asks merchants to keep enough room at their curbs so that the electric busses will not have to pause out in the roadway and hold up the stream of traffic.

## A Notable Number.

New York was the only city of the first rank in the United States whose percentage of growth in population increased during the last Federal census decade, compared with the preceding ten-year period. The experience of New York in this respect was remarkable, for the percentage of growth of large cities the world over, including London and Paris, has of late years shown a decrease.
In other words, those general economic influences that affect all large cities tend to-day toward diminished urban growth; but in the case of New York these influences have been temporarily offset by special forces making for a relatively increased concentration of industry and commerce, and, consequently, of population.
If during the last census decade New York had shared the experience of London or Paris or Chicago in the matter of growth, it would not have achieved its rank as the world's most notable center of real estate activity. The increase in the assessed valuation of its real estate during that period was greater than the value of the world's entire gold production during the ten years in question, a production so tremendous as to react profoundly on money and credit.
Will the percentage of growth of the city be as high in the present census decade? Is real estate entering upon another period of phenomenal prosperity?
The special causes which account for the increased percentage of growth during the last decade were identified with the "trust movement" in banking and industry, and this movement has now spent its force. But the part which they played in the expansion of New York is about to be filled by a fresh set of influences.

The country is approaching a new era of transportation, and the prosperity of New York will be advanced even more notably by the coming transportation changes than it was by the trust movement.
The Record and Guide, in its annual review number, on Jan. 4, will have an article by Frederick B. De Berard, statistician of the Merchants' Association, setting forth the changed position of New York with reference to national and international trade in consequence of the Panama canal and the reconstructed Erie canal, of the parcels post and of the recent Federal laws and court decisions affecting express and railway freight rates. The article is the first we have seen to point out the influence of the coming revolution in transportation on New York.

Another subject of novel and vital interest is treated in an interview with Henry Morgenthau, who explains that under modern transportation the trade district tributary to New York, in the sense that a watershed is tributary to a harbor, contains a population of more than 30 ,000,000 , constituting a local market of unequalled purchasing power. Mr. Morgenthau points out the lines of trade and of manufacturing in this city which are expanding as a result of the expansion of the city's "commercial watershed," and we invite at-
tention to his views as strikingly original and of the first value in their bearing on local real estate prospects.
The contributions by Mr. De Berard and Mr. Morgenthau will serve as an introduction to a logically planned series of studies of particular phases of the real estate and building market in New York, by such authorities as Borough President Miller, of The Bronx; William H. Chesebrough, Cecil C. Evers, I. P. Ferris, of Trow's Corporation Dilectory; E. W. Bennett, Francis K. Anderson, E. H. Moyer, W. M. Lawton, and other representatives of industries that are forming new trade centers in Manhattan, and a number of prominent architects and real estate agents.
To repeat a recent statement in this column, "No class publication has a bigger or more interesting message than the Record and Guide has at the beginning of 1913."

## Points of Difference in the Subway Negotiations.

Property owners will be relieved at the apparently authentic announcement that all the remaining points of difference between the city and the two rapid transit companies have been settled. Many people were becoming apprehensive that something might yet occur to undo the work of the past two years. It is true that the points of difference seemed to be of trivial importance. Why haggle about $\$ 400,000$ in interest, when the expenditure of $\$ 300,000,000$ is at stake? A delay of even two weeks in the completion of the new subway system would cost more than $\$ 400,000$ worth of convenience and earning capacity to the people of New York. But it was just because the points of difference were trivial that the delay in settling them seemed alarming. Hence the breath of relief which many property owners will draw, and which will leave them with a lingering undertone of apprehension until the contracts are actually signed.

The settlement of the New York rapid transit problem has been attended with a fatality of delay. It took over ten years of planning and negotiation to get a contract signed for the construction and operation of the first subway. In 1904 the agitation was begun for the building of extensions, and after three more years of discussion certain routes were authorized and were offered to bidders; but no bidders appeared. Then the Public Service Commission came in and for a long time befuddled the negotiations with its impossible Triborough route. Three years ago the present administration was elected, pledged to secure rapid transit at the earliest possible moment. During the early summer of 1911 the committec of the Board of Estimate made its report, and it seemed for an instant as if a satisfactory agreement would be reached. But in the end a wholly unsatisfactory tentative arrangement was made with the Brooklyn Rapid Transit Company. Finally a little over a year ago negotiations were resumed with the Interboro Company, and a tentative agreement ultimately reached with both companies. When this agreement was made, it was confidently expected that the contracts
could be drawn during the summer, and the actual work of construction begun in the fall. Hence it was that the Brooklyn Rapid Transit Company arranged to have its money on hand by October 1. But three months' additional delay has already supervened, and probably two months more will pass before the contracts are signed. For a business-like people Americans certainly do some things in an un-business-like way. The City of New York consumes eight or nine years in arranging for subway extensions which are admitted to be necessary, and whose lack cramps the city's growth and causes discomfort to the great majority of its citizens.

## Governor-Elect Sulzer's Promise.

The Governor-elect, Mr. Sulzer, at the dinner recently given in his honor uttered a few sentences which will sound grateful to the ears of New Yorkers. He promised to use whatever power he could command to improve the mechanism of transportation in and about New York, and he promised also to use his influence on behalf of more rigid economy in State expenditures. There is every reason to believe that the Governor-elect is sincere in making these promises, and that he will honestly try to redeem them; and there is some hope, consequently, that the interests of New York City may be less neglected at Albany than has been customary of late. Mr. Sulzer is a New Yorker himself. He understands the needs of the city. He is at the same time an independent and courageous man who, whatever his affiliations in the past, will do his best to make his administration of New York State conform to the best prevailing progressive standards. Whether he will actually succeed in reducing expenditures at Albany may be doubted, but if he can do anything to check the increase which has proved to be such an additional burden on New York, he will be deserving of the hearty thanks of the taxpayers of the city.

## The Problem of Government.

In a recent article in the New York "Times," Mr. Raymond B. Fosdick adopted the suggestion of the total abolition of the Board of Aldermen which has frequently been made in the Record and Guide. He analyzes the various functions now performed by the aldermen, gives many illustrations of the way in which these powers are abused, and points out that the Board of Estimate is much more competent to do all of this work than is the Board of Aldermen.

Everything he here says is true, but if the Board of Estimate were to have bestowed on it such an increase of responsibility and work, it is probable that its constitution would have to be changed. The board has undoubtedly served the city well, and it is still an extremely useful administrative agency, but there are indications that its machinery is breaking down. Its members are overworked and cannot give as much time to the performance of their multifarious duties as the difficulties and complication of the work frequently demand. With one ex-
ception they have a large amount of special departmental work to perform, enough to occupy all of their time; but in spite of this fact they are frequently obliged to put in many hours a day for weeks on end on business connected with work on the Board of Estimate.

During the preparation of the Budget, for instance, the mass of detail to be sifted is enormous and consumes months of the time of the Budget committee. Or, again when a matter of city policy of the utmost importance is under discussion, such as the rapid transit question, the committee, with such a matter in hand, has really no time for any other work. Eventually the members of the Board of Estimate will have to be deprived of their departmental duties. The board should become a small municipal legislature, consisting of eight or nine members elected at large, who would be responsible on the whole for determining the policy of the city in all matters of general importance. Such small councils have been already instituted in a number of cities, such as Boston, Seattle, Los Angeles and elsewhere, and they are performing satisfactory service. It is generally agreed among students of municipal government that the commission form of government, in which both administrative and legislative functions are confined in one small board, is adapted only to small cities.
In large cities problems of administration are so technical that they require the services of experts, who devote all their time to departmental business; and it is desirable consequently to keep the administrative part of the government separate from its legislative branch. The legislative on the other hand, should determine the policy which the administrative is to find the means of carrying out. The relation between the two branches of the government is, however, very intimate, and division of responsibility is carefully avoided. It is along these lines that the charter of New York should be modified in the future; and if it cannot be modified along these lines, it should not be changed at all. We are doing very well in spite of the Board of Aldermen. We would do better without that encumbrance, which eventually will be thrown off,. but in the mean time the less tinkering the better. Public opinion in New York is not prepared for a radical reconstruction of the city's instrument of government, and until it is petty changes will do more harm than good.

## THE WEEK IN REAL ESTATE.

The brokerage branch of the real estate market, as was to be expected, remained quiet this week. A few good sales were reported, and several valuable holdings in Fifth and Fourth avenues figured in the trading; but the total amount of capital that changed hands was unimportant.

The sentiment of the market continued to be strongly optimistic. It was argued that the dividend and interest disbursements after the turn of the year will be exceptionally large and that a fair share of the money that will thus become available for investment must gravitate toward real estate. This conclusion was drawn from the fact of
the existence of an unusual conjunction of general and local economic factors tending to make New York real estate a profitable investment.

These factors include industrial prosperity throughout the country, increased employment here for factory operatives, and for labor on many great public improvements, and the prospect that the tightness of money, which has prevented real estate activity since last fall, will be relaxed during January.

The expansion of business after the money situation eases up will probably take the form of dealing in improved property rather than in sites intended for new buildings. There is a great deal of projected construction work that has already been financed and that is ready to be taken up next spring, but at the present level of prices for materials the prospect is that additional building operations will not be very numerous until vacant housing has been taken up and rents have recovered.
Meanwhile, there was no further advance in building material prices this week, although a determined effort was made by the independent steel producers to induce the United States Steel Corporation to list steel products at higher figures. If, however, there were no price increases, the building material market was not without development of interest. Owing to the long continued open weather, the light stocks with which producers went into the winter had been greatly reduced, threatening higher spring prices; but the cold and snow which came just before Christmas helped to check the drain on stocks. It is believed, however, that builders who have not covered their needs for next spring would do well to do so early.

## Market Values and Assessment Values.

 Editor of the record and Guide:We acknowledge the receipt of Land Value Maps of New York for 1911 and are looking over same with a great deal of interest.
We should be obliged if you would give us information as to the relations these assessed values are supposed to hold to actual existing values, or ordinary selling prices. For instance, in Montreal the assessment is frequently up to the selling value on some streets. If we were to purchase a property today for $\$ 14,000$, it is probable the assessment commissioners would immediately change the assessment to, say, $\$ 13,000$.
In looking over your maps, particularly in the Borough of Manhattan, some of the values indicated appear to us to be much lower than what we might have expected in a city of the size of New York. For instance, we note you have the section between 38 th and 39 th streets on the east side of Fifth avenue at $\$ 11,000$ a front foot, or $\$ 110$ per square foot. What relation would this bear to the actual price one might expect to pay for a property in this location?

These enquiries are made with an idea of arriving at information which will enable us to make an intelligent comparison of values in New York and Montreal, and any information you can give us will be very much appreciated.

CARRICK LIMITED,
H. R. Kirkpatrick, Vice-President. Montreal, Que.

The ordinary opinion is that the assessed valuations throughout the city range at least 90 per cent. of actual selling values. Perhaps in some cases they may be somewhat less, and in other cases claims are made that property is assessed for more than it will bring
In your letter you say that if you were to purchase a property in Montreal
for $\$ 14,000$, it is quite probable the assessment commissioners would immediately change the assessment to, say, $\$ 13,000$. Assessments are not made in that way in this city, nor should they be. The assessment of property for taxation is one element in determining the proper contribution which the owner of real estate should pay toward government expenses in comparison with the amount paid by other real estate. The amount paid at any one particular time does not necessarily determine the actual value of the property. One man may pay a high price because he needs a parcel to join with the adjacent property which he owns, but the price paid in such case is not a normal selling value, because if he should change his mind and wish to resell he could get only what it is worth as a selling plot. On the other hand, a sale may be made under forced conditions and be less than the normal value.
The work of assessment in this city is done scientifically and systematically and the assessed valuations are made as nearly as practicable to conform to the average normal prices. It must be remembered also that the work of assessment has to be commenced in advance of the actual assessment day, and this of itself, with the constant advance in prices in this city, makes the assessed valuation somewhat lower than the actual value at the date the books are opened.

## To Cut Tax on Real Estate.

The Mayor of Philadelphia has sent a special message to the city council devoted entirely to increasing the means of taxation so as to lessen the burden on real estate. Some of his suggestions are as follows
"Impose an annual tax on overhanging signs and on billboards, charge for all vault space under sidewalks, and for the use of city conduits, buildings.
"Revise the fees for licenses, permits and privileges in the various city departments.
"Impose city tax on business and pleasure automobiles on account of the heavy cost of street repairs.
"Impose a city tax on business and funds in banks and trust companies.
"Impose a tax on each thousand dollars' worth of goods manufactured.
"Impose an occupation tax for all citizens enjoying the privileges and protection of the city.
"Tax contents of dwellings in excess of specified amount.
"Investigate the unbusinesslike exemption of properties belonging to public utilities.
"Last and most important of all, decrease the expenses of running the city departments."
-On the report of Borough President Cyrus C. Miller, the city authorities have denied the petition of McCarty \& Baldwin, William H. Snowden, and others, that the area of assessment for the expense of acquiring title to Tibbett and Corlaer avenues from West 230th to 240th street, Borough of the Bronx, be enlarged.
-That the paid department of the City of New York is soon to be introduced into the Corona section was indicated when the Fire Commissioner of New York City presented plans for a new fire house to be erected on Main street, east of Irving place, in that section. It will be a three-story brick house and will cost $\$ 46.500$.
-The Interborough on November 1 S completed the installation of Tungsten lamps in all subway cars.

## REAL ESTATE STATISTICS

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

Total No............... 1 to Dec. $26 \quad$ Jan. 1 to Dec. 28

8,566 $\begin{array}{lrrr}\text { Assessed value............. } & \$ 635,927,493 & \$ 508,811,875 \\ \text { No. with consideration... } & 921 & 776 \\ \text { Consideration............. } & \$ 56,059,007 & \$ 44,865,894\end{array}$ | Consideration...................... | $\$ 56,059,007$ | $\$ 44,865,89 \pm$ |
| :--- | :--- | :--- |
| Assessed value.......... |  |  |

## MORTGAGES

Dec. 20 to 26 Dec. 22 to 28


BUILDING PERMITS
Dec. 20 to $26 \quad$ Dec. 21 to 27

| New buildings........... | 27 | 47 |
| :--- | ---: | ---: |
| Cost.................... | $\$ 306,900$ | $\$ 447.282$ |


| Cost Alterations. | $\begin{array}{r} \$ 306,900 \\ \$ 47,905 \end{array}$ |  | \$447.282 |
| :---: | :---: | :---: | :---: |
|  |  |  |  |
|  | Jan. 1 to Dec. 26 | Jan. 1 to Dec. 27 |  |
| New buildings |  | 5.278 | 5,096 |
| Cost |  | 65,599 | \$31,957.520 |
| Alterations |  | 51,834 | \$4,588,238 |


-The Belt Line Railway Corporation, a new company organized for the purpose of taking over the property of the Central Park, North and East River Railroad Company, purchased at foreclosure sale November 14, 1912, by Edward Cornell, has made application to the Public Service Commission for permission to issue its first mortgage 5 per cent. gold bonds, maturing in 40 years, in the sum of $\$ 2,200,000$ par value, and also $\$ 200,000$ par value in capital stock, or as much thereof as may be required to meet the terms of the contract between the new company and Mr. Cornell. The commission ordered that a hearing be held before Commissioner Milo R. Maltbie on the application Monday, December 30, at 2.30 o'clock.
-The average homeseeker never could see any harm in viewing real estate on a Sunday. Otherwise he has but few days in the year for the purpose. $U_{p}$ the State, where social and business conditions are different, there may be time enough for the purpose on secular days, but general State laws are in many cases misfits when imposed on New York City.

# BUILDING SECTION 

## BEAUTIFUL PLAZA FOR MANHATTAN BRIDGE

Suggestive of the Colonnade at St Peter's in Rome - Contractor Selected and Construction Operations Soon to Start.

I
T is expected that the Board of Estimate will make a contract with William P. Seaver of 322 Fifth avenue for the construction of the Manhattan approach to the Manhattan Bridge on the basis of his bid, which Commissioner O'Keeffe has found to be the lowest of those submitted. The total, $\$ 817,380$, is less than the engineers' estimate and comes well within the appropriation of $\$ 890,000$. The next lowest tender, by the firm of Snare \& Triest, amounted to $\$ 914,300$.

The design for the approach, which was executed by Carrère \& Hastings,

The sidewalks will be laid out with warm colored mosaics and the crossings lined off with similar stones, which will add much to the appearance of the plaza.
For the remainder of the plaza the plan shows a park. The park has been raised above the adjoining streets from 5 to 8 feet and surrounded by a granite wall and a granite balustrade, with steps leading up to the park space at several points, so that it is apart from the street traffic. The main walks through the parks to the entrance of the bridge will be made of blue stone flagging and the pathways of white pebbles.
posed development will be in harmony with either scheme.
The arch and colonnade treatment was chosen because this bridge is a gateway to Brooklyn, and with the continuation down Flatbush Avenue Extension forms a main highway of travel from Manhat$\tan$ to the ocean.

## A Construction Feat.

Picking up a two-story fire house bodily, with the firemen in it, placing it on a barge in the Harlem River, towing it for a distance of more than three blocks through the river, removing it


DESIGN FOR THE WESTERN APPROACH O The contract for construction is about to be let by Commissioner O'Keeffe, of the Departmen
has been approved by the Municipal Art Commission. An arch at the very entrance to the bridge opens up into a broad elliptical plaza, extending to the Bowery, at the corner of Canal street, a distance of two thousand feet. The bridge will connect with the Brooklyn and Manhattan subway systems.

## A New Treatment for Bridge Entrances.

When the plazas or entrances to the larger bridges are all constructed it will mark a new era in aesthetic treatment of the entrances to bridges. In Europe this feature has been given a great deal of attention, but up to the present time, with but few exceptions, has been neglected in this country. Those who have been in Rome will be reminded by the elliptical effect of the colonnade at St. Peter's. The archway is somewhat similar to the arch in Paris at Port St. Denis, and the treatment of the arch suggests the Arc de Triumph.

These with the trees and shrubs will be most effective.

## The Subway Arrangements.

A great deal of study was put upon the transportation facilities of the plaza. The architectural treatment was made possible by the constant co-operation between the engineers and architects. Subway trains coming off the bridge on the lower four tracks pass directly under the plaza in the foreground of the picture and directly under the arch. The surface cars, which are shown on the easterly or upstream side of the bridge pass around the colonnade to the east and are taken to Canal street. The picture shows the westerly or downstream tracks on the upper deck devoted to elevated train service. This is merely an alternative treatment to show how this connection can be made. The original plan showed a terminal building here for the Brooklyn surface lines. The plaza has been treated so that the pro-

F MANHATTAN BRIDGE
of Bridges at a cost of $\$ 817,300$, which is
from the barge and placing it on new foundations on terra firma again, was one of the engineering feats just accomplished by the contractors building a part of the Lexington avenue subway under the direction of the engineers of the Public Service Commission for the First District.
The feat was performed with no injury to the fire house greater than cracking the plaster. In the course of the operation the rise and fall of the tide were utilized to facilitate the floating of the house. The fire house in question is known as Engine House No. 87, and it stood at the end of 132 d street and Lexington avenue, close to the bank of the river. It is used for the accommodation of the firemen who operate the fireboat "C. W. Lawrence." Its removal was made necessary partly because its location was near the line of the Lexington avenue subway where it goes under the Harlem River, but mostly because of the
obstacles to its operation which would be inevitable when the contractors begin sinking the four steel tubes which will carry the subway tracks under the river. It is a two-story, steel skeleton structure about 41 feet long and about 27 feet wide, of fireproof construction, and has a tower 62 feet above the foundation. The whole structure was found to weigh about 150 tons. The building was jacked up, placed on a barge and towed to its new site. No accident marred the work.

## Isaac A. Hopper.

Isaac Abraham Hopper, builder and bank president, who died Saturday, December 21, was buried on Tuesday, in St. Raymond's Cemetery, following services at St. Joseph's Church at 125th street and Morningside avenue. Mr. Hopper's death occurred at his residence, 165 West 122 d street. He was in the sixty-first year of his age.
Mr. Hopper was a member of one of New York's oldest families, and his father, Abraham, was a big builder before him. Isaac A. succeeded his father in business and became as well known and as important a factor in the building field. He was also influential in politics and was the Democratic leader in his district. Mr. Hopper was the first president of the Harlem Democratic Club, for a time a member of the Board of Education, and for a period the proprietor of a Harlem weekly newspaper.

the late isaac a. hopper.
Of late years Mr. Hopper gave a great deal of his time to his duties as president of the Empire City Savings Bank, and consequently was by no means so active as a builder as in former years when he executed some of the heaviest and most important masonry in the city. In recognition of his standing as a master builder, the Building Trades Employers' Association honored him with the presidency.
Mr. Hopper put through many large contracts in his time, including the Third avenue bridge, a large part of the New York Central Railroad's viaduct, the New Netherlands Hotel, the former Emigrant Industrial Savings Bank, St. Michael's Episcopal Church in Bloomingdale, the Third Avenue Railroad Company's power house at Kingsbridge, the New York Central power house, Carnegie Music Hall, the Marie Antoinette Hotel, the Normandie and a number of public school buildings.
Mr. Hopper was a graduate of the College of the City of New York. His birthplace stood near the Harlem end of McComb's Dam Bridge. He leaves a wife and four sons, one of whom, Thomas T. Hopper, is a builder on his own account. John J. Hopper, the engineering contractor, is a brother. A few years ago the building business of Isaac A. Hopper was incorporated.

SUPT. MILLER AT PITTSBURGH.
Dined By the Building Code Commis-sion-Notable Underpinning Work.
While attending the recent convention of the National Association of Ce ment Users at Pittsburgh, Pa., Superintendent Rudolph P. Miller, of the Manhattan Bureau of Buildings, was the guest at luncheon at the Union Club of Mr . Edward Stotz, architect, the chairman and his associates of the commission for the revision of the building code, F. H. Kindl, civil engineer; F. A. Russell, architect; S. M. Murphy, builder; Joseph A. Waldron, plumber; William S. McDowell, attorney, and Robert A. Cummings, civil engineer. Messrs. J. M. Morin, Director of Public Safety; S. A. Dies, Superintendent of the Bureau of Building Inspection, and J. P. Brennañ, Assistant Superintendent, were also present and took part in the discussion on the essentials of a good building code.

The commission has been at work for some time and hopes to present an up-to-date measure in the near future. A state building code is also under consideration in Pennsylvania and naturally its relation to a city ordinance was discussed. Mr. Miller contended that while a state code might have some advantages inasmuch as there are certain fundamental principles of construction that are universally applicable, it should, nevertheless, be limited and should not attempt to replace the local ordinance entirely. The abolition of the local department certainly would be unwise and contrary to the interests of real estate owners, builders and architects.

## Test of a Concrete Column.

An interesting test of a concrete column was made under the auspices of the National Association of Cement Users during the convention in the new tenmillion pound testing machine (the largest in the world) at the Bureau of Standards. The column that was tested consisted of a concrete mixture in the proportions of one part cement, two parts sand and four parts crushed stone, reinforced by seven $11-16$-inch round vertical rods and a helix of $1 / 2$-inch wire having a pitch of 3 inches. The column was 16 feet long and had a diameter of 27 inches within the helical reinforcement and an outside diameter of 30 inches, thus giving an inch and a half covering for the wire reinforcement.
The first evidence of any stress on the column appeared when a load of 1,300 ,000 lbs . ( 2,275 pounds per square inch) was put on the column. The outer covering of concrete started to spall off at that time and continued to do so until the load had been increased about 500 ,000 pounds more. Complete failure occurred when the load had reached 1,950 ,000 pounds or a load of 3,400 pounds per square inch. Just before this load had been reached the wire helix broke near the top of the column and the vertical reinforcement began to buckle near the top and the whole column bulged until it was about 6 inches out of line. Considering that the column was only 25 days old when tested, this is a very satisfactory showing.

Many instructive papers on cement and concrete were presented at the convention of which those on the investigation of flat slab construction, the socalled girderless floors, and the effect of electric currents on concrete were perhaps of greatest value to the structural engineer.

Superintendent Miller was also much interested in the underpinning work now in progress in Pittsburgh in connection with the municipal improvement known as the "hump removal." This work con-
sists of the cutting down in the densely built business section of a little over two miles of streets within an area approximately equal to that enclosed by 14th street, Broadway, 23d street, Lexington avenue and Irving place. The maximum depth to which the streets are to be lowered is 16.3 ft . The widening of three streets for a total length of over 2,000 feet and the opening of another short street are also included in this work. One of the buildings affected by this improvement is the 22 -story Frick Building, the old basement of which now becomes the first story of the building. In another instance, a five-story brick building was bodily lowered about ten feet in order that the floor of the first story might be level with the street in the new position of the building.

## FIRE HAZARDS IN FACTORIES.

## Citizens' Union's RecommendationsImportance of Horizontal Exits.

The Citizens' Union has sent to the New York State Factory Investigating Commission a memorandum giving the results of its study of the proposed bills relating to the fire hazard in existing factory buildings being considered by the commission for introduction in the next Legislature. These bills are likely to constitute one of the most important features of the next Legislative session. The Citizens' Union memorandum, which is of considerable length, contains, among others, the following specific recommendations:

That less importance should be placed upon outside fire-escapes as a means of exit. Such fire-escapes are described as "Not a good and safe means of egress," and it is urged that they should be recognized as a means of exit only in case a better means of exit cannot be pro-
vided. vided.

That the proposed bills should be revised so as to fix definitely as between the landlord and the tenant the responsibility for compliance with each of their provisions.
That greater emphasis should be laid upon horizontal exits, as superior to vertical exits; and that in a fireproof building with non-combustible floor finish and trim and with metal or metalcovered window frames throughout glazed with wire glass additional occupancy should be allowed on any floor divided by partitions of brick, terra cotta blocks or concrete four inches thick, with all openings protected by fireproof self-closing doors.
That no wire glass should be permitted in the interior windows in fireproof enclosures of stairways and elevators, since wire glass, though it will turn a flame, will radiate practically all the heat that is thrown against it. Experts consulted by the Citizens' Union declare that with fire on one side of a partition or enclosure in which there is wire glass the heat on the other side is apt to be so great as to destroy human life.

That the percentage of increased occupancy allowed in a building where automatic sprinklers are installed should be reduced from fifty to twenty. The Union says: "The danger of congestion in the exits is so serious that with the fifty per cent. increase allowed there might be great loss of life in case the sprinkler should fail to extinguish or greatly retard the fire, as happens in a small percentage of cases of fires in sprinklered buildings. Furthermore, the reduction in insurance rates allowed in consideration of the installation of automatic sprinklers is so large an inducement to install them that it is unnecessary to provide such an additional inducement as is given by the proposed bill."

## RAPID PAVING WORK.

## How the Queens Highway Bureau Laid 100 Miles in Five Months.

At the annual convention of the American Road Builders' Association at Cincinnati, G. Howland Leavitt, Superintendent of Highways in Queens, read a paper in which he described how the borough laid this year over 104 miles of smooth road surface in one year. Before the work was begun it was the general opinion in the borough that the work could not be completed within so short a time. The bulk of the work, Mr. Leavitt said, was carried out during the last four months at an average rate of ten thousand square yards daily, or practically one mile a day. The work has just been finished. In the course of his paper Mr. Leavitt says:

## Character of the Repaving.

The controlling features in deciding upon the character of paving to be used were: The nature of the traffic, the construction then in place which was to be used to best advantage, the first cost and the cost of maintenance. Probably seventy-five per cent. of the traffic is automobile, on pleasure or business bent. This portion of the traffic demanded a smooth pavement and one that could be kept in smooth condition continuously. The heavy horse-drawn traffic demanded a surface affording a

G. Howland leavitt.

Superintendent of Highways, Queens,
good foothold and easy draft. For heavy grades the choice was granite block. Generally a bitulithic carpet placed upon the old macadam seemed best to meet all requirements and conditions.
The first cost of a bitulithic macadam (penetration method) would have been considerably lower than a bitulithic concrete (mixed method). Under the traffic to which these roads are subjected a light flush coat of bitumen and stone at a cost of from ten to fifteen cents per square yard would be necessary yearly to maintain a bitulithic macadam in good condition. Experience has demonstrated to us that such is the case. Adding this to first cost (as determined by actual contract costs) would bring the cost at the end of five years to about $\$ 1.25$ per square yard for bitulithic macadam. We estimated that a bitulithic concrete on a properly prepared macadam foundation, including the prepartion of the foundation, and five years' guarantee, would not exceed this. The low bids as received have varied generally from $\$ 1$ to $\$ 1.20$ and the average for $1,396,550$ square yards is $\$ 1.11$, including a five years' maintenance.
Owing to differences in the length of
haul for materials used and also in the varying requirements as to gutters, binders, etc., the price bid varied in the different contracts. In the case of the Hoffman Boulevard, a street of unusually heavy traffic, the price ran as high as $\$ 1.44$ per square yard, while on the other hand there were a number of cases in which prices ran below \$1, going as low as 86 cents to 91 cents. in several cases Portable plants of several different types, but working on the same principle as the permanent asphalt plants, were used in carrying out this work; in addition to the three permanent asphalt plants belonging to local contractors which were partly engaged upon the work.

## Progress of the Work.

The asphalt work was divided into 50 contracts. There were ten contrac tors successful in their bidding, using all told fourteen different plants during the season. There were over 2,000 men of all classes engaged in this work on October 15, 1912.

## NO FAULT OF CONCRETE.

The Failure of the Stairway to Nostrand Avenue Elevated Station.
The collapse of the stairway at the Nostrand avenue station of the elevated division of the Long Island Railroad along Atlantic avenue, Brouklyn, was not a collapse of concrete construction, as the daily papers hastily reported, but was rather a faiture of corroded structural ironwork. The Engineering News says the entire structure, staircases and platform is in an advanced state of rusting and is deciđedly in need of paint. In one place on another of the stairways at the same station, it was possible to remove about half of the projecting part of a filler plate, which was corroded to a state of structural worthlessness. There seems to have been a decided lack of inspection. One of the cast-iron posts in another of the stairways shows a marked crack through one entire showing face.
So far as can be determined now, the concrete had nothing to do with the
failure, declares the Engineering News, except to add to the weight that the cast-iron column had to carry. In the debris which was found after the accident the concrete seemed strong enough to serve its purpose, i. e., to span a 6 -foot opening between the girders. It should be noted, however, that several reinforcing rods were found showing pronounced corrosion, though in no case to the point of failure. This corrosion, however, is indicative of the general state of the structure and not a sign of initial failure in the reinforced concrete steps. If these had failed first, it is entirely probable that the stringers would have remained in place.

The Public Service Commission is in teresting itself in the design of the stairway, inasmuch as it is a fairly common one on the elevated railways of the city Already orders have been given to prop up the remaining stairways of the Nos trand avenue station with $12 \times 12$-inch timbers. A coroner's inquest, with thorough engineering advice, is promised by the local authorities.

## Eleven Months of Queens Building.

About twenty-five hundred frame dwellings were planned in Queens during eleven months of this year. Their total estimated cost is officially given as $\$ 7,300,000$, or an average of about $\$ 2,700$. Six hundred and forty brick dwellings estimated to cost $\$ 2,700,000$ have also been completed or planned. Their average cost is about $\$ 4,300$.

Only one frame tenement has been planned this year in Queens, but the brick tenements number 192; manufactories and shops, 76; places of amusement, 52 ; garages, 204; office buildings, 22 ; storage warehouses, 22 ; hotels, 18 ; churches, 6 ; schools, 4 ; and hotels and boarding houses, 18 .
-Space may now be had for offices and showrooms in the building of the Builders' Exchange which extends through from 32 d to 33 d streets between Broadway and 5 th avenue-a very central location, and a highly modern building.
 apartments to be erected by the eleven east bsth street company.

## BUILDING MATERIALS

Brick Manufacturers Rush Barge Loads Here Ahead of Freeze-Up.

Attempt to Stampede Steel Prices Not Concurred In By Steel Corporation -Nails Go Higher-Lumber Market In Strong Tone - Lath Sharply Moves Up As Big Shipments Are Rapidly Absorbed.

HOLIDAY weeks generally make sluggish building material markets, but this one was an exception to the rule. Weather forecasters have been predicting heavy snows and the brick manufacturers who have been enjoying a longer navigating season than usual, have rushed large numbers of bargeloads of brick into a non-absorbent market. The result was a cluttering of the West 52 d street docks this week, but prices held firmly at last week's level.

One of the most astonishing features of the day is the tremendous demand for spot materials for immediate delivery. Contractors have not lost more than three days owing to cold weather, and January is already here. This means a general upset of mill stock calculations, and word received here by wholesalers from mill interests is to the effect that stocks are exceedingly low. In the lath market is found a good illustration of the conditions generally prevailing in all other building material departments. Between eighteen and twenty-five million lath came into this market in three weeks prior to Nov. 7. The shipments were made, it is said, to clear mill stocks for inventory. The shippers calculated that freezing weather would be prevailing here by this time and that that supply would be sufficient for the entire winter season. For a week or two the $\$ 4.10$ level held, then when favorable building weather continued to rule, a heavy and almost unprecendented buying movement developed. Believing themselves safe in the possession of such a large quantity of winter laths, distributors began to let down the bars when competition developed, but as the pile dwindled and there was no let-up in purchasing, lists began to stiffen until now they rule at $\$ 4.05$. The buying still can be called heavy, but the reserve here is light and mills have little more to offer now that down-east navigation is closed.

This shows why prices are ruling stiff and probably will go higher. The efforts of the Steel Corporation to keep prices down in that department to existing levels are being vigorously assailed by the independents and it seems possible that after the first of the year the lead of the sheet interests will be followed by other interests until the Steel Corporation itself will be forced to quote higher prices.
The market for general building supplies is somewhat different from that of materials in that it is easy while
structural material is stiff. But the structural material is stiff. But the
steady decline in linseed oil is offset by higher prices in rubber, lubricating oils, paint chemicals and varnish gums while coal stays fairly steady, only because mild weather has forestalled the usual winter demand.
It is possible that sand, crushed stone and gravel will move up sharply before long owing to the heavy demand for this class of building material that is now running. The demand for Portland cement amply sustains the ninetycent mill price established some time ago. Pig iron is very stiff. A shortage of No. 2 foundry developed this week on
orders running into January which has forced it up to $\$ 18$ valley furnace which is equivalent to $\$ 18.50$ Pittsburgh.

## HEAVY BRICK RECEIPTS. ency steady with stiffening Tend-

## $R$ ECEIPTS of North River common

 brick last week were exceptionelly heavy while sales were very light. Early this week producers shipped heavily into this market on advices from the weather bureau that a heavy snow storm was on and makes freeze-over easy, and manufacturers hastened to move as much brick as possible into the city in anticipation of closing of navigation. The Raritan River brick situation was unchanged.Official transactions for North River common brick last week with comparisons for the corresponding week of 1911 follow:

Left Over, $\begin{aligned} & 1912 . \\ & \text { December } 16-44 .\end{aligned}$

| Monday | $\begin{gathered} \text { Arrived, } \\ 34 \end{gathered}$ | Sold. | $\begin{gathered} \text { Covered. } \\ 1 \end{gathered}$ |
| :---: | :---: | :---: | :---: |
| Tuesday | 4 | 3 | 10 |
| Wednesday | 2 | 12 | 0 |
| Thursday | 12 | , | , |
| Friday | 6 | 7 | 0 |
| Saturday | 10 | 1 | 0 |
| Total | 68 | 38 | 12 |

Condition of market, weak on demand, strengthening in price. Prices, Hudson River, - to $\$ 7$. Basic, $\$ 6.871 / 2$ per M.
Raritans, $\$ 6.75$ to $\$ 7$. (Wholesale dock Raritans, $\$ 6.75$ to $\$ 7$. (Wholesale dock
N. Y.) For retail prices allow for dealer's profit and cartage. Left over, December 23-53.


Prices, $\$ 7$; top Raritans, -. Total cov
red, 55 .
BUILDING SUPPLIES EASY,
Quotations Steady With Linseed Oil At
Low Level-Lubricants in Fair DeLow Level-Lubricants in Fair De-
mand-Packing Firm.

THE general building supply market is in steady demand and quotations are easy because of the low level of linseed oil. Substitutes for linseed oil are not in probably will be no improvement in this respect until the seed situation at luth 'improves. The demand for elevator ubricants is particularly firm, but floor oils are the stiffest factor as far as demand is concerned, which leads to the assumption that price changes will occur shortly after the first of the year.
Packing of all kinds are not in heavy demand at present, it being between seasons for renovations. Carriers of machinery packing are reporting, however. heavy call for this commodity from losed-down brick plants in the Hudson River district, as well as in the Raritan River Valley and districts of boiler points are reporting a heavier call than usual, evidently owing to the fact that brick plant orders are desirous of getting greater efficiency out of their machinery in the coming year. Asbestos is weak and rope packing is quoted at 16 and 17 cents a pound. Sheet rubber is still listed at 11 and 13 cents; gum rubber 40 and 45 cotton packing is 16 and 25 cents; jute, 3 and 4 cents, and Russian, 9 and 10 cents per pound. Cotton waste prices in bales of 100 and 500 pounds run as follows: No 1 white pig cotton waste, $91 / 4$ cents per lb.: No. 3, $71 / 4 ;$ No. 1 colored, 5 cents; No. colored, $4^{1 / 2}$ cents.
Fire hose is being quoted for standard grades of underwriter's cotton rubber lined 2 -inch diameter, warranted 350 pounds pressure, in 50 -foot lengths, with
couplings, 65 cents per foot; common couplings, 65 cents per foot; common
hose, $21 / 2$ ins. in diameter, tested to 300 hose, $21 / 2$ ins. in diameter, tested to pounds pressure, 35 cents per foot.
Owing to the activity of the fire-premand on all kinds of heavy fire fighting appliances at present. Prices are very stiff at list quotations and shading is stiff at list quotations and shading is

## HEMLOCK LEADS LUMBER.

 Distributing Points Well Supplied withHEMLOCK is the stiffest factor in the building material market at the present time. List prices are being well
sustained. Hard wood lumber in practically all grades is in fair demand. Maple, beach and birch are very firm, While western maple flooring is stiffer in selling and price. Supply is scant.
east during the 7 at the rate of $20,000,000$ prior to Nov. account for the rent which $\$ 4.10$ level of a menth ago. Some which
have been going at $\$ 3.90$ went back to the $\$ 4$ level and as the week closed $\$ 4.05$ was being asked. Prices may not long remain at $\$ 4.05$ because of the heavy buying on the part of dealers and the scarcity time with down east navigation closed.
Hemlock holds all the ground gained during the past two or three months. The New York base price of $\$ 23.50$ is in order to-day. Eastern random cargoes of studding sell at $\$ 18.50$ to $\$ 20$, the lower price being for extremely short lengths. with producers and sellers in good demand, With producers and sellers in full control ported to be heavily oversold are all reon redo and coarser leading in point of grade strength. Vessels for New York ear re scarce and bring $\$ 3$ for bares from Norfolk vessels at $\$ 2.75$ to $\$ 3$.
Yellow pine is a stronger seller at prices never before reached. The mills are in views as to prices must be taken as the market level, and those views with the special position in which each mill finds tself as regards outlet.
White pine shows practically no change. The shipping season on the Lakes has drawn to a close, and finds the big distributing yards at Buffalo, Tonawanda, Burlington and Albany going into the winter with fair assortments, but in no sense an excessive stock, and quite low on the coarser grades below the cutting up stock. Though the market is not quotably higher, sales are being made of pecials at advances over previous quotations.

## STEEL BOOST BALKED.

Independents Try to Force Prices Up With
Slight Success-Wire Nails Up. $T$ REMENDOUS pressure is being brought to bear upon the steel corpoplies particularly to finished steel The break was caused by the advance of \$1 ton announced by the American Steel \& Wire Company to the minimum announced by the independent makers of wire two months ago, 1.55 c . for plain wire and 1.75 c . for nails. Several independent manufacturers of sheets tried to put up the prices on black and galvanized sheets $\$ 1$ a ton to the new basis of 2.30 c . for black and 3.50 c . for galvanized. The Steel Corpora

Tin plate is expected to go up the first of the year. The National Tube Company is issuing its new card in boiler tubes, revising the old list to correspond with the latest list in steel pipe which goes into effect on Wednesday, It is generally stated in the trade that this card establishes a new basing point and withdraws the old light jobbing sizes. This action Expiring contracts standar
Expiring contracts on plates, suapes and merchant steel are being renewed with deliveries into the new year. It is sionnifi cant that this action is taking place de spite the warning of the principal makers that they would cancel all low price contracts with December 31 on all changes that had been specified late and remained andellivered.
The recent action of some of the Steel Corporation subsidiaries in extending their contracts into the third quarter has been virtually forced upon them through their inability to promise deliveries through the first two quarters of the year. Pig iron showed little change from that of last week, except for an eminent shortage in foundry iron which has forced the price of No. 2 foundry for immediate or January delivery up to $\$ 18$ at valley furnace or $\$ 18.50$ Pittsburgh.

LINSEED OIL STEADY
Prices Hold Firm at 46 and 47 -Cent T HE linseed oil market showed no further decline this week. The demand good condition of the general paint market. Many of the paint markets have now caucht up with their orders, but are receiving heavy inquiries for spring deliveries. Most inquiries center around the fact as to whether prices will be lower as a result of the drop in linseed oir. Most of the paint interests, however, say that prices will not be affected because high and may go higher. As far as varnishes may go higher. As far as varcurres are concerned the stiffness in the on higher grades of varnishes up. Current quotations: City raw American seed, 46 and 47 cents; city boiled American seed, 47 and 48 . Out-of-town raw American seed, 45 and 46 . Raw Calcutta seed, 70 to -

Building a Boat This Winter? If So, Remember That YOUNG MARINERS-SHỐLD LEARN WHAT ANGIENJMARIINERS KNOW

'THE WOOD ETERNAL'
is, has been, and always will be

## The Satest

Most Enduring and Most Economical BOAT MATERIAL
ever grown by nature or made by man. The U. S. GOV'T REPORT (June, 19il) says that "John Lawson, writing about 1714 upon the resources of North Carolina, gives valuable information upon the CYPRESS canoes' part in the coast and river commerce at that time." How reasonable, then, is the deduction that "the best canoe wood in early times was Cypress," -and how inevitable that later on "builders of sailboats and small ships in the South drew liberally upon Cypress for planking, decking, masts, and other parts of the vessel." 198 YEARS LATER-IN 1912 we find a typical case of a modern sailboat perfectly sound, even at the water line, after 20 vears use wh wood) are rotting away-without even a " 5 -day notice." CYPRESS is the Answer, Mr. Sea-dog !

[^1]
# CURRENT BUILDING OPERATIONS 

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

## Equitable Building Plans.

Specifications and drawings showing in detail the building to be erected on the Equitable site were filed December 26 at the Manhattan Bureau of Buildings. The plans consist of a set of eighty-five drawings and indicate that the building will be 485.9 feet high, or about 75 feet higher than the Times Building at Broadway and 42 d street. Its cost has been estimated by the architects, F. M. Andrews \& Co., at $\$ 8,000$,000 . The land is under a contract of sale for $\$ 13,000,000$, title to be passed to the new owners, the Du Pont Company,

## Builders <br> AND <br> Plasterers

## Can now work continuously dur-

 ing cold weather in new buildings heated by

## Our Drying Process

## METHOD

Fresh, cold, therefore dry air, enters from the outside through the Air Supply Pipe, into a receiving chamber, from there into the tubes surrounding the fire, ascends in a dry, heated state into the room, passes along the ceilings and walls, absorbs dampness from them, sinks down moisture laden, enters the apparatus, ascends after mixing with the coke gases into the outlet pipe for the smoke, and finally goes through the chimney or windows into the open air.
We have solved the problem of Drying-Out Buildings under Construction, in a Quick, Effective, Hygienic and Economical Manner.

Circulars sent upon request
House Drying Co.
on January 15. The ground plan will have the shape of the letter "H," with wide courts on the Broadway and Nassau street sides. Four towers will rise above the main building, and the style of architecture will be Italian Renaissance. Marble and mahogany will be liberally used in the interior finish. The Equitable will occupy four or five floors, and there will be thirty-seven stories in all. Twenty-four elevators will run to the top floor and twenty others to the twenty-second story. The ThompsonStarrett Company has the building contract.

## Contracts for Flushing High School.

The Board of Education Monday afternoon awarded the contract for building the new Flushing High School at Whitestone avenue and Broadway to the Richard E. Heningham Contracting Company of Manhattan, which bid $\$ 389,485$. This was $\$ 13,515$ less than the nearest competitor, the Durkin \& Laas Company, also of Manhattan. Eight bids were submitted. The plumbing contract will go to the James Hawley Plumbing Company of Manhattan, which bid $\$ 31,771, \$ 196$ less than the nearest competitor, F. J. Fee, also of Manhattan. The total amount appropriated was $\$ 500,000$. The bids for the building and the plumbing amount to $\$ 421,256$, which leaves $\$ 78,744$ for the heating and electric lighting contracts, upon which bids have not yet been received. The contracts of the successful bidders must be forwarded to the comptroller's office, where the security, one-half the amount of the bid, is examined and approved. The work will be begun at once if the comptroller approves of the security and certifies that there are enough funds.

New York Architects Plan Conn. Hotel. C. V. Snedeker, Jr., of William Wells Bosworth's office, 527 5th avenue, Manhattan, and Henry J. F. Ludeman, associated architects, have just been commissioned to design plans for a sixstory fireproof hotel and roof garden, $75 \times 125$ feet, to be erected by a syndicate of Middleton and New Haven business men at Middleton, Connecticut. The building will cost about $\$ 250$,000 , and will contain 100 rooms, a large banquet hall, dining rooms and rathskeller. The exterior will be of golden tapestry brick and limestone. The general contract will probably be given to a member of the syndicate who is a builder. Fiske \& Company, of 40 West 32 d street, Manhattan, is designing the entrance lobby and rathskeller, which is to be in tapestry brick. Mr. Tuttle, of Fiske \& Company, represents the building syndicate.

## $\$ 400,000$ Building for Brooklyn.

The Wein Brothers Real Estate Company, Levi Weingarten, 6th avenue and 34th street, Manhattan, president, contemplate the erection of a store and business building probably twelve stories in height, on a plot of about 10,000 square feet, at the southwest corner of Court and Joralemon streets, Brooklyn, with a frontage of about 50 feet in Court street. - At present two old marble buildings cover the site. The architect will be selected early next week. The stated cost is $\$ 400,000$.

## CONTEMPLATED CONSTRUCTION. <br> Manhattan.

apartments, flats and tenements.
S1ST ST.-Ernest Greene, 5 Beekman st, has completed plans for alterations to the 4 -sty brick tenement, northeast corner of 81st st and d av.
181ST ST.-Schwartz \& Gross, 347
have completed av, have completed plans for the 6-sty tenement to be erected at the southwest corner of 181st
st and Pinehurst av, for the Comfort st and Pinehurst av, for the Comfort Realty
Co., 8 West 39 th st, owner. Cost, $\$ 225,000$. 9 TH AV.-B. W. Berger \& Son. 121 Bibl House, have completed plans for aiterations to two 4 -sty tenements at 721 and 403 West 94 th st for Anna R. Kriete, 7219 th av, owner Cost, $\$ 4,000$.
3D AV.-Ernest Greene, 5 Beekman st, has
completed plans completed plans for alterations to the 4 -sty is East 57 th st, 14 d av, for Henry C. Tinker
43D ST. -Wm. S. Boyd, 561 Hudson st, has completed plans for aiterations to ston st, has ments at $544-6$ West 43 d st for Eugene C, Higgins, 1 Manhattan av, owner.
7TH AV.-The Adlon Construction Co., 501 for av, owner, is taking bids on the masonry for the 12 -sty apartments and stores to be 505 5th av, architects. Cost, $\$ 250,000$. Blum

## CHURCHES.

AQUEDUCT AV.-Robert N. Cleverdon, 41 Union sq, architect, is taking bids for the 1 -sty and basement brick and terra cotta church, $83 x$ 51 it, to be erected at Aqueduct and University avs, for the Universily Heights Presbyterian P. B. Wightman, 2200 Loring pl, pastor.

DWELLINGS.
${ }^{15 T H}$ ST,-Eisendrath \& Horwitz, 500 5th av, are preparing plans for alterations to the residence at 141 West 45 th st . The owner's
name is withheld.

## hospitals and asylums.

90TH ST.-Louis A. Sheinart, 192 Bowery, is preparing plans for alterations to the institute at 69-71 West 90 th 6 , for Dr. Alexander Nechamkin, 251 West 92 d st, and Dr, Louis Druskin, 79 Forsyth st, lessees.

MUNICIPAL WORK.
MANHATTAN.-William P. Seaver, 322 5th struction of he der at $\$ 817,38$ for the conthe City of New York. Carrere \& Hastings, 5th av and 26 th st, are the architects. Other bidders were: Snare \& Triest, 143 Liberty st East 23d and the Carlin Construction Co., 16 East 23d st, \$954,000.

> PUBLIC BUILDINGS.

RIVINGTON ST.-Bide were received by Geo. McAneny, Borough President, for alterations to the swimming pool and rear extensions to
the public bath at 324 Rivington st, from plans the public bath at 324 Rivington st, from plans bv Charles G. Armstrong \& Son, 149 Broadway architects, bidder at $\$ 24,900$

## STORES, OFFICES AND LOFTS.

LAFAYETTE ST.-McKenzie, Voorhees \& Gmelin, 1123 Broadway, will take bids about Jan. 22, for the office and loft building to be erected at 144-146 Lafayette st, and 12-20 Howard st, for the Bradstreet Co., 346 Broadway. owner.

## THEATRES.

177 TH ST.-Louis A. Sheinart, 194 Bowery, has plans for a fireproof moving picture theatre to be erected at the northwest corner of
$17 \pi$ th st and Amsterdam av 177 th st and Amsterdam av.

## Bronx.

apartments, flats and tenements. ROGERS PL.-Moore \& Landsiedel, 148th st and 3 d av, are preparing plans for a 5 -sty brick and limestone apartment, $60 \times 70$ ft, to be erected on the east side of Rogers pl, s0 ft south of
165 th st, for the Jacob 0 . Peters Construction 165th st, for the Jac
Co., 329 Freeman st.
DALY AV.-Chas. Schaefer, Jr., 401 Tremont
DALY av, is preparing plans for a 5 -sty tenement, 42 x
02 ft , to be erected on the east side of Daly av 113 ft south of 181st st, for Forks Bros., 180th st and Vyse av.
JACKSON AV.-Greenwald \& Pollak, 171 Broadway, are figuring the general contract for two 6-sty tenements to be erected on the west side of Jackson av, 194 ft south of Westchester
av, and on the east side of Trinity av, 75 suth of Westchester av, for the Alt Realty
Co... owner. Schwartz \& Gross, 347 5th av, Co.. owner. Schwartz \& Gross, 347 Sth av,
architects. All bids are desired at once on archit
subs.

MUNICIPAL WORK.
THE BRONX. - The City of New York, Cyrus nicipal Building, Crotona Park, 177 th st and 3 d av, is taking bids to close January 15th at 10.30 a. m., for constructing sewers and appurtenances at Lacombe av, Bronx River av, Metcalf av and
East 177 th st.

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STORES, OFFICES AND LOFTS.
WEBSTER AV.-McKenzie, Voorhees \& Gmelin, 1123 Broadway, have completed plans for an addition to the 4 -sty telephone building, 40 x 80 ft , at the southeast corner of Webster av and
178 th st, for the N. Y. Telephone Co., 15 Dey st. D. C. Weeks \& Son, 1123 Broadway, have he general contract.
177 TH ST.-B. \& J. B. Walters, 147 East 125 th st, architects, have taken estimates on the general contract for an extension to the stores in the north side of 177 th st, 57 ft east of Web3 d av, owner. Cost, about $\$ 12,000$.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. 41ST ST.-Cohn Bros., 361 Stone av, are preparing plans for a 4 -sty brick apartment, 50 x 80 ft , to be erected in the north side of 41 st , of architect. Cost, about $\$ 35,000$.
WATKINS ST.-Barranger \& Heiberger, care f George Heiberger, 748 Myrtle av, owners, are ments, $50 \times 100 \mathrm{ft}$, to be erected at the southeast corner of Watkins st and Liberty av, from plans by S. Millman \& Son, 1784 Pitkin av, architects. Cost, about $\$ 30,000$ each.
PUTNAM AV.-Slee \& Bryson, 153 Montague st, are preparing plans for a 5 -sty apartment,
$53 \times 140 \mathrm{ft}$, to be erected at the northwest corner of Putnam av and Dunning st, for the Absol Construction Co., 277 Broadway. Cost, about $\$ 75,000$.

HOSPITALS AND AYSLUMS.
BROOKLYN.-Bids were received by the Department of Charities for an addition to the psychopathic ward of the Kings County Hospital. For the construction Frymyer \& Hanna, $\$ 61,136$. For plumbing, H. J. Wilkes Co., 177 ront st, $\$ 4,845$. For heating, Blake \& Williams, 24 Barrow st, N. Y. C., $\$ 4,483$.

> MUNICIPAL WORK.

HAVEMEYER ST.-B. Dlamond, 12 Bergen st, was low bidder at $\$ 17,395$ for the comfort stast, 35 ft south of 5th st, for the City.

## POWER HOUSES.

FLUSHING AV.-Figures are being received or the 1 -sty brick power house, $49 \times 78 \mathrm{ft}$, to 114 ft west of Morgan av, for Adolph Gobel, 114 ft west of Morgan av, for Adolph Gobel, dinger, 926 Broadway, is architect. Cost, about dinger,
$\$ 20,000$.

SCHOOLS AND COLLEGES.
BROOKLYN.-Bids were recelved by the Board of Education, Dec. 23 , for the installing

Thompson-Bonney Co., was low bidder at $\$ 1,047$; and for the shop equipment Frank Tracy was STABLES AND GARAGES

EERGEN ST.-Fred Albert, 942 Bergen st, owner, and Waiter B. Willis, 1181 Myrtle av, architect, are taking bids for an addition to the garage in the south side of Bergen st, 40 ft
west of Franklin av. Cost, about $\$ 10,000$.

STORES, OFFICES AND LOFTS.
PITKIN AV.-L. Danancher, 7 Glenmore av. is 120 ft , to be erected on the north side of Pitkin av, northwest corner of Bristol st, for James E. Dietz, care of architect, owner. Cost, $\$ 12,000$. HERKIMER ST.-The New York Telephone Co., 16 Dey st, N. Y. C., owner, is taking bids on the general contract for the -sty brick and East New York Central offices, 1430 Herkimer st, near Stone st, from plans by E. A. Munger, care of owner, supervising architect. Cost, about $\$ 30,000$.

THEATRES.
SARAT uA AV.-Farber \& Nurick, 1028 Gates av, are preparing plans for a l-sty brick moving picture theatre, $35 \times 100 \mathrm{ft}$, to be erected on the east side of Saratoga av, for the Farber Con-

## Queens.

DWELLINGS.
COLLEGE POINT.-Valentine Zittel contemplates the erection of a 2 -family residence on he north side of 7 th av, near 15th st.
ELMHURST, L. I.-Ed. W. Rose \& Son, this residence, $18 \times 36 \mathrm{ft}$ to be erected in Dewey st for Mary E. Hofman, 182 Forest av.
DOUGLAS MANOR, L. I.-Foundations are ready for the 3 -sty frame residence, $40 \times 34 \mathrm{ft}$, at the southwest corner of Warwick av and Centre dr, for Katherine Bayer, 575 Riverside dr, N. Y. C., owner. Voss \& Lauritzen, 65 De 1-9 Plain st, Elmhurst, is general contractor, Cost, $\$ 7,500$.
EDGEMERE, L. I.-Von Beren \& La Velle, 507 5th av, N. Y. C., architects, are taking bids on the general contract for a $21 / 2$-sty frame and stucco residence, Dr. Morris Brill, 381 th, to be erected here

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY:-Smith \& Shell, Queens laza Court, have completed plans for a 1 -sty
southwest corner of Review av and Gilbert st for Wild \& Goddard Realty Co., Review av and Young st. Cost, about \$20,000.
THOMPSON AV.-The Loose-Wiles Co. of Kaneas City and Boston has had plans prepared for a 9 -sty bakery building to cover a Queens pl and Orton st. It will be of reinforced concrete with a floor space of approximately $800,000 \mathrm{sq} \mathrm{ft}$. The site was recently leased by the Loose-Wiles Co. for a long period of years from the Degnon Realty and Terminal Improvement Co. The cost is estimated at $\$ 1$,
000,000 .

## MUNICIPAL WORK.

METROPOLITAN, L. I.-Fire Department is faking bids to close December 31st at $10.30 \mathrm{a} . \mathrm{m}$. ladder house on the north side of Metropolitan av, 291 ft west of Collins av, from plans by Morgan \& Trainer, 331 Madison av, N. Y. C Separate bids will be received for the installaand for the plumbing and gas fittinting system an for the plumbing and gas fitting.
ELMHURST, L. I.-Bids will close December 31 st at $10.30 \mathrm{a} . \mathrm{m}$. for the erection of an engine 159 ft east of Van Alst st, for the City. Morgan $\&$ Trainer, 331 Madison av, N. Y. C., architects Separate bids will be received for a steam heating system and for the plumbing and gas
fitting. Cost, $\$ 45,000$. fitting. Cost, $\$ 40,000$.
WHITESTONE, L. I.-The Fire Department, 157 East 67 th st, N. Y. C., is taking bids to close December 31 st at $10.30 \mathrm{a} . \mathrm{m}$. for the 3 -sty east side of 7 th av, 63 ft south of 17 th st . Separate bids will be received for the steam heating system to be installed and for the plumb-

## SCHOOLS AND COLLEGES

QUEENS.-Bids were received by the Board of Education, Dec. 23, for the Flushing High School. Richard E. Heningham was low bidder of $\$ 389,485$, and for the plumbing and drainage low bidder at $\$ 31,771$. All bids were laid over. Other bidders were: Charles Wille, James MacArthur Co., Peter Cleary, Durkin \& Laas, P. J. Brennan \& Son, Thomas MoKeown, Inc., T A. Clarke Co., Frank J. Fee, George E. Gibson Nicholas Nehrbauer, Jr., John Kelly Plumbir, \& Construction Co. and the John J. Kenny Co.

## MISCELLANEOUS.

CEDARHURST, L. I.-Figures have gone in for the 1 -sty frame and stucco railroad stato be erected fore the Long Island Railroad, 38 th st, N. Y. C., is architect. Cost, about $\$ 10,000$.

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NEW YORK

ENGLEWOOD, N. J.-N. K. Vanderbeek, this ce, is revising plans for a $21 / 2-8 t y$ frame rest-
 taken by spring
DOVER, N. J.-W. B. Conklin, 60 Worth st, dence on the 52 -acre tract along the Rockway River, just outside of Boonton, which he Van Duyne.
PALISADES PARK, N. J.-The Steenland Construction Co.. of this place, has completed Bellevue pl, near Broad av, for Mrs. Mary Maginnis.

Factories and warehouses
NEWARK, N. J-J. H. Ladew Co., on premises, owner, is taking bids for an addition to the leater plant on plank rd, consisting of
1 -sty storage building, $40 \times 110$ ft, cooler shed
a ing shed, $36 \times 14$ ft. and an addition to the fleshNEWARK, N. J.-The Seltzer-Bennett Co, 90 he erection of a fertilizer plant on the NewMachine Co., The Nutztown Foundry 116 North Broad st, Phila-
Pa., is engineer and contractor Chater her, Elizabeth, is contractor for piling. The age building, 64x128 ft for 1-sty frame naplitha HIGHLAND PARK. N. J.-Berger \& Fischer, his place, contemplate the immediate erection of a brewery to take the place of the one
destroyed by fire, which damage was estimated MUNICIPAL WORK
Roosevelt, N. J-Alvin B. Fox, Perth Amboy, engineer, is preparing plans for a conBlazing Star rd over Noe's Creek, for the Board WOODBRIDGE TOWNSHIP, N. J.-The Board Chosen Freeholders of Middiesex County, ary 2 d for the construction of a concrete and plans by A. B. Fox, Perth Amboy, engineer piscataway township, n. J.-A. B. Fox, arth Ammboy, engineer, is preparing plans ine be erected over Ambrose Creek, for the Board of Chosen
Freeholders of Middlesex County, New Bruns-

BELLEVILLE, N. J.-The Town Council of Belleville, Charles Lyman Denison, Union a near suction of a sewer system in various street rom plans by Frank T. Shepard, Essex build
ng. Newark, town engineer. E. S. Rankin, 75 High st, Newark, consulting engineer, has subsubmitted to the voters. Work will probably Hamilton, N. J.-The Board of Chosen reeholders of Monmouth County, Freehold, N miles of gravel road, surfacing and grading:

HOBOKEN, N. J.-Sealed proposals will b received by the Board of street and water Commissioners until January 6th at
in the Assembly Chamber of the City Hall for the removal of reservoir walls from an unusual portion of Reservoir No. Plans, etc., may
be obtained at the office of the City Clerk, Edward B. See, Jersey City.
EAST ORANGE, N. J.-The proposition for of the present building was suggested at a meeting of the Municipal Art League. Mayor Julian A. Gregory stated that he believed there would be no definite action taken until the grade

STORES, OFFICES AND LOFTS NEWARK, N. J.-Charles L. Steinbrenner, Essex building, is preparing plans for a 2 -sty and basement
$71 \times 115$ ft, to be erected at $413-417$ Springield av,
for for Louis Rothstein, 392 Springfield av, owner NEWARK, N. J-Work is under way on the 12-sty granite and steel office building at the southeast corner or binney Realty Co. This permit was the largest issued during 1912. The cost is placed at $\$ 660,000$.

## THEATRES.

ELIZABETH, N. J.-Jacob Gordon, 41 Cana the 3 -sty brick and stone theatre, $60 \times 120 \mathrm{ft}$, to
be erected be erected
Amusement
Chitect. The Gordan Lumber \& Wrecking Co
this place, ha
about $\$ 100,000$.

## Other Cities

churches.
ELMIRA. N. Y.-Work has been started on ity Eniscoe Chuch W W Welliver trin contract and will begin work immediately.
factories and warehouses.
HORNELL, N. Y.-The Duplex Moulder Sanding Co., of this place, has purchased a lot 50 x 150 ft , on Seneca st, directly opposite the tory, of brick, veneer will be erected a faconstructed that it may be enlarged according

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## 

ALBANY, N. Y.-Voluntary subscriptions are being received for a factory building to be erected here. All subscribers will have a chance ber of the committee. Estimated cost is about $\$ 200,000$.

## MUNICIPAL WORK

SODUS, N. Y.-The Sodus Fire Department has presented a resolution to the Fire Commiscant lot adjoining the Grange Block for the erection of a fire house and general utility building.

## PUBLIC BUILDINGS

LITTLE FALLS, N. Y.-Congressman Akin has placed a bill before the House asking for an lederal building in Fort Plain.
UTICA, N. Y.-The City of Utica contemfates the erection of a new city hall. Mayor le to be voted upon if any action is taken at all during his administration.

SCHOOLS AND COLLEGES.
1THACA, N. Y.-Cornell is to have a $\$ 100,000$ training house to be erected in memory of Henry
Schoelkoft, a football player. Several of his friends have donated the sum required for the erection of the memorial.

THEATRES.
TROY, N. Y.-The site in 4th 6t, between Broadway and State st, has been selected for ager. Building operations will commence in the spring.

## Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS. 92D ST.- Osborne Rea $\&$ Co., 241 West 41st 0 -sty apartment house, $75 \times 128 \mathrm{ft}$, in the north 9 -sty apartment house, $6 x 128 \mathrm{ft}$, in the north
side of 92 d st, 136 ft from West End av, for
the A. C. \& H. M. Hall Realty Co. Broadway and 10 Cth \&t, owner. Gaetan Ajello, 1 West 4th st, is architect

## DWELLINGS.

WESTHAMPTON BEACH, L. I.-E. Raynor's Sons, this place, have received the general conSons, this place, have received the general coutract to erect a fore for Dr. R. H. Pomeroy, of 511
ft, at this place, fore
Nostrand av, Brooklyn. L. L. Bishop, this place, Nostrand
BRONXVILLE, N. Y.-M. E. Sullivan, 147 West Lincoln av, Mt. Vernon, has received the general contract to erect the $21 / 2$-sty stone residence, $90 x 45$
Mrs. Willia, Haywood, West Lawrence Park, owner, Bates \& Howe, 542 5th av, N. Y. C., are the architects. Cost, $\$ 40,000$.
CENTRAL ISLIP, L. I.-Harry Griffin has received the general contract to erect a residence on Pineview Boulevard for Frank Pah-

## FACTORIES AND WAREHOUSES.

BROOKLYN.-Frank J. Felgenhauer, 4-5 Court sq, has received the general contract to erect the 1 -sty brick wagon factory, $6 \times 40 \mathrm{ft}$, st, 100 ft south of Calyer st, Brooklyn, for
George B. Marx, 114 Newell st, owner. Plans are by the general contractor.
DEGRAW ST.-A. E. Kleinert, 16 Court st,
has received the general contract for repairs has received the general contract for repairs
and additions to the 3 -sty brick factory, 100 x 110 ft , in the north side of Degraw st, 100 ft
north of Van Brunt st, for the International Provision Co., on premises, owner. Chas. Werner, 26 Court st, is architect.
NEWELL ST.-Frank J. Felgenhauer, 4 Court sq , has the contract to erect the factory build-
ing in Newell st , 100 ft south of Calyer st , Brooklyn, for George B. Marx, owner. The eost is 13,000 .

## HOTELS.

125TH ST.-The James C. Picken Co., 103 Park av, has received the general contract for
alterations to the hotel and bowling alley at the southeast corner of 125th st and Park av for Geo. Ehret, 235 East 92d st, owner. J. C. MUNICIPAL WORK.
SOUTH AMBOY, N. J.-George E. Applegate, foot of Broadway, has received the contract for the laying out of new roads on the Morgan Heights Realty Co.'s property.

STORES, OFFICES AND LOFTS.
11 TH AV.-Cramp \& Co., 25 East 26th st, have received the general contract to erect a 11th concrete and brick restaurant bakery at 11th av and 50 th st, for the Horn $\&$ Hardart 10th st, Philadelphia, Pa., owner. Stuckert \& Sloan, Crozer Building, Philadelphia, Pa., are the architects. Cost, $\$ 15,000$.
WEBSTER AV.-Eidlitz \& Ross, 1123 Broadway, have received the structural steel contract for the 4 -sty addition to the telephone
building, at the southeast corner of Webster ay and 178 th st, for the $N$. Y. Telephone Co. 15 Dey st. McKenzie, Voorhees \& Gmelfn, 1123
Broadway, are architects. D. C. Weeks \& Son, THEATRES.
GREENWALD \& POLLAK, 171 Broadway, N. Y. C., have received the general contract and are taking bids on all subs for alterations to \& Sons, 1476 Broadway, Manhattan, are the architects. Estimated cost, $\$ 10,000$.

## PLANS FILED FOR NEW CONSTRUCTION WORK. <br> Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 181ST ST, s w cor Pinehurst av, 6-sty store 000 . owner Comfort Realty Co, 8 We 20 , st; architects, Schwartz \& Gross, 347 5th av.

$$
\begin{aligned}
& \text { st architects, } \\
& \text { Plan No. } 682 \text {. }
\end{aligned}
$$

71ST ST, 113-115 West, 9-sty apartment house, $49.11 \times 87.2$; cost, $\$ 250,000$; owner, Hennessey Realty Co, 220 Broadway ; architects,
Schwartz \& Gross, 3475 th av. Plan No. 680 . 72 D ST, 303-307 West, 12-sty apartment A. Cam A. Campagna Const. Co., 601 West 115th st;
architect, G. Ajello, 1 West 34th st. Plan No. 684.

FORT WASHINGTON AV, s w cor 163d st, 6-sty tenement, $102.2 \times 110 \times 128.6$, plastic slate Realty Co 419 Woo ; owner, Riverside Viaduct Realty Co, 419 West 119 th st ; architect, Samuel

WEST END AV, s e cor 98th st, 12 -sty apartment house, $99.11 \times 81.9$, slag roof; cost, $\$ 500$, sterdam av ; architects, George \& Edward Blum,

## DWELLINGS.

CATHEDRAL PARKWAY, n w cor Morningside av, 3-sty dwelling, $126 \times 48$, slate and copper Episcopal Fund of the Diocese of New York, 80 Broadway ; architects, Cram, Goodhue \& Ferguson, 2 West 47 th st. Plan No. 686. Jacob \& Younge, 1133 Broadway, have contract.

## MISCELLANEOUS.

MANHATTAN ST,
$450-92$, sign, 200x 13 ; cosner, Mary G. Pinckney Estate, 290 Broadwayner, Mary G. Pinckney Estate, 290 1ST AV, s e cor 92 d st, sign, $50 \times 13$; cost,
$\$ 100$; owner, Elizabeth M. Stevens, 141 Broadway. Plan No. 688.

> STABLES AND GARAGES.

27 TH ST, 333 East, 1 -sty stable, $9.8 \times 40$; cost, 500 ; owner, Carolina Martin, 14 Park av, Newark, N. J. ; architects, McGivney \& Carr,

## STORES, OFFICES AND LOFTS.

BROADWAY, PINE ST, CEDAR \& NASSAU STS, block, 37 -sty store and office, $167.1 \times 152.3$; cost, $\$ 8,000,000$; Owner, Equitable Life Assurance Society, 165 Broadway ; architect, F . M.
Andrews \& Co., 1 Madison av. Plan No. 683 .

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. KINGSBRIDGE RD, e s, 272.10 s 194th st four 5 -sty brick tenements, tin roof, $40.2 \times 90.4$, Wm. C Oesting Co., Wm. C Oesting 1250 Fulton av, president; architect, Harry T. Howell, 49th st and 3 d av. Plan No. 920.
198 TH ST, s e cor Valentine av, 5 -sty brick enement, plastic slate roof, $30.53 / 4 \mathrm{x} 81$; cost, $\$ 35,000$; owner Peter Fox, 36233 d av ; architects, Chas Schaefer, Jr., Co., 401 Tremont av.
Plan No. 917 .

## DWELLINGS.

VIRGINIA AV, w s , 140.10 s Watson av, $21 / 2$-sty brick dwellin shingle roof, $20.3 x 55.4$; cost, su, 500 ; owners, Halsall
and Watson avs; architect,
B.
Boyd, Virginia
Ebeling, 1407 and Watson avs; architect
168TH ST, s e cor College av, ten 3 -sty brick dwellings, slag roof, $20 x .00$; cost, $\$ 80,000$; ownHutton, 5 Beekman st, president., Mancius T. Wilbur, 120 Liberty st. Plan No. 918.
CARPENTER AV, s e cor 236th st, five 2 -sty frame dwellings, slag roof, $20 \times 55$; cost, $\$ 25,000$; owner, Edw. Egenberger, 200 West 34th st; architect, Lucian Pisciotta, 391 East 149th st.
Plan No. 916 .

## STABLES AND GARAGES.

INDEPENDENCE AV, w s, 150 n 248 th st , 1-sty brick stable, slag roof, $46.6 \times 34.10$; cost, $\$ 2,800$; owner, Geo. W. Perkins, Riverdale;
architect, R. M. Byers, 59 Pearl st. Plan No.

3D AV n e cor 140th st, 8 -sty brick store and warehouse, slag roof, $54.95 \times 105$; cost, $\$ 50$,tects, $\frac{\text { Seifert }}{}$ \& W Webb, $104 \underset{\mathrm{~W}}{\mathrm{~W}}$ pest 42 d 6t. architects, Seifert \& Webb, 104 West 42d 6t. Plan
No. 919.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. MARCY AV, w s, 80 s Putnam av, 1 brick,
stores, 8 family tenement, $20 \times 79 ;$ cost, $\$ 20$,-
000 : owner, Bessie Chant, 358 Putnam av; architects, Adelsohn \& Fineberg, 1776 Pitkin av. Plan No. 7498.
POWELL ST, e $s, 50 \mathrm{~s}$ Livonia av, 4 -sty brick tenement, $50 x 88$, slag roof, 23 families; 397 Snediker av ; architect, S. Millman \& Son, 1780 Pitkin av. Plan No. 7517 . Millman \& Son, DORCHESTER RD, s e cor East 21st st, 4-sty brick tenement, $54.9 \times 105.6$, tin roof, 16 families; cost, $\$ 25,000$; owner, Emanuel Liebmann, 180 Martense st; architect, Benjamin Cohn, 361
Stone av. Plan No. 7514 , stone av. Plan No. 7514.
MADISO. N ST, s s, 100 e Marcy av, two 4 -sty brick tenements, $34.8 x 89$, gravel roof, 16 fam105 Van Siclen av; architect, Phil. Tillion \&
Son, 381 Fulton st. Plan No, Son, 381 Fulton st. Plan No. 7537.

ORANGE ST, n e cor Hicks st, 1 brick parisk house, $240 \times 240 \times 147$, copper and slate roof; cost rehitect, Woodruff Leiming 00 Broad Plan No. 7495.
LOUISIANA AV, e s, 215 s Vienna av, 1 and gravel roof; cost, $\$ 1,800$; owner, Soloman Germansky, 747 Penn av ; architects, Adelsohn \& Fineberg, 1776 Pitkin av. Plan No. 7499. AMES ST, n w cor Debevoise 6 t , 2 -sty brick dwelling, 18x24, shingle roof, 1 family; cost,
$\$ 1,800$; owner Callum Price, 131 Kingsland av; architect, Tobias Goldstone, 49 Graham av. Plan

MYRTLE AV, n w cor Waverly av, 3 -sty brick dwelling, 20x55, slag and gravel roof, 2 families ; cost, $\$ 7,500$; owner, A. S. Fogel, as president, 186 Remsen st; architect, C. M. Johnson, EAST 17 TH ST, e $s, 338 \mathrm{n}$ Av Z, 1-sty and family ; cost, $\$ 700$; owner, Annie Schermund, East $1 \frac{1}{t}$ th st, nr Av Z; architect, M. M. Foley,
2249 Homecrest av. Plan No. 7521 . MERMAID AV, $n$ e cor West 28th st, 3-sty frame dwelling, $21 \times 35$, tar and gravel roof, 2 West 17 th st, N. Y.; architect, George H. Suess, BEACH 4STH ST 80 Wo The BEACH 48TH ST, $n$ s, 80 w Surf av, 2 -sty
frame dwelling, $22 \times 37$, shingle roof, 1 family cost, $\$ 6,500$; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th $\mathrm{av}^{2}$
CYPRESS AV, n e, 200 e Highland av, 2-sty frame dwelling, $22 \times 37$, shingle roof, 1 family cost, $\$ 0,500$; owner, Hill Section Co., 193 Mon CYPRESS AV, s s, 160 e Highland av, 2-sty
frame dwelling, $22 \times 35$ shingle roof, 1 family irame dwelling, $22 x 35$, shingle roof, 1 family tague st; architect, R. I. Dodge, 381 4th av, N. SURF AV, w s, S7 n Beach 48th st, 2-sty frame dwelling, $22 \times 51.6$, shingle roof, 1 family : tague st; architect, R. I. Dodge, 331 4th av FACTORIES AND WAREHOUSES
AV V, s s, 122.6 w Ralph av, 2 -sty frame cost $\$ 4,000$, Broadway ; architect, Frank H. Quinby, 99 NasEAST 17 TH ST, s w cor DeKoven Court 1 -sty frame storage, $16 \times 20$, shingle roof; court, $\$ 1,200$ owner, Max Rosenberg, on premises, architect,
Tobias Goldstone, 49 Graham av. Plan No, 7513 , 13 TH ST, n s, 147.10 e 2 d av, 2 -sty brick factory, $31.10 \times 50$, tar and gravel roof; cost $\$ 3,500 ;$ owner, John P. Fletcher, 137 8th st;
architect, Howard C. Fletcher, 46146 th av. Plan

## STABLES AND GARAGES

EAST 19 TH ST, e $\mathrm{s}, 79 \mathrm{~s}$ Ditmas àv, 1 frame garage, 19.8x19.2, 1-sty, shingle roor; cost architect, A. G. Smith, Mt. Vernon. Plan No. 7501.

HALE AV e s, 75 s Etna $6 t, 1$-sty frame stable and wagon shed, 14.6x16, tar and gravel av: architect, Charles Infanger, 2634 A Hale av. Plan No. 7541 . STEUBEN ST, w s, 100 s Myrtle av, 2 -sty brick stable and dwelling, 125x100, slag root, 1 family; cost, $\$ 25,000$; owner, Wm, A. Shaw,
545 Lafayette av; architect, Benjamin Driester 545 Lafayette av; architect, Benjamin Driester
153 Remsen st. Plan No. 7558 .

STORES AND DWELLINGS.
WITHERS ST, n s. 175 w Lorimer $6 \mathrm{t}, 3$-sty brick store and dwelling, $25 x 51$, gravel roof, 47 Withers et: architect, Charles P. Cannella 60 Graham av. Plan No. 7522.

THEATRES.
SARATOGA AV, e s, 135.7 n Park av, 1-sty brick moving pictures, $35 \times 99.8$, slag roof; cost, Park pl ; architect, Alex Farber, 1028 Gates Park pl; architect,
av. Plan No. 7540 .

## MISCELLANEOUS

LINWOOD ST, e s, 165 s Stanley av, 1 frame wash house, $14 \times 20$, felt roof, 1 -sty ; cost, $\$ 300$; owner, Jos, Archfolsky, Linwood st and Wort-
man av ; architect, E. Dennis, 241 Schenck av. Plan No. 7496 .
CHESTER ST, w s, 125 n Sutter av, 1 -sty frame tailor shop, 2x55 slag roof; cost, $\$ 500$ chitect, Adelsohn \& Feinberg, 1776 Pitkin av. Plan No. 7516.

## Queens.

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.-Grace st, w s, 275 n Wilson av, two 4-sty brick tenements, $19 \times 72$, owner, Slavonian Realty Co., 342 East 72 d st, av, L. I. City. Plan No. 3943 .
SERPENTINE RD, w s, Stapleton, alterations and additions to 2 -sty frame dwelling, $8 \times 16$
 Stapleton; builder, C. C. Conklin, Mariner's Harbor.

CHURCHES
JAMAICA. Humboldt blvd, $\mathrm{s} \mathrm{s}, 100 \mathrm{w}$ W yckoff av, 1 -sty frame Sunday sehool, $25 \times 90$, shingle roof; cost, $\$ 4,000$; owner, Rev. T. M. Lo-
gan, on premises ; architect, Kane Construction Co., 83 Rapelje av, Brooklyn. Plan No, 3949 .

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and brick facing, and tin roof. Drawings and specifications may be obtained from or at this office, at the discretion of the

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## DWELLINGS.

BAYSIDE.-Pearsall st, w $6,100 \mathrm{n}$ Braddish
2 -sty
frame dwelling, $37 \times 24$, shingle root av, 2 -sty frame dwelling, $37 x 24$, shingle root, 1 family ; cost, 7,$289 ;$ owner, Wm. P. Carleton,
Bayside: architect, $\mathbf{W}$.
$H$ Bayside: architect, W. H.
av, N. Y. C. Plan No. 3925.

CORONA.-Lake st, s w cor Central av, $21 / 2-$ sty frame dwelling, $23 \times 36$, chingle root, 1 , famCorona ; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 3921.
EVERGREEN.-Summerfield st, n s, 306 Wyckoff av, 2-sty frame dwelling, 18x55, tin roof, 2 families; cost, $\$ 2,000$; owner, Leon Luft, Berger \& Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3930 .
FAR ROCKAWAY.-Hollywood av, w s, 12J i Cornaga av, 2 -sty frame dwelling, $22 \times 28$, shingle roof, 1 family ; cost, $\$ 2,000$; owner, Benj. Hantz 29 No. Pleasant av, Rockaway Beach. Plan No 2932.
30

JAMAICA.-Victoria st, w s, 40 n DeGraw av $21 / 2$-sty frame dwelling, $24 \times 36$, shingle roof, 1 Tamily; cost, $\$ 5,000$; owner, Emma Woodin, Wil low av, Kew, L. I. i, architect, Chas,
beck, Richmond Hill. Plan No. 3915 .

JAMAICA.-Prospect st, w s, 100 n Atlantic st, three 2 -sty frame dwellings, $15 \times 40$, shingle roof, 2 families; cost, $\$ 7,500$; owner and arch itect,
Plan No. 3909 .
JAMAICA.-Lewis st, w s, 111 s Hillside av, -sty frame dwelling, $17 x+2$, tin roof, 1 family Grant av, Richmond Hobert Montgomery, architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No

MORRIS PARK.-Hawtree av, s s, 47 Church st, 2-sty frame dwelling, 19x36, shingle tect,' Erik E. Erikson, Gaston ay, Jamaica. Plan No. 3911.
MORRIS PARK-Sherman st, e s, 200 s Beaufort st, $21 / 2$-sty frame dwelling, $19 \times 35$, shingle roof, 1 family ; cost, $\$ 2,400$; owner, Richard Von Lehu, Jr., Bediord av near Av F, Flatbush architect, Chas. Hildebrandt, 1312 Curtis av, NaPIark. Plan No. wou
Jamaica av PARK.-Diamond av, w s, 180 s J2, shingle roof, 1 family; cost, s10,000; owner Wm. Woodin, Maple st, Richmond Hill; archi tect, Chas. W'. Vanderbeck, Richmond Hill. Plan Nos. 3913-14.
NEPONSET-Dakota av, e s, 60 s Neponset av, ${ }^{21 / 2 /- \text { sty }}$ brick dwelling, $42 x 40$, shingle roof ${ }_{W}^{1}$ family ; cost, $\$ 13,000$; owner, D. C. Tracy, 66 West 46 th
Swasey, 47
st,
W. $3: 102$.
SO. RICHMOND HILL.-Hamilton av, n s, 150 e Arthur av, 2 -sty frame dwelling, 16x32, tin roof, 1 family; cost, $\$ 3,000$; owner, Jos. Perna, 450 12th st, Union Course ; architect, Jo. Gun
ther, Jr., Smith st, Jamaica. Plan No. 3908.
ther, Jr., Smith st, Jamaica. Plan No. 3908 .
So OzONE PARK.-Fields av,
So. OZONE PARK. -Fields av, e s,
Horan av,
two
2-sty
frame
dwellings,
$18 x 30$
 shingle roit
Olson \& Anderson, 195 Helen av, So. Ozone Park Plan Nos. 3919-20
UNION COURSE.-4th st, n s, 640 e Shaw av three 2 -sty frame dwellings, $16 x+2$, tin roof, 2
 3905-6-7.
WHITESTONE.-24th st, s 6, 350 w 8th av, 2 sty frame dwelling, $24 \times 36$, shingle roof, 1 family ; cost, $\$ 3,500$; owner, Patrick Ryan, ${ }^{26 \text { th }}$ st
and 5 th av, Whitestone; architect, N. Hein, 95 16 th st, Whitestone. Plan No. 3924 .

COLLEGE POINT. -12 th st, w s, 100 s Monument av, $21 / 2$-sty frame dwelling, $19 x 28$, shingle roof, $\frac{1}{\text { family ; cost, } \$ 2,500 \text {; owner, B. F. }}$ Farrell, 17 th st and North Boulevard, Co
Point; architect, owner. Plan No. 3911 .
HOLLISWOOD.-Haywood st, s s, 187 n Palatina av, $2 \frac{1 / 2}{}$-sty frame dwelling, 32x32, shingle roof, 1 family ; cost, $\$ 6,500$; owner, Hail Reaity Co., 95 Liberty st, N. Y. C.; architect, G. E.
Crane, 67 Welling st, Richmond Hill. Plan Crane,
No. 3936.

JAMAICA.-Prospect st, e s, 760 n South st three 2 -sty frame dwellings, $16 \times 30$, tin roof 1 family; cost, \$4,500; owner, L. E. Anderson , som av, Jamaica; architect, F. B. Ander Rlo
RICHMOND HILL.-Grant av, e ${ }^{\text {E }}$, 425 Orchard av, two $21 / 3$-sty frame dwellings, $18 x$
41 , shingle roof, 1 family; cost, $\$ 6,000$; owner, Louis Flickstein, 86 Parkview av, Richmond Richmond Hill. Plan Nos. $3934-35$.

JAMAICA.-Hillside av, s s, 46 w . Kaplan families ; cost, $\$ 50,000$; owner, Louis Schwo 618 Lefferts av, Richmond Hill; ; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan Nos. $3950-51-52-53-54$.
NAPIER PARK.-Diamond av, w s, 340 s Jamaica av, $21 / 2$-sty frame dwelling, $24 \times 32$, shingle Woodin, Maple st, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill. Plan
rockaway beach.-Montauk av, n w cor Washington av, $21 / 2$-sty frame dwelling, $26 x 35$,
shingle roof, ${ }^{2}$ family; cost, $\$ 6,000 ;$ owner, Mary H. Kneip, Maspeth av, Maspeth; archi-
tect. Wm . A. Hogan, 107 5th av, N. Y. C. Plan No. Noet, Wm. A. Hogan, 1075 th av, N. Y. C. Plan

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.-Orton st, $s$ w cor Thomson av. 9-sty brick factory and warehouse,
212 x 437 , felt and pitch roof ; cost, $\$ 1,000,000$; owner, Degnon Realty \& Terminal Co, 60 Wall st, N. Y. C. ; architect, Wm. Higginson, 21 Park
row, N. Y. C. Plan No. 3928.

## Stables and garages.

CORONA.-Newins st, s s , 541 w Corona av, $1-\mathrm{sty}$ frame wagon shed, $23 \times 49$, tin roof, cost,
$\$ 850$ : owner, Michael Briganza,
31 Corona; architect, C. L. Varrone, Corons st, Corona. Plan No. 393s.
CORONA-DeWitt st, e s, 100 a Prometcah ay 1 -sty frame barn, $44 \times 20$, paper root; cost, \$2ino; owner, Thompeon Bros., Grant st, Corona;
architect, Aifred DeBlasi, 29 West Jackson av, Corona. Plan No. 3945 . 2 West Jackson av, COLLEGE POINT. - 8 th to 9 th sts, 2 d to 3 d avs, 1 -sty frame storage, $50 x 50$ tar and gravel
root ; cost, $\$ 250$; owner,.$W$. Rapp, premices Plan No. 391 .
WOODSIDE-Jackson av and 3 d st, erect galvanized iron shed for storage of cement, 40x15 : cost, Coponial
6ty frame stable, $24 \times 20$, shingle coof; cost, $\$ 6000^{2}$; owner, Henry Gordon, Park st, Corona ; architect, Robert W. Johnson, 60 Grove st, Corona.
Plan No. Plan No. 3922.
RIDGEWOOD,-St. Johns pl, 3-sty brick stable and dweling, $2 J x 52$, tar and gravel roof, 2 fam-
ilies ; cost, $\$ 10,000$; owner, Chas. Dunkel, 576 Woodward av, Ridzewood; architects, L. Berger
\& Co., Myrtle \& Cypress avs, Plan No, 3931 . RIDGEWOOD HEIGHTS,-Highland bouleshingle roof; cost, $\$ 1,000$; owner, sug, $30 x 20$, 240 St. Nicholas av Berger \& Co... Myrtie and Cypress ave, Ridge-
wood. Plan No. 3929.
ELMHURST.-5th st, n s, 150 w Whitney av, 1-sty frame garage, 12x12, shingle roof; cost, $\$ 200$ : owner, J. Blehop, 5th st, Elmhurst. Plan STORES AND DWELLINGS.
BAYSIDE.-Bell av, e s, 40 n Elsie pl, five 2-sty frame stores and dwellings, $16 x 55$, tar and Dayton Co., Bayside; architect, Chas. W. Rogs, 45 West 34 th st, N. Y. C. Plan No. 3910. Ross, GLENDALE-Ford av, No. 74, 2-sty brick store and dwelling, 20xt5, tar and gravel root,
families: cost, $\$ 3,000$; owner, raro, 203 Prospect st, Brooklyn; architect, owner. Plan No. 3923 .
RIDGEWOOD.-Grove st, s w cor Woodward ar, two 2 -sty brick stores and dwellings, $26 x 75$, owners, Hirch \& Mayer, $\overline{6} 7$; Onderdonk av, Ridgewood; architects, Gross \& Kleinberger, Eible House, N. Y. C. Plan No. 3927 .
CORONA.-National av, wi s, 225 n Shell rd, 3 -sty brick store and dwelling, $25 x 43$, tin roof, Bros, Girant st, near Jackson owner, Thompeon Bros, Grant st, near Jackson av, Corona; ar-
chitect, Alfred DeBlasi, 29 West Jackson av, Corona. Plan No. 3946 .

## miscellaneous.

LONG ISLAND CITY.-Review av and Young st, erect frame open shed, $80 \times 16$, gravel roof,
cost, $\$ 200$; owner, A. F. Paldren, cost, $\$ 200$; owner, A. F. Paldren, premises. LONG ISLAND CITY.-Hamilton $6 t$, e $s, 200$ n Washington av, 1 -sty frame shed, $25 \times 75$, corMyers, 367 nroof; cost, $\$ 1,200$; owner, W. F.
Hillside av, Jamaica. Plan No. Myers.
3912.
LONG ISLAND CITY.-Jackson av, s w cor steinway av, erect frame bill board, 400x12;
cost, $\$ 150 ;$ owner, Geo. Blackwell, 6 , Wall-si, Y. C. Plan No. 3903.

MIDDLE VILLAGE.-Fulton av, n s, 100 e
 COLLEGE POINT,-14th st, w s, 115 n 3 d av, 1 -sty frame temporary shed for storage, 23 x ber Co., premisest, $\$ 100$; owner, Traum RubCORONA. - Rapelje av, s w cor Lincoln st, 1-sty frame shop, $23 x 70$, tin roof; cost, $\$ 1.000$; architect, C. L. Varrone, Corona av, Corona.
Plan No Plan No. 3939.
LONG IS_AND CITY.-Radde st, e $\mathrm{s}, 80 \mathrm{n}$
Bridge Plaza, 1 -sty steel shed 26 x 20 , corruBridge Plaza, 1 -sty steel shed, $26 x 20$, corrugated iron rof; cost, $\$ 400$; ${ }^{\text {owner, }}$ Queens
Plaza Court, Bridge Plaza, L. I. City. Plan o. 394.

MORRIS PARK-Atlantic av, n w cor Maure av, 2 -sty brick signal tower, $22 \times 15$, slate root; R. Co., Penn Terminal, N. Y. C. Plaiu No.
R.
R.

## Richmond.

hotels.
OID TOWN RD, 498 w Sand Lane, South Beach, 3 -sty brick hotel or boarding house, South Beach; architect, Charles G. Peker, South Beach; owner builds.

PLANS FILED FOR ALTERATION WORK.

## Manhattan.

CHAMBERS ST, 94, windows to 5-sty store wardens and vestrymen of St. James Church of the City of New York, 71 st st and Madison
av ; architect, George M. Pollard, 127 Madison CHRYSTIE ST, 191-193, partitions, windows, store fronts to 5 -sty store and loft; cost, s25, -1
$000 ;$ owner, Harris R. Weller 6.5 st; architect, J. C. Watson, 271 West 125 th 6 t .
Plan No. 3221 .

DYCKMAN ST, 170 , alter stalls to 2 -sty stable, cost, $\$ 300$; owner, M. A. Hoffman, 321
Convent av architect, F. A. Rooke, 489 5th av. FORSYTH ST, s e cor East Houston st FORSYTH ST, s e cor East Houston st,
windows, toilete, partitions to $\overline{5}$-sty store and tenement; cost, \$600; ; owner, Samuel Bernstein, 368 Cherry st ; architects, Cantor \& Levingson, 39 West 3sth st. Plan No. 3222.
FRANKLIN ST, 192, n w cor Greenwich st, windows to 6 -sty loft ; cost, $\$ 1,600$; owner, Samuel Weil, 194 Franklin st ; architect, James
GRAND ST,
$\$ 2.500 ;$ Broadway; arehitect, E. C. Maxwell, 30 Church

IRVING PL, $57-59$, partitions to 4 -sty garage; cost, $\$ 3.00$; owner, Estate F. Ann Sacket,
45 William st ; architect, Charles E. Birge, 29 West 34 th st ; architect, Charles E. Birge, 29 JANE ST, 58 , Hudson st, 621, store fronts, partitions to
4-sty store and dwelling; cost,
and owner, James Everhard, 12 East 1330 st; architects, B. W. Berger \& Son, Bible House LUDLOW ST, 109-111, partitions, windows, toilets to 6 -sty store and tenement ; cost, $\$ 2$, , 000 ; owner, Careful Realty \& Construction Co.,
1911 Madison av; architects, Sommerfeld o. 3243.

PEARL ST,
fice and loft; cost, 82,000 ; hice and loft; cost, $\$ 2,000$; owner, Chesebrough house, Church, Kerr \& Co., 10 Bridge st. Plan

STANTON ST, 190 , windows to two 5 -sty shop and storage; cost, $\$ 200$; owner, Isaac Cohn 229 East 12th st; architect, 0. Reissmann, 30 STANTON ST, 124 , partitions to 4 -sty store $12 \ddagger$ Stanton st: architect, L. A. Sheinart, 191 Bowery. Plan No. 3246 . N. A. Nhat, WASHINGTON ST, 84-86, interior changes to 5 -sty warehouse and loft; cost, $\$ 2,000$; owner,
Delaware, Lackawanna
\& Hoboken, N. J. i architect, C. H. Dietrich, 300
East 74th st. Plan No. 3209.
8TH ST, 55
sty
stost, partitions, windows to 6-
$\$ 500$ sty store and tenement; cost, $\$ 500 ;$ owner, Daniel J. Devine, 299 Broadway; architect, O.
Reissmann, 30 1st st. Plan No. 3203 . 12 TH ST, 43 4 - Eat interio
sty loft: cost, $\$ 5,000$. owner Ther changes to 8 rust, 71 Broadway ; architect, F. H. Kimball, 16 TH ST 51 West windows to + -sty awelling. cost, $\$ 200$; owner, estate Pat. S. Kelly, 6461 st av; architect, Walter Haefeli, 17 Madison av.

20 TH ST, $530-532$ East, alter garage; cost, st; architect, Henry Nordheim, 1087 Tremont
20TH ST, 10-16, 19th $6 \mathrm{t}, 11-19$, tank to 11 -sty 22 West 32 d ; cost, $\$ 0,000$; owner, Louis Stern, Cortlandt st. Plan No. 3231.
44 TH ST, 106 West, partitions, windows, toiwner. John apartment and store M. Muller, 115 Nassau st. Plan No. 3204.
${ }^{45 T H}$ ST, 141-147 West, partitions, windows to 12 -sty stores and offices; cost, $\$ 3,000$; own-
er, Wm. Crawford, Monroe
 212.

52D ST, 43 West, vent shaft, stairs, partitions, walls to 4 -sty dwelling; cost, $\$ 5,000$; 5th av; architects, Denby \& Nute, 333 4th av. Plan No. 3248 .
5sTH ST, 513 - 519 West, tank to 4 -sty factory : cost, $\$ 300$; owner, Wm. H. Zinsser, 1 West TOth st; architects, Maynicke \& Franke, 25 Madison Sq North. Plan No. 3239 .
65 TH ST, $120-122$ West, 1 -sty front extension, $37.2 \times 6.3$, alter walls to two 5 -sty dwellings ; cost, $\$ 5,000$; owner, Rellins Construction Co. 1947 Broadway; architect, Eli Benedict,
1947 Broadway. Plan No. 3240 .
87 TH ST, $2-4$ East, interior changes to 6 -sty welling; cost, $\$ 350$; owner, Wm. E. BenjaWest isth st. Plan No. 3245 . A. Paradies, 231
110 TH ST, 342 East, partitions, windows to 4-sty store and tenement; cost, $\$ 250 ;$ owner, L. L .
Flora, 346 East 110 th st; architect, owner.

119 TH ST, 347-349 East, partitions to two -sty tenements: cost, 300 ; owner, Nicola Sapeina, 347 East 119th st; architects, DeRoce \& Cavalieri, 2333 1st av. Plan No. 3224.
BROADWAY, 657-659, partitions, windows to 6 sty store and loft ; cost, $\$ 1,500$; owner, Na-
thaniel Whitman, 670 Broadway; architect
 Henry H. Holly, 39 West $2 \pi$ th st. Plan No.
BROADWAY, 708, change elevator to 8 -sty Barnes, 100 Washington sq: architect H. A. Barnes, 100 Washington sq; architect, H . A.
BROADWAY, 542-548, Crosby st, 82-88, paritions, windows to two 5 -sty stores and lofts;
cost, $\$ 550$; owner, Max Woiff 544 architect, ; Charles, Max Wolff,
H. Plan No. 3223.
LEXINGTON AV, 1860, windows, partitions, toilets to 5 -sty store and tenement; cost, $\$ 800$; owner, Jacob Forsheim, premises ; architect, 0 Reissmann, 30 16t st. Plan No. 3202.
LEXINGTON AV, $n$ w cor 58th st, partitions, toilets, windows to 4 -sty store and dwelling: cost, $\$ 1,200$; owner, Bernard Turkel, premises; architect, B. W. Berger \& Son, 121 Bible House


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MADISON AV, 132, new roofs, beam6, skylights I. R. Bell, 248 Lexington av ; architects, Sawyer \& R. Murphy, 112 West 42 d st. Plan No. 3249 . OLD BROADWAY, 68, windows to 5 -sty store and tenement; cost, $\$ 75$; owner, Frederick S. Meyers, 618 Broadway; architect, Frederic
cobsen, 132 East 23d st. Plan No. 3207 .
2D AV, 2065, windows, partitions to 4 -sty storage and store; cost, $\$ 1,500$; owner, Israel
Sachs, 411 West 11 Pth st strchitect, F . . Straub, 25 West 42 d st. Plan No. 3213 .
2 D AV, 81,2 -sty front extension, 20x 25 , par${ }_{\text {tuther. }}$ Emil Beiser, 623 Courtlandt av ; architects, Sommerfeld \& Steckler, 31 Union sq. Plan
2D AV, 472, alter moving picture show and dwelling; cost, $\$ 6,000$; owner, Bertha C. M. Johnson, Roselle Park, N. J.; architect, Abra-
ham Berres, 35 Nassau st. Plan No, 3244 .
4 TH AV, s w cor 31 st 6 t , partitions to 12 -sty Store $^{\text {Sest }} 17$ th st. architect, , Robert, Goelet, $\stackrel{9}{ }$ House. Plan No. 3208 .
 Davis, 383 th av; architect, charles E. Birge, 5TH AV, n e cor 15th st, windows, partltions to 11 -sty loft; cost, $\$ 1,000 ;$ owner, 73 5th Av Co., 100 Williams st; architect, S. Sass,
32 Union sq. Plan No. 3226 . 5TH AV, 2190 , plumbing, partitions, fire es-
 chitect, L. F. J. Weiher, 271 West 120th st.
Plan No. $3233 .{ }^{2}$.
5TH AV, $372-382,35$ th st, 1 West, partitions, 5TH AV, $372-382,35 \mathrm{th}$ st, 1 West, partitions,
entrance doorway, stairs to 6 -sty store and loft; cost, $\$ 5,000$; owner, Ball Realty Co., 374
Sth av ; architects, Townsend Sieinle \& HasSth av: architects, Townsend Slemle
kell, 1328 Broadway. Plan No. 3238.
6 TH AV, 235-245, 15th st, 109 West, windows, partitions, tor Columbia Realty store; Broadway; architects, Buchman \& Fox, 11 East
59th st.
Plan No. 3206 . 69th st. Plan No. 3206.
6TH AV, n w cor 42 d st, partitions to 4 -sty
tore and office ; cost, $s 50$; store and office; cost, $\$ 50$; owner, Walter J.
Salomon, 17 West 42 d st ; architect, E. Schoen, 5 Weet 42 d st. Plan No. 3220 .
7TH AV, 2013-2019, windows to 5 -sty stores 168 Park av ; architect, C. B. Meyers, 1 Union Sq. Plan No. 3216.
8TH AV, 252 , partitions, windows to 4 -sty
And
 $\stackrel{\text { P. }}{3} \mathrm{~F}$.
STH AV, $\mathrm{n} w$ cor 117 th st, alter moving pleture theatre and tenement; cost, $\$ 1,500$; owner, chitects, Gross \& Kleinberger, Bible House.' Plan
STH AV, 336, alter moving picture show; STH AV, 336 alter moving picture show; 191 9th av; architect, Paul C. Hunter, 191
9 TH AV, s e cor 54th st, alter car house; cost, $\$ 20,000$; owner, New York Rallways Co.
165 Broadway ; architect, Charles E. Corby, 621 165 Broadway architect. Charles E. Corby, 621
Broadway. Plan No. 3218 . 9 TH AV, $729-731,1$-sty rear extension, $25 \times 6.1$, vault lights to 4 -sty store and tenement
$\$ 350$; owner, Aaron Buchsbam, 350 West 88 th st; architect, J. J. Vreeland, 2019 Jerome av.

11 TH AV, w s, 36th to 37th ste, mezzanine floor, beams, to 8 -sty printing house. cost, $\$ 2,000$; owner, David L. Williams, 602 West

12TH AV, 700,51 st, ${ }^{51}$, 643-655 West, 5 -sty
entral court, $10.8 x 10.4$, elevator shaft to 5 -sty central court, $10.8 x 10.4$, elevator shaft to 5 -sty


## Bronx.

149 TH ST, No. 430, new beams, new partitions, tc., to 5 -sty brick tenement; cost, \$ $\$ 00$; owner, Christian Kuhner, Faile st and Lafayette av ;

204TH ST, n s, 46.56 e Decatur av, 1 -sty rame extension, 50 x 26 , to 2 -sty brick stable; cost, $\$ 500$; owner, John M. Rauh, 2936 Bain-
bridge av , architect, John J. McMillan, 2793 Marion av. Plan No. 564.
BOSTON AV, w s, 181st to 182 d sts, extend gallery to 4 -sty brick casino; cost, $\$ 500$; owner, Wm. Lowe, on premises, architect, Frank MeGRAW AV, s e cor Unionport rd, move rchitect, John W. Muivey, on premises. Plan

STEBBINS AV, e s, 133.9 n Freeman st, new
show window, new toilet to 2 -sty frame dwellng; cost, $\$ 200$; owner, Frank Welden, 185 Lincoln av; architect, Robt. E. La Velle, 2801 Val-
entine av Plan No. 561.

## Brooklyn.

ASHFORD ST, w s, 220.9 s Fulton st , ex-
erior alterations ana plumbling ; cost, $\$ 1,600$; owner, G. T. Stackham, 1 West 31 st st. N. Y.
architect, Wm. H. Gompert, 2102 Broadway, N.
CONCORD ST, n w cor Navy st, interior alterations 3 -sty public school ; cost, $\$ 6,000$; own-
er, Clty Hall, N. Y.; architect, H. M. Devoe.

ECKFORD ST, w s, 250 s Nassau av, interior alterations and plumbing; cost, $\$ 250$; owner, F. R. Crowell, 978 Lorimer st; architect, Jas.
McKillopp, 154 India st. Plan No. 7502 .

GATLING PL, w $\mathrm{s}, 250.3 \mathrm{~s}$ 90th st, move building, 8 ce , $11 / 2$-sty dwelling ; cost, $\$ 500$; owner, Werlan Security Co., 165 Broadway, N. Y.; ar-
chitect, Geo. L. Dingman, $22088 t h$ st. Plan No.

HiCKS ST, w s, 76 n Middagh st, new plumbing; cost, $\$ 8$; ; owner, Peter S. Bogart, 74 th st and ${ }^{2 d}$ av; architect, Louis Shanley,
156 High st.
Plan No. 7550 . LEONARD ST, w s, 175 n Meserole st, exterior and interior alterations ; cost, $\$ 250$; owner,
Ignassio Di Salvo, 133 Leonard st; architect C, IEnassio Di Salvo, 133 Leonard st ; architect, C.
P. Cannella, 60 Graham av. Plan No. 7552 . MARLBOROUGH RD, w s, 6 n Church av, owner, Gairet Oldenbrick ; architect, Hutchings \& Co., Elizabeth, N. J. Plan No. 7549 .
NO. ELLIOTT PL, w s, 225 s Park av, alter No. ELLIOTT PL, w ${ }^{\text {s, }} 225$ s Park av, alter City Hall, N. Y. ; architect, H. M. Devoe. Plan
PACIFIC ST, s s, 287 e 3 d av, plumbing to 26 Dean st; architect, Brook \& Rosenberg, 44 Court st. Plan No. 7534.
PEARL ST, No. 185, plumbing to 4 -sty tenement ; cost, $\$ 250$; owner, Jos. T. McMahon, 188 Montague st ; architect, Thos. W. Edgerton, 211
5th av. Plan No. 7523 . POWERS ST, $\mathrm{s}_{6}, 100 \mathrm{w}$ Graham av, replace ubs, etc.; cost, $\$ 125$; owner, Harry Woronow, 17 Grand st, archtect, Adolph Sichel, 783
STAGG ST, s s, 72 w Manhattan av, Interior atterations and plumbing, 2 -sty dwelling; cost,
$\$ 500$; owner, Philip Rich, 597 Graham av; architect, Glucroft \& Glucroft, 34 Graham av. lan No. 7544
VAN BRUNT ST, $n$ e cor Dikeman st, plumbing to 2 -sty store and dwelling; cost, $\$ 150$; owner, Julius Lehrenkrauss \& ano, Fulton st;
architect, John Gannon, 383 Bridge st. Plan

WARWICK ST, e s, 130.7 n Fulton st, exerior alterations and plumbing: cost, $\$ 2,000$; owner, G. T. Stackham, 1 West 31st st, N. Y.; Y. Plan No. 7536 . Gompert, 2102 Broadway, N. WINTHROP ST, s s, 200 w Kingsland av, owner City Franá J. Helmle, 190 Montague st. Plan No.
SOUTH 9TH ST, n s, 95 e Berry st, plumbing ; ling $6 t$; architect, Glucroft \& Glucroft, 34 Graham av. Plan No 7543 \&
EAST 17 TH ST, w s, 338 n Av Z, remove porch, \&c, 2-sty dwelling; cost, \$500; owner, Annie Schirmund, East 17 th $6 t$ near Av Z ;
architect, M. M. Foley, $2249{ }^{\text {H }}$ Homecrest av, Plan No.
$38 T H$ ST, n s, 249 e 10th av, plumbing, connect to sewer; cost, $\$ 195$; owner, Daniel Lee, 1035 38th st; architect, Geo. Robin, 3715 Ft .
Hamilton av. Plan No. 7493. 39 TH ST, s s, 275 w 3 d av, exterior alteraAstinta, 250 39th st ; architect, Jos. Hartung, 5482 d st. Plan No. 7509. 89TH ST, s s, 40 e 4 th av, plumbing, 1 -sty shop ; cost, $\$ 175$; owner, Wm. Bongard, on premises ; architect, Wm. Hill, 349 88th st. Plan
AV F, No. 9507, extension to 2-sty dwelling ; cost, $\$ 300$; owner, John Stener, 9507 Av F architect, E. P. Jones, 9507 Av F. Plan No
BLAKE AV, s s, 50 w Georgia av, remove walle, etc., 3 -sty tenement; cost, $\$ 1,500$; owner, Bunny Contracting Co., 395 Belmont av; architect, S. Millman \& Son, 1780 Pitkin av. Plan BROADWAY, s e cor Wierfield st, exterior alte W. B. Wells, 1181 Myrtle av. Plan No. 7545.

GATES AV, n s, 50 w Tompkins av, plumbing cost, $\$ 200 ;$ owner, Ferdinand Shopp, 772 Bed-
ford av ; architects, Laspia \& Salvati, 525 Grand st. Plan No. 7494.
HUDSON AV, s s, 50 w Concord st, interior alterations and plumbing; cost, $\$ 300$; owner James Dillon, 174 Hudson av; architect, Robt
MANHATTAN AV,
MANHATTAN AV, e $s, 25 \mathrm{n}$ Boerum st, in-
terior alterations and plumbing: cost, $\$ 300$ owner, Kalman Ress, 77 Gerry st ; architect C
P. Cannella, 60 Graham av. Plan No. 7500 .
NOSTRAND AV, e s, bet Macon and Halsey sts, interior alterations to 3 -sty and basement public school; cost, $\$ 1,000$; City Hall, N. Y.;
architect, H. M. Devoe, 131 Livingston st. Plan
NOSTRAND AV, w s, 70 \& Fulton st, new walls, , Cors pan, 772 Broadway. Plan No. 7533.
ST. MARKS AV, $n$ e cor Franklin av, exterior and interior Sy 5 . 582 Franklin av ar chitect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 7548.
UNION AV, s w cor Skillman av, interior alterations and plumbing; cost, $\$ 200$; owner, Sa-
verio Gatto, 2923 d st; architect, David Lucas, 983 d st . Plan No. 7507

7TH AV, n w cor 4th st, exterior and interior alterations and plumbing; cost, $\$ 300$; owner, Mich'1 Doran, 474 4th st; architect,
Boyle, 367 Fulton st. Plan No. 7515 .

## DWELLINGS.

GRANT AV, w s, 370 s Vienna av, 1 frame $18 \times 34$, 2 -sty, 1 family, tin roof; cost, $\$ 1,600$ owner, Gartimo Lavotin, premises; archite

## Queens.

HOLLIS.-Fulton st, s s, 150 w Woodhull v, old roof to be removed, new shingle roo owner, W. F. Beball, 324 Fulton st, Jamaica. Plan No. 1369.
LONG ISLAND CITY.-William st, 144, install new plumbing in 1 -family dwelling; cost,
$\$ 50$; owner, J. Prem, 213 d av, L. I. C. Plan

LONG ISLAND CITY.-William st, 137, in LONG ISLAND CITY.-William st, 137, in
stall new plumbing, 1-sty dwelling, cost, $\$ 70$; owner, Emil Kotzek, premises, Plan No. 1372 LONG 1SLAND $\$ 200$; owner, W. F. Grinter, 251 Canal st, N. COLLEGE POINT.-13th st, 411, 1 -sty frame extension, 16x16, on rear 2 -sty frame dwelling, tin roof; cost, $\$ 300$; owner, Mrs. Emma COLLEGE POINT.-10th st, w s, 200 n 1st av, 2 -sty frame extension, $7 x 20$, on side 2 -sty
frame dwelling, new plumbing, shingle roof ost, $\$ 650$ : owner, John W. Rapp, 1st st and 10th av, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan

DUNTON.-Moore av, e s, 175 s Liberty av -sty frame extension, $18 \times 10$, on rear $21 / 2$-sty frame dwelling, shingle roof; cost, $\$ 150$; owner, John Sillma, premises. Plan No. 1402.
FAR ROCKAWAY.-Central av, n w side owner, German Evang. Church, Far Rockaway Flan No
FLUSHING.-Ash st, s s, 200 w Central av install new plumbing in dwelling; cost, \$400; owner, Geo

FLUSHING.-Hamilton st, n s, 75 e Union st aise dwelling and erect rew brick foundation cost, $\$ 500$; owner, Daniel Webster, Flushing FLUSHING.-Franklyn p1, 70, repair dwelling after fire damage; cost, $\$ 200$; owner, Mrs. R.
Barrett, 15 South Pier av, Rockaway Park. Barrett, 15 So
Plan No. 1401.
FLUSHING.-Av A, 6 e cor Fresh Meadow rd, nstall new plumbing in store and dwelling; cost, $\$ 40 ;$ ow $^{\text {Plan No. }} 1400$.
FLUSHING.-Hamilton st, 3,1 -sty frame exension, $12 \times 14$, on rear 2 -sty frame dwelling, 44 Pine st, Flushing. Plan No. 1395.
FLUSHING.-Amity st, $n$ e cor Boerum av, -sty frame extension, $29 \times 37$, on rear store and ses ; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No, 1387.
GLENDALE-Cooper av, s s, 575 e Dry Haror rd, install new elevator; cost, in original av, N. Y. C. Plan No. 1381.
JAMAICA.-Beaver st, 77, 1 6ty added to present extension, interior alterations, shingle
roof; cost, $\$ 1,500$; owner, Abraham Sloff, premses ; architect, S. Millman \& Son, 1780 Pitkin av, Brooklyn. Plan No. 1390.
LONG ISLAND CITY.-Jackson av, 398, erect new electric sign; cost, $\$ 300$. owner, Peter
Doelger, premises. Plan No. 1393 .
LONG ISLAND CITY,-Jackson av, 426, new electric sign; cost, $\$ 200$; owner, Edward Mc-
Donnell, premises. Plan No. 1392 .

LONG ISLAND CITY.-Hancock st, e s, 300 Washington av, install new plumbing, in dwelling ; cost, \$100; owner, Mrs. Repp, 400 RICHMOND HILL.-Fulton st, n s, 150 e oxford av, erect new piazza on side of dwelling; cost, $\$ 190$; owner, Charles Mannis, prem-

RIDGEWOOD.-Covert av, 296, general alterations to dwelling; cost, $\$ 1,000 ;$ owner, T, Hempleman, 1867 Ralph st, Brooklyn. Plan

RIDGEWOOD.-Fresh Pond rd, e s, 125 w Hughes st, erect 2 storm sheds on side ; cost,
$\$ 150 ;$ owner, Whitney Hotel Co., 2632 25th st, Slo $i$ owner, Whitney Hot
Brooklyn. Plan No. 1399 .

RIDGEWOOD.-Putnam av, 719, general in terior alterations to dwelling; cost, $\$ 1,000$; owner, John Miller, premises; architect, L. Berger \& Co., Myrtle and Cypress av, Ridgewood.

ROCKAWAY BEACH.-Eldert av, w s, 80 s Lefferts pl, repair dwelling, after fire damage; cost, Plan No. 1391.
ROCKAWAY BEACH.-Boulevard, s e cor Brandreth av, 1-sty rrame extension, 48x53 S. Jaffe, premises; architect, P. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 1380 .
UNION COURSE.-Jamaica av, 1030, new electric sign; cost, $\$ 50$; owner, Mrs. Mildred Meller, premises. Plan No. 1378.
WOODHAVEN.-Atlantic av, s e cor Ocean av, 1 -sty frame extension, $25 x 93$, on rear, aloon,
tin roof, interior repairs: cost, $\$ 2,000$ : owner, Samuel Glasser, 755 West 112 th st, N.' Y. C. architect, W. H. Barn
Y. C. Plan No. 1371 .

WOODHAVEN.-Jamaica av, 1237, new electrlc sign; cost, $\$ 00$, owner, Forest Park Realty Co., 164 Reade st, N. Y C. Plan No. 1379.

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and codify the Mechanics' Lien law of which ex-Assemblyman James G. Blauvelt, of Pater-
son, is Chairman, will hold a public hearing at the
Friday.
CoMiday. COMMISSIONER O'KEEFFE, of the Bridge
Department, lectured before the Men's Club of Department, lectured before the Men's Club of
the Park Slope Congregational Church last Friday evening on the subject of "Beautifying the city." He showed lantern slides of his plan for a new approach for the old bridge.
FRANK J. HELMLE, of 190 Montague street Brooklyn, has made a drawing of a tower build-
ing, which he suggests for a Kings County courting, which he suggests for a Kings County court-
house on the site of the present edifice, which house on the site of the present edifice, which
has become inadequate. Judge Russell Benedict has become inadequate. Judge Russell Benedic
heartily approves of the idea of a skyscraper courthouse, but other judges are opposed to tower buildinge for courthouses.
ALFRED P. BOLLER, of Boller, Hodge \& Baird, who has just died, was chief engineer construction. He designed the McComb's dam and Madison avenue bridges over the Harlem, and the Arthur Kill bridge, besides many in other parts of the country. Mr. Boller was
president of the American Institute of Consulting Engineers at the time of his death Consult
LOUIS L. TRIBUS, Commissioner of Public Works, in Richmond, presented a paper at the Municipal Improvements, at Dallas, Tex., on the subject of "The City Economic," containing euggestions for a study by municipal engineers of the economic as well as the physical problems provements was one of the questions which municipal engineers should study, Mr. Tribus

THE RESIDENCE of the late John Galt at Newburgh, on the Hudson, was sold at private
sale this week to settle the estate. Mr. Galt was the head of the long established hruse of John Galt \& Sons, wholesale shippers of slate
with offices at 1133 Broadway. The house grounds adjoined the residence of ex-Governor Odell. The announced consideration proves that real estate values in Newburgh are 6 tationary to say the least. Clarence Galt, eldest son of the founder, is now the head of the firm.

LEASES ALREADY CLOSED for office space and 40th st, include these architects: Henry Bacon, Donn Barber, Arnold W. Brunner, C. H.
Caldwell, Ewing \& Chappell, Ford, Butler \& Olidwer, Howing \& Chappell, Ford, Butler \&
Oreenley, La Farge \& Morris, Mead \& White, K. M. Murchison and McKim, Moses, 2 C . Engineers who have taken space are Gunvald Aus, Clark, MacMullen \& Riliey, C. E.
Knox, Nygren, Tenney \& Ohmes and E. W. Stern.


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erence purposes in architects and builders offices, in addition to being able to The catalogue gives valuable information in regard to specifying spring hinges and
that the specifying of laboratory hinges and fittings has been simplified so that the trade whil have no difficulty in get-

tion with laboratory equipments. This years and efficiency has counted largely

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"What We Make is the title of a compact 48 -page book issued by the Green N. Y., describing fuel economizers, both standard and special, coverings for fuel heating, ventilating and drying outfits, hot blast heaters, steel plate fans, motor and engine driven fans, east iron volume blowers, slow speed and standard speed planing mill exhausters, fan and cone wheels, wool wheels, ventilator wheels, propeller fans, vertical and horizontal engines and mechanical draft dampers Architects and building managers should find this catalog handy and useful.

## Poured Conerete Structures.

The fall number of the Edison Aggre gate, issued by the Edison Portland Ce tains interesting photographs of poured tains interesting photographs of poured commercial building and industrial struc tures. It also contains an illustrated article on concrete hot beds and cold

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 11 W. Wi............................. 13-15 W 20th st agt H. Samuels ${ }_{13-15}^{\&}$ W 20 th st agt Beir, Levy \& 13-15 $\mathrm{w}^{\prime} 20 \mathrm{th}$ st agt American $18-22 \mathrm{~W}$ W0th st agt waidorf 18-22 W 20 th st agt Hochistein 18-22 W 20 th st agt Shon, Oppenheimer \&
18-22 W 20 th st agt S . Einhorn's Sons
$19-27$
W
2ist st agt David Spero, 19-21 W 24 th st agt Andrew J.
Bastine ${ }_{206-8} \mathrm{~W} 25 t \mathrm{~h}$ and $203-17$ W ${ }^{\text {W }} 24$ th

$\underset{\mathrm{G}}{\mathrm{H}-\mathrm{F}}$ 84 Av D agt Aszer Rand.........
$772-86$ Broadway agt John Wan95 Cliff st agt Drew \& Lewis, 2 E 2d st agt Julius Levine 35 E 20th st agt James Muir..... 145 Elizabeth st agt Benj. Schwab ${ }_{255}$ Estate Greene st agt Empire Hä
189-91 Park Row agt Bernard M. 193-7 Park Row agt Bernard M. $207 \& 2071 / 2$ Park row agt Robert 211-3 Park Row agt Robert ${ }_{436}^{\text {Hommel Pearl st agt Edwin A. John- }}$ 438 Pon Pearl st agt Francis E. Wood-
bury bury
96 Pearl st agt Maurice ounera. $\operatorname{man}_{506 \text { Wroadway agt Mariani }}$ 41 W 17 th st agt west side Button Works $12-4$ W 18 st agt Elite Skirt 18-20 ${ }^{\text {W }}$ i8th st agt Katz \& ${ }_{32-36}$ Fishel W isth st agt M. Hyman $\underset{32-36}{\&}$ Wo. isth st agt shaff \& Man-
 ${ }_{32-36}$ Cloak 18 . 3 st agt Martin May${ }_{32-36}{ }^{\mathrm{er}}{ }_{\mathrm{W}} \mathrm{W}$ i8th st agt H. H . Greenberg W 18 th st agt Geo. Jacob38 W isth st agt Chas. Rine$38{ }_{38} \mathrm{Werg}_{\mathrm{W}}^{\mathrm{W}} 18 \mathrm{th}$ st agt Barnet Jaffe.......................... 44-48 W isth st agt Freydberg $\underset{44-48}{\text { Bros. }} \mathbf{W}$ isth st agt Fuhs \& Lo-44-48 w isth st agt Hugo s. Adam Co
44-48 W
18th
st agt Jos. B. Flah-

44-48 W 18 th st agt Manheimer
 Leaycraft 113 .................................... ${ }_{6}$ Bros. Wiliam st agt Mutual Life Brooklyn Orders Served.
553 11th st agt Acme Garage....
789 E 14 th st agt P. E. Strom... H-L-A-G 660 Flushing av agt Moses Kan- G-H-A

 1-39 George st agt Leonhard Ep176 Grove st agt Estate of ${ }^{\text {pig }}$.
 gaw Parkway \& Av N agt John G. Hart .................................... 150 Pithin av agt S. Schlosman H-A-K tosh Union st agt Jno J. MeInw. 5 th st near Surf av agt The 895 Fulton st agt W. H. Behringer
$846-8$ Atiantic av agt Edwin D 1656 Atlantic av agt Burns \& Astarita Atlantic av agt E. . $\quad$. . Bor 2034 Bath av agt Cohas. Dibner \&
 ham Co., Frank Dunham, Pres 161 Bristol st agt East N. Y. 426 Christopher st agt Abraham Bernstein
${ }_{90}$ Bernstein Clark st agt McGuire \& Fo-
 602 Degraw st agt Richard God ${ }_{336}$ frey …............................... $\mathrm{H}-\mathrm{A}$ 268 4th av agt J. Abbatemarce. . 192 Fulton Jerome, ave 18 th and igth sts agt Pillion \& McKane. .............. 135 Marshall st agt National Lead Co., Atlantic Branch.
341 Pacific st agt LaForge Gar ${ }^{\text {agge }}$ Pacific st agt $\dot{\mathrm{H}}$. $\vec{H}$. Woo.... 1842 Pacific st agt H. H. Wood. K-A-G 1842-1844 Pitkin av agt Browns-
ville Fruit Distilling Co...... A-H 2301 Pitkin av agt Adolf Prus${ }_{269}{ }^{\text {mek }} \mathrm{St}$ Marks av agt Greenhut 98 Seigel-Cooper Co. Borden's Miik 109 Sterling pl agt Wm. F. Voll. 8745 21st av agt Charles Alex-$630-632$ vanderbilt av agt Joseph
 Newberg ................................ 1740 Fulton st agt Werner D $\stackrel{\mathrm{C}}{\mathrm{C}} \mathrm{F}$ 243 St. Mark's av agt Carey \& F-G 243 St. Mark's av agt
Hennessey ....jOSEPH JOHNSON,

$$
\begin{aligned}
& \text { jOSEPH JOHNSOS, } \\
& \text { Fire Commissioner. }
\end{aligned}
$$ WILLIAM GUERIN,

BUREAU OF BUILDINGS MODIFICATION SECTION 105, BUILDING Bulletin No. 54-1912: In re Application No. 2807 Alterations 1912, premises $41-47$
Amsterdam Avenue, 161-173 West 61st Amsterdam Avenue, 161-173 West 61st Street. the roof of a seven-story fireproof building occupied as a nursery and child hospital, it is proposed to erect an and 645 square feet, or about 13 per cent. of the area of the story below. This additional story is to have one long side entirely open, and is to be used as a shelter to be playroom for children. structed of rivetted steel trusses and channel purlins covered with corrugated iron. The steel framing of the roof and the steel uprights on the open side are not to be coverecation of section 105 of th Building Code is requested and hereby granted, so as to permit this form of con struction, inasmuch as to require the fire proofing of the steel framing and the lins would unnecessarily overload the present roof beams on which the greater part of this roof is supported.
Dated, New York. November 7,
1912.
(Signed) RUDOLPH P. MILLER
(Signed) Superintendent of Buildings. Approved: (Signed) E. V. Frothingham, Acting President of the Borough of Manhattan.

## December 5th, 1912.

GAS PIPING. Bulletin No. ings it is not necessary to have the work done by a licensed plumber, provided that in all cases the piping is exposed and no connections are taken from such piping for lighting purposes. RUDOLPH P. MILLER, Superintendent of Bulldings.

## CLASSIFIED LIST of ADVERTISERS

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

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Metropolitan Floor. Co., Flatiron Bldg., N. Y.
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Woodbury Granite Co., Hardwick, Vt.
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Vorndran's Sons, C., 412 E. 147th st.

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ron Grille Work
Batallle \& Co., A., 587 Hudson st.
Iron Work (Arch. and Strue.)
Grand Central Iron Works, 212 E . 52d st. Grant \& Ruhling Co., Inc., 373 4th ave, Perlman Iron Works, 1735 West Farms rd. Schwenn, Wm., 822 Lexington ave., Bklyn. Wells Arch. Iron Co., River ave. \& E. 151st.
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Finch \& Co., Chas. H., Coney Island ave.
\& Ave H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. \& East River, Bklyn.
Marble
Klaber \& Son, A., 211 Vernon ave., L. I. City
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Northrop, Coburn \& Dodge Co, 40 Cherry st
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Manhattan Fireproof Door Co. Winfleld, L. I.
Pomeroy Co., Inc., S. H., 427 W. 13th st.

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Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings \& Loan Co., 186 Remsen st.,
Brooklyn.
Lawyers
Mortgage Co .59 Lberty st.
McLaughlin \& Co. A. W.., 128 Broadway.
McMahon. J. T., i88 Montague st., Bklyn.
Paint
Childs \& Co., C. M.. 99 John st
Lucas \& Co.. John. 521 Washington at

Painting
Davidson, S., 1424 Wilkens ave.
Oliver, W. H., 104 University Dl
Plaster
King \& Co., J. B., 17 State st.
Pumps (Electric)
George \& Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st
Real Estate (Manhattan and The Bronx, American Real Estate Co., 537 5th ave. Ames \& Co., 26 W W. 31 st st.
Amy \& Co., A. V.. 7 th ave., Amy \& Co., A. V.. 7 th ave., cor. 115 th 8 st .
 Armistrong, J., 1984 3d ave. Ashforth, A. B. 80 E. .33d st.
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Bechmann, A. G.. 1055 S. Boulevard. Bechmann, A. G.. 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st. Braude-Papae Co., Broadway \& 142d st, Brown Co. J. R.. 105 W. 40th st.
Brown. Inc., W. E. \& W., 3422 3d ave Brown. Inc., W. E. \& W. I., 3422 3d ave.
Buerman \& Co., $\mathbf{C} .$,
507 Grand Cammann, Voorhees \& Floyd, 84 William st. Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W., A., Grand Central Term., Man Cole. M. H., 500 5th ave.
Cruikshank, Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co.. A. M.. 254 W. 23d st.
Cudner R. E. Co.. A. M.. 254 W. 22
Day. J. P., 31 Nassau 5 t.
De Selding Bros., 128 Broadway
De Walltearss \& Hull, 135 Broadway
Dowd, J. A., 874 6th ${ }^{\text {ave. }}$ Doyle \& Sons, J. F., 45 William st.
Duross Company, 105 J W. 14th st.
Eckerson, J. C. R., 35 W . 30 th st.
Eckhardt. P. C.,
Edgar, Herman
L.
9th
81 ${ }^{\text {ave. }}$ Nassau $s t$.
Elliman \& Co., D. L., 421 Madison ave.
Elliman \& Co., D. L.
${ }_{\text {Ely }}$ \& Co.. H. S. 21
Liberty st .
Finegan, A., 35 Nassau $6 t$.
Flscher. J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave

Frost, Palmer \& Co.. 1133 Broadway.
Geoghegan, P. A. 4648 th ave.
Golding. J. N.. A. pine st. Ath ave.
Gondwin \& Gondwin. Lenox ave. \& 12
Harft. Chas., 53 E. 8th st.
How \& Co.
Harft. Chas.,
How \& Co., Hall J., 141 Broadway.
Huston \& Spraker Co., 27 E. 45th et.
Kennelly. B. L. 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus are.
Kohler, C. S., 901 Columbus ave.
Kyle \& Sons, J.,
Leavy, Benjamin, 35 Lexington ave
Leaycraft \& Co., J. E., 17 W . 42 d st.



Manning, E. A., 489 5th ave. Muhlfelder. L. J., 681 Broadway. Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42 d st. O'Donohue, L. V., 25 W .42 d st. Ogden \& Clarkson, 17 W. 30th
Ot.
O'Hara Bros., Webster ave. \& 200th st. Palmer,
P. D.,
Pa Payton, Jr., P. A., 67 W. 134 th st. Pease \& Elliman, 340 Madison ave. Pflomm, F. \& G., 9 W. 29th st. Polak, E., 149 th st. and 3d ave. Polizz1 \& Co., 192 Bowery.
Porter \& Co., 159 W . 125 th Porter \& Co., 159 W. 125th st.
Price, George, 138 th st. and 3 d ave.
Read \& Co., Geo. R Read \& Co., Geo. R., 20 Nassau st. Roome \& Co..W. J., 177 Madison ave. Royal, Jno, M., 21 West 134 th st.
Ruland \& Whiting Co., 5 Beekman st. Schindier \& Liebler, 13613 d ave. Schmuck, A. J. C.,
Schrag, L.
142
W. W, 34th
23 d st. Schrag, L., $142 \mathrm{~W}, 23 \mathrm{~d}$ st.
Sheeran, Jas. A., 1250 Lexington ave
Smmons, E. de Forest, 2 E. 5Sth st.
Smyth \& Sons, B., 149 Broadway
Steinmetz, J. A., 1009 E. 180 th st.
Tucker, Speyers \& Co.. 435 5th ave,
Tyng, Jr. \& Co. 41 Unlon Square
Uilman, C . L. 3221 White Slains ave.
Varian, Wilbur L.. 2777 Webster ave. Ware, Wm. R., Bway. S w cor S6th st. Watson \& Son, T., 2009 th ave.
Weill Co., H. M., 264 West 34 th st. Wells, Cons, H. J. N., 264 West 34th st. Wells Sons, J. N., 191 9th ave.
White \& Sons, W. A., 62 Cedar st. Whiting \& Co., W. H., 41 Cedar st. Willard \& Co., E. S. 45 Pine st. Wissman, F. De R., 149 Broadway.
Zittel \& Sons, F., Broadway \& 79 th st.
(Brooklyn)

Brumley, James L., 189 Montague st Bulkley \& Horton Co., Myrtle \& Clinton aves Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st Chauncey Real Estate Co., 187 Montague
Clark, Inc., Noah, 837 Manhattan ave. Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave. Henry, John E., 1251 Bedford ave. James \& Sons, John F. 193 Montague st, Ketcham Bros., 129 Raiph ave.
Morrisey. Wm. G. $189 \cdot$ Montague st. Morrisey. Wm. G., 189 Montague st. Porter. David, 189 Montague st.
Pyle Co. H.
199 Montague st. Pyle Co., H. C., 199 Montague st.
Rae Co., Wm . 180 Montague st. Realty Associates, 176 Remsen st. Small, Fenwick B., 939 Broadway. Smith, Clarence B, $1+24$ Fulton $6 t$. Smith, Wm. H., 189 Montague st Tyler, Frank $\mathrm{H}^{2}$, 183 Fulton
Welsch, S., 207 Montague st.

## (Queens)

Rickert-Finlay Realty Co., 45 W .34 th st.
Real Estate Operators
Alliance Realty Co., 115 Broadway
City Investing Co., 165 Broadway
Cohen, Elias A., 198 Broadway.
Jarkson \& Stern, 31 Nassau st.
Jackson \& Stern, 31 Nassau st.
Kempner,
Lewine, F. \& I.,
135
Broadway.
Lowenfeld \& Prager. $1+9$ Broadwav
Mandelbaum, H. \& M. 135 Broadway
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## Red Gum

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Lamb-Fish Lumber Co. Charleston, Miss,
Luehrmann Hardwood Lumber Co., Chas, F
Paepcke-Leicht Lumber Co., Chicago, Ill.
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alamanders
House Drying Co., 2999 3d ave
slate
Johnson, E. J., 38 Park Row
sprinklers.
Automatic Sprinkler Co., 123 Willlam st.
tone Renovating
Fordham Stone Renovating Co., 1123 Bway
Terra Cotia
Atlantic Terra Cotta Co.., 1170 Broadway.
itle Insurance
Lawyers' Title Ins, \& Trust Co, 100 Bway
$\begin{array}{llll}\text { Title Guarantee \& Trust Co.: } & 176 & \text { Broadway } \\ \text { Title Insurance Co. of N. Y.; } & 135 & \text { Broadway. }\end{array}$
Trucking
Atlanta Contracting Co., 230 E. 42d st.
Vacuum Cleaners
Santo Electric Appliance Co., Inc., 168 Mad

## Vault Lights

Berger Mfg. Co., 11 th ave. \& 22d st.
Brooklyn Vault Light Co.. 270 Monitor $\mathrm{s}^{2}$,,
Brooklyn.

## OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and of the judgment debtor. The letter (D) means judgment for deficiency, fies that the first name is fictitious, eal name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list The Judgments filed against corporations, etc.,
end of the list.

## Manhattan and Bronx.


24 Bogart, Geo E-A P Hinton et al......................................................
24 Same-same Bullinger, Jno A- Jno We Weber \& Sons Inc . . . ............................ $1,596.00$ 24 Busch, Norman \& Jacob Winterberg
 ton trady, Matthew. adm-..costs, 12.60 Beery, Henry-L Jacobsohn.....993.94 Bendall, Walter H-Emigrant Indus- 94 Baldwin, Louis F-Tremont Securities Booth, Anna $\dot{N}$, Harry T Booth, Mary er-G 21
4 Bush, Fredk \& Eugene J FloodProwne, \&c … © Schilte Realty Co $\begin{gathered}1,000.00 \\ \text { Brown }\end{gathered}$ 6 Buschen, Herman-A Reichenberg. 848.90 6 Butts, Thos W-M J C Carey...... 94.45

Block, Jos-S Steingut
Backman, $W \mathrm{~W}$
Bernstein 109.65
.50 .35 Bernstein, Louis-J H Stoppani et al 6 Berdy, Louis- Rubber Bound Brush 6 Buteau, Eliz A-G R Beach. Baruch, Arthur S-A Schultheis Brennan, Henry D-"Wetzel" Brogan, Abr-J Cohen Clement Restein 7 Breidenbach, Gus-Reville Siesel Co
225.66 7 Bernstein, Sarah-J Lempit Bonagur, Antonio \& MarianiaBostock, Geoffrey R \& Albt Wilson R .
H W Vogel et al 7 Berman, Rubin \& Julius Wollma 7 Blumberg. Saml-General Drug Barris, Fredk \& Abr B Lewis 27 Bishop, Clarence E-C W Swan. 114.91 Bollis, Wm H-Manhatatr Leasing

27 Bonnette, Ellen S, extrx-J J A MolBendel" Baruch- $\dddot{R}$ 向 Cohen et al.49.41 21 Cummings, Danl-F A Webb........ 11 Coben, Eilias A - $\dot{\text { S }}$ Sindeband ${ }^{1,509.56}$ -Lawyers Title Ins \& Trust Co...................66.41
 Co …........................................... 23 Coxe, Frank J-R Fixel ....... 402.37 Carpenter, Earnest J-523 West 112 th 23 Cannon, Lida-Corn Exchange Bank. 23 Condoon, Thos C $\underset{\text { C }}{ }$ Eliz B-Northern ${ }^{9}$ 33 Condit, Albt E-John Forsythe............ yndicate Co
24 Crosby, Emma-R C Morris ........ 43.56 Christopher, Harry D-Darling Bros 24 Clark, Randall- $R \not \subset$ Waish 4 Cotroulis, Cristos \& Cerasimos*-C
 24 Carnegie Hattie-N Y Tel Co....16.91 24 Clark, Eugene \& Benj Green-People, 24 Cahili, Thos F-................................. Cob 4 Coffin, Tristram R-L Richards.1,740.00 24 Same-I Richards -1 Richards. $1,44,00$ 24 Cassidy, Van Nostrand \& Chapman 24 Cohen, Morris-L Joseph
24 Cox, Wm F-C C Herlng
Cohn. Louis-S W Bates ......... 322.47 6 Cutter, Howard G-E S Potter 37.16 27 Cushing, Chas B-E Kirsten Co..42.28 27 Carlson, Andw-Kelly Island Lime 3 Di Menna, Michele- - W Fredenbura et al ............................................ 23 Diamond, Harry-Geo W Travers Co
 24 Dudley, Morris B- $R$ Love........49.00 24 Dimenna, Michl-F M Tench.........262.53 $2_{26}^{26}$ Di Feo, Pellegrino-Hannis Distilli
26 Donnelly, Patk D-B Golla
${ }_{26}^{26}$ Doudge, Jno T-R Whyte........ Salvi-Italian Vineyard
27 Decker, Philip A \& Pauline-G
27 Daniel, Anna K-U S Trust


23 Ewell, Jas L-R S Rugels \& Co.. 409.29
24 Ebics, Siegfried-N Y Y Tel Co......34.45
 21 Emrich, Jos-A Potter.......... 412.59 21 Frey, Benj-G M Buttle.............77.42

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 3 Flannery, Geo F-M Noyes ..... 135.48 3 Freedman. Martin- ${ }^{2}$...............................31 23 Frickes, W m H- R Fixel
23 Finestone, Karl R-A H Sundelson. 33 Feliows, Jno- $F$ G Dossert
24 Fischer, Emil-Jos Beck \& S Co.43.52 24 Frost, Jesse \& Leopold Bishop- - Li
24 Fallon. Jno J-City of N Y costs, 114.33 24 Farrelly, Stephen, rec'r-C A Schaett-
 24 Filkins, Hiram D-American Agricu 24 Freedman. Lillian or Lillian Free24 Frank, Nathan-D Wolf et al..... 90.11 26 Fay, Jos M-Crescent Sand \& Gravel 26 Friendlich. Arthur- Security Mort- 131.91 Freeman, Zena- $\mathbf{N}$ Glassheim et 27 Fuller, Henry $\mathrm{H}-\mathrm{W}$ H Tice Fleck, Gustave-B Azwolinsky Saml-H Bentzman
dlich, Morris-Saml Sheind
2.07 Guttenberg. Jacob-テ Mintzman........165.03 21 Goldberg, Sam1 E-E J Arbib et al.87.81

21
23
23
23Greenberg, David-I Gleitzman. . 75.96 Geitz, Henel S-F W Miller........ 864.40 Gelles, Rose-J Froelich .........94.17 Gellman Jos M. Perfecton skirt
 Gruhn, Saml-A H Sundelson Co...702.15 24 Goodfield, Chas H-N Y Tel Co..... 18.04 24 Goodfried, Emanuel B-same.. Greenfogel, Annie-M Sokoloff
 24 Graves, Aaron-J Darrow..costs, 4.01reenberg, Louis-A Rolnick et21 Hudson, H Ediw-I $\because$ Wiades..
21 Hansen, Chas H-E $V$ Harman21.68
580.91 ..... 107.78
21 Holm, O $\dot{\mathrm{J}}$ - S Glass
21 Holm, O $\dot{\mathrm{J}}$ - S Glass Herman, Gussie-E Duily ..... 59.61
519.31
21 Humiston, Howard B-........ ..... 107.28
21 Trust, ..... $C_{0}^{207.11}$
Hart, Max M, Chas Pfizer Jr Co
Chas Pfizer Jr-J E R Kunzman
4,269.92
23 H23 stein23
23
23Herman, Max- $\mathrm{M}_{\mathrm{M}}$ R French.................85623 Hoffman, John Jr-H E Sanson. 399.8Vassily-S Spec23 Hogan, Jas F - Dimock \& ${ }^{2}$ Fink23 Hart, Thos M-J Maisner …......225.10 254.4123 Harris, Saml \& Abram Oksner* $\frac{1}{62}$23 Higgins, Wm-J V Wilson et ai. 89.9623 Harrington, Timothy J-Jas Olwell \&
23 Hogan, Jas F - Northern Bank of $\mathrm{N}^{\mathrm{Y}}$
24 Heslin, Chas-Jos Beck \& Sons. ..... 518.52
116.91 $\pm$ Herman, Isaac \&
24 Hamburger, Barnett-Leonard Bros
24 Hamburger, Louis-A Alpi \& Co.. 46.81
24 Hartigan, Jos-National Nassau Bank
24 Hirse29.06
26 Houser ..... 74.77
50.56
26 Hooker, Edw D-Wright \& Williams26 Helliger, Isidore-W C ..................................... 116.92
26 Herman, Benj-B Abel H. Kirchner ${ }_{2}$ Helborn. Chas, Wm H Kin
26 Helborn. Chas, Wm H Kirchner \& G
26 Howard, Louis C
26 Hanlon, Mary C-R W Baidwin et al.
26 Holmes, Alice-I A Press
Hughey, Saml-P W McConihe.36 .65
34.71
131.38
27 Hookey, Geo N-J Dillon ..... 1 ..... $1,536.07$
$e \quad C o$27 Heidelberg, Max $\dot{\mathrm{G}}-\mathrm{E}$ © G Soltmann
27 Hibshman, Roy S-Gimbel Bros, N Y
114.39
27 Hamilion "Geo M… ${ }^{\prime}$ Lewis 27 Hamilton, Geo M-J LewisP Hy-
27 Hanewald, Julius-N T Swezey's Son
23 Irmler, Henry-Sheffield Farms Slaw-
ndiveri. Jos-H Weiss et al
${ }_{24} 4$ Israacson, Adolph-N Y Tel Co
27 Isaacson, Häris, ......................... 298.4 Stamping Co et al gdn-Central
Parlev.
21 Johnson, Edmund- National Alumni.
23 Jaeger, Fredk E-Keystone Varnish23 Jacob, Max-E J Welch.... costs,
${ }_{23}^{23}$ same-same .......................... 16.4
son recvrs-Frank J Lennen Co. 286.62 24 Joubert, Jos H-C O Beirne $\ldots 154.31$
 Kavanaugh, Jno-People, \&c.i.. 10.00 Transportation Co ..........costs, 79.54 Krauer, Agnes M-C Käyser, Julius-M Craven ............................ 23 Kopp Louis H-Perlmutter \& Mos-
 E Downey
$\qquad$
Kosower, Abr- $\ddot{B}$ Ogrodnitzky... $5,121.48$ 24 Katsko, Max A-Commonwealth Glue 24 Kaplan, Bernard J-National Alumni
24 Kennedy, $\mathfrak{J}$ Sarsfield- A ${ }^{\prime}$ W Blanch-
26 Krikawa, Chas-N Y Tel Co...
Kolok, Abr-Same
Kosower, Abr-same....
Kirschstein, Simon-same
Kealton, Harry-L Blau .84 .60
.16 .17
25.15
.26 .09
. .41 .41
Kaplan, Saml, Elias, Nathaniel KapKurtz, Abram-S Adler...............73.1 27 King, Geo A admr-J S L'Amoreaux ${ }_{27}^{27}$ Kiein, Fritz-A Wachenhut...... 948.00 Goldstein 35.91 27 Kuzan, Wm-Seminole Distributing ${ }_{21} 7$ Knaris, Louis Faramel Mifg Co. 321.72 21 Leuders, Frank-People, \&c........ 10.00 Langerfeld, Adolph \& Otto-Wm Laing, Jas S-National Fire Ins Co Ludwig Bernhard- $-\cdots$ Keman. $\mathbf{T}, 555.18$ 23 Lichtenstein, Herman-M Jacobson. 21.40 23 Leary, Dänl J-Sandblom Iron Works
 24 Leier, Eliz-M Smith $\ldots . . . . . .$.
24 Levy, Sadie-Saxs \& Co........
24 Lansing, Chas W-Z A Fernaid 78.48
86.57 Loew, Fredk $\ddot{W}$ - A B Carrington 114.41
 24 Litrownik, Aaron-German Exchanc. 26 Lesser, Maurice- $\ddot{\mathbf{R}} \dot{\mathbf{H}} \ddot{\text { Winship...751.66 }}$ Cieberman, Meyer-Tremont Holding La Monte, Alfonzo-Herringbone Meta
 Lewless, Jas E-Richardson \& Bo........... Loewinthan, Max-Oriental Metal Bed 27 Liebling. Chas \& İ................ 31.8
 27 Leventhal, sol E...................................
 ${ }_{27} 7$ Levittan, Nathan W-M Goldfarb.120.42 ${ }_{27}^{27}$ Levy, Barney \& Morris-N Gartner 21 Mallinson, Anna \& Morris J-A 21 Morten, Alex-E M Evans.costs, in ${ }_{21}{ }^{59.6}$
21 Marymount, Lewis-M E Clute.. ${ }_{23}$ Mehrbach, Albt I- -H Sobel Sardoni Moritz, Geo F, Amelia P Simon, Anna Moritz ....... F Moritz exr-A
23 same-same
419.47
419.87
Co

23 Miller, Benj-Hammerschiag Mí $1,874.47$
23 Mulcahy, Edw J-Mitchell Varnish

24 McCarthy, Eugene $\mathrm{F}^{*}$ \& Wm, Jr- Wm
24 Mendelson, Mendel-I B Clark.

 24 People, \&c $\dddot{M}$.......................... 500.00 24 Morris, Isaac -Ed W Logan Co........... 114.57 26
26
Minck, Louis J- Jutrie, Douglas W W-J Halley
26 26
Mason, Henry-Morse \& R Rogers.
26
Meyer, G Ludgig-
26
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26 Margulies, Abr-J Fuchs Meyers, Henrietta H-Ivy Court Real 26 Maggin, Borris-.........................162.66 ${ }_{26}$ Mandeltort, David-H Koppelman.34.65 ${ }_{26}^{26}$ McAdams, John-S Munz $\ldots . . .{ }^{\text {M }}$. 49.18 F Edelstein
27 Marron, Jas $F$ - Church Bulletin..................... 27 Miller, Ernest W-McElreavy \& 27 Mauek Co..... J-McMann \& \& Taylor 27 Mccoy, Henry J-McMann \& Tay1or ${ }_{27}$ Manillo, Frank-Bank of Rome.1,130.60 ${ }_{27}^{27}$ Molinari, Giovanni-A Gama.....694.25 27 Marks, Saml, Elkin Marks \& David ${ }_{27}^{27}$ Maurer, Louis-S Altman ${ }_{2}$ M ${ }_{2}$..... 449.38 27 Marcantonio, Vito \& Lanzetta Ales-sandro-Staple Realty Co et al....

27 Marcantonio................................ 761.37
21 Sandro-V Valentine $\quad$ Me..............336.00
23 Nicholas, Henry J-Lawyers Co-oper-
24 Nielson, Placide \& Christian H Smith* 24 Nerenberg, Henry-H Herrmann Lum-
26 Nathelfen, Peter-Ünited Dressed Beef
26 Na elfen, Peter-United Dressed Beef


26 Naylor, Hartman-Gimble Bros, 84.6
27 Nachemson, Simon-A Sarath..1,215.5 23 O'Keefe, Gertrude- ${ }^{2} \underset{\mathrm{M}}{\mathrm{M}}$ Weed.....36.88 23 O'Keefe, Gertrude-T M Weed.....36.88 lon* - Frank E Sessions Co....734.16 Knabe \& Co Mfg Co Mrs D L-Wm 26 O'Donnell, Geo H-Hardman Tire \& 26 O'Rorke, John J-City Steam Laundry

26 O'Connor, Edmund-P J Canavan.675.0 27 O'Beirne, Mary \& Geo-E Levenson.
 23 Pflum, Jno W \& Jno L Whiting- 65.3 ${ }_{23} 3$ Pirk, Amelia-A Obright Paine, Wm S-Klaber Reaity Co. ${ }^{3}$. 143.50 23 Prettiman, Marshall H-F C Farns23 Plumb, Wm \& John S. Scott-J Maisel.
23 Price, Jacob-S Lipschutz et ail. 115.12
23 Pilson, Jos H-E R Reiss.
23 Peck, Edw H-T P Spencer 23 Perrin, Raymond- F J Erdman. 112.22 ${ }_{24} 4$ Polisink, Jos-A Weisman..........22.41 24 Puskas, Jos \& Paul Foder* - $\mathbf{N}$ Y Tel 24 Perkowski, Julius-Fredk Ludlam Co 24 Peer, Mary I-A M Hoagland.... 407.3 24 Peyton, Aibt J-Equitable Trust Co 24 Phong, Tong, Tong Lewn \& Tong 24 Petrene......................................11.14
 26 ........................................... 65 ${ }_{26}^{26}$ Page, Thos A-H C Neuwirth..... Wm W-J N Flowerma 26 Proctor, Barton A- J C Cady 26 Porter, Mary- Wm Knabe \& Co Mfg 26 Co , Mary Knabe \& Co Mfg. ${ }_{27}^{27}$ Passaro, Naffilino-B Jaffe $\because$ E. 101.63 ${ }_{27} \operatorname{man}_{\text {Poellot, }}$ Paui- S H Giasser...................78 27 Puterman, Saml-N Y Brass Turning 80 27 Pletscher, Martin-Title Guarantee $\&$ 24 Quinn. Thos E-M B Miller et al... 19.36
21 Rosenberg, Morris-Hyman Spitz. 25.00 21 Rubenoff, Robt-H Handman et al. 23 Rose, Wm R-Harry Goodstein Realty 23 Ringelstein, Chas \& Louise-............................. 23 Schomberg inchinson Me..........150.14 press Co 23 Robertson, Jno-Commonwealth Feed 23 Reilly, Cornelius J \& John H. . . . $2,935.30$ 23 sky-People, \&c Renan. Adele-Mark Cross Co. . 500.00 24 Rubin, Betsy-J T Stanley........ 77.91 ${ }_{24}$ Rosenthal, Milton-L Lyons...... $1,826.91$ 24 Rosenberg. Edw-A J Rifkind et al
26 Rowe, Lottie A-Lumiers Jougla Co.

26 Roth, Chas-Eppens, Smith \& Co.579.32
26
Rawlins, Wm de $V$ J.
26
Read, Luella-N S
26 Reynard, Chas-same
${ }_{26}$ Rosenberg, Nathan \& Chas-...........29.35 26 Richardson, Fredk A-A L Jacobs et

${ }_{27} 7$ Rosenblum, Sami- J Efron................... 172.6 27 Root, Wm G G Mercantile Printing \&
27 Rosenzweig. Pauiline \& Simon Solo-


21 Simes, Fredk C-Hardman, Peck \& 1 Scharnberger, Gustave- W H Haves Schall, Dora-M Gerber ….........15.00 Gilies et al ......................267.0 1 Shapiro, Philip D-same .....1,260.17 Salvatore, Pasquale-Noonan \& Pris.74 mith, A Remington-Wagner . . $1,473.91$ Mfg Co...... ............................. Inc-Strauss Linotyping Co........ Steinberg. Morris- D Greenspan. . . . . . 77.15
 23 Sarkissian, Mary-N Y Transporta-

 ${ }_{23}^{23}$ Srager, Abr-G J Schroeder

Streicher, David-J Abramson .....91.18 Swartz, Louis-F M Howe .........7. 727.95 Smith, Robt S-J Dorf...........2,094.20 4 Scalisi, Bernardo-V Lubliner....134.41 24 Smith, Geo D-M Roberts........... Max Saranac Reaity Co.
24 Stoss, Kathinka M-I Schmitt ......................... 111.70 24 Simon, Celia or Zellman- L. Costs, 111.70
 ${ }_{24}^{4}$ Schnitzer, Herman-Spies Aiper
 Sands, Joshua-N Y Transportation Sands, Philip-same ........costs, 78.10 Schechter, Herman-Swift \& Co. 35.31 4 Shea, Jno-G Booschever......... 137.90 24 Schnoor, Jno-C A Corbin et al... 52.84
 6 Farley …............................ 20000 26 Stephanides, Stephen-N Malian..82.50

26 smith, Barrett $\ddot{P}$ - $\underset{\text { Wriedlander. }}{60.0}$
6 Solovei, Louis-O Gottlieb ....... 106.4 Sherman, Jno S-N Y Tel Co. Slonim, Saml-same 15.35

26 Saal, Nathan \& Morris-A Z̈än. $1,643.58$ 26 Smith, Edgar M-City \& Suburban Smithes Frank-M Gold............316.07 26 Spielberger, Jos-E Jos Schloss, Jos E-L Bachman
27 Sacks, Bernard-L....................................... Subitzky, Chas-Robbins Bros.... 78.5 Somner, Hedley P-J Eernert.....70.09 27 Stark, Jos-B N Dorman..........i72.40
27 Saks, Louis-Geo J Hollerith \& .....4.4.65
27 stander, Jacob A \& Wi $\underset{\text { s }}{ }$ Huppen-

7 schoenberg, 苂 Theodore \& .......34.57
A Levien-Title Guarantee \& Trust Co
27 Schiffert, Frank J-United Distiliers

Co Menry B-Western Electric
26 Trevers, John J-Equitable Appraisal
26 Tenney, Nella-N Y Tel Co.......30.44
${ }_{26}$ Thomas, Chas C-same The

${ }_{27}$ Tartakow
...costs, 22.91
${ }_{27}^{27}$ Tryoler, Arnold-H M Hirschberg Co
24 Ullman, Celia-F Kossack........ ${ }^{39.46}$
27 Unger, Saml-H Falk et ai....... 152.84
21 Vitreli, Nich-People, \&c........50.00
${ }_{23}^{23}$ Vidaver, Maxwell-T Eisenberg...127.51
${ }_{26}^{23}$ Vassily, Jictor, Benj-S S Pector Rosenkrantz $\ldots . . .988 .65$
${ }_{27}^{26}$ Victor, Benj-P Rosenkrantz Hafften, Jno F-North Eastern
 23 Weingreen, Emanuel-S Michelbacher
23 Woif, Jos \& A Abr Rothisteln-U S Trust 23 White, Helen S- F J Welton ......5201.75 23 Westhofen, Olga-N Y Transportation 23 Waldo, Wm B-Maryland Casualty Co 23 Wilzin, Jas-Miller Bros Art \& Mfg 23 Wridgivay, Clara S - N Morris et al. 23 Weil, Benj M-Hayes \& Miller Co.99.41 23 Wilkinson, Jas E-E C Worns. ... 46.97
 24 Wicksman, Arthur W \& Saml Frankel 24 Wolf, Jos \& Abr Rothstein-M...............



24 Wirzin, Jas-Butler Bros.......... 69.41
26 Warley, Arthur J-People, \&c..... 25.00 26 Wines, Clifford $\mathrm{L}-\mathrm{N}$ Y sporting Goods 26 White, Helen S M iv seymour et a1 26 Wehrie, Ernest-D Isaacs
26
Wodzinski, Frank-T OCOnneli Jr.
O 26 Whittaker, Eimer E-N Y Tel Co.64.8s 26 Whise, Alvin B-A Knapp $\dot{2}$
27 Weiser, Mary-City of N $\begin{array}{r}59.65 \\ .39 .72 \\ \hline\end{array}$
 27 Winn, Chäs A-Burnham \& Phillips, 21 Zugner, Frank J-N y sporting Goods


## CORPORATIONS.

21 American Looking Glass Co-J A

$\begin{array}{ll}21 & \text { same-D } \\ \text { City \& } \\ \text { Hauptmann }\end{array}$
21 C N\& SA Constn Co-E Samuels............
21 Cordova Leather Co-H A WeatherCompanhia Exportadora de Cafe de Santos or Cia Exportadora de Ca9e
de Santos-F J West, Inc...11,996.50
21 Champlain Graphite Co-J R Pine.
21 ciinton st Theatre Co - J soicher. 100.00
21. .n................142.20
ghwood Realty Consti Co-s Lew7s
21 Hull, Grippen \& Co-C R Weaver et al
21 Monaton Realty \& Investing Co- 0 - 131.91 21 S W Bonsall Timber Properties Ltd
21 Wilson Supply $\mathrm{Co}-\mathrm{C} \mathrm{H}$ Goddard.
21 Warren D H Dunn Co-if Webster
 Ernest H Fleischmann Co-Westinghase Lamp Co Contrg Co-Audiey Clark
${ }_{23}^{23}$ Regal Homes-J sidoti.................. 12. in 8 Cont
23 Westchester Woodworking Co-Pat-
23 National Surety Co Heidelberg Tow-
23 Wm Henderson Inc-Patent ScaiAcme Waist Co-C Hardwick. Tobias Sandberg-J Sussman .......... 165.4 Maryland W Horne Glasgow Assurance Corpn Litd- Globe Alliegro \& Spallone Constn Co- P ( Coledangelo White House Lunch Co \& Josiah P Uvalde Asphalt Paving Co \& Empire State Surety Co-City NY. ${ }^{12,472.24}$ Mutual Life Ins Co of NY-S Jrank \& Co Inc

| rank |
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| . .94 .15 | Aqueduct Constn Co \& Eliz M Blas-

berry-A T Bowen
same-same ….................5,540.62
Pelcer. White House Lunch Co* \& Josiah $P$ P
LeFevre- F N De Bois \& Co...166.80 Greenwich Investing Co \& Hyman Kantor-L Silverman et al...... 129.3 ${ }_{24}^{24}$ Motor Finance Co-E Finance Co-J G Woss.
costs, 82.3
24 Gloria Remedies Co-Greyrock Land 24 United Carpet Cleaning \& Repairing 4 N Y Finance Co \& Catherine S Wood $4 \underset{\text { Home Portrait Studios Corp-N }}{\text { Hol }}$ Y 24 Geo F Williams \& Co-M Decker. 21.91 4 Harry Gilmore Co R J Stein......2028.77 Globe Lithographing Co Grobe Gass Sons Inc-p Coleman ${ }^{298.44}$ 24 Frank Dunham Co- C M Hollinshead ${ }^{344}$ ${ }_{24}{ }^{4}$ Caterers Club-N Y Tel Colomon Shapiro Mfg Co-MartinSolomon Shapiro Mrg Co-Martin-
dale Mercantile Agency
 man Bros 4 Sheepshead Bay Improvement Co- $\begin{aligned} & \text { Press Pub Co } \\ & \text { Co }\end{aligned}$ 4 City of N Y-Uvalde Asphalt Paving 24 N Y C \& H R R R Co-J Lawson, Jr 24 Hellenic American Realty Co \& JJas 24 Kalit's Realty Co-Seamens Bank for $24 \begin{gathered}\text { Savings } \\ \text { National } \\ \text { Intire }\end{gathered}$ Nassau Bank- $\mathrm{W}^{\text {Hen }} \mathrm{H}_{6}^{1,610.39}$ $26{ }_{\mathrm{R}}^{\mathrm{R}} \underset{\text { Print Whytiaw }}{\text { A }}$ Works \& Co Wirnold 26 Philadelphia Casuaity Co-s Li. Simon
${ }_{26}^{26}$ Park \& Tilford-E Condren....8, ${ }^{\text {B }}$ E66.73
${ }_{26}^{26}$ I Risner \& Sons Inc-I Schmal $\quad 79.65$ on ond St Co F F Selznick Naionai 1, 193.48 26 Wyoming Realty Co-National Fire26 Great United Sales Corpn- N Morrow
26 Forty Club of the city NY-N Y Tel
26 Winnis Amusement Co-same
26 Omnicolor Photo Co-same........56.44
26 Frank Dunham Co-A Cohen. 10, 114.07
${ }_{26}^{26}$ Yorkville Coal Co-C J Hallberg. 237.83 26 Guggolz, Wm Constn Co-J E Paw$26 \begin{gathered}\text { son et al } \\ \text { Rosebud Haberdashery-Earl \& Wi1- }\end{gathered}$
27 Atlantic Beef Co-j J Felin \& Co
27 same-iv E Read et ai. same Hochn a Ma Abattoir Co..
27 i ivarren Construction Co-M Au27 Auto Owners Sales Co-R Herman27 American Transparol Co-O.................. Pub ${ }_{27}$ Co Bonwit Harris \& Co-Estate of Brad-
ish Johnson $\dot{H}$...................433.1
27 City or No Cafe-Lux Mfg Co.......889.95
27 Froma Realty Co \& Title Guarantee
\& Trust Co-s Hoffman. costs, 311.75 27 Foundation Co-C F Seidak.... $5,139.48$ 27 Himalaya Mining Co-A Lorsch. 272.5 ${ }_{27}$ Hudson's Incorp-F N Burt Co. 208.98 27 Hasbrouck Piano Co-Dochterman

27 Long Isiand Machine Tool \& Elec-
${ }_{27} \mathrm{~L}$ Case Material Co...............554.70 89.01
27 Mamon Gewertz Co-T Frederick
27 Norton Contracting \& Supply $\mathrm{Co}-\mathrm{H}$
27 \& Dolsom Arms Co...........84.6
${ }^{2}$ Standard Cleaning \& Dyeing Cimolat
27 Whitehouse Lunch $\mathrm{Co}-\mathrm{A}$ L O shea.
27 Wona Building Co \& Emery H Kom-
27 Wos-E M Moughtaling et al....157.

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23 AEC Alexander, Henri P -Goldsmith \& 19 Elack, Eva-Colwell Lead Co 3.121.95 19 Balteransky, Louis-H Koerner. $1,032.60$ 19 Benn, Walter $\mathrm{I}-\mathrm{H}$
19 H H Greenberg.. 89.35
Ely denburg, Geo $\mathrm{B}-\mathrm{E}$ D Sherwood 20 Baron, Moe H \& Nettie-Montauk 20 Barrasch, David-L Atkins ......703.58 ${ }_{20}$ Burchell, Jno C, exrs of - Eliz Collins
20 Eernstein, Harry-M Freedman . 303.20
20 Bauman, Koppel-Fannie Freedman
20 Bradley Rust-Proofing Co-Hanson \&
20 Barbermo, Sol-0 A Spitzer......250.83 20 Bedell, Grace-Hildenbrand
21 Eraphing Co Cornecker, Robt-Fulierton Elec 107.33
 21 Bogard, Nilo T-West End Household
23 Eonnlander, Nicholas \& Ernestine-
 23 Berchadsky, Saml J P Hayes...134.40 23 Boyce, Abner A-G L L Kessiler.... 531.98 24 Bowers, Edwin-J Ryan $-\cdots \ldots . . .70 .29$ ${ }^{4}$ Barth, Adam \& Madeline-s Bender.
24*Beller, Rose-H Siglag 19 Cohn, Morris-St. 137.10
19 Cohn, Morris-State Bank $\because . . .519 .40$ 19 Clark, Bert-F Mahnken Cohn....96.74 20 Collins, Edw as exr-Eliz Collins.40
 1 *Conklin, Henry $\mathrm{R}-\mathrm{I}$ W Cokefair.84. 06 1 Curd, Chas J-N Y T

Cohen, Michl-same
Courter, Chas W-same
Cheser, Max-same
Carey. Bert-Union Bank Carroil, Peter J Finnegan...D4,671.95 Cohn Max \& Johanna, doing bus as iccollallo, Nicoletta (infant) by A
fredo-E E Smith Contracting
23 Cyphers, Chas A-Emma Hanus...15.40

20 Danglex Morris A A Hoizman..... 98.98
21 Delap, Peter B \& Jno F Bladen as exrs,
Delap
23 Davis, Chas S Wm Dixon (Inc) .71.08
23 Defede, Audenzio-M Libasci .... 136.25 Church

24*Dolgin, Louis-H Siglag........... 137.1 . 59.4 19 Epp, Lena-Citv of N Y Y ...............i38.59 19 Epp, Henry-same © E. Evans....... 116.85 20 Egbert, Geo W-F Armstead ..... 27.40 21 Emery, Jno W-I Jarashow stian Engisch, Geo J as admr \&e Christian
Englisch or Engisch-J L Engisch
‘........ s L Engisch as gen gdn
 24 Elorriaga, Jos (infant) by Marcos- $\begin{aligned} & \text { City N Y ................................ }\end{aligned}$ 19 Fishman, Saml-Nassau Elee R R Co 19 Feldman, Albt E-C G Cornell, Jr. 701.34 20 Feinblatt, Abr-I Fader \& ano... 171.1 20 Feyer, Benj, est of-Union Bank. 472.43
20
Fuerstein, Saml-Union Bank..132.98 20 *Fuerstein, Saml-Union Bank..132.98
 21 Fermbach, Jno-A Timm …......... 421.09 23 Forrester, Jas-Guaranty Trust Co
 $2+$ Fleming, Wm H-Henry Bosch Co.
24 Fabiszewski, Jno-C Kaufman \& ano
24 Frizler Saml-E Zipser \& ano. 218.40
19 Goldenblum, Abr-Colwell Lead Co 69
i9 Ginocchio, Antonio-Bway Trust Co
19 Good, Arthur C-R Kinzinger
20 Gorodiz, Rosie-Union Bank
0 Gorodiz, Max-same
0 Gitlitz, Jos-M Faerber
20 Golding, Celia-J Wasson .......163.40
21 Geitz, Helen S- $\mathbf{F}$ W Miller ....35,45 Ginsberg, Chas-N Y Tel Co.......19.19.16 21 Gordon, Jacob-S Gasner ........270.49 Glassman, Isaac-Caledonian Golf
 3 Graves, Edw E-Emma Palmer $\ldots$ Li Lello
4 Gmelin, Frank \& Louise-M Di 24 Greenberg, Harry \& Rose- D Binder ${ }^{129.96}$ 24 Gardner, Saml H- W F Moore....635.20 19 Halstead, Jos S-Audley Clark Co. 32.70 20 Harrison, Grover G-L Curth \& Sons
20 Hylands, Thos-I Thompson \& Bro 20 Hutton, Waiter T J 0 Hally, I MacMunn-Seamless Rubber 20 Hirschhorn, Abr \& Minna-... Schaefer \&ull, Louis L. - Bklyn Union Publish- ${ }^{\text {\& }}$. 3 *Herman L Henry-Wm Dixon (Inc)
20 Kahn, Jacob W as exr-Únion Bank

20 Keller, Melie \& Chas E-D J Wag-
1 Keplinger Chas T-N Y Tel Co ...21.71
1 Kahn , Isaac-same

21 Keller, Chas $\mathrm{E}-\mathrm{J}$ Ceraso .........i69.40
21 Kensel, Annie (infant) by Max-

23 Kotcher, Geo \& Celia-same.
Kaplan, Nathan-M Reibstein
Kaplan, Henry-City N Y...
Kahn, Abr-same
Kneeland, Stillman F - -same
Kaufman. Maurice B-same
Krauth, Carl-same
Kayy, Jos P-same.
23 Keenan, Jas N-same
.33 .17
.29 .05
23 Koronkiewicz, Alex as admr \& \& Jacob
24 Kruger, Theo-L Ettlinger .....2,313.11
19 Levine, Chas-Tillie Kraus .........73.62
19 Levine, F Rodman-F W Devoe \& ano
19 Limbarth, Chas C E Lutjen .....27.42
20 Lustig, Louis \& Annie-C Rosentover
20 Levy, "John"-P Cooperstein ....51.15
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20 Lundell Jno-S L Storer \& Co... 27.40 as Langerfeld Bros- Wm Haaker Co

Lennon, Jno T- I W Cokefair ....84.06

${ }_{23}$ Liberman, Lena-Dowd Limber Co.

Levy, Abr-City $\mathbf{N}$ - Y...
Luks, Saml-same
Lufty, Michl-ame
Lissner, Henry C-same
Lissowsky, Anton-same
215.33



## CORPORATIONS

20 Crystel Constn Co-I Kassner .44 .20
20 East N Y Hay \& Grain Co-Union 20 East N Y Hay \& Grain Co-Union 19 F \& J Realty Co-State Bank . 519.40 20 Supreme Bldg Co-S Kohen \& ano. 480.40
496.09

20 Gottlieb \& Co or Saml L \& Eertha19 Kings Improvement $\dot{\mathrm{C}} \mathrm{C}-\dot{\mathrm{C}} \mathrm{G} \dot{\mathrm{G}}$ Cornell, 19 Victor Drug Co- $\begin{aligned} & \text { Jr } \\ & \text { Villespie \& }\end{aligned}$ \& ${ }^{7}$ ano 19 Waterbury Co-J P Gray ....... 106.60 21 Bklyn, Queens Co \& Suburban $R \quad R$
 Excellent Store Mfg Co-S Gasner 21 Feldman Plumbing $\mathrm{Co}-\mathrm{N}$ Y $\mathrm{Tel} \mathrm{Co}^{\mathrm{Co}}$ 21 Harmony Hall Co Strauss \& Co. ${ }_{21}$ M5. ${ }^{162}$ 3 Bklyn Cementing ................................. Trainor $\ldots \ldots . . . . . . . . . .242 .65$ 23 Bklyn Heights R R Co-C Cranford 23 Bklyn Heights $\ddot{\mathrm{R}} \mathrm{R}$ Co-C Byrne. 23 National Column $\ddot{\mathrm{Co}}$ - W H Michaels 23 N $\dddot{\mathrm{Y}}$ Importation Co- C J Buckley ${ }^{\circ}$. 24 Drucker \& Holmstock Co - J J Suss$24 \underset{\operatorname{man}}{\text { Woming Reaity }}$ Co-Naitl Fireproof

## SATISFIED JUDGMENTS. <br> Manhattan and Bronx.

Adelson, Lewis-B Wasserman; i911. Axelrod, Hyman \& Nathan Cohn-J................ ${ }^{111}$ Brewster et al; 1912
Ainslie, Geo H \& Anna- $-W$ N
Baylis; Same-same; 1909
Barbuto, Antonio-City of N Y $\mathrm{Y}^{\prime}$; 1912 . Bloom, Jacob \& Joe Cohen- People, \&e; Bailey, Edith L-G W Young; i912.129.38 Chas-W Knauth et al; 1912.3 Busch,
Bissert,
Aug-A
GeoBissert, Geo- .......................2,316.65 Blaney, Chas E \& Chas E Blaney Bank, Jno A-A Steps; 1912...........13.52 Chambers, Sidney S-A S Bacon; 1912.
Corkedale, Maxwell Sr-G W Martin \& Bro: 1912 Alfred $G$ \& National Surety Curphey, Alfred $G$ \& National Surety
Co-People \&c: $1911 \ldots . . . . .2,500.00$
 Dress \& Waist Co: 1912........640.19 Engel, Herman E-S T Yudin; 1908...9.64.65 Fessenden, Josephine- N Spolter; "i912.
Fromme, Herman-S T Callaway et al;
 ${ }^{\text {o Friedlander, }} 1912$ Meyer- - J Fieischhauer: 264.41 Gareiss, Harry-Olin J Stephens, Inc; Goodman, Max \& Chas I Mandel-G Willis et al $1912 \ldots . .$. . 19 . $7,197.50$
Griffin. Wm J National Surety CoPeople, \&c; 1912 . Shine. $1912 . . . .100 .00$ Goodwin. Patk-T Shine; 1911.....1,091.68 Hirsch, Ludwig- E H Vines; 1912..169.31
Hirt, Geo-B J Galvin; 1912.........64.31

Hollander, Tke, Sol Pariser \& Louis
Schwartz-S Kaplan et al; 1912.506 .26 Same-same; 1912 . ...................503.81
 'Joline, Adrian H \& Douglas' Robinson King, Annie M-M Sulzberger ; 1912.527.22 ${ }^{1}$ Kirkbride, Thos $W$ \& National Surety
Co-People, \&c; $1911 \quad . . . . . . .2,500.00$ Kellogg, Orlando \& Wm ※. - G j j F KarLaw, H Robert- ${ }^{1912}$ i $\because$ Andrus $\& \cdots$ Co, Inc 375.48 Lord, Floyd-O Neill-Ädams Co; 1912. Liebow, Elias \& Harry Levine-i M McGivney, Peter \& W F m J J Reilly- $\mathrm{T}^{\mathbf{T}}$ Herlihy; ${ }_{\text {Moynihan, Edw }} 1912$ - E R Fox; $1903 . .751 .12$ ${ }^{\text {M Moynihan, EdW }}$ A-E R Fox, Minard, Elias G-W H Dieffenbach; 1912 Marines, Isaac H \& Carrie- H H F JaeMalinda, Frank- ${ }^{1912}$ W Dutcher; 1912. Mooney, Thos J-Burns Bros: 1912... 171.15 Merrick, Jno W \& G Wuerth Mfg Co-
Manhattan Leasing Co: 1912 ....162.29 Mintern, Jno McK-H D Nicoll; ${ }^{2} 1893.162 .29$ Oussani, Jos-P J Shea; 1911.....4.078.81 Pollatschek, Jacques-A Kratz; 1912. Pollatscheck, Jacques-.......................7.72 1912.69 .40 Pardi, Astride \& Jos P Zurla-M Hirsh-
field; $1912 \ldots . . . . . . . . . . .{ }^{2} 2,660.50$ Rose, Maurice H-American Copywright

 1912 CeterRoshberg, Sami \& Hyman Saperslein-
M Wortman; $1912 \ldots \ldots . . . . . . .578 .48$ ${ }^{\text {R Ruppert, Jacob-T }} \mathrm{T}_{\mathrm{P}}$ Tierney; 1911.... Ruppert, Jacob-P Mulvaney; 1912, 1489.68 Schmidt, Carl-Tweedie Trading Co. 1912 Schaefer, Michl \& Michi Sedge-People
$\&-$ Pe 1910 Schiller, Jos- T G Skaperdas et al; 1912 ${ }^{3}$ Silverman, Moses- $\ddot{W}$. Solomon; 1908. Schoen, Herman-E R Breck; ; 1912..312.48 spaulding, Edw B-WB Hutchinson, 1912


## CORPORATIONS

## W W Allan, Tne-Klein Linder \& Bauer Lithographing $\mathrm{Co}: ~$ Brooklyn Heights R R Bo-

 1912 … ............ Czarmikow, MacDougall \& Co Ltd 4.292 .08 risdale Coal Co; 1910... $19 . . .4,292.08$H D Best Co-T Gifferty; $1912 \ldots 2,134.66$ Kramer Contracting $\mathrm{Co}-\mathrm{E}$ M Pilzer;
1912 ............................................ La Magenta Segar Co \& Henry S Roth-schild-Cosmopolitan Bank; 1912.2,442.47 Lee Heating Co-Northern New Jersey
Trust Co; 1912 ...................442.96 Metropolitan Opera Co-J O Hannah: Massapequa Constn Co \& Queens Land Massapequa Constn Co \& Queens Land
\& Title Co- N Behrer: $1912 \ldots . .629 .30$ M Reid \& Co Inc-M Murray; $1912 . .$. Pierce Constn Co, Jos Kurzman, Abr
Pierce, Bennie
Mantel \& Refrigerating
\&o; 1912172.85 Staten Island Midland Ry Co-C E Townsend; 1912 . ..................... 882.95 Dominger \& Morris, Inc- E . R Breck; 419.67 Dominger \& Morris, Inc- E . R Breck; 419.67
 Ebling Brewing Co-A G Bradley; 1912. National Surety Co \& Jas Morseci-
 Same-J Wetherell; 1912 ............ 839.47 Y Central $\&$ Hudson River R R Co-J
Sullivan: $1912 \ldots . . . . . . . . . .3,750.00$


## Borough of Brooklyn.

## DEC. 19, $20,21,23$ \& 24

Nexander, Hyman-Julia Kennedy (in-
 1909
Same-same; 1909 ..........................281.64
Ball, John O-F Ball, John O-F Darmstadt; 1912; ..65.03 ame-A A w Seamañ; i912................ 160.32 Cume-A D Lind; 1912 , Cel Co; 1910.... 173.92 De Marco Giulia \& Michl Brache-State Eiditz, Otto if or E M \& \& Robt J-Jos
 r L I Real Estate ixchange \& Investment Co-Peo ples Trust Co 1908 .................. 142.00 McFarland, Ellen E-W L Brown Co; Mills, $\ddagger$ Edw W-Sarah Mackin; 1911. 4.40

O'Farrell, Mary E-Empire State Surety Kovacs, John- 1910 State $\dddot{\mathrm{N}} \dddot{\mathrm{Y}}$; 'i9ii....... ${ }^{2335.95}$ Kovacs, John-State N Meyers as admr, \&c-Wesleyn Meyers; $1912 \ldots \ldots \ldots 1,000.00$ stewart, Chas-H Tietjen Jr \& ano; Sylvester, Harry- C J Haisted; 1907. 11961 hort, Geo D-H L Gaus \& ano; 1892.186.12

 Thomas, Wallace-City N Y, $1908 . .42 .29$ Travis, Kate-J Scalzo \& © ano: $1912 \ldots 85.10$
Velisarios. Vasilios \& Jas
Stamatoplos. -Margt G Kepper; 1911 Ha.... 505.99 Warren, Mary L-Tenement House Dept; Webster, Mary $\mathrm{E}-\mathrm{F}$ D webster \& ano; Weisman, Louis or Lewis-Edith Hunter \& ano; 1909.....................44.35

## CORPORATIONS.

Brooklyn Factory \& Power Co-H Has-
son (infant)



 Fifth Avenue Coach Co-P Sulivan: $1,634.97$ Ocean Accident \& Guarante Corpnw Nassau Elec R R Co; ${ }^{1912}$ H Smith-Reckut Realty Co; 1911 . $\quad 778.04$
Brooklyn Heights R R C-Geo W Terbrooklyn Heights R R C-Geo .... 1,339.30

 Same-same; 1912 ....................633.16

 Same-j $1912 \dddot{\text { P Parmenter }}$ \& ano ; i912. $1,487.051 .12$ Nassau Elec R R Co-Margt McGover; Same-Winifred Monahan (infant) 1912 . 1900.00
${ }^{1}$ Vacated by order of Court. ${ }^{9}$ Satisfled of
en by execution. Annulled and void.

## JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.
DEC. 19 \& 20.
No Judgments in Foreclosure Suits filed these days.

DEC. 21.
SoTH st, $\mathbf{1 6 4}$ E; Jno A Weser agt Henry
tultz: Saml Sturtz (A): Saml J Wagstaff $(\mathrm{R})$; due, $\$ 6,613.35$.

DEC. 23.
122D st, 60 E; Alice C Williams ${ }_{\text {agt }}$ Mary Solomon; Alexander $\&$ Green (A)
$\mathrm{Wm} H$ Olmstead $(\mathrm{R})$; due, $\$ 18,233.97$. Varick st, ws, 84.3 n Canal, $20 \times 40 ;$ Aug Martin agt Janet Lavinia et et al; Louis
Hartmann (A) ; Oliver R Brandt (R) : due $\$ 1,681.67$.
101ST st, 106 E; Frank G Bossey agt Edith Bossey et al; Watson \& Kristelle
(A); Jno Z Lowe, Jr (R); due, $\$ 5,977.12$. DEC. 24.
Mott st, 307; New York Protestant Episcopal City Mission Society agt Saverio Ursetti; Chas A Clar
Haas (R); due, $\$ 36,873.60$.
Madison av, ws, $60 \mathrm{n} 116 \mathrm{th}, 40.11 \times 110^{\circ}$
 Lucius H Beers agt Alfred (A); Bachman et
al; Henry de F Baldwin (A)
Rogers (R); due, $\$ 13,222.60$. Gustavus A

## LIS PENDENS.

## Manhattan and Bronx.

## DEC. 21.

122D st, ss, 352 w 7 av, $34 \times 100.11$; Edwin C Worns agt Amelia Friedman; action
to foreclose mechanics
lien $; ~$
L atty.

DEC. 23.
Lots 3 \&
ot 10 , blk
2836
blk
sec
2837 11 three actions; Anna lot 10, blk 2836 sec 11 ; three actions; Anna tions to forclose three forclosure of tax
Lot 52 blk 2796 sec 11 , Bronx; Jno Kentax lien; Gerding \& Price, attys.

DEC. 24.
Hughes av, 2316; M Mosson Co, Inc, agt Alida Amabile et al; action to set aside
deed; Otterbourg, Steindler \& Houston, ttys.
Hughes av,
$186 \mathrm{th}, 37.6 \times 8.6 ; \mathrm{M}$ M Mrthur av, es, 75 n
Mon Co, Inc, agt 186th, $37.6 \times 87.6$; M Mosson Co, Inc, agt ton, attys.
$38 T H$ st, ns, 100 e 8 av, 41x98.9; Isidore H Kramer agt Jacob Rosenthal et al; parTremont av, ns, 100 nw Prospect av, 25 and Alessandro Lanzetta agt Gaetano ship; Weschler \& Rothschild, attys.
Bathgate av, swc 175th; Lot 41; Jno H Ives agt Kate L Watins et al; foreclosure of transfer of tax lien; E R Vollmer, atty.
9TH av, es, 44 s 50th, $22.4 \times 82 \times 40 \times 80$; Julia Swingmann agt Julia Coberg et al; dower, \&c; J B Southard, atty. DEC. 26.
$86 T H$
st, $318-20 ~ E ; ~ J o s ~ R o t h e n b e r g ~ a g t ~$ Wmanies Zwinge; action to foreclo
$\underset{20 \times 100.11}{121 S T}$ st, ns , 100 W Mount Morris av, Tannenbaum et al: amended foreclosure of mtg; G W W Hubbell, attys.
1ST av, ws, 50.10 s 109 th, $50 \times 62.10 x i r r e g ;$ al; partition; M Eder, atty.

DEC. 27.
No Lis Pendens filed this day.

## Borough of Brooklyn.

 DEC. 19.Minna st, ss, 300 w Chester av, runs s $90 x w 140 x 100 x e 40 \times n 90$; Elliott J Creighton agt Peoples Un
Tesse Watson, atty.
Elton st, es, 190 s Blake av, $23.6 \times 90$; Rabin Lasoff agt Milfor
Alabama av, es, 70 n Glenmore av, 40 x 100; New York Mortgage \& Security Co age F J Realty Co et al; Chas C Suf-
Alabama av, es, 110 n Glenmore av, 40 x 100; New York Mortgage \& Security Co agt F \& J Realty Co et al; Chas C Suf4TH av,
4TH av, nec 46 th, $100 \times 100.2 ;$
Scheuer agt Henry Albert et al; $\underset{\text { Ferd }}{\text { Bertram }}$ Scheuer agt Hent
if Bullowa, atty.
Herkimer st, ss, 40.2 w Troy av, 19.10 x 100; Lauisa Friedgen agt Morris Frank et Livonia av, nwe Hopkinson av, 100x 100; Charlton, Realty Co agt Louis Power 4 STH
4STH st, nes, $119.53 / 4$ se Ft Hamiltin av, 20x100.2; Wm A Strong agt MarE 2D st, es, 20 n Av Q, 20x100; John
 Karasik, atty.
St Marks av, ns, 125 e Kingston ar, 155.7x100; Title Guar \& Trust Co agt Thompson, atty.
Atlantic av, nwe Ashford, $97.7 \times 100$; onkers Homepathic Hosptal \& Maternity agt Katherine C Herne et al; Harry Weirfield st, ns, 241.4 e Evergreen av, Murken et al; Bartley J Wright, atty. Stone av, es, 100 s Dumont av, 25x100;
Williamsburg Savgs Bank agt Williams
Realty Co et al; SM \& D E Mieeker, attys. Realty Co et al; S M \& D E Mieeker, attys, Prospect pl, ns, 100 w Ralph av, 40x
127.91/2 Mich1 Murray agt Miller Bldg Co 127.91/: Mich1 Murray agt
ali: Abr Rockmore, atty

Bainbridge st, ss, 160 w Saratoga av.
$0 x 100 ;$ State Bank agt Morris Walters et 30x100; State Bank agt M
al; Jos J Schwartz, atty.

## DEC. 20.

Butler st, swe Lawrence, $150.3 \times 200$;
ulia V McIver agt Max Nirenberg et al; Jacob Schauf, atty.
E 40TH st, ws, 100 s Clarendon rd, 20 x 100: also E , $40 \mathrm{TH} \mathrm{ST}^{\mathrm{S}}$, ws, 120 s . Clarendon rd, 20x100; Julius, Biederman agt
Ten Eyck st, ss, 98.8 e Bushwick av, 20 x70; Sarah Weill as gdn of Jos Weill agt Bay 31st st, nws, 220 sw 86 th, $40 \times 96.8$ Bay 31st st, nws, 220 sw 86th, $40 x 96.8$ : Cromwell G Macy, atty.
Siegel st, ns, 75 e Ewen, $25 \times 100$; Rose Feldman agt David Gawrielwich et al; St Marks av, ns, 400 w Troy av, 25x 127.91/2: Theo A Cullen agt Lena Grobow

21ST av, es, 120 n Cropsey av, $40 \times 96.8$; Chas \& Minnie Oppenheim agt Kate F salomon et
Livingston st, 201; also HOYT ST, 24, 26, 28, 30; Amelia Friedrich agt Alphonse Frederick et
Crescent st, ws, 200 n Sutter av, 20x 100; Pauline Furst agt Ida Kaidensky et E 35TH st, ws, 160.8 n Beverly rd, 19.8 x100; Postal Life ins Co alt Hirsh \& Newman, attys.

## DEC. 21.

willoughby av, 163; Fredk G Ashley agt Geo W Heatiey et al; to establish a Park pl, nwe Underhill av, 23x100; ZoSher Lippmann et al; D J Meserole, atty.

Prospect pl, ns, 25 e Clarles, $50 \times 100$; Germania Savgs Bank agt Mary H Pres-

Nostrand av, 499 \& $528 ;$ Wm C Foster as trste \&o for Margaretta Glover agt Lefferts pl, sws, 130.9 se Classon av, ard Nayior et al; H L Thompson, atty. GTH av, 378; Bernard Heinrich agt Dora Grant et al; L Wendel, Jr, atty.
 Murphy agt Saft Realty
Laughin \& Stern, attys.
Jerome st, swe Livonia av, 20x80; Howter Co et al; H J Davenport, ter Co et al; H J Davenport, atty
Schenk av, ws, 220 n Hegeman av, 60x
100; Argyle Holding Co agt Emma H Woods et al; S A Clarkson, atty.

DEC. 23.
w 7 TH st, es, 400 n Av U, 20x100; Florence L Smith agt Ponce Realty Co' et al; Bergen $\mathrm{st}, \mathrm{ns}, 200 \mathrm{w}$ Grand av, $25 \times 110$ Mary E Eager as gen gdn of Ruth E
Forbes agt Margt Green et al;
L Thompson, atty.
4TH av, $9891 / 2-93$; Ezra H Clark agt chanics lien; S F Strongin, atty
Park av, ss, 160 w Tompkins av, 20 x agt State of $\mathrm{N} \mathbf{Y}$ et al; O Powell, atty
Herkimer st, ss, 20 w Jardine pl, 19.8x
0 ; Lawyers Mtg ${ }^{\text {Po }}$ agt Saml Spector et al; Carey \& Carroll, attys
49 TH st, $\mathrm{ss}, 260 \mathrm{E} 18$ av, $18 \times 100.2$; Edw Murdock agt Jos Ryan, et al; C S Jullien atty.
Wolcott st, nec Richards, $25.2 \times 100$; also WOLCOTT ST, nc Richards, $20 x 80$; also 80 also Van DYKE ST, sc Richards, 70x 200 to Beard; also 7 TH AV ws 62 A , runs w-xne32 to 62 d xse61.2 to beg; gore; mann et al; partition; $R$ M Cahoone, atty.
Sutter av, ss, 20 w Sheffield av, 19.6. J Wilkenfeld, atty.

## DEC. 24.

Bay 38TH st, es, 680 s Benson av, 20x 96.8; Mary M Witte agt Salvatori Scalise et al; W A Mscher, atty.
Bergen st, ns, 180 w New York av, 20 x 114.5; Metropolis Lumber Co agt New York Bergen Co et al; foreclosure Me-
14 TH st, ns , 218 w 3 av, $24 \times 100 ;$ Joseph ine Minor as admtrx ©e Rich, Mity
Rodney st, 139; British Importing \& Jobbing Co, Ltd, agt Isace Rosner et al, to et aide deeds; Hy

Washington av, ws, 250 s Willoughby av, $75 \times 200$ to Waverly av; Kings Co Trust Co as exr ac Wm Howard agt

61ST st, sws, 100 se 3 av, $81.11 \times 460$; Euset aside judgment of foreclosure E'J Maroney, atty
Liberty av, ns, 50 e Linwood, $25 \times 100$ Carrie D Congdon agt Mary H Clay et al Sackett \& Lang, attys.
Reeve pl, ss, 858.1 w Coney Island Plank rd, runs s103.6xw18xn63.10 to Prospect ay xne 42 to pl xe 4.5 to beg; Percie Pearsall agt R.
Hopkinson av, ws, 341.6 s Hegeman av. 20x100; Louise Martins agt Benj Mustin et al; H L Thompson, atty.
Adams st, ss, 842.1 w Coney Island Plank rd, $16 \times 103.5$; also E 29TH ST, ws 460 n Ay $\mathrm{F}, 40 \times 100$; C Isabella Hedges agt
Rebecca A Meakin et al; G W Pearsall, Rebe
atty.

Church la, swe West, $406 \times 108.6 \times 326.5 \times$ 106.10 also CHURCH LANE, sc 35 th, runs seev9.5xsw $100.2 \times n w 60 \times s w 100.2$ to 36 th, ST, nes, 100 nw 15 av, runs nw721.6 to New Utrecht rd xn9.3x on a curve to Chu 560 xsw 100 - to beg excepting premises; Home Life Ins Co agt Louis J Harris et al; H L Thompson, atty.
Bergen st, ns, 180 w New York av, 120 x 114.5: Arthur H Waterman agt New York Bergen Co et al; B R Duncan, atty
Central av, nc Cornelia, $24 \times 90 ;$ Melta Hinck \& ano as exrs \&c Geo Hinck agt atty.
Bushwick av, we Halsey, 22x75; Leopold Freiberger ag
E Klein, atty.

Bergen st, ns, 248.6 w Howard av, 27x 107.2; Wm Forger agt Chas N Davidson et al, C R Waterbury, atty.
Sands st, ss, 202 e Bridge, $25 \times 102.9$; Al bert $H$ Bernstein agt Aaron Gold et al McLaughin
Bergen st, ns, 221.6 w Howard av, 27 x
$07.2: \mathrm{Wm}$ Forger agt Chas N Davidson et 107.2, C Waterbury, atty

41ST st, SS, 260 e 8 av, $20 \times 100.2 ;$ Augg Moss, atty.

Sands st, Ss, 227 e Bridge, $25 \times 102.6$; Alb
H Bernstein agt Aaron Gold et al; McLaughlin \& Stern, attys.

## FORECLOSURE SUITS.

## Manhattan and Bronx.

## DEC. 21

Jefferson av, es, Lots 199-200, map of Saml Ryer Homestead, Bronx; American ed; Irwin \& Orr, attys.
68TH st, 206 w ; Windham Realization Co, Inc, agt Henry Armstrong et al; Alexander \& Green, attys.
Road from Eastehester Church to Public Landing, es, adj lands of Elijah Guion, containing 5.5 acres, Bronx County; Louis
Wechsler agt Geo Hooks et al; Atwater \& Cruikshank, attys.
47TH st, ss, 512.6 e 7 av, $37.6 \times 100.5$; Frank W Matteson agt Benven Realty Co et al; Strong \& Cadwalader, attys.

75TH st, 241 E; Emil Frankel agt Sol Klein et al; Go
$\&$
Baum, attys.
2D av, 2250; Moses Oppenheim agt Carmela Luciano et al: M A Vogel, atty

DEC. 23
Eastburn av, ws, 43.4 n 173d, $25 \times 95$; Janet Muller agt Henrietta L Frohne et al; H P Botty, atty
Greenwich st, 723; Jas B Potter et al
agt Ethel Coss et al; Cary \& Carroll, attys, 10TH wt a74 8 Henry Jones ast Hat 10TH st, 374-8 E; Henry Jones agt Hat-
tie Miller et al; I J Danziger, atty. 107TH st, 214-6 E; Henry H Jackson agt son, atty.
142 D st, $\mathrm{ss}, 262.6$ e Lenox av, 37.6 x 99.11 Henry F Schwarz agt Kane Constn Co et
al: Rounds, Hatch, Dillingham \& DeBeal; Rounds,

142D st, ss, 225 e Lenox av, $37.6 \times 99.11$ Herbt F Schwarz agt Kane Constn Co et voise, attys.
2D av, 2269; Clement Le Boutillier agt
Giuseppe Sisti et al; S B Robinson, atty. Hoffman st, nwe 184 th, $121.2 \times 23.9$ xirreg; Jos I Berry
Berry, atty.

160TH st, $2 S 1$ E; Herman H Becker agt Geo H Janss et al: Salter \& Steinkamp Madi
Madison av, nec $33 \mathrm{~d}, 49.4 \times 100 ;$; Geo al; Arnstein, Levy \& Pfeiffer, attys. DEC. 24.
125TH st, ss, 131.3 w 1 av, $18.9 \times 100.11$ Frederic de $P$ Foster et al agt Lena But-
tenwieser et al; amended; $F$ F de Rahm atty. 2D av, nwe 105 th,
Stone agt Paul Gross; $L$ B B Williams, atty. Park av, 1505; Fredk Neugass agt Fis chel Friedman et al; McElheny, Bennett \& Sicher, attys.
St Nicholas av, swe 148 th, $24.11 \times 100$; Rembrandt Realty Co agt St Nicholas Holding Co et al; Weschier \& Rothschild,
attys. attys. Lorillard pl, 2454; Chas $H$ Herche agt Marion av, es, 35.11 n 199th, 35.11 x 103.11: Gertrude C Van der Smissen

44TH st, ns, 275 e ${ }^{2}$ av, $50 \times 100.5$; Rose
Wolff exr agt Edwin I Kern et al; A M Levine, atty.
Lexington av, 1745; Esther Michael agt
Marion G Hoey et al; H Cohen, atty. DEC. 26.
76TH st, ns, 140 e Ams av, $20 \times 102.2$; Chas
Bull agt Thos $W$ Russeli et al; H HasC Bull agt Tho
brouck, atty.

Bedford st, es, adj lands Jno F Adriance Coss Florence I Smith et al agt Ethe oss et al; Cary \& Carroll, attys.
Main st, es, $n$ 1/2 lot 3, in Cottage Row, City Island; Wm Webber et al agt Thos Bleecker st, ns, 75 e Sullivan, $25 \times 100$ Henry Enstein agt Fredk M Farrington

4TH st, nec Mercer, $71.5 \times 96.2$; Frank J Hayes et al agt Guy Witthaus et al amended; T L Feitner, atty.
Naegle av, centre line, 330 sw centre
ine Ellwood, $50 \times 250$; Percival C Smith line Ellwood, $50 \times 250$; Percival C Smith agt Jno P Duff et al; E P Lyon, atty. DEC. 27.
Lawrence st, ss, $158.7 \mathrm{w} 126 \mathrm{th}, 73 \times 32.1$ x irreg: David $\cdot$ D A Outcalt agt Mary A
Williams et al; Cannon \& Cannon, attys.

Anthony av, es, 178.10 s $173 \mathrm{~d}, 98.11 \mathrm{x}$ 104.5: Edw J Moloughney agt Association Contractors \& Builders Inc et al; A M 172 D st,
95; Paterno \&s, 125 e St Nicholas av, 62.6x 95; Paterno \& Son Contrg Co agt Rosan
nah T Hicks et al; $G \mathrm{E}$ Hyatt, atty.

## BUILDING LOAN CONTRACTS.

## Manhattan and Bronx.

 DEC. 21.204TH st, ns, 125 w Cadiz pl, $25 \times 125$; to erect a - sty bldg; - payments. 9,000 DEC. 23.
Madison av, sec 83d, $109.4 \times 85$; Allenel Constn Co loans Mansad Constn Co to erect a 12 -sty apartment; - payments.

DEC. 24.
Story av, Ss, 239.8 e Olmstead av, 50 x 103.1; Central Mtg Co loans Wm F Angus 8,000.00 150TH st, ss, 46.2 w Mapes av, 23.11 x 88 : Lynch to erect a Bartley loans Mary bay ments. DEC. 26.
Hillside ay, swe Nagle av,' 239.4×196. Minturn P Collins loans Psaty Constn Co to erect a - sty bldg; - payments. 120,000

Webster av, es, 268 s $183 \mathrm{~d}, 120.4 \times 90$ Prospect Investing Co loans Greystone ments; 7 payments.
Park av, nec 79th, $102.2 \times 85$; Metropolitan Life Ins Co loans Akron Bldg Co to
erect a 17 -sty apartment; 15 payments. DEC. 27
Southern blvd, es, 270.6 s Aldus, 42 x 150: City Mortgage Co loans Oval Constn
Co Inc; to erect a 5 -sty apartment; 12 Co Inc; to erect a 5 -sty apartment; 12
payments.
Southern blvd, es, 312.6 s Aldus, 42 x $150 ;$ same loans same to erect a 5 -sty
anartment; 12 payments. 7TH av, swe 115 th, $100.11 \times 100$; Estate of Sender Jarmulowsky loans Oak Constn Co; to erect a 6 -sty apartment; 12 pay-
ments.

Pinehurst av, swe 181st, 109.9x117.11 Title Guarantee \& Trust Co loans Comfort Realty Co; to erect a -sty bldg
13 payments.
Fort Washington av, swc 163d, 102.3 x 120; Germania Life Ins Co loans Riverside Viaduct Realty Co; to erect a 6 -sty
apartment: 8 payments.
partment; 8 payments. 200,000
$137 \mathbf{T H}$ st, ns, 240.8 e Southern blvd, 50 x100; Emma M Levy loans Columbia Wa Products Co; to repair fire damage. 20,000
Convent Iiv, ws, 133d to 134th, 200x100; City Mortgage Co loans Paterno \& Son Contrg Co; to erect three 5 -sty apart-
ments; 11 payments.

Park av, nec 179 th, $25 \times 141$; same loans convent Park Constn Co; supplementa

Kelly st, ws, 131.3 s $163 \mathrm{~d}, 135.3 \times 101$; same loans Simbar Realty Corpn; sup-
plemental loan.

## ATTACHMENTS.

Manhattan and Bronx.
DEC. 19.
No Attachments filed this day. DEC. 20.
 ton.
Union Bank \& Trust Co of Meridian, Miss; \& Morgan.

DEC. 21.
Siuliong \& Co: Eliot A de Pass et al; $\$ 8$, DEC. 23.
No Attachments filed this day DEC. 24.
De Hazard, Rene et al; Robt J Rattray;

## CHATTEL MORTGAGES.

## Manhattan and Bronx.

AFFECTING REAL ESTATE
DEC. $20,21,23,24,26$.
$\underset{\text { Gustavson, Ellis V. }}{\text { banks Co. Machinery. }} 221$ E 17th. FairWenigman, Ernest. College av, swe
166 th . Grand Rapids Refrigerator Co. Refrigerators. $1,012.50$

## Borough of Brooklyn.

AFFECTING REAL ESTATE DEC. $19,20,21,23 \& 24$.
 Vera Constn Co. St Pauls pl, nr Church
av..Colonial Mantel \& Refrig Co. 860

## MECHANICS' LIENS.

## Manhattan and Bronx.

 DEC. 2142 D st, ss, whole front bet Bway \& av, 86.1x51.3x-x49.5: Duffy \& Collin agt
Michaud Catering Co, Inc (192). 603.35 Webster av, 2030-43; Bklyn Fireproor Sash \& Door Co Inc agt Crawston Constn
Co (193). Amsterdam av, 734; Jos Tino \& Co agt Abr Goldberg \& J H Scheier (194). 93.5 46TH st, $229 \mathbf{W}$; Geo F Root Co agt White Rat's Actors Union of America. \&
Cramp \& Co (197).

DEC. 23.
Gun Hill rd station; Murray Bros Co agt N Y, Westchester \& Boston Ry Co \&

Baychester av station; same agt sam newal (199). Purdy st, es, $196 \mathbf{n}$ Westchester av, 50x S F Fonda, atty (200). Broadway, 29; Miles Kelly agt Miller \&
\& Ely J Rieser \& Co (201). 146 TH st, 237 E; Alex Basso agt Jos 37 TH st, 14
E; Jno Sorenson agt Chas
Haviland \& Mary Wendell (203). 99.00 Giles pl, 3409; Ahneman \& Younkheere ian M N Stevens \& Anna A Gordon, exr \& Anders J G Wittloek (204). Belmont av, 2414-6; Sanitary Tile Co
 236TH st, ns, 475 e Kepler av, $50 \times 100$; Sanitary Tile Co agt Clemens Constn Co
Giles pl, 3409; Jno J Donahue agt Estate of Emily D Martin, Lillian M N Stevens
16\%.82
Home st, swc Fox, 94x109; Harlem River Lumber \& Wood Working Co agt Home Webster av, ws, 225 n 179th, $75 \times 100$; ; Fredk N Du Bois agt Cawston Constn 1,8\%0.88 Mosholu av, ns, 25 e Spencer av, $25 \times 100$ Jno J Donahue agt Estate of Emma Gross
$\&$ Thos Gross, agent ( 210 ). 42 D st. ss, whole front bet Bway \& at Michand Catering Co (Inc) lesees Co agt Michaud Catering Co (Inc), lesees, Jno
Fox st, swe Home, $95 \times 109$; Euell Chandelier Co agt Home Fox Co \& Century Gas
\& Electric Fixture Co (212). DEC. 24.
3D av, 2758-60; North Side Hoisting Co agt Wendover Bronx Co \& Julius Muller 4IST st, 206 w; Jacob Fein agt Joel Ri aldo (214). $147 \mathbf{T H}$ st, 557 w ; Evans Bros Inc agt
Bertha Heidelberger \& H Forsher (215).
$236 T H$ st, ns, 475 e Kepler av, $50 \times 100$; riving A Bogan agt Clemens Constn
Richd Clemens (216).
100.00 Fox st, swe Home, 109x95; Tozzini \& Co
gt Home Fox Co (217). 93D st, 161-5 w ; Frank Pearson agt 93D st,
Nippon Club \& F $T$ Nesbit \& Co (218).
915.00 Westchester av, 574-6; Morris Glasser $\&$ Co agt Ernest A W \& Walter Wilkens
\& Frank Seery (219). Houston st, 51 E; Benj Rubin agt
Fisher \& Jno Sekofsky
$(220)$. 57TH st, 205-9 E; B Masor \& Co Inc Paul Phillip, Adolph Phillip Co \& Acme Paul Phillip, Adolph Phillip Co \& Acme
Metal Co. (221).
Mead st, 609; E Smolka Plumbing Supply Co agt Kath Vohanka \& Jos Zahran
dink \& Jos Bayer (222). DEC. 26.
47TH st, 222-6 W: Eugene J Flood agt oodman J Seidenber \& Frolic Restaurant Co (223). $\quad 550.00$ 3D av, 1770-74; Greenpoint Metal
Cov-
Noor
Co agt
N
Elevated $R$
R ered Door Co agt $N$ Y Elevated $R \quad R \& \&$
Interborough Rapid Transit Co, Hudson M Mason, Henry L Gillespie, Hygrade Amusement Co \& Geo Merrit Ward, Inc
Jackson av, nwe Westchester av, 37.7 x 11.2; Grant L Gray agt Jonas Weil \& $205 T H$ st, 225 E; Uzzi \& Sinno agt Louis De Fino \& Constantino Avallone (226). Amsterdam av, swe 96 th, $25 \times 100$; Jos Shanski agt Abr Goldberg \& Jno H
Scheier (227). Arthur av, 2479; Chas Shapiro agt Paul
Cimmillio \& Chas A Corby (228). 47TH st, 222-6 W; Alex Youdelman agt $\begin{array}{ll}\text { Jacob M Seidenberg, Jacob Kostman } \& \\ \text { Frolic } & \text { Restaurant Co } \\ \text { (229). } & 675.00\end{array}$ DEC. 27.
216 TH st, $\mathrm{ns}, 175 \mathrm{w}$ Laconia av, $25 \times 100$; Harry Applebaum agt Maria P Dalo \& An96TH st, 734 W; American Luxfer Prism Co agt Abr Goldberg \& Jno H
$(231)$ Scheier
250.00 100TH st, $312-16 \mathbf{W}$; Max Dick agt Cha-
teau Realty Co \& Rose C Duross (232).
Barrow st, 69; Harlem River Iron Works agt Samto. De Domenico \& Rosario Tri-
81ST st, 203-11 W; Weisberg Baer Co agt S B Constn Co \& 'Saml Barker ( 234 ). 52D st,
delsohn $\& ~ C o ~ E ; ~ S a m l ~ B a x t e r ~ a g t ~$
\& st Nieholas av, sec 171 st, $20 \times 100$; Louis des agt Ehler J Ernst (236). 78.00 134TH st, ss, 250 e St Anns av, $50 \times 75$; Karl Faerber \& Vernon Constn Co (237).

Borough of Brooklyn.

## DEC. 19.

Hockaway Pkway, es, 180 s Church av,
$0 \times 120$, $40 \times 120$ Jno W Kiesling agt Jno Petterson,
F Folson \& Kissina Constn Co. 20.00 Bath av, sec Bav 17 th, 125 \& irreg: Coney Island Constn Supply Co agt SaSarno.
Hopkinson av, ws, 92.11 s Pitkin av, 50 x musement Co \& Wm Henderson, Inc. 6 . MeDonough st, ns, 200 e Marcy ay, 50 x
Marn
Co Brnet Krackov agt Algros Constn
146.50 oo \& Henry Huchel. 146.50 Fulton st, ss, 20 e New York av,
Morris I Davidson agt Ridgewood Realty
40.40 Washington av, ws, 250 s Willoughby, $75 \times 160$; Fuerock Iron Works agt Noble
Realty Co,
402.00 DeKalb av, nws, 172 ne Bway, 21.2x130: dinl
 Realty \& Constn Co. 70.00 Wyona st, es, 75 n Liberty av, 100 x 100 ; David Friedman agt Kramer Realty ${ }_{175.00}^{\text {\& }}$ Chester st, es, $100.23 / \mathrm{h}$ n Livonia av, 150 x100; Saml Feinstein agt Pauline Constn STH av, nec 8 th, $100 \times 100$; Bell FireDavid Binder. DEC. 20.
Harrison st, ns, 85.6 w Hicks, $21.4 \times 94.10$; Harrison st, ns, 85.6 w Hicks,
Walter JMinns agt Michl Auletta $\frac{8}{}$ As-
128.78 sunta Auletta.
Hopkinson av, ws, 92.11 s Pitkin av, 50 x100; Jacob Lieb agt Sam Howe Amuse-
ment Co \& Wm Henderson, Inc.
28.88
Bath av, sec Bay 17, 40x100; Antonio Adams \& Co agt Emilio Sarno \& Michele
$1,150.00$ Rutledge st, ns, 138 w Bedford av, 16x 100; Wm S Troy, Inc, agt Ida Miller ${ }_{47.33}$ Union st, 989, ns, 150 e Classon av, 25 x
131, Sturrock, Cut Stone Co agt Margt
Burke \& Michl Penna, also known as Hichl Payne.
Hopkinson nv. es, $125.2 \%$ s Sutter av. 50x100; Isidore Krassner agt Adelstein © 87.80 Nassau st, c Jay, $176 \times 100 \mathrm{x}$ irreg; Fredk W Connor agt Carey Mfg Co \& $\begin{aligned} & \text { Henne- } \\ & \text { bique Constn } \\ & \text { Co. }\end{aligned}$. ${ }^{\text {H00.00 }}$
Bath av, sec Bay 17 th, Sol Blum agt Savario Uraetti, Emilio Sarno \& Mich 600.00 Ross st, SS, 41.4 w Lee av, 21.6x90; Moris Scheller agt Moritz Frankel. 135.43 Blake av, swc Grafton, $100 \times 100 ;$ Max
avedoff agt Kay Bldg Co \& M Kennedy. Nassau st, c Jay, 176x48x irreg; Hennibique Constn Co agt Cary $\mathrm{Mfg}_{37,029.87}$ DEC. 21.
Bedford ar, 339-41; Pietro Guppaldi agt
32.90
m B Baker DeKalb av, ss, 175 e Marey av, $75 \times 200$; Constn Co. Schenectady av, 173-5; David Drucker Bedford av, 339-41; Epifanio Ariscia agt Same prop; Guiseppe Stirace agt same. Same prop; Antonino Refini agt same. $\begin{array}{r}20.0 \\ 30.25\end{array}$ Gravesend av, ws, 304 s Kings Hway
$00 \times 100 ; \mathrm{Wm}$ G Kinney agt Internationai Metal Ceiling Co. $\quad 2,877.00$ New Lots av, ns, bet Williams \& Ala-
ama avs, 200x100; Hendrix Bldg \& Debelopment Co agt Hegeman Bldg Co. $\begin{aligned} & 2,000.00\end{aligned}$ DEC. 23.
St Pauls pl, ws, 100 n Church av, 268.4 x
irreet Morris G Williams \& Co agt Vera
C nstn Co STH st, nec 8 av, 100x100; Morris ${ }^{\text {a }}$ (i
Williams \& Co agt Martella Realty Co. Fulton st, ss, 20 e New York av, 60x
100; Watson \& Pittinger agt Ridgewood
, Wealt Realty Associates. 114.29 Bath av, sec Bay 17 th, $40 \times 100$; David Gowans \& ano agt S Uraette, Emilo Sarno
\& Michl Briganti.
500.00 Mabama av, es, 100 n Dumont av, 100x
Elias M Pilzer agt Erector Realty onstn Co \& I Rothfeld. $\quad 350.00$ Stone ay, es, 25 s Newport av, $50 \times 100 ;$
Frank Rabinowitz ano agt Cohen Frank \& Co \& David Helfenberg. 150.00 Union st, ss, 200 e Nostrand av, 100 x
127.9; Wm Henninger agt Lyn Realty Co. Furman st, ws, 216.9 s Montague, 197.6 x
300 Casmento Roofing Co agt New York
Dock Co \& Tucker \& Vinton.
187.00

Bay 17TH st, see Bath av, 125 x irreg; Hydraulic Press Brick Co agt Savario
Ursetti, Emilio Sarno \& Mich1 Briganti.

Bay Ridge av, $n s, 100.4$ e 3 av, $93 \times 100$; Vm O Fredenburg agt Margarete ConSTH nt es, 380 s Av J, $40 \times 100$; Geo LawSTH nt es, 380 s Av J, $40 \times 100$; Geo Law-
rence agt Theophile Souweine \& Nass
a 40TH st, ss, bet 5 \& 6 avs, $300 x-$; Spencer Heater Co agt Ocean Breeze Co
\& E C Huff. E. 10TH nt, es, 100 s Av K, 300x100; Wm M Young agt Regal Homes Co \& LawE 18TH st, es, 380 s Ay T, $40 \times 100$; Wm M Young agt Theophile Souweine, Christy Bergen st, ns, 95 w Ralph av, 106.9 x
 Constn Co. Ninger agt $M$ \& $M$ Realty $\& 6.65$ DEC. 24.
Fulton st, ss, 20 e New York av, $60 \times 80$; National Cornice Works agt Ridgewood
Realty Associates. S4TH st, ns, 368.2 e Ft Hamilton av, 20 x100 Parshelsky Bros (Inc) agt Fort Williams av, ws, 150 s Hegeman av, 60 x 100: Max Shadrofsky agt Nathan Rolnick \& Colonial Mantel \& Refrigerator Co. 139.50 Bath av, sec Bay 17. 43.11×100.1; Estate S Weinstein agt Emilie Saino \& Ursetti
Saverio. Prospect p1, ns, 100 w Ralph av, $320 \times 100$; Harry Kavshansky \& ano agt Miller Bldg
Bergen st, ns , 180 w New York av, 120 x gen Co (Inc).

## SATISFIED MECHANIC'S LIENS.

## Manhattan and Bronx.

DEC. 21.
Belmont av, es, 120 n 187 th; Jno Bell Co gt Alida Amabile et al; Dec21'12.
same prop; Church E Gates \& ame; Dec21:12. Middletown rit, ns, 75.4 e Williams av; Unionport Lumber \& Mfg Co agt Baxter
Howell Bldg Co, Inc et al; Dec16'12. Mures 1,400.00 Hughes av, ws, 15 n Crescent av; Meyer DEC. 23.
10GTH st, 241 E; Sladon Iron Works Co
gt Henry Wise et al; June9'11. 107.90 ${ }^{2} 57 \mathbf{T H}$ st, 12 E; Albt Oliver agt Geo Durand Ruel et al; Decl7'12. Oliver agt Fif Cleveland p1, 1; Albert Oliver agt Fif-
$\mathrm{v}-$ Four Barclay St Co et al; Dec17'12. 40 TH st. $345-49 \mathrm{~W}$; Albt Oliver agt St 46TH st, 16-S W: Albert Oliver agt 16 Greenwich st. 415; Albert Oliver agt 97TH st, 135 W ; Ulshen Elser Contrg same prop; same agt same; Oct 30112 . 137TH st, 376 E; Edw C Worns agt Sa-
h J Cromie et al; Oct19'12. Wadsworth av, es, 174 th to 175 th; Jas MeAtee agt West Park Presbyterian
$12,450.00$ DEC. 24.
66TH st, 153-5 W; Oscar Lustig agt NaProspect av, ws, 156 s Home: Alfred David Co agt Manhattan Leasing Co et
150.00 Wadsworth av, es, whole front bet 174 th \& $175 t h$ : Tony F Carfagno agt West
Park Presbyterian Church et al; Dec19 $125 T H$ st, 161 E; Candee, Smith \& How117.75 Same prop: Hurwitz \& Finkelstein Tron
Oorks agt same; Oct $25^{\prime} 09$. Same prop; same agt same; Oct 25.09 .0 Broadway, 640; Jacob Schlesinger agt state of B'L Lichtenstein et al; Oct $28^{\prime} 12$. Same prop; Realty Iron Works agt Same prop; Feinberg \& Feinberg apt ${ }^{242 D}$ st,
s29-49
Witina
Russell
et
al DEC. 26.
${ }^{W}$ Webster av, 2963-5; Wilkinson Contracting Co agt Quiller Morgan Co et al:
Sept3'12.
537.60 125TH st, 161 E: Morris B Herman agt
os Wielar et al; Oct $25^{\prime} 09$. Same prop: same agt Emma L Harris al; Oct25'09.
Same prop; Frank Voigtman et al agt 62 D st, 30 E; Lew F Walter agt Hough57TH st, 235-41 E: Michl Wimpie et al

147TH st, 514-16 w; Pelham Operating Co agt United Electric Light \& Power et al; Aug 16 '12.
Same prop; F H Drew \& Bro Inc agt
a.
me; Aug16'12. 227 TH st, 10-14 E; Sexauer \& Lemke agt Kroywen Realty' Co et al; June24'12 DEC. 27.
${ }^{3} 13 \times$ TH st, ss, 450 e Lenox av; Wm T Mathews agt Johnson Amusement Co; July ${ }^{\text {sisme }}$ same prop; Killian Crea Co agt same: Sept3'12. agt Michi Normoyle et al; Oct16'12. 41.00 Houston st, 264 E; Spergel \& Bindler agt Hamilton Fish Corpn et al; Dec3'12, $3,298.00$ 147TH st, 514-6 w; Patk Reddy agt United Electric Light \& Power Co et al;
July2 ${ }^{\prime} 12$. Broome st, 15; Max Barth agt Philip Elizabeth st, 241-5; Jos Schwartz agt Wm Rosenoaum et al; Sept3010. 2,900.00 R 34 SH st, $11 \mathbf{W}$; Max Blechner et al agt

## Borough of Brooklyn.

DEC. 18 .
${ }^{1}$ Iv R, sec E 12th, - $\mathrm{x}-$; U S Radiator Co
agt Ruegamer \& auer \& Hab Bldg Co
Nov1li2. DEC. 19 .
Gravesend av, nwe 18 th, $100 \times 100$; Jos
Libow \& ano agt $S$ G Realty Co: Oct 21,12 905.00 Aflantic av, ss, 50 w Van Siclen av, 25 x Sept26'12. Lapidus Co agt Jennie Hordes; Essex st, es, 96.2 s Atlantic av $75 \times 100 ;$
Jacob Rutstein et al agt Jos D Cohen, Inc; Same prop; same agt same; Nov13'12. 12.
'S 5TH st, 416-8; Henry Weisfeld agt A B Gordee \& Improvement Bldg Co; Nov DEC. 20.
$\underset{\text { Bergen st, }}{\text { Bs, }} 95 \mathrm{w}$ Ralph av, 106.2 x Realty \& Constn Co Harris Mofsenson \& Barnet Miller; Nov13'12. Harris Mofsenson \& Same prop: same agt N Y Mtg Security ler, M \& M Realty \& Constn Co, Barnet ov13'12. $1,020.00$ M Rea
$22 \prime 12$.
Alabama av, es, 200 n Dumont av, 120x 100: Jaco
Chester st, es, 100.3 n Livonia av, 150 x 咅 Constn Co; Sept4'12.

Bath av, 1427-9; Bernard Sternbach agt
Crescent st, sec Danforth, 25.6x85; Frank Richards \& Fredk J \& Emma Heidenreich; Nov9'12. Fredk \& Emma He1-
E 22D st, ws, 287 n Kings Hway 40 x 100; Cropsey \& Mitchell agt Frank Straber, Eliz Chaffers \& Chaffers Constn Co Fiskeoln pl, ns, 320 w Franklin av, -X Fiske \& Co agt Otto Singer Bldg Co; Nov
$26^{\prime} 12$. 241.00 Av R, Ss, 60 e E 13 th, $40 \times 100$; Anton
425.00 Taylor
$\mathbf{1 4 2}$ to 154; Ernest C Wagner
gt Wilge, Inc, Hattie Forshay, Eliz I Parkinson, C A E Kraft, Sarah E Orms by, Frank Burke \& J \& D F Yeoman;

E 18TH st. es, 140 s Av K, $80 \times 100$; An$\geq \quad 420.00$ E 22D st, ws, 287 n Kings Hway, -x-; Esrol Robin agt Frank Straber \& Chaffers Bergen st, ns, 95 w Ralph av, 106.9 x
 Realty \& Constn Co; Nov12'12. 986.54 Same prop; Harry Marcus Iron Works
agt same; Nov13'12. Same prop; Filippo Spina agt same; Dec Same prop; Interborough Sash \& Door Same prop; Barnet Sundock agt Same prop; Barnet Sundock agt same;
ov14'12. Same prop; Harris Kivowitz agt same;
Sov $15^{\prime} 12$. DEC. 21.
TTH av, ws, 50 s 48 th, $125 \times 100$; Abr Wohl agt Sunset Impt Co, Edw Was \&
Harry Singer; Dec10'12.
543.00
Bath av, swe Bay 17 th, $33 \times 100$; Coney Island Constn Supply Co agt Alonzo Co, ganti; Dec17'i2. $2,789.14$ Av R, ss, e E 12 th, $87 \times 100$; Morris G 12.

56TH st, ss, 270 e 16 av, $-x$-; Coney dual, Francisco Moyes \& Home Title Ins Co: Nove Francisc

DEC. 23.

King st, swe Van Brunt, $50 \times 90$; Herman Glaberson \& ano agt Jno H Tienken; Sept

DEC. 24.
Hegeman av, ns, 60 e Hinsdale, $40 \times 90$; Wm Treib \& ano agt Sophie Gordon, Jen

Villiams av es, 200 s Blake av, $100 \times 100$ Williams av, es, 200 s Blake av,
Sam Persky et al agt Grant Bldg Co; Oct
$21^{\prime} 12$. 40TH st, ss, 100 w 3 av, $25 \times 100.2$; Eastern Woodworking Co agt Jno L Deliberte
\& Partridge Contracting Co; Octs'12.
Carroll nt, ss, 140 e Nostrand av, $\mathrm{x}-$ Fiske \& Co agt Montrose Bldg Co, Thos
Brown, Robt Ward \& Helen Ward; Dec17
12. STH av, nec 8th, $100 \times 100$; Watson \& Pittinger agt Martella- Constn Co; Dec21'12.
St Paul's pl, ws, 101 n Church av, 268 x irreg; Watson \& Pittinger agt Vesa Con-
struction Co: Dec21'12. truction Co; Dec21'12. same \& Barnett Rivlin; Dec20'12. 800.00 schenck av, es, 171 s Belmont av, 29.6 x
Kosonovsky Bros (Inc) agt Saml $100 ;$ Kosonovsky Bros (Inc) agt' Saml
Schatz; Dec3'12.

10ischarged by deposit
${ }^{2}$ Discharged by bond.
${ }^{3}$ Discharged by order of Court.

## ORDERS.

## Borough of Brooklyn.

DEC. 19.
STH av, nec 8th. David Binder on Mar-
lla Reaity Co to Bell Fireproofing Co.
DEC. 20 AND 21.
No orders filed these days.
DEC. 23.
Prospect pl, ns, 264 w w Ralph av, 164 x
$27.9:$ Miller Bldg Co on Title Ins Co
N Y 127.9: Miller Bldg Co on Title Ins ${ }^{\text {Co }} \mathrm{N}$ Y
to pay Curtis Bros Lumber Co.
$1,000.00$ 4TH av, 4410; Hildebrand \& Kline on Mrs. Lee to pay Albt J Dowdeswell ${ }_{74.50}$

$$
\text { DEC. } 24 .
$$

No orders filed this day.

## TRADE LITERATURE.

## (Continued from page 1225.)

O. M. Jones, 30 Church Street, who is a jobber and manufacturer's agent, selling equipment, supplies, and specialties, covering a complete line for steam, water, air, gas, and oil and for complete heating and power plants, is desirous of obtaining from manufacturers of equith the and materials used catalogs, price lists, and best jobbers' discounts.

## Steam Turbines.

The Velocity stage type of DeLaval steam turbines is described in a 48 -page booklet recently issued by the DeLaval Steam Turbine Company, of Trenton, N. J. This is a velocity stage turbine with a single pressure stage, bunt in sizect connection 600 H . P. suitable for direct connection to centrifugal pumps A. C. and D. C. generators, etc. With the intermediation of gears, the turbine may be adapted to drive slow and standard speed machinery, also for use with rope or belt drives.

The pamphlet outlines the factors affecting the suitability of different types of turbines for the several services involved: the speed problem as bearing upon the type of turbine to be selected; methods of veloctty staging multiple rows
bines, such as the use of of buckets with intervening guide vanes, or returning the steam jets upon the original row of buckets, and practical considerations, such as renewability, governing, non-penetrable casings, shaft design and freedom from vibration, bearings, the strength of wheels, the best form and material of buckets to resist erosion, ease of access to internal parts, zles to meet changes in steam conditions,
etc. The turbines here described are illus trated by 31 views and installations, embody several distinguishing features, some of which are novel. For instance, all openings are in the bottom part of the casing so that the cover ray be lifted off nections. This exposes all rotating and working parts, which may then be lifted out after removing the bearing caps. All wearing parts, such as nozzles, buckets, and guide vanes are renewable without involving the renewal of other parts. The wheels are surrounded by a solid steel ring, sufficiently heavy to prevent pene-
tration of parts of the wheel, in case tration of parts of the wheel, in case the
latter should be ruptured by overspeed-
${ }^{i n g}$ Po
Possibility of accident is guarded against by a duplicate governing device This form of turbine is built for all steam conditions, i. e., receiving high pressure steam and exhausting to condenser or atmosphere or against back pressure, or operating on low pressure steam, either alone or with mixed flow. Copies of the book whed in steam power plant equipe inter

## SMOKE ON STONE WORK.

## "Weathering" of Building Facades

 Artificial and Natural.The countless chimneys of our great cities pour into the air each day mmense volumes of noxious gases that affect health and comfort alike. It has been found that these fumes, rich in sulphurous exhalations, affect many materials of construction.
It is a sign of the progress of the times that such questions as this are receiving careful consideration from scientific bodies. In England various learned bodies are making careful investigation of the effect of the atmospheric gases on the weathering of stone, with the idea of arresting, if possible, the deteriorations of the notable buildings which are the pride of that country. The problem assumes a greater importance in the United Kingdom than elsewhere from the fact that there bituminous coal is used almost exclusively, and the leading materials of construction there are the magnesian limestones, which are most readily affected by sulphurous exhalations.
In this country, so admirable are our building stones, that the integrity of the material itself is rarely affected. In other words, the active weathering of the stone is not hastened by the attack of smoke and atmospheric gases. The question is mainly the matter of appearance. We have not grown accustomed to dingy and smoke-stained buildings, and we demand that the pristine brilliance of any structure be retained for years.
The city of Pittsburgh is one that suffers most from the pall of smoke of its ceaseless activities. It is natural, therefore, that the investigation of the smoke nuisance should center there. The University of Pittsburgh, through its Department of Industrial Research, has begun a thorough investigation of the entire problem, not only as it relates to building construction, but also as to the effect of smoke on public health and comfort. The University of Pittsburgh is sending out a schedule to interested persons, asking for inforamtion bearing on the subject. This covers the following points, among others:
"In a clean atmosphere the deteriorative process known as the "weathering" of building stone is often marked by a compensating improvement in the appearance of the exterior texture of the stone. In a smoky atmosphere, however, both texture and appearance are attacked and an accelerated besmirching of surface.
"With these facts in mind, are you of the opinion that the deteriorating effects of a hostile atmosphere may be arrested and the good appearance of stone be preserved against besmirching influences by some treatment that will render the surface of stone absorbent?
"Have you made any observations of experiments that confirm you in the opinion given?
"Do you know of any remedy other than that of filing the pores of the surface that is likely to accomplish the ends sought?
'And if we regard moisture as the most potent means or conveying foreign matter into the pores of stone is not
the exclusion of moisture the first step necessary in keeping stone clean?
"And would not a known means for rendering the surface of stone non-absorbent without discolorations of texture do much to promote an increased use of stone work in buildings and consequently prove of benefit to the stone industry?
"Have you developed any special theory of your own with respect to the proper treatment of stone surfaces that you are willing to state for the benefit of others?
"Have you noticed that stone work decays more rapidly in a smoky atmosphere, and would you suggest that particular varieties be used where attacked by smoke?"
This schedule also asks concerning any personal experiments that may throw additional light on the subject of the inquiry and whether the person addressed has become possessed of any formula that may be useful in treating stone surfaces. The matter is one that has an interest for every man connected with the stone industry, and it is to be hoped that there will be a general and generous response to the queries.

Several years ago it was found that the atmospheric acids were affecting the public buildings in Glasgow, and the learned bodies in that city gave an exhaustive study of the subject. As a result of the investigation, stonework was subjected to treatments, most of which has as a basis paraffin or silicate of soda. So far as the effect of this treatment has been reported in the public press, it has been very successful.

In this connection three general principles would suggest themselves. First, an effort for the abatement of the smoke nuisance by the adoption of smoke-consumers, which have been so perfected that they are very efficacious. Second, the use of those varieties of stone in which chemical change from the atmospheric acids is reduced to a minimum. Third, such treatment as would reduce the natural porosity of stone to its lowest possible point. Having accomplished this, the question resolves itself into methods for cleansing the surface stains of buildings.-Stone.

## Brick Roads Favored by Motorists.

"Motordom," the official publication of the N. Y. Automobile Association, in discussing the selection of the proper road surfacing, had the following to say: "It has been found that the hitherto satisfactory types of construction will not stand up under the automobile traffic; the old macadam highways go to pieces. Even abroad, the far-famed old Roman roads have proved unsatisfactory. The wonderfully built roadbeds are there, it is true, but the surface stone has crumbled and become uneven, and the swiftly moving cars raise in clouds the ever hateful dust.
"The New York Highway Commission has a hard nut to crack when it comes to the selection of proper types of construction. A number of miles of brick have been used throughout the State this season. The State is limited, however, in the building of this type as the appropriation for each road limits the amount of money to be spent on the designated number of miles.
"The life of a brick pavement as it is now built on a concrete base with a sand cushion is not positively known, for this method has not been in use long enough for the authorities to base estimates. Engineers maintain, however, that it will stand for from thirty to forty years under the present severe traffic conditions without an appreciable item of repair."

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    Association. paper read before the National Clvic

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