RECORDS SECTION

of the

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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Vol. XC

No. 2337

New York, December 27, 1912

(26) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correct the content of the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

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Residences as dwellings.

All Christian names, of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases in and Mortgages indicates that the property for which there is no section or block number,

KEY TO ABBREVIATIONS USED.

deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

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The first date is the date the deed was drawn. The second date is the date of fling same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When the date of drawing is other than in the current year the stated year is given. When both dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,060—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed.

con omitted—consideration omitted. corpn—corporation. cor—corner. c l—centre line. corphictory polarion.

corporation.

corporation.

corporation.

corporation.

corporation.

corporation.

corporation.

corporation.

cettf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

mtg—mortgage.

mos—months.

mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

pt—part.

pl—place.

pM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

rd—road.

re mtg—release mtg.

ref—referee.

sobrn—subordination.

sl—slip.

sq—square. ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.

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

DEC. 20, 21, 23, 24, 26,

Bleecker st, 247 (2:589-6), es, 67.11 s Cornelia, 15.9x66, 3-sty bk tnt & str; Jno B Phillips et al to Louis E Stern, 138 W 136; Dec17; Dec24'12; A\$6,500-7,500. O C & 100

Canal st, 255 (1:209-25), ns, 31 w Lafayette, -x71.3x25.3x75, 5-sty stn loft & str bldg; City Real Estate Co to Edw A Hannan, (o) 176 Bway; B&S; mtg \$27,000; July10; Dec26'12; A\$30,000-43,000. O C & 100

Catharine st, 4-6, see Bowery or Chat-m sq, 4, on map 15-6.

ham sq, 4, on map 15-6.

Catharine slip, S (1:251-60), ws, 60 s
Cherry, 20x40, 5-sty bk tnt & strs; Milia
Anzilone to Patsy & Minnie Garone, 118
Cherry; mtg \$10,000; Sept18; Dec26'12; A
\$5,500-7,500.

O C & 100

\$5,500-7,500.

Charles st. 2 (2:621-62), ns. 20 w 4th, 20 x79.3x20x79.4, 3-sty & b bk dwg; Jno B Phillips et al to Wilber C Goodale, (o) 265 7 av; Dec17; Dec24'12; A\$9,000-11,500 O C & 100

Cherry st, 270 (1:256-8), ns, 156.9 w Jefferson, 26.1x114x26.1x113.7, 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.

Chrystle st, 189 (2:426-33), ws, 175 Rivington, 25x100, 5-sty bk tnt & str: Isaac S Heller to Sarah Weinstein, 24 Stanton; Nov27; Dec24'12; A\$20,000-31,00

Crosby st, 9 (1:233-2), es, 117.1 n Howard, 25x100, 6-sty bk tnt & 6-sty bk rear tnt; Isaac S Heller to Sarah Weinstein, 249 Stanton; Nov27; Dec24'12; A\$25,000-34,000.

4,000.

Forsyth st, 178-80 (2:421-46), es, abt 175
Rivington, 50x100, 6-sty bk tnt & strs;
acob Levy to Forsyth St Realty Co, a
orpn, 220 Broome; QC & correction deed;
dec20; Dec23'12; A\$44,000-80,000.

Dec20; Dec23 12; A\$44,000-80,000. Holm
Goerck st. 32 (2:322-4), es, 150 n
Broome, 25x100, 6-sty bk tnt & strs; Moses
R Ryttenberg, ref, to Arthur T Walker,
786 E 35, Bklyn: FORECLOS, Dec18;: Dec
20'12; A\$11,000-29,000.

20,12; A\$11,000-29,000 20,000 Greenwich st, 696 (2:630-18), ws, 45 s 10th, runs w40,1&32.3 xs16,3xe69xn along st 0.7 to ws of st & 19.11 to beg, 2-sty bk tnt; May E Brady to Fredk D Mahoney, 455 W 155; mtg \$9,200; Dec23; Dec24'12; A \$6,500-8,000.

Hester st, 57 (1:310-37), ns, 63.6 e Lud-low, 24x75, 5-sty bk tnt & strs; Penning-ton Whitehead, TRSTE, to Chas Schim-mer, (o) 10 Wall; AL; Dec23; Dec24'12; A \$22,000-30,000.

Market st. 49 (1:276-24), ws, abt 75 n Monroe, 27x88, 3-sty bk stable; Jno H Bodine to Pincus Lowenfeld, (o) 149 Bway; & Wm Prager, (o) 149 Bway; mtg \$15,000; Dec26'12; A\$17,500-22,000.

Mercer st, 21-5 (1:230-34-36), ws, 148.10 s Grand, 75x100.5, 2 5-sty stn loft & str bldgs; Leon Tanenbaum to Carrie Levinson, 2107 Bway or care Chas, 568 Bway; ½ pt; mtg ½ of \$100,000; Dec24; Dec26'12; A\$74,000-94,000. O C & 100

St Nicholas pl, 30-2 (7:2054-28), es, 375 n 150th, 50.5x100, 5-sty bk tnt; Martin J Earley Jr to Mitchell De Groot, 98 Carnegie av, East Orange, NJ; B&S; Dec23; Dec24'12; A\$27,000-60,000.

Dec24'12; A\$27,000-60,000.

Wall st, 50 (1:40-14), nes, 38.5 se William, runs ne79.8 & 37.8xse 48.2xsw120.1 to st xnw48.10 to beg, 5-sty stn office & str bldg; N Y Life Ins & Trust Co, a corpn, 52 Wall, to Mechanics & Metals National Bank, a corpn, 33 Wall; AL; Dec23'12; A \$850,000-925,000.

OC & 100

5TH st, 747 E (2:375-47), ns, 116.7 w Av D, 34.1x97x33.9x97, 6-sty bk tnt & strs; Abr Reich to Frieda Reich, his wife, (o) 350 6 av; AL; Dec24; Dec26'12; A\$24,-000-50,000.

CTH st, 219 E (2:462-40), ns, 271.10 e

6TH st, 219 E (2:462-40), ns, 271.10 e 3 av, 23.6x90.10, 4-sty bk tnt & strs; Mary Nurse to Ruthenian Greek Catholic Church of St George, a corpn, 28 E 7; mtg \$14.500 & AL; Dec19; Dec21'12; A\$16,000-

0,000. nom 6TH st, 705-7 E (2:376-60), ns, 105.5 e 4v C, 44.11x90.10, 6-sty bk tnt & strs; no Z Lowe, Jr, ref, to Isaac Pick, 158 W 21; mtg \$44.000; FORECLOS Dec19; Dec 3'12; A\$29,000-61,000. 13,000

6TH st, 705-7 E; Isaac Pick to Fannie ick, his wife, 158 W 121; AL; Dec23'12.
O C & 100

O C & 100
6TH st, 712-4 E (2:375-15), ss, 145.8 e
Av C, 39.5x97, 6-sty bk tnt & strs; Jno Z
Lowe, Jr, ref, to Samson Rosenfield, 485
Central Park W; mtg \$40.000; FORECLOS
Dec19; Dec23'12; A\$28,000-57,000. 12,500

6TH st, 712-4 E; Samson Rosenfield to Meyer Rapaport, 510 W 126; B&S; mtg \$50,000 & AL; Dec23'12. O C & 100

STH st, 55 W (2:572-71), ns, 152.7 e (av, 24.11x93.11, 6-sty bk loft & str bldg Agnes E Parsons to Rose Judson, care Hulett & Norris. 149 Bway; AL; Dec23 Dec24'12; A\$22,000-42,000.

17TH st, 15 W (3:819-29), ns, 252 w 5 av, 28x92, 11-sty bk loft & str bldg; Fredk F J Hatcliffe to Wm H Godward, 209 W 104; mtg \$100,000 & AL; Dec23; Dec24'12. A\$52,000-120,000. O C & 100

23D st. 428 E (3:954-38), ss, 394 e 1 av 25x98.9, 1-stv bk shop; Jos Smith to Tho J Kappock at Jersey City, NJ; Dec24'12 A\$15,000-17,000.

23D st, 428 E; Thos J Kappock to Jos Smith & Mary R his wife, (o) 428 E 23; Dec24'12.

28TH st. 409 W (3:726-30), ns. 125 w 9 av, 18.9x98.9, 3-sty & b bk dwg; Wm Niemann & ano EXRS Jacob Janson to city N Y, City Hall; Nov27; Dec20'12; A \$7.500-10,000.

29TH st. 147 E (3:885-38), ns. 145 w 3 v, 20x98.9, 4-sty & b bk dwg; Chas E rowell et al heirs, &c, Emma A Rich-rdson to Jno J Welstead, (o) 141 E 27; 20cc20; Dec24'12; A\$18,000-20,000.

31ST st, 501 W, see 10 av, 363-5. 32D st, 32 E (3:861-54), ss, 140 e Mad av, 24.10x98.9, 3-str bk stable; Josephine Jacobs to Salo Cohn, (o) 239 4 av; mtg \$55,000 & AL; Dec20; Dec26'12; A\$62,500-67,000.

7,000. O & 100 32D st, 350 E (3:937-42), ss, 100 w 1 av. 5x98.9, 2-sty bk laboratory; Nathan straus to Nathan Straus Pasteurized Milk aboratories, a corpn, 348 E 32; B&S & 2 a G; Dec2l'12; A\$15,000-35,000. nom

C a G; Dec2l'12; A\$15,000-35,000.

34TH st, 406 W (3:731-50), ss, 80 w 9
av, 20x98.9, 3-sty bk tnt & strs; Michl F
Loughman et al to Eighty-sixth St &
West End Av Co, a corpn, 103 Park av;
Dec18; Dec2l'12; A\$14,500-18,000.

O C & 100

38TH st, 269-71 W (3:788-11-12), ns, 100 e 8 av, 41x98.9, 2 4-sty bk tnts & strs, with 3-sty exts; Morris F Hochstadter to Fredk W Rothschild, 32 W 69; ½ pt this deed given to secure two notes for \$1,250 each; mtg \$54,000; May28; Dec21'12; A \$65,000-68,000.

38TH st, 269-71 W; same to Lazarus Alfred & Harry Levy, all at 9 E 65, firm L Levy & Co; ½ pt this deed given as security for \$2,650; mtg \$54,000; Nov26 Dec21'12.

asTH st, 269-71 W; Morris F Hochstadter to Jacob Rosenthal, (o) 100 5 av; ½ pt; mtg \$54,000 & AL; Sept10; Dec21'12.

39TH st, 301 W, see 8 av, 603.
39TH st, 622-34 W (3:684-44-51), ss, 275
7 11 av, 190x98.9, 2-sty bk bldg; Louis
Ehle to Swift & Co, a corpn, 32 10 av;
&S; Dec19; Dec23'12; A\$68,500-77,000.

nom
418T st, 440-4 W (4:1050-53-54), ss, 250.1
e 10 av, 49.10x98.9, 3 4-sty bk tnts & strs
& 3 4-sty bk rear tnts; A\$22,500-33,000;
also 116TH ST, 411 E (6:1710-8), ns, 139
e 1 av, 20x100, 3-sty & b stn dwg; V
Garofalo (Inc), a corpn, to Threshold
Realty Corpn, 74 Bway, R 1707; AL; Dec
13; Dec26'12; A\$7,000-10,500, nom

51ST st, 340 W (4:1041-51), ss, 463.6 w 8 av, 20.6x100.5, 5-st- bk tnt; Jno J Har-low to Ensign Realty Co, a corpn, 55 Lib-erty; R 1610; mtg \$20,000; Dec14; Dec23 '12; A\$13,500-27,500.

2; A\$13,500-27,500.

53D st, 501-29 W, see 10 av, swc 54
53D st, 531 W, see 10 av, swc 54th.
53D st, 533 W, see 10 av, swc 54th.

53D st, 533 W, see 10 av, swc 54th.

54TH st, 500-36 W, see 10 av, swc 54th.

54TH st, 538 W, see 10 av, swc 54th.

58TH st, 211 W (4:1030-25). ns, 175 w
7 av, 25x100.5, 5-sty bk tnt & str, 1-sty
ext; Leo F Donovan to Fifty-Ninth St
Real Estate Co, a corpn, (R) 203, 99 Nassau; AL; Dec20'12; A\$38,000-54,000.

O C & 100

O C & 100
63D st. 36 E (5:1377-46), ss. 162 e Madison av, 20x100.5, 4-sty & b stn dwg; Ida wife Max W Mayer to Mary C wife Ernest V Hubbard, 449 Park av; mtg \$39,000; Dec24'12; A\$35,000-45,000. O C & 100

65TH st, 105 E (5:1400-2½), ns, 40

Park av, 20x80, 3-sty & b stn dwg; Jn

A Barnard to Margt R L Barnard, hi

wife, 105 E 65; mtg \$20,000 & AL; Dec2;

Dec26'12; A\$26,000-35,000. O C & 10

Dec26'12; A\$25,000-35,000.

66TH st. 153 W (4:1138-11), ns. 244.2 e
Ams av, 30.9x100.4, 5-sty bk tnt; Nathan
Mayer to Mary E Saniford at Belleville.
NJ; mtg \$35,500; Dec9; Dec20'12; A\$22.000-37,000.

C & 100

NJ: mtg \$35,500; Dec9; Dec20'12; A\$22,-000-37,000.

6STH st, 3S E (5:1382-46), ss, 159 e Mad av, 16x100.5, 5-sty stn dwg; Lillie F, wife & Wm H Barnard to Stephen C Clark, at Cooperstown, NY; mtg \$15,000; Dec21; Dec23'12; A\$40,000-60,000.

6STH st, 404 E, see 1 av, 1213-5.

69TH st, 405 E, see 1 av, 1213-5.

72D st, 204 E (5:1426-45\%), ss, 90 e 3 av, 20x102.2, 4-sty bk tnt; Chas A Singer to Caroline H Singer, at Prospect & Chestnut avs., Larchmont, NY; AL; Dec 24; Dec26'12; A\$10,000-19,000.

75TH st, 238 E (5:1429-31), ss, 150 w

24; Dec26'12; A\$10,000-19,000. nom

75TH st. 238 E (5:1429-31), ss. 150 w
2 av. 25x102.2, 4-stv bk tnt & strs; Rosina
1 ruzzolino to 238 E 75th St Co (Inc), a
corpn, 1414 2 av; Dec24; Dec26'12; A\$11,000-21.000.

7STH st. 307 W (4:1186-71), ns. 83.2 w
West End av, 16.4x102.2, 3-stv & b
dwg: Eleanor A M Hand to Altson Co. a
corpn, 165 Bway; (R) 1128; mtg \$16,000
26'12; A\$13,000-20,000. O C & 100

S4TH st, 121 E (5:1513-11). ns, 235.6 e Park av, 20.5x102.2, 3-sty & b stn dwg; Henry S Herzog to Josephine Herzog, both at 121 E 84; B&S; Dec20; Dec23'12; A\$12.000-14,000.

A\$12.000-14,000.

S4TH st. 342-50 E (5:1546-31-34), ss. 100

**1 av. 100x102.2, 5 3-sty & b bk dwgs;

Harris Mandelbaum et al to Harry Lippmann, (o) 198 Bway; ½ pt; B&S; mtg

\$30,000; May16; Dec20'12; A\$35.000-45,000.

O C & 100

S6TH st. 282 W, see West End av, 536.

87TH st, 265 on map 255 W (4:1235-9), ns, 90 w Bway, 35x100.8, 3-sty bk stable; Mary T Donovan to Walter J M Donovan, 302 W 105; B&S; mtg \$30,000; Junel'11; Dec24'12; \$30,000-38,000. O C & 100

December 28, 1912

89TH st, 72 W (4:1202-61), ss, 63.8 e Col av, 36.4x100.8, 5-sty bk tnt; Geo H Tiemeyer to Canebrake Realty Co, a corpn, 35 Nassau; QC; AL; Deci7; Deci1 '12; A\$27,000-48,000

S9TH st, 72 W; Canebrake Realty Co to Curtiss P Byron, (o) 156 Bway; mtg \$39,-000; Dec17; Dec21'12. O C & 100

89TH st, 72 W (4:1202-61), ss, 63.8 e Col av, 36.4x100.8, 5-sty bk tnt; Curtiss P Byron to Clarence Wollner, 2109 Bway; mtg \$47,000; Dec18; Dec23'12; A\$27,000-48.000.

48,000. O C & 100

S9TH st, 333-47 W (4:1250-67), ns, 412

w West End av, runs n75.8xe112xn58.6xw
— to Riverside dr (No 170) xs— to 89th
xe174.10 to beg, with all RT&I to easement for right of roadway on n, 1 & 3sty bk dwg; 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 & 100

91ST st, 334 E (5:1553-33), ss, 150 av, 25x100, 5-sty stn tnt; Fredk E Ba to Annie Sugarman, 204 W 120; AL; 23; Dec24'12; A\$8,500-22,000. OC &

23; Dec24'12; A\$\$,500-22,000. O C & 100

91ST st. 56 W (4:1204-53), ss, 280 e Col
av, 20x100.8, 4-sty & b stn dwg; Morris
F Hochstadter to Jacob Rosenthal, (o)
100 5 av; mtg \$21,000; Sept10; Dec21'12;
A\$14,000-26,000. O C & 100

A\$14,000-26,000. O C & 100

91ST st. 56 W; Morris F Hochstadter
to Isaac Wolf, (o) 19 Liberty; ½ pt; mtg
\$21,000; July8; Dec21'12. nom

95TH st E (5:1507-7-10), ns, 150 e 5 av.
100x100.8, vacant: Farmers Loan & Trust
Co EXR & TRSTE Wm G Park to Edith
Fabbri, at Bar Harbor, Maine; AL; Dec
17; Dec20'12; A\$100,000-100,000. 115,000

96TH st, 330 W (4:1253-91), ss, 350 w West End av, 25x100.8, 3-sty bk tnt & strs; Sydney A Williams to Roswell D Williams, (o) 13 Park row; AL; Dec17; Dec20'12; A\$16,000-21,000. O C & 100

1018T st 61 E (6:1607-27), ns, 200 w Park av, 25x100.11, 5-sty bk tnt; Louisa Kimberly to Edw Goldschmidt, 307 W 76; Dec18; Dec20'12; A\$10,000-20,000.

1018T st, 106 E (6:1628-70), ss, 47.9 e
Park av, 16x100.11, 3-sty & b bk dwg;
Jno Z Lowe, Jr. ref, to Frank G Bossey,
1062 Halsey, Bklyn; FORECLOSED &
drawn & filed Dec23'12; A\$6,500-7,500.

102D st. 127 E (6:1630-14), ns. 40 w Lex ay, 37.6x100.11, 6-sty bk tnt & strs; Walter A Hirsch, ref. to Ephraim Sam-uels, 245 N Fulton av, Mt Vernon, NY; FORECLOS Dec10; Dec20; Dec23'12; A \$13,500-44,000.

103D st. 107 E. (6:1631-3), ns. 48 e Park av, 16x100.11, 3-sty & b stn dwg; Lawyers Mtg Co to Jeshevah Taros Chaim of Harlem, a corpn. 62 E 104; B&S; AL; Dec 19; Dec20'12; A\$7,000-7,500. O C & 100

105TH st E, nec 5 av, see 5 av, nec 105th.

106TH st E, sec 5 av, see 5 av, nec 105th.

106TH st. 241 E (6:1656-20½), ns, 75 w av, 25x100.11, 4-sty bk tnt; Henry Wise Bartholomew Sbarboro, 614 Bennett y, West New Brighton, SI; AL; Dec19; ec23'12; A\$11,000-16,500.

107TH st. 5-7 W (7:1843-27-28), ns. 100 w Central Park W, 50x100.11, 2 5-sty bk tnts; Ensign Realty Co to Jno J & Ellen Harlow, 340 W 51, tenants by entirety; mtg \$50,000; Dec20'12; A\$32,000-56,000.

O C & 100

109TH st, 236-42 E, see 111th, 302-4 E.

111TH st, 75-9 E (6:1617-29), ns, 139-9
W Park av, 46.9x100.11, 6-sty bk tnt &
strs; S Stanwood Menken. ref, to Michl
Piel at Jackman, Me; FORECLOS Nov14;
Dec9; Dec23'12; A\$20,500-58,000 45,000

111TH st, 75-9 E; Michl Piel to Fannie
S Lewengood, 220 W 98; Dec18; Dec23'12.

O C & 100

111TH st, 302-4 E (6:1682-47-48), ss, 100 e 2 av, 50x100.11, 2 5-sty bk tnts & strs; A\$16,000-42,000; also 109TH ST, 236-42 E (6:1658-29-32), ss, 100 w 2 av, 100x100.10, 4 5-sty bk tnts & strs; A\$36,000-74,000; also 1ST AV, 2125 (6:1681-25), ws, 50.11 n 109th, 25x75, 4-sty bk tnt & strs; A\$9,-500-15,000; also 1ST AV, 2054-8 (6:1700-2-4), es, 25.11 n 106th, 75x69, 3 5-sty bk tnts & strs; A\$27,000-48,000; Little Italy Realty Co to Threshold Realty Corpn, 74 Bway, (R) 1707; AL; Dec13; Dec26'12.

111TH st. 208-10 W (7:1826-42), ss. 200 w 7 av, 50x71.10, 6-sty bk tnt; Emilie Keller to Max Shlivek, 124 W 117; mtg \$55,000 & AL; Dec18; Dec23'12; A\$27,000-52,000.

52,000.

111TH st, 304-6 W (7:1846-21), ss, 110
w 8 av, 37.6x106.2, 6-sty bk tnt; Lillian B
Koepke to Lena Schiff, 355 West End av;
AL; Dec18; Dec20'12; A\$25,000-55,000. nom
112TH st E, nwc Lex av, see Lex av,

1804.

113TH st. 21 E (6:1619-14), ns. 325 e 5 av. 25x100.10. 5-sty bk tnt & strs; Legne Realty Co to Edw Magda, 1146 Longfellow av: mtg \$25,000 & AL; Dec18; Dec2l'12; A\$13,000-25,000.

O C & 100

114TH st. 341 E (6:1686-18), ns, 200 w 1 av, 25x100.10, 6-sty bk tnt & strs; Adams Realty Co to Dan Cerulli (0) 271 Washington; B&S; mtg \$20,000; Dec19; Dec24 12; A\$8,500-27,500.

114TH st, 116 W (7:1823-44), ss. 253 w Lenox av, 26x100.11, 5-sty bk tnt; Sarah H wife & Jas M Burr to Lizzie A wife Jas A Swan, 154 Passaic av, Passaic, NJ; ½ nt; mtg \$17,000; Dec23; Dec24'12; A\$16,600-27,000.

115TH st, 75-9 W (6:1599-7-8), ns, 125 Lenox av, 50x100.11, 3 3-sty & b stn dwgs Feuchtwanger Estate Inc to Henr Feuchtwanger, at Madison, NJ; Dec2' Dec24'12; A\$30,000-34,500. 34,50

Dec24'12; A\$30,000-34,500.

116TH st, 411 E, see 41st, 440-4 W.

116TH st, 351 W, see Manhattan av, 385.

118TH st, 26 W (6:1601-52), ss, 385 w 5
av, 25x100.11, 5-sty bk tnt; Hazel M Shannon to Athos Realty Co, 31 Nassau; mtg
\$25,000; Nov29; Dec20'12; A\$14,000-26,000.

0 C & 100

119TH st, 156 W (7:1903-55), ss, 117 e
av, 18x100.11, 3-sty & b stn dwg; Anna E
Cocks to Martin L Tirrell, 156 W [119; mtg
\$10,000; Dec23; Dec24'12; A\$10.800-15,000.

0 C & 100

124TH st, 354 E (6:1800-32), ss, 118.6 1 av, 18x100.11, 3-sty & b stn dwg; Real! Transfer Co to Moses J Stroock, (o) : Broad; mtg \$6,000; Decl1; Dec26'12; A \$5,500-8,500.

124TH st W (7:1978-45-48), ss, 300 w Ams av, 100x100.11; vacant; Harry Helfer to Saml Lipman, 960 Prospect av; mtg \$25,000; Nov12; Dec21'12; A\$40,000-40,000. O C & 100

124TH st W (7:1978); same prop; Saml pman to Martha Bldg Corpn, 960 Prosect av; mtg \$25,000; Dec20; Dec21'12. O C & 100

126TH st, 23 W (6:1724-26), ns, 272.6 y 5 av, 17.6x99.11, 3-sty & b stn dwg; Wi Henderson to Theo B Dale, 23 W 126; mt \$8,000; Dec18; Dec21'12; A\$8,000-13,000. O C & 10

O C & 100

127TH st, 112 E (6:1775-68), ss, 90 e
Park av, 25x99.11, 3-sty & b fr dwg; Jno
Z Lowe Jr, ref, to Cath Palmer at Little
Britain, Orange Co, NY; FORECLOS Dec
17; Dec20'12; A\$10.000-10,500. \$,000

127TH st, 114-6 E (6:1775-67-67'½), ss,
115 e Park av, 25x99.11, 2-3-sty & b stn
dwgs; Jno Z Lowe Jr to Amanda Webb,
2027 7 av; FORECLOS Dec17; Dec20'12; A
\$10,000-13,000. \$,500

12STH st, 54 W (6:1725-61), ss, 257.6 e Lenox av, 20x99.11, 3-sty & b bk dwg; Chas Frost to Thos Daly, 29 E 117; mtg \$10,000 & AL; Dec17; Dec20'12; A\$9,500-12,-

128TH st, 54 W; Harry W Davis to same; QC; Dec19; Dec20'12. Nom 129TH st, 300 W, see 8 av, 2407.

131ST st, 48-50 W (6:F728-61), ss, 235 e Lenox av, 37x99:11, 6-sty bk tnt; Wilson M Powell to Thos P Kelly, 620 W 147; Dec 20; Dec21'12: A\$15,000-51,000. nom 131ST st, 116 W (7:1915-42), ss, 208.4 w Lenox av, 16.8x99:11, 3-sty & b stn dwg; Roderick McC Hall to Ida Schulz, 122 W 137; mtg \$8,000; Dec19; Dec23'12; A\$8,000-11,000.

131ST st. 116 W; Ida Schulz to Jul Wolford, 50 W 129; mtg \$8,000; Dec23

131ST st, 632 W (7:1997-53), ss, 275 e 12 av, 25x99.11, 4-sty bk tnt; Fredk C Leubuscher to Kathryn Gleason, 4137 Westminster av, Phila, Pa; mtg \$7,000 & AL; FORECLOSED, drawn & recorded Dec24 '12; A\$8,000-11,000.

134TH st W, nee St Nich av, see St ch av, 486.

136TH st, 241 W (7:1942-14½), ns, 418 w av, 17x99.11, 3-sty & b stn dwg; Harry Volfe to Carrie Wetzler, 854 W 180; mtg 11,000; Dec16; Dec24'12; A\$8,100-12,000.

O C & 100

141ST st W (7:2088-74-83 & 106-114), ns, 250 w Bway, runs w288 to es Riverside dr xne205 to ss 142d xe243xs199.10 to beg, 1-sty & a fr dwg & 1-sty fr stable & vacant; Carnegie Constn Co to Newmark & Davis (Inc), a corpn, 435 W 119; mtg \$312,500 AL; Dec20; Dec23'12; A\$312,500-313,100.

141ST st W. nec Riverside dr, see 141st, r, ns, 250 w Bway.

W, ns, 250 w Bway.

142D st, 512 W (7:2073-46), ss, 423
Bway, 15x99.11, 4-sty bk dwg; Jos L En
nis to May H Eagan, 42 King; mtg \$10,
000; Dec16; Dec23'12; A\$7,200-15,000
O C & 10

148TH st, 402-10 W (7:2062-37), ss, 175 e Convent av, 100x99.11, 6-sty bk tnt; Wm C Arnold, ref, to Seamen's Bank for Savgs in City NY, a corpn, 74 Wall; FORECLOS Dec24; Dec26'12; A\$45,000-150,000.

50,000. 105,000. 105,000. 105,000. 105,000. 148TH st, 514-6 W (7:2079-42), ss, 22 Ams av, 41.8x99.11, 5-sty bk tnt;; Ds ota Realty Co to Hazel M Shannon, 21 V 80 mtg \$39,000; Dec16; Dec2012; A\$220 00-50,000. O C & 10

148TH st, 518-20 W (7:2079-44), ss, 266.8 w Ams av, 41.8x99.11, 5-sty bk tnt; Dakota Realty Co to Hazel M Shannon, 212 W 80; mtg \$39,000; Decl6; Dec20'12; A \$22,000-50,000.

151ST st W. nec Riverside dr, see Riverside dr, nec 151st.

1618T st W sec Ft Wash av, see Riverside dr, es 162d, ns 163d, ss & Ft Wash av,

161ST st W, nwe Ft Wash av, see Riverside dr, es 162d, ns 163d, ss & Ft Wash av, ws.

161ST st W. nec Riverside dr. see River side dr, es 162d, ns 163, ss & Ft Wash av

161ST st E, nwe Ft Wash Ridge rd, see Ft Wash av, es, 10.2 n 160.

162D st W, nwc Ft Washington av, see Ft Washington av, nwc 162d.

162D st W. swc Ft Wash av, see Riverside dr, es, 162d, ns, 163d, ss, & Ft Wash av, ws.

162D st W, nwc Ft Wash av, see Ft Wash av, es, 10.2 n 160.

162D st W, swe Ft Wash av, see Ft ash 2v, es, 10.2 n 160. 162D st W, see Riverside dr, see Riverde dr, es, 162d, ns, 163d, ss, & Ft Wash

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162D st W. nwc Riverside dr, see Riverde dr, es, 162d, ns, 163d, ss, & Ft Wash

162D st W. nec Riverside dr. see River-de dr. es, 162d, ns, 163d, ss, & Ft Wash . ws.

163D st W, swe Ft Washington av, see t Washington av, swe 163d.

163D st W, swe Ft Wash av, see Riverside dr, es, 162d, ns, 163d, ss, & Ft Wash

163D st W, swe Ft Wash av, see Ft ash av, es, 10.2 n 160.

163D st W, see Riverside dr, see Riverde dr, es, 162d, ns, 163d, ss, & Ft Wash

189TH st W, swc Ams av, see Ams av vc 189th.

206TH st W. nec 9 av. see 9 av, nec

207TH st W (Emerson) st (8:2236-pt lt 48), es, 155 n Vermilyea av, 25x100, vacant; Henry R Mygatt to Walter J M Donovan (o) 80 Bway; mtg \$4,000; Nov2b; Dec24'12; A\$——\$—— O C & 100

Amsterdam av (8:2159-51-52), swc
189th, 99.11x100, except pt for 189th; vacant; Edwin M Houghtaling to Emil
Stohn, 125 North, Jersey City, NJ; Dec6;
Dec26'12; A\$38,000-38,000.

Bowery or Chatham Sq. 4 on map 15-16 (1:281-4), es, at sws Catharine (Nos 4-6), 43x60x30x345, 4-sty bk str; Anna B Haulenbeek to Jas W Haulenbeek, at Walton, Del Co, NY; AL; Dec16; Dec20'12; A\$24, -000-30,000.

5.487

Bowery, 71 (1:303-4), es, abt 75 n Canal, 5x114, 5 & 6-sty bk loft & str bldg: ancy F Watson, widow, to Sarah E lodget, both at Livingston, Essex Co, J: life estate; QC; Dec20; Dec23'12; A 41,000-56,500.

\$41,000-56,500.

Broadway (\$:2233-3-5), ss, 50 e Dyckman, 75x109.1x75x110, vacant; Mary T
Donovan to Walter J M Donovan, (o) 80
Bway; Jan11; Dec24'12; A\$22,500-22,500.

Ft Washington av Sco. 16t*

Ft Washington av, sec 161st, see Riv de dr, es, 162d, ns, 163d, ss & Ft Wa

Ft Washington av, nwc 161st, see River-de dr, es, 162d, ns, 163d, ss & Ft Wash

Ft Washington av, nwc 162d, see River-de dr. es, 162d, ns, 163d, ss & Ft Wash

Ft Washington av, swe 163d, see Riverde dr. es, 162d, ns, 163d, ss & Ft Wash

av, ws.

Ft Washington av, swe 163, see Ft Wash av, es, 10.2 n 160.

Fort Washington av (8:2137-pt Lts 65 & 11), es, 10.2 n 160th, a strip, runs n194.2 to ss 161st 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), nwc 161st, a strip, runs n204.5 to ss 162d xw2.9 to ws Fort Washington Ridge rd xs204.11 to ns 161st xe25 to beg; also FORT WASHINGTON AV (8:2136-pt Lots 190 & 195), nwc 162d, a strip, runs n204.5 to ss 163d xw4.8 to ws old Ft Washington Ridge rd xs204.8 to ns 162d xe3.6 to beg; City NY to J Romaine Brown, 340 Convent av & Alex P W Kinnan, 320 W 78 EXRS Loval L Smith, decd; AT; B&S; Dec 24; Dec26'12.

Fort Washington av (8:2136-190), nwc

Fort Washington av (8:2136-190), nwc
162d, 102.3x118.5x99.11x140; bk tnt being
erected; J Romaine Brown & ano, EXRS
Loyal L Smith, to Hilliard Constn Co, a
corpn, 2865 Bway; Nov30; Dec26'12; A
O C & 100

Fort Washington av (8:2136-195), swc 163d, 102.3x141.7x99.11x120, 2-sty fr stable & vacant: J Romaine Brown & ano, EXRS Loyal L Smith, to Riverside Viaduct Realty Co, a corpn, 419 W 119; Nov30: Dec26 '12; A\$ _____ O C & 100 Hillside av (8:2173-29), nws at ss Nagle av x runs sw239.4xn137.4 to Nagle av xe 196 to beg; gore; vacant: Thos Wilson to Psaty Constn Co, a corpn, 147 E 125: mtg \$34,000: Dec24; Dec26'12; A\$25,000-25.000. nom

Lenox nv, 54 (6:1596-4), es 68.5 n 112th, 32.6x100 5-sty bk tnt: Salo Cohn to Henrietta Ingber. 139 W 116; mtg \$36,000; Dec20; Dec26'12; A\$30,000-48,000.

O C & 100

Lenox av. 54: Henrietta Ingber to Saml K Jacobs (o) 81 Greene; mtg \$45,000; Dec 26'12.

Lenox av. 430 (6:1729-4), es. 83.5 n 131st 16.6x85, 3-sty & b stn dwg; mtg \$10,500; A\$11.000-12,500; also LENOX AV, 432 (6:1729-72¼), es. 99.11 n 131st, 16.6x 85, 3-sty & b stn dwg; mtg \$9,000; A\$11.-000-12,500; Ida Schulz to Julius Wolford, 50 W 129; Dec23'12.

50 W 129; Dec23'12.

Lenox av, 432 see Lenox av, 430.

Lexington av, 1804 (6:1640-16), nwc
112th. 20.5x55. 3-stv & b stn dwg; Julia
Vreeland, individ & EXTRX Edw Vreeland, to Claire J Forshew, 75 Washington
pl; mtg \$7,500; Dec28'12; A\$10,000-12,000.

O C & 100

Lexington av. 1804: Claire J Forshew to Mary Sandford, at Belleville, NJ: mtg \$11,000; Dec26'12. O C & 100

Manhottan av. 385 (7:1943-13), nwc 116th (No 351), 19.11x50, 3-sty & b bk dwg: Samson Lachman & ano to Reuben E Fichthorn, 153 E 150; B&S: Dec23'12; A\$10,000-15,000.

Nagle av, ss, at nws Hillside av, see Hillside av, nws, at ss Nagle av.

[26]

Pleasant av. 285 (6:1709-22), ws. 30. 115th, 15x74, 3-sty & b stn dwg; Roy Robinson, ref. to Isaac Goodstein, 36 119; mtg \$2,509; FORECLOS Dec11; Dec Dec24'12; A\$4,500-7,000.

Riverside dr, 170, see 89th, 333-47 W.
Riverside dr, 331 (7:1891-40), es, 30 n
105th, 25x100, 5-sty bk dwg; Ward Brower to Wm P Ahnelt, 331 Riverside dr; mtg
\$64.000 & AL; Dec16; Dec20'12; A\$38,00070.000.

Riverside dr, nec 141st, see 141st W, ns,

Riverside dr, 740 (7:2098-13), nec 151st, 103.9x173.1x99.11x145, 6-sty bk tnt; Sheriff's sale under execution Apr25'11; Julius Harburger, Sheriff, to Louise Giesler, 990 Trinity av; all RT&I of Sillon Constn Co. defts; July27; Dec23'12; A\$132, 000-334,000.

Riverside dr. nee 161st, see Riverside r. es. 162d, ns. 163d, ss. & Ft Wash av.

Riverside dr. nec 162d, see Riverside r, es, 162d, ns, 163d, ss, & Ft Wash av

Riverside dr. sec 162d, see Riverside r. es. 162d, ns. 163d, ss. & Ft Wash av.

Riverside dr. see 163d, see Riverside c. es, 162d, ns, 163d, ss, & Ft Wash av,

Riverside dr (8:2136-190, 195 & 200), e s 162d, ns, 163d, ss, & Ft Washington av, ws, 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, 161st, ns, 162d, ss, & Ft Washington av, w s the blk, vacant: A\$246,000-246,000; also 160TH ST W (8:2137-pt lt 11), ns, 125 w Bway, runs n199.10 to ss 161st xw145.10 to es Ft Washington av xs194.3xse— to 160th, xe— to beg, 2-sty fr dwg & fr greenhouses & vacant; Floyd L Smith to J Romaine Brown, 340 Convent av, & Alex P W Kinnan, 320 W 78, EXRS Loyal L Smith; QC; Dee5; Dee2012. nom St Nicholas av, 486 (7:1959-29), nec

St Nicholas av, 486 (7:1959-29), nec 134th, 101.3x37.11x99.11x21.1, 5-sty bk tnt; Geo W Godward to Harry B Davis, (o) 52 Bway; mtg \$40,500; Dec23; Dec24 '12; A\$29,000-44,000. O C & 100

St Nicholas av. 928-30 (8:2107-14), es. 248.4 n 155th 124.9x124 to ws old Croton Aqueduct x120.3x90.11, 6-sty bk tnt; Hyman Goldfarb to West Side Holding Co, a corpn. 140 Nassau, (R) 1402; B&S; mtg \$215,000 & AL; Dec26'12; A\$80,000,215,-000.

West End av. 266 (4:1164-64), es, 100 n 72d, 27.8x100, 4-sty & b stn dwg; Peter Doelger, Jr, to Charlotte Doelger, his wife, 266 West End av; mtg \$50,000; Dec 20; Dec 26'12; A\$35,000-70,000.

20: Dec26'12; A\$35,000-70,000. gift

West End av, 536 (4:1233-61), sec 86th
(No 282), runs e80x883.2xe20xs19xw100 to
es of av xn102.2 to beg, 12-sty bk tnt;
86th St & West End Av Co to Michl F
Loughman, "Belnord," 86th*& Bway; mtg
\$535,000; Dec20'12; A\$ _ \$_- O C & 100

IST av, 340 (3:951-55), sec 20th (No 40021), 23x96, 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; Dec26'12; A\$18,500-25.000.

omitted

omitted

omitted

18T av. 1213-5 (5:1440-27-28), ws, 61.11
s 66th, 38.6x100, 2 3-sty bk tnts & strs; A
\$18,000-27,000; also 68TH ST, 404 E (5:1462-44), ss, 113 e 1 av. 25x55.4, 2-sty bk
tnt & strs; A\$4,000-5,000; also 69TH st,
405 E (5:1464-5), ns, 113 e 1 av, 25x100.4,
5-sty bk tnt; A\$8,000-19,500; Clarance Budelmann, heir Margt Stuve, to Reversionarv Estates Co, a corpn, 1 S Bway, Nyack,
NY; 1-18 pt; mtg \$650 & AL; Dec23TL2.

O C & 100

18T av. 2054-8 see 111th st. 202.4 E

1ST av, 2054-8, see 111th st, 302-4 1ST av, 2125, see 111th, 302-4 E.

3D av, 1461 (5:1528-48 & pt lot 44½), es, 102.2 n 82d, 20x103.9; all title to any strips & gores adj, 4-sty bk tnt & strs, 1 & 2-sty ext; Gretchen Ullman to Morris Nordheimer, 1099 Gates av, Bklyn; Dec 21; Dec23'12; A\$

5TH av. sec 106th, sec 5 av, nec 105tb.

7TH av (4:1025), ws, 100.4 s 54th, a trip, 0.1x100; Mary A Beckel whilom rife Henry R Dunham, Jr. decd, to dlon Constn Co Inc. a corpn, 501 5 av; C; Nov8; Dec20'12.

7TH av, same prop: Irving L Nettleton whilom husband of Eva B Nettleton, nee Dunham, decd, an heir of Henry R Dunham, Jr, to same; QC; Oct28; Dec20'12.

7TH av. same prop; Mary M Dunham & ano by Guaranty Trust Co as GDN to same; AT; B&S; Nov29; Dec20'12. 113.32

7TH av. 2365 (7:2007-3), es. 50 n 138th. 25x100, 5-sty bk tnt & strs: Hermen Har-ris & ano to Ruhl Real Property Co. a corpn. 365 E 194; mtg \$26,000; Dec26'12: A\$18,000-33,000.

STH av. 601, see 8 av. 603.

STH av, 603 (3:763-35), ws, 24 10 n 39th, 24 1880, 5-stv bk tnt & strs. 1-stv ext; A \$41,000-47.000; also 8TH AV, 601 (3:763-34), nwc 39th (No 301), 24.10x80, 4-sty stn tnt & strs; A\$60.000-70.000; Circlet Realty Co to Max Scott, 322 W 100; mtg \$113,000; pec20; Dec21'12.

STH av. 2405 (7:1955-16), ws. 25 s 129th, 25x75, 5-sty bk tnt & strs; Morris Buchsbaum to Simeon Nauheim, 320 Cen-tral Park W; mtg \$17,000; Dec19; Dec20 '12; A\$15,500-23,000.

Conveyances

STH av. 2407 (7:1955-17), swc 129th (No 300), 25x75, 5-sty bk tnt & strs; Morris Buchsbaum to Carrie Nauheim, 320 Central Park W; mtg \$28,000; Dec19; Dec20 12; A\$24,000-37,000.

12; A\$24,000-37,000.

STH av, 2442 (7:1936-62), es, 25 s 131st.
24.11x76.3, 5-sty bk tnt & strs; Dora
Steinman to Irwin Realty Co, a corpn.
(R) 108, 99 Nassau; B&S & C a G; Aug19;
Dec20'12; A\$17,000-27,000.

STH av, 2442; Margt Newman to same; QC & correction deed; June20; Dec20'12.

9TH av (8:2187-1), nec 206th, 24.11x100; vacant; Sumner Deane to Peter J Shields, 166 Monitor, Bklyn; mtg \$5.500; Dec13; Dec21'12; A\$7,000-7,000.

north av. 363-5 (3:703-30-31), nwc 31st No. 501), 49.4x100, 2 5-sty bk tnts & strs; lenry Reckhart to N Y State Realty & erminal Co, a corpn, 452 Lex av; AL; eec18; Dec20'12; A\$28,000-62,000.

10TH av, nwc 53d, see 10 av, swc 54th.

10TH av, 53d & 54th sts. &c; same prop; Central Park, North & East River R R Co. a corpn, 789 10 av, to same; B&S & confirmation deed; AL; Dec19; Dec21'12.

confirmation deed; AL; Dec19; Dec21712.

10TH av (4:1082-pt lt 14), swc 54th (Nos 500-36), 200.10 to ns 53d (Nos 501-29) x425, 4-sty bk car barn; also 54TH ST, 538 W (4:1082-pt lt 14), ss, 350 e 11 av, 25x 162.11x25.3x159.6, pt 4-sty bk shop; also 53D ST, 533 W (4:1082-pt lt 14), ns, 450 w 10 av, 25x44.10x25x41.4, pt 3-sty bk shop; also 53D ST, 531 W (4:1082-pt lt 14), ns, 425 w 10 av, 25x41.4x25x37.10, pt 3-sty bk shop; also 54TH ST, 540 W (4:1082-pt lt 14), ss, 325 e 11 av, 25x159.6x25.3x156, pt 3-sty bk shop; also all rights, privileges, franchises, bldgs, rights of way, routes, tracks, cars, machinery, &c, of the Central Park, North & East River R R Co; Isham Henderson, 970 Park av, as master commissioner under decree of foreclosure, & Farmers Loan & Trust Co, 22 William, TRSTE under mtg for \$1,200,000, to Edw Cornell, (o) 34 Nassau; FORECLOS Nov14; Dec19; Dec21'12; A\$450,000-650,000.

10TH av, \$58 (4:1066-3), es, 115.2 s

650,000.

10TH av, S58 (4:1066-3), es, 115.2

57th, runs e 100xs5.2xw20xs20xw80 to :xn25.2 to bcg, 5-sty stn tnt & strs; Jno
Philip et al to Theresa Abelson, 141

120; AL; Dec17; Dec23'12; A\$13,000-25,00

10TH av, S58; Theresa Abelson to Kenton Realty Co, a corpn, 135 Bway; R 1301; B&S; mtg \$16,500; Dec23'12. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st (8:2174-pt lot 186), es, 134 n Nagle av, 27x110, 5-sty bk tnt re mtg; N Y Trust Co to Hensle Constn Co, a corpn, 3856 10 av; QC; Dec23'12; A\$— O C & 1,000

Bleecker st, 41, see Thompson, 1341/2

Bleecker st, 41, see Thompson, 15472.

Bleecker st, 149 (2537), ns, 57.3

Thompson, 28.6x100; agmt not to sell mt;
&c, with consent of each other; Antoniv
Masulli with Grazia Masulli, his wife
both at 149 Bleecker; Dec23; Dec26'12.

Mangin st, 10 (2:321), es. 75 s Broome, 25x51.6· asn rents: Julius Myer to Royal Co, 93-5 Nassau; Dec24; Dec26'12. 1,000

Thompson st, 134½ (2:516-5), es, 175 n Prince, 20x94.9, 3-sty bk tnt & str A\$12,-000-12,500; also BLEECKER ST, 41 (2:529-61), ns, 112 e Lafayette, 30x75.9x31x-4-sty bk loft & str bldg; A\$25,000-27,000; also WEST BROADWAY, 475 (2:515-13), es, 98.6 s Houston, 21 6x100x25x irreg, 5-sty bk tnt & str; A\$18,000-23,000; also WASHINGTON PL, 79 (2:552-68), ns, 230 w Macdougal. 22x90, 3-stv & b bk dwg; A\$15,500-17,000; also 21ST ST. 44 E (3:49-49), ss, 200 w 4 av, 25x92. 4-stv stn hotel: A51,500-59,000; also 167TH st E (9:2464-1), nwc Grand blvd & concourse, 57.1 to Grandview pl x147.1xe89.7 to Grand blvd & concourse x150.7; vacant; re asn all RT&1 in estate by asnts dated May30 '12, Oct25'12, &c; Eugene Leger to Josephine Flament, 10 rue de la Mairie, Boulogne-sur-Seine, France, care Coudert Bros, 2 Rector; Oct25; Dec23'12. nom Washington pl, 79, see Thompson, 134½.

Washington pl, 79, see Thompson, 134½
21ST st, 44 E, see Thompson, 134½
61ST st, 235 W, see 74th, 210 E.
67TH st, 436 E, see Av A, swc 67th.

68TH st E, swe Lex av, see Lex av, swe

74TH st, 210 E (5:1428), ss, 135 e 3 av, 25x102.2; also 61ST ST, 235 W (4:1153), ns, 275 e West End av, 25x100.5; asn rents; Herbt Fischer to Flora E Solomon, 536 W 113; Dec23'12. 2,000

109TH st, 123-5 E, see 113th, 117-9 E.

113TH st. 117-9 E (6:1641). ns. 121.4 Park av. 42.8x100.11; also 109TH ST, 123-1 E (6:1637), ns. 205 e Park av. 50x100.11 asn rents: Acadia Realty Co, 25 W 21, to Estates Mtg Securities Co, a corpn. 16: Bway; Dec20; Dec21'12.

146TH st W. nec Bway, see Bway, nec

164TH st W, nec St Nich av. see St Nich v, nec 164th.

182D st W. see Wadsworth av, see Wadsworth av, sec 182d.

Av A (5:1461), swc 67th (No 436), 40.5x 0; re asn rents; Estate Mort Securities o to Athos Realty Co, 31 Nassau; Dec19; ec20'12. nom

Broadway (7:2078), nec 146th; agmt not to dispose of two bidgs on plot without a proviso regarding the court in front of each bldg & mainteanance & use of said court for benefit of toilets in front bidg; 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 of Sacred Heart, owner of premises on e s of Convent av, n of 130th, with Paterno & Son Contracting Co, 300 Prescott av et al; July31; Dec20'12.

Lexington av (5:1402), swc 68th; con-ent to subway stairway at 68th & Lex v; Association for the Improved Instruc-on of Deaf Mutes to City of NY; Dec d; Dec24'12.

19; Dec24'12.

St Nicholas av. 3920 (8:2121-20-23), nec 164th, 106.7x159.1x99.11x121.10, 6-sty bk tnt; CONTRACT; Octav Land Co with Church of St Rose of Lima, (o) 510 W 165; mtg \$66,000; Dec21; Dec23'12; A\$73.500-78,000

Wadsworth av, 177-9 (8:2165), sec 1823, 70x50; asn rents; Schuylkill Realty Co to Royal Co of NY, 93-5 Nassau; Dec21; Dec 24'12.

West Broadway, 475, see Thompson, $134\frac{1}{2}$.

4TH av. 379 (3:882-88), es, abt 55 s 27th, —x—, 5-sty bk tnt & str; re mtg on lease; F & M Schaefer Brewing Co with Eliz A Cuskley, 170 E 71 & Jno J Cuskley, 120 Central Park South; Dec23; Dec24'12; A \$50,500-61,000.

7TH av, 228 (3:773-42), ws, 49.4 n 23d, 19.8x80, 4-sty bk tnt & strs. 1-sty ext; order of court declaring void deed recorded July22'11 from deft Ike Levy to Gussie Levy, & same is set aside & cancelled; also deed recorded Aug8'11 from Gussie Levy to Annie Bland, & also deed recorded Apr22'12 from Annie Bland to Chas Harris, and defts are required to make an accounting & all RT&I of Ike Levy is hereby invested in plff; August Dreyer, (o) 154 Nassau, as TRSTE in bankrupty of Ike Levy, bankrupt, plff, vs Ike & Gussie Levy, Annie Bland & Chas Harris, defts; Dec21; Dec23'12; A\$32,000-33,500.

All prop, real or personal, held by

33,500. court order

All prop, real or personal, held by party 1st pt & in 2:565; 2:571; 2:-576; 2:577; 3:73; 3:816; 3:842; 3:843; 4:-1134; 6:1772; 7:2051; 7:2081; 8:2112; 8:2124; 8:2125; 8:2141; 8:2129 & 8:2202; Cora B Rutherford to Fredk T Van Beuren, 60 E 75, 3-12 pts; Emily A V B Reynolds, 29 W 14, 3-12 pts; Eleanor C Wittman, Morristown, NJ, 3-12 pts; Mary E D Mitchell, Morristown, NJ, 1-12 pts; Louise Van B Eond, 21 E 60, 1-12 pt, & Jno W A Davis, 21 E 53, 1-12 pt of 1-5 pt, of which Henry S F Davis died seized; AT; AL; Dec19; Dec21'12.

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

Consent to Rapid Transit R R (5:1334 39, 38½, 38 & 37); F Louis Schaefer to City of NY; Jan16'11; Dec24'12.

Consent to Rapid Transit R R (5:13341, 42, 421/2, 43, 44, 45, 451/2); Wm H Faconer to City of NY; Jan18'11; Dec24'12

Power of atty (miscl); Eugenia F wife Sherman B Townsend at Denver, Col, to Archie M Stevenson; May17'11; Dec20'12.

Power of atty (miscl); Geo L Peabody Chas A Peabody; Oct14'11; Dec24'12.

Receipt of legacy (decedents estates), Mae S Phillips, daughter & heir Chas L Stix, to Fred B Stix, as EXR Chas L Stix, decd; Dec13; Dec24'12. 6,250

Receipt of legacy (decedents estates), Addie S Oppenheim, daughter & heir Chas L Stix, to Fred B Stix, as EXR Chas L Sitx, decd; Dec13; Dec24'12. 6.250

Power of atty (miscl); Ray Goldfarb to yman Goldfarb; June20; Dec26'12.

Revocation of power of atty (miscl) as T White, 620 W 115, to Cyril H Burtt; Dec20; Dec21'12.

WILLS

Borough of Manhattan.

Broome st 387 see Cherry 98,

Broome st 387 see Cherry 98.

Cherry st, 98 (1:252-10), nwc Oliver (Nos 81-3), 24.9x100, 6-sty bk tnt & strs; A\$22.000-50 000; also CROSBY ST, 35-7 (2:473-30 & 31), es, 119 s Broome, 51.1x 100, 2 6½-sty bk tnts & 2 6-sty bk tnts in rear; A\$47.000-73.000; also HESTER ST, 204-6 (1:207-10-11), ss, 52 e Centre, 40x58.9, 2 4-stv bk tnts & strs; A\$18.500-28,500; also MULBERRY ST, 177 (2:471-14), swc Broome (No 387), 25.3x106.3, 6-sty bk tnt & strs; A\$37.000-78,000; also 19TH ST, 216 E (3:899-48), ss, 322 e 3 av, 20.6x92, 3-stv bk dwg; A\$12,300-15,600; also 102D ST, 316-8 E (6:1673-40), ss, 225 e 2 av, 50 x100.11, 6-sty bk tnt; A\$16,600-50,000; also and D Paoli Ext, Concetta D Paoli, EXR, 216 E 19; atty Otto A Samuels 99 Nassau; Will filed Nov14*12.

Crosby st 35-7, see Cherry 98.

Crosby st 35-7, see Cherry 98

Hester st, 204-6, see Cherry, 98.

Houston st, 40 E (2:522-43), nwc Mulberry, runs n100xw25.5xs101.10xe35.1 to beg, 2 5-sty bk loft & str; A\$50.000-65,000; also INTERIOR LOT (5:1344-17½), ns, 225 w 1 av & 65 n 51st, runs n abt35xw 18.9xs abt 30xe19 to beg, vacant; A\$1,500-1,500; also 86TH ST, 47 W (4:1200-8), ns, 160 e Columbus av, 25x100.8, 4-sty bk dwg; A\$27,500-52,000; Fannie Joseph Est, Fred Joseph, EXR, 47 W 86; attys, Leventritt, Cook & Nathan, 111 Bway; Will filed Dec 2012.

Mulberry st, 177, see Cherry, 98.

Nassau st, S3 (1:79-3), ws, 82.11 s Fulton, runs s25xw108xn25xe109.2 to beg, 5-sty bk loft bldg & str; A\$165,000-170,000; also 40TH ST, 16 W (3:841-59), ss, 260 w 5 av, 23.6x98.9, 4-sty bk dwg & 2-sty bk ext; A\$119,500-132,000; Florence W B Platt Est, N Y Life Ins Co, EXRS, 52 Wall; attys, Emmet & Parish, 52 Wall; will filed Dec7'12.

Will filed Dec7'12.

Oliver st nwc Cherry, see Cherry, 98.

19TH st, 216 E, see Cherry, 98.

40TH st, 16 W, see Nassau, 83.

49TH st. 13 W (5:1265-28), ns, 234 w 5 av, 25x100.5, 3-sty bk bldg & 3-sty bk ext; Jno T Atterbury Est, Robt R Atterbury, EXR, Wyckoff, NJ; attys, Stimson & Williams, 2 Rector; A\$78,000-92,000; Will filed Dec20'12.

64TH st, 116 E (5:1398-66½), ss, 150 e Park av, 12.6x100.5, 3-sty bk dwg; Danl Bacon Est, Charlotte V Bacon, EXTRX. 'Hotel Plaza''; attys, Finch, Coleman & Saird, 32 Nassau; A\$15,000-24,000; Will iled Dec19'12.

72D st. 118 W (4:1143-39), ss, 150 w Col av, 25x102.2, 4-sty bk dwg & 2-sty bk ext; A\$45,000-60,000; also MADISON AV, 273 (3:869-56), es, 49.5 s 40th. 24.8x100, 4-sty bk dwg; A\$95,000-143,000; Morris Loeb Est, Felix M Warburg, EXR, 1109 5 av; attys, Steinhardt & Goldman, 111 Bway; Will filed Decl3'12.

Will filed Dec13'12.

102D st, 316-8 E, see Cherry, 98.

102D st, 446-8 E (6:1695-25-27), ss, 670 e
1 av, runs e88.10xsw60xw58xn100.11 to
beg, 2 1-sty fr stables & vacant; A\$42.500\$=: also 108TH ST, 418-28 E (6:170131-36), ss, 143 w Pleasant av, 150x100.1, 3
1-sty, 1 2-sty & 1 3-sty bk stables &
shops; A\$42.000-54.000; also 110TH ST,
408-18 E (6:1703-40-45), ss, 125 e 1 av,
145x100.11, 5 1-sty & 1 1-sty fr shops; A
459.000-53.500; Ratje Bunke Est, Diedrich
Bunke EXR, 315 E 175; attys, Salter &
Steinkamp, 140 Nassau; Will filed Oct29
'12.

108TH st, 418-28 E, see 102d, 446-8 E

108TH st, 418-28 E, see 102d, 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, 75x100.11, 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,
Gilbert & Wessel, 45 Cedar; Will filed
Dec14'12.

CONVEYANCES.

Borough of The Bronx.

Beck st, 901 (10:2711), ws, 231.5 n Intervale av, 73x100, 5-sty bk tnt; Dora Felt to Edw Franklin, 439 Manhattan av; Rets \$63,452; Dec18; Dec20'12.

Birch st (*), es. 100 n Chester av, 29.6 100.5x38.6x100; Michele Cieri to Tripoli ealty Co, a corpn, 2112 Quarry rd; Dec 4; Dec26'12. O C & 100

Birch st (*); same prop; Tripoli Re. Co to Melrose Realty Co, a corpn, Quarry rd; Dec24; Dec26'12. O C & 100

Birch st (*); same prop; Nicola Galante same; Dec12; Dec26'12. O C & 100

Birch st (*); same prop; Melrose Realty Co to Michele Cieri, 292 E 150; Dec24; Dec26'12. 1,200

Dec28'12.

Dawson st, 876 (1246) (10:2702), es, 40.4 n Longwood av. 40.7x100, 5-sty bk tnt; Woolf Rosentall to Rachel Rosentall, 876 Dawson; AL; Dec20; Dec23'12.

O C & 100

King st. swe Barker av. see Bear Swamp rd. Sheridan, Union & Elliott avs. Kingsbridge ter (12:3253), es. 154.3 n Kingsbridge rd. 75x125x89.2x125; vacant: Henry P Wilson to Jno Delahunty, 106 Park av; Dec17; Dec20'12. nom

Kingsbridge ter (12:3253); same prop; Jno Delahunty to Henry P & Harriet Wil-son, 409 W 146, joint tenants; QC; Dec 17; Dec20'12.

McClellan st, nec Sheridan 'av, see Sheridan av, nec McClellan.

Minerva pl, 17 (12:3319), ns, 175 w Concourse (Anthony av), 29:10x95x31.11x106.2, 2-sty fr dwg; Jno Delahunty to Henry P & Harriet Wilson, 409 W 146; Dec17; Dec 20'12.

20'12.

Minerva pl. 17; Henry P Wilson to Jno
Delahunty, 106 Park av; Dec17; Dec20'12.

O C & 100

St Georges Crescent, nes. at sws Cortlandt av, see Van Cortlandt av, s at nes St Georges Crescent.

Street running on a line of Country Club grounds (*), ws, being lot 38 map prop Country Club, land assn at Westchester, runs sw289.8x— on curve to right 157.3x— on curve to right 117.6xne347.3xse177.9 to beg; contains 1554-1,000 acres; A Van Horne Ellis to Anne M Ellis, his wife; Dec23'09; Dec26'12.

Van Buren st (*), es. 175 n Van Nest av. 50x100; Alwin H A Borgmann to Mary Schaefer. 1729 Fillmore; mtg \$5,400; Dec 21: Dec23'12.

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134TH st, 728-30 E (10:2562), ss, 303 w Willow av, 26x106.11, 2 3-sty fr tnts & strs; Patk J O'Keeffe to Annette Brınckmann, 730 E 134; mtg \$7,000 & AL; Feb 28; Dec23'12.

28; Dec23'12.

147TH st, 438 E (9:2291), ss, 390 w
Brook av, 25x102.2x25x99.9, 5-sty bk tnt;
Paul B Pugh to Louis Guerr, 762 Dawson;
mtg \$16,000 & AL; Dec5; Dec23'12.

O C & 100

153D st E, swe Bergen av, see Bergen

av, 561-3.

160TH st, 406 E (9:2381), ss, 350 w Elton av, 50x98.10, 5-sty bk tnt; Ferguson Bros & Forshay to Benenson Realty Co, a corpn, 407 E 153; B&S; mtg \$25,000; Dec14; Dec23'12.

O C & 100

167TH st E, nec Sheridan av, see Sheri-

167TH st E, nwe Grand blvd & con-urse, see Thompson, 134½, Manhattan. 169TH st E (10:2718), sws, 63.5 nw Fox, nns sw 63.11xs15xw26.2xn30xne67.2 to st runs sw 63.11xs15xw26.2xn30xnebr.2 to xse 30 to beg; vacant; Bellewood Cons Co to Mason Constn Co, a corpn, 661 Tt ton av; mtg \$2,200 & AL; Dec24; Dec26; O C & 1

170TH st, 412 E (11:2893), ss, 106.3 e Webster av, 16.3x100, 3-sty fr tnt; Bungay Co to Bertha Garry, 869 Elsmere pl; mtg \$4,000; Dec21; Dec23'12. O C & 100

mtg \$4,000; Dec21; Dec23'12. O C & 100

170TH st, 599 E (11:2932), ns, 154 w
Franklin av, 25x169, vacant; J Kulla Co,
a corpn, to Regina Margarethan, 212 E
79; B&S; ½ pt; Dec19; Dec24'12. nom
178TH st, 910 E (11:3121), ss, 120.3 w
Daly av, 40.3x81.4, 4-sty bk tnt; Jacob
Shapiro, ref, to U S Mtg & Trust Co, a
corpn, 55 Cedar; FORECLOS Dec18; Dec
20; Dec21'12.

20,000

20, Dec2l'12.

178TH st, 912 E (11:3121), ss, 80 w Daly av, 40.3x81.4, 4-sty bk tnt; Jacob Shapiro, ref, to Jeanie L Ford, at Paris, Kentucky; FORECLOS Dec18; Dec20; Dec2l'12.

20,000

178TH st E, swe Mapes av, see Prospect 7, ses, 242.10 ne Tremont av.

178TH st E, sec Prospect av, see Pros-ect av, ses, 242.10 ne Tremont av.

183D st, 200-12 E, see Grand blvd & con-urse, sec 183.

183D st, 210 E (11:3158), ss, 66 e Grand blvd & concourse, 18x93, 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; Dec20'12.

3,500

183D st, 212 E (11:3158), ss, 114 e Concourse, 18x93, 2-sty fr dwg; Jno H Rogan & ano EXRS &c Augustus L Hayes to O J Schwarzler Co, a corpn, 1100 Brook av; mtg \$1,799; Dec19; Dec20'12.

184TH st E, see Park av, see Park av, see 184th.

c 184th.

186TH st, 453-5 E (11:3040), ns, 100 e ark av, 50x100, 4-sty bk tnt; Riedt ealty Co to Edw A Hillebrand, 740 Jackon av; mtg \$33,500; Dec24; Dec26'12.

O C & 100

194TH st. 365 on map 361 E (12:3282), ns, 90 w Decatur av, 37.6x95.2, 2-sty fr dwg; John M Ruhl to Hermen Harris, 2441 7 av, & Hannah Friedman, 2453 7 av; mtg \$8,000; Dec26'12.

mtg \$8,000; Dec26'12. O C & 100

19STH st, 388-90 E (12:3278), ss, 75.2 e
Decatur av, 25x100x25.1x104.6, 1-sty fi
str; Annie Mullins to Rose B Salberg, 266
W 126; mtg \$3,000 & AL; Dec23; Dec24'12

205TH st E (12:3312), ns, 501.10 sw 206th, late Grenada pl, runs w 55.3x107.2 xe50xs25xs105.7 to beg; vacant; Edw A Hillebrand to Riedt Realty Co, 2104 Hughes av; mtg \$1,500; Dec24; Dec26'12.

208TH st E (12:3326), ws, abt 100 n Kossuth pl, 50x100, vacant; Walter M Mohr to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg \$1,700 & AL; Nov9; Dec 20'12.

205TH 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.

205TH st E. nec Decatur av, see Decatur av, nec 205th.

215TH st E (*), ss, 279.6 e Barnes av, 25x194; Sarah Seymour to Clara S Dean; mtg \$500; Nov5'07; Dec24'12. O C & 100
233D st, 669 E (*), ns, 280 w White Plains av, 50x114, Wakefield; Danl Sinclair to Thos J Dalev, 2 W 83; mtg \$4,000; Dec20'12.

Dec20'12.

23STH st W (12:3271), nwc Albany av 25x99.11x26.9x100, vacant; Louise Burk hard to Florence E Walters, 351 N Bway Yonkers, NY; mtg \$4,095; Nov16; Dec2'12.

O C & 10

261ST st W, see Riverdale av, see Riverdale av, sec 261st.

dale av, sec 261st.

Av St John, 911 (10:2686), es, 92.5 s
Prospect av, 16.3x92.1x20.4x93.4, 3-sty fr
tnt; Bridget Crowe to Margt Miller, 913
E 181; mtg \$5,000; Dec16; Dec21'12.
O C & 100

Albany av, nwc 238th, see 238th W, nwc

Albany av.

Aqueduct av (9:2534), es, 175 s Merriam av, runs se59xe54.8 to ws Merriam av xs 75xw66.5xnw66.9 to Aqueduct av xn75 to beg, vacant; Rocco J Palazzo to Domenico 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, 2380, see Hughes av, 2318.

Av Von Humboldt (13:3423), es, 225 s 261st, 100x95; vacant; Henry Forster to Jno F Cavanagh, 1140 St Lawrence av; Dec23'12.

Barker av, swe King, see Bear Swamp rd, Sheridan, Union & Elliott avs.

rd, Sheridan, Union & Elliott avs.

Bassford av. 2248 (11:3050), es, 194.1 (194.), 35x73.10x35x72.9, 4-sty bk tnt; Hen fietta Hotaling to Geo P Ferguson, 20 Maple pl. Cranford, NJ; mtg \$19,500; De 21; Dec23'12.

Bathgate av, 1620 (11:2920), es, 20 n 172d, 20x120, 2-sty fr dwg; Emma Otis et al, heirs &c Cath Neilson & Cornelius Donovan, both deed, to Denis Duggan, 1620 Bathgate av; QC; Dec5; Dec21'12,

Beach av (*), ws. 325 n Patterson 25x100; Margt Schwalbenberg to Am F Mackenzie, on ws Beach av, bet Patt son & Lacombe avs. Classons Pt; mtg \$500; Dec20; Dec21'12.

Bear Swamp rd, Sheridan, Union & El-Hott avs, the block, 316x252x427x234; also BEAR SWAMP RD, UNION, BRIDGE & ELLIOTT AVS, the block, 421x24x298x 287; also KING ST, swc Barker av, 300x 137x327x136; also BRIDGE ST, nwkc Bar-ker av, 313x137x327x136; Herbert C Pell et al to Herbert C Pell, Jr, at Tuxedo, NY, & Clarence C Pell, 169 E 64th; Dec20; Dec24'12.

Beaumont av, 2414, on map 2408 3105), es, 100 n 187th, 33.4x100, 4-sty tnt; Baldassare Scordato to Vittoria cigaiupo, 172 day 21, Bklyn; Dec16; 24'12.

Benedict av (*), ns, 251.11 e Storrow, 25x100; Wm Buhl to Alwin H A Borgmann, 1718 Van Buren; mtg \$5,000; Dec 20; Dec 23'12.

20; Dec23'12.

Benson av (*), sws, 333.5 sw Frisby, runs sw100xse25xne100 to av xnw25 to beg, except pt for Tratman av & Benson av, the strip left & hereby conveyed being 5 on Benson av & 77 on Tratman av; Sarah Clancy to Amelia Smith, 1060 Cauldwell av; AL; Dec1; Dec23'12. O C & 100

Bergen av, 661-3 (9:2362), swc 153d, 48.9 x94.11x36.11x99.5; Morrisania Realty Co to Benenson Realty Co, 407 E 153; AL; Dec 26'12.

O C & 100

Blackrock av, swe Havemeyer av, see Havemeyer av, nwe Chatterton av.

Boston rd (11:2978), ses, 137.9 s from ws So blvd, runs se 64.10 to ws So blvd xs63 xnw50xs84xse5.2xs21xnw100 to rd xne150 to beg, 1-sty bk strs; Kellwood Realty Cot to JF M Co, a corpn, 815 Hunts Point rd; AL; Dec19; Dec2612.

Boston rd, 1757-9, see Southern blvd,

Broadway (13:3423), ws, 100 s Whalen, 25x100, vacant; Jno Whalen TRSTE for benefit creditors Chas J Schmitt to Cath W Beckwith, 327 Central Park W; Dec24'12.

12.

Broadway (13:3423), ws, 120 n 259th, 25x100; vacant; Henry Forster to C Anson Barker, 34 W 39; Dec17; Dec23'12.

O C & 100

Bronxdale av (*), ws, 50 n Kinsella av 50.5x85.8x50x92.2; Saml Bitterman to Freda Brownshield, 1860 Wallace av; mtg \$7.000; Dec20'12. O C & 100

Cambreleng av. 2303 (11:3088), ws. 100 10 n 183d, 16.9x100, 2-sty fr dwg; Matilda Kann to Saml & Isaac Kann, 2303 Cambreleng av; mtg \$2,500; Dec23; Dec26'12.

Chatterton av, nwc Havemeyer av, see avemeyer av, nwc Chatterton av.

Clay av, es. abt 671.3 s 171st, see Webster av, ws, 671.3 s 171st.

College av, 1043 (9:2437), ws, 238 n 165th, 22x92.6, 3-sty bk dwg; Ida Greenbaum to Louis Guerr, 762 Dawson; B&S & C a G & correction deed; July31; Dec 23'12.

College av. 1043; Louis Guerr to Paul B Pugh, 362 Riverside dr; mtg \$9,000; Dec10; Dec23'12. O C & 100

Creston av, 2799 (12:3315), es, 120.2 s 198th, 25x95, 2-sty fr dwg; Amalia Pirk to Otto Nauss, 2045 Valentine av; QC; AL; Dec24; Dec26'12.

AL; Dec24; Dec26'12.

Creston av, 2790; Concourse Bldg Co to same; AL; Dec24; Dec26'12.

nom
Cruger av, sec Morris Park av, see
Morris Park av, sec Cruger av.

Decatur av (12:3354), nec 205th, 44.4x
100x48.11x100, vacant; Amelia Davis to
Morris Wetzler, 657 E 222; mtg \$4,500;
Dec23; Dec24'12.

OC & 100

Morris Wetzler, by B. 222, O. C. & 100 Dec23; Dec24'12.

Elton av, 781-3 (9:2379), ws. 50 n 157th, 50x100, 3-sty fr dwg & 2-sty & b bk dwg; Julius Heiderman to rosie Ried, 1171 Fulton av; Dec16; Dec21'12. O. C. & 100 Faraday av (13:3421), ss, 107.9 w Fieldston rd, runs s88.5xnw69.1 to av xe55.1 to beg, gore, vacant; Jno Z. Lowe Jr. ref, to Realty Redemption Co, a corpn, 68 Wm; FORECLOS Dec18; Dec21; Dec24'12. 350 Forest av, 1118 (10:2661), es, 270.8 n 166th, 45.8x142.9, 5-sty bk tnt; Leon A Rains to Eleazer L. Rains, Dresden, Germany; mtg \$46,500; Jan15; Dec26'12.

O. C. & 100 O. & 400 n Sedg-

Gouveneur av (12:3252), es, 400 n Sedg-wick av, 25x100; Arbris Realty Co to Car-olyn L Hubbard at Yonkers, NY; B&S; mtg \$850; Dec20; Dec24'12.

Gouverneur av (12:3252), es, 400 n Sedg-wick av, 25x100; Adam Wiener, ref, to Ar-bris Realty Co, a corpn, 52 Wm; PARTI-TION June8&10; Dec20; Dec23'12. 1,150

Grand blvd & concourse, nwc 167th, see Thompson, 1341/2, Manhattan.

Grand blvd & concourse (11:3158), sec 183d (Nos 200-12), 100x114, except parts for sts, 2-2-sty fr dwgs; Jno H Rogan & ano EXRS &c Augustus L Hayes to O J Schwarzler Co, a corpn, 1100 Brook av; mtg \$7,500; Dec19; Dec20'12.

Grand blvd & 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 Mohr, 2903 Valentine av, as joint tenants; AL; Nov9; Dec26'12. nom Grand blvd & concourse (Anthony av), (12:3305), es, 170.10 s 199th, 25x195.5x25x 195.7, except pt for av & Grand blvd & concourse; vacant; Walter M Mohr to Arthur A Miller, 137 S 1, Mt Vernon, NY; AL; Nov9; Dec26'12. nom Grand blvd & concourse (Anthony av);

[26]

Grand blvd & concourse (Anthony (12:3305); same prop; Arthur A Mille Louis F Mohr, 2901 Valentine av; W; M Mohr, 125 Mad av, Elizabeth, N, Edw H Mohr, 2903 Valentine av, as; tenants; AL; Nov9; Dec26'12.

Grand blvd & concourse (Anthony av) (12:3305), es, 145.10 s 199th, 25x195.7x25x 195.8 except pt for av & Grand blvd & concourse; vacant; Louis F Mohr to Arthur A Miller, 137 S 1, Mt Vernon, NY; nom

Grand blvd & concourse (12:3309-3310), ws, at ss lot 116 map 232 lots adj Bedford Park, runs n25xw115.1xs25xe113.10 to beg; Concourse Bldg Co to Otto Nauss, 2045 Valentine av; QC & correction deed; Dec 24; Dec26'12.

Havemeyer av, swe Blackrock av, see avemeyer av, nwe Chatterton av.

Havemeyer av, five Chatterton av, 216 to Blackrock av x100, Unionport; Edw A Hillebrand to Riedt Realty Co, 2104 Bathgate av; mtg \$7,000; Dec24; Dec26'12.

s Free-s Staak Hoe av, 1216 (11:2986), es, 225 s Free-man, 25x100, 3-sty bk dwg; Eiber Staak to Jas R Valentine, 1216 Hoe av; B&S; July9; Dec2312, O C & 100

Hoe av, 1216; Jas R Valentine to Margt Dunne, 154 W 90; mtg \$14,000; July13; Dec23'12. O C & 100

Hoe av, 1216; Elsa S, wife Jas R Valenne, to same; AT; QC; Dec11; Dec23'12.

Hoe av (11:2988), es, 275 n Jennings, 25x100; vacant; Michl Romeo et al to Frank Tomasino, 588 Blvd, L I City; mtg \$1,000; Dec16 Dec23'12. O C & 100

Hoe av (11:2988); same prop; Frank Tomasino to Arresmeo Constn Co (Inc), a corpn, 752 E 226; mtg \$3,000; Dec19; Dec 23'12. O C & 100

Hoe av, 1505 (11:2981), ws, 25 s 172d, 25 x100, 2-sty fr dwg; Morris Wetzler to Amelia Davis, 51 St Nicholas av; mtg \$3,-300; Dec23; Dec2412. O C & 100

300; Dec23; Dec2412. O C & 100 Hughes av, 2316 (11:3087), es 250 n 183d, 25x100, 2-sty fr dwg & 1-sty fr rear bldg; Alida Amabile to Alfred R Olsen, 1195 Fulton av; mtg \$3,500; Dec14; Dec 21'12.

Hughes av. 2318 (11:3087), es. 275 n 183d, 25x100, 2-sty fr dwg & 1-sty fr rear bldg; mtg \$95,500; also ARTHUR AV, 2380 (11:3073), es. 75 n 186th, 37.6x87.6 except pt_for av, 4-sty bk tnt & strs; mtg \$15,000; Teresa Lauritano to Laura Aiello, 2314 Hughes av; Dec14; Dec2l'12. O C & 100

Hughes av; Dec14; Dec21'12. O C & 100

Intervale av, 1146-52 (10:2706), ss, 57.5

ne Kelly, runs se 80.3xs18.8xe29.11xn18.10
xe10.4xn25xe10.4xn25xe18.1xn17.2xnw80 to
av xsw100 to beg, 2 5-sty bk tnts & strs;
Philip W Saitta to Sol Friend, 1770 Mad
av; mtg \$63,000; Dec24; Dec26'12. nom

Jackson av, 456 (10:2578), es, 302.2 s
447th, 25x100, 1-sty & a fr dwg; Wm M
Hoes, ref, to Raffaele A Claps, 318 E 112;
FORECLOS Nov4; Dec20; Dec21'12. 3,000

Leland av (*), es, 37 n Meadow dr, 55x
100; Gluseppe Perillo to Mario G Perillo,
308 E 115; Dec21; Dec23'12. nom

308 E 115; Dec21, Dec33; **Liebig av** (13:3423), ws. 138.10 n 260th, 76.1x95x54x97.6; vacant; Henry Forster to Lena Clark, 109 W 129th; Dec17; Dec21'12. O C & 100

Mapes av. swc 178th, see Prospect av, s, 242.10 ne Tremont av.

Merriam av (9:2529), ws, 120,2 s 169 42.3x91.11x50x100; vacant; Phebe A Str to Henry A Parr, 24 W 32; B&S; Dec Dec23'12.

Merriam av, ws, abt 175 s Aqueduct av, e Aqueduct av, es, 175 s Merriam av.

Middletown rd (*), ns, lot 5 map Fredk Baxter, Westchester, 44.7x157.6x42.8x158.9; Jas J McDonough to Mary R Shaw, at Pennifield, Bronx; Sept18; Dec20'12. O C & 100

Middletown rd (*), ns, 209.7 w Eastern blvd. 44.7x155x42.8x155; Jas J McDonough to Mary R Shaw, at Pennifield, Bronx; Sept18; Dec2012.

Morris Park av (*), ss, 45 w Victor 25x100; Geo J Stricker Jr to Anton Landgrebe, 1724 Barnes av; mtg \$500; Dec23; Dec24'12. O C & 100

Morris Park av (*), sec Cruger av, 25x 100; Ellen L Hanrahan to N Y City Soc of the Methodist Episcopal Church, a corpn, 150 5 av; Dec23; Dec24'12.

O C & 100

Murdock av (*), es. 200 s Randall av, 50x100; Land Co "C" of Edenwald to Gustaf W Tholin, 983 Summit av; AL; Nov18; Dec23'12.

Olinville av, 3644 (*), es, 333.4 s 216th, 33.4x100, except pt for av; Jas M La Coste to Geo Bonavia, 727 E 217; AL; Dec10; Dec 20'12. O C & 100

Park av (11:3038), sec 184th, 50x100; va-cant; Wm Lustgarten, ref, to Mary Deeley, 526 W 149; FORECLOS Dec18; Dec20; Dec 21'12. 9,500

Prospect av, see 178th, see Prospect av, es, 242.10 ne Tremont av.

Leases

Prospect av (11:3106), ses, 242.10 ne Tremont av, runs sel50.2xsw0.4xsel50.2 to nws Mapes av xue52 to 178th xnw150.2xne 0.4xnw150.2 to Prospect av xsw52 to beg, except pt for Prospect av, 178th & Mapes av; vacant; Harrie Constn Co to Nathaniel Brenner, 417 Jackson av, Jersey City, NJ; mtg \$48,250; Sept4; Dec26'12.

Riverdale av (13:3423), sec 261st, 50x30; vacant; Henry Forster to Wm Fischer, 507 W 168; Dec23'12.

Sheridan av (9:2452 & 2456), nec Mc-

W 168; Dec23 12.

Sheridan av (9:2452 & 2456), nec McClellan, 300x100; vacant; 101st St Co, a
corpn, to Stephen Ball, 3682 Bway; AL;
Dec23; Dec26'12.

nom
Sheridan av (9:2453 & 2457), nec Transerse rd, at 167th, 100.9x48.11x114.7x72.7;
acant; Central Realty Co to E Bradley
urrier Co, a corporation, 1123 Bway;
atg \$3,000 & AL; Dec23; Dec26'12.
O C & 100

Southern blvd, 1761-3 (11:2940), ws, 225 s Crotona Park E, runs w130,1xs16.4xw4.7 xx25xe134.2 to ws Boston rd (Nos 1757-9) xn33.5 to said Southern blvd xn33.10 to beg, 5-sty bk tnt; Kellwood Realty Co to J F M Company, a corpn, 815 Hunts Point rd; AL; Dec20'12.

rd; AL; Dec20'12.

Southern blvd (10:2742), es, 270.5 s Aldus, 84x150; vacant; American Real Estate Co to Oval Constn Co (Inc.), a corpn, 1042 So blvd; AL; Dec23'12.

Southern blvd, ws. 137.9 s Boston rd, see Boston rd, ses, 137.9 s So blvd.

Stillwell av (*), ws, 225 n Eastchester rd, 26.3x77.7x25x69.1; Hudson P Rose to Wm A Hawkins, 117 E 84; AL; Dec7; Dec 23'12.

Summit av. 989 (9:2523), ws. 636.7 s 165th, 31.3x92.2, 4-sty bk tnt; Geo Hol-stein to Eliz Holstein, at Spring Valley, NY; B&S; mtg \$17,200; Dec20; Dec23'12.

Nom
Sylvan av (13:3421), ws. 181.3 n
256th, 25x100, vacant; Jno Z Lowe Jr, ref,
to Realty Redemption Co, a corpn, 68 Wm;
FORECLOS Dec18; Dec21; Dec24'12.
375
Tinton av, 896 (10:2668), es, 237.6 n
161st, 22.7x100, 3-sty fr tnt; Chas R
Bietsch to Clarence W Gaylor, 126A W
127; mtg \$6,000; Dec24; Dec26'12.
O C & 100

Tinton av. 1117 (10:2661), ws. 150 to 1166th, 40x127.3x40x127.4, 5-sty bk tnt 1266th, 40x127.3x40x127.4, 5-sty bk tnt 126th, 40x127.3x to Eleazer L Rains, Dresden, Germany; mtg \$36,000; Feb15; Dec 26'12.

Tinton av. 1121 (10:2661), ws. 190 to 166th, 40x127.3, 5-sty bk tnt; Leon A Rains & Cecelia, his wife; to Eleazer I Rains, at Dresden, Germany; mtg \$35, 204.33 & AL; Jan15; Dec26'12. O C & 100. Enion av. 720 (10:2675), es. 154.9 s 156th, 18.9x93.7x18.9x93.8, 2-sty & b bk dwg; Simon T McNally to Anna M McNally, 720 Union av; QC; AL; Dec23'12.

Nom Valentine av, 2927, on map 2925 (12:-3320), ns, 40 e 199th, 35x100, 2-sty fr dwg; Gustav P Helfrich to Ida I Naughton, 159 E 95th; mtg \$4,000; Dec16; Dec20'12.

O C & 100

Valentine av (12:3305), ws. 181.2 s 199th, runs w90xn25xw80xs50xe170 to av xn25 to beg, 2-sty fr rear stable; Louis F Mohr to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; AL; Nov9; Dec20'12.

Valentine av (12:3305), same prop; Arthur A Miller to Louis F Mohr, 2901 Valentine av; Walter M Mohr, 125 Mad av, Elizabeth, NJ, & Edw H Mohr, 2903 Valentine av as joint tenants; AL; Nov9; Dec 20'12.

entine av as joint tenants; AL; Nov9; Dec 20'12.

Valentine av (12:3305), ws, 206.2 s 199th, 25x170, vacant; Walter M Mohr to Arthur A Miller; 137 S 1 av, Mt Vernon, NY; AL; Nov9; Dec20'12.

Valentine av, same prop; Arthur A Miller to Louis F Mohr, 2901 Valentine av, walter M Mohr, 125 Mad av, Elizabeth, NJ, & Edw H Mohr, 2903 Valentine av, as joint tenants; AL; Nov9; Dec20'12.

Nan Cortlandt av (12:3313), sws, at nes St Georges Crescent, 107.4 on curve x66.8 being lot 615 map G F & H B Opdyke; vacant; Louis F Mohr to Arthur A Miller, 137 S 1, Mt Vernon, NY; mtg \$2,000 & AL; Nov9; Dec26'12.

Van Cortlandt av; same prop; Arthur A Miller to Louis F Mohr, 2901 Valentine av; Walter M Mohr, 125 Mad av, Elizabeth, NJ, & Edw H Mohr, 2903 Valentine av; Walter M Mohr, 125 Mad av, Elizabeth, NJ, & Edw H Mohr, 2903 Valentine av, ionit tenants; mtg \$2,000 & AL; Nov 9: Dec26'12.

Van Cortlandt av (12:3263), ws, abt 198.10 s Albany rd, 25.9x115.6x37.4x126.11, vacant; Adam Wiener, ref, to Arbris June8&10; Nov12; Dec23'12.

Washington av (11:2911), es, 100 nr. 170th, runs el40.1xn3.xxs140.1 to beg, gore

Washington av (11:2911), es, 100 n 170th, runs e140.1xn3.3xs140.1 to beg, gore, vacant; Emma J & Wm W Hennion heirs, &c, Josephine Hennion to L &S Constn Co, a corpn, 1834 Clinton av; B&S & C a G; AL; Dec10; Dec24'12. O C & 100 Webster av (11:2887), ws, 671.3 s 171st, 25x180 to es Clay av; vacant; Fanny Scheveik et al to Ludwig Sikora, 8 9 av, L I City, B of Q; AL; Dec17; Dec20'12.

3D av, 3664-8 (11:2925), es, 191.2 s 170th, 72.9x209, with all title to strip on n 2x 209, 3-sty fr tnt & str, 1-sty fr bldg & 3-sty fr office & dwg; Jno J Tully Co to Regina Peltin, 1935 Clinton av; mtg \$15,-000; Dec24; Dec26'12. O C & 100

O00; Dec24; Dec26'12. O C & 100
Plot (*), begins 200 n Public rd leading
from Westchester Bridge to Williamsbridge, at intersection of sec lands conveyed by Alex Valentine to Denton Robinson, runs w100xn25xe100xs25 to beg,
Westchester; Martha J, wife Wm J Navan to Wm J Navan, 2619 Roberts av;
mtg \$900; Dec18; Dec26'12.

MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.

Bronx ter (*), nwc 226th, 140x190x140x
188, with awards for Bronx blvd, amounting to \$10,582; agmt that party 1st 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 226th, runs n40xw140xs
140 to ns 226th xe43xn 100xe95 to beg to party 2d pt; Bronx Borough Bank with Sarah M Baldwin; June17; Dec20'12, nom
Faile st, 1648 (10:2748); asn rents;
Emma Kempner to Moses Nussbaum, 129
E 90; Dec21; Dec23'12.

McClellan st, nwc Sheridan av, see

90; Dec21; Dec23'12.

McClellan st, nwc Sheridan av, see neridan av, nwc McClellan.

Prospect st (*), ss, 217.6 e of w shore of City Island at high water mark, 100x110: also a STRIP in bed of st in front, 100x 16.6; re mtg; Jennie JI Peressom to Martin J Earley; QC; Aug29'02; Dec20'12. nom

179TH st E, nec Park av, see Park av, 4314.

226TH st E, nwc Bronx ter, see Bronx ter, nwc 226.

238TH st. 120 E (12:3372), ss. 200 e Oneida av. 25x100, 2-sty fr dwg; re mtg; Bronx Security & Brokerage Co to Ernst & Caroline Keller, 415 E 240; Aug16; Dec 20'12.

Bronx blvd, ws, 100 n 226, see Bronx ter

Decatur av. es. 258.7 s 193d, see Web-er av. 2543-5.

Jackson av, 456 (10:2578), es, 302.2 s 174th, 25x100; re dower; Lena, wife Emil A Sonnanburg, to Raffaele A Claps, 318 E 112; AT; QC; Dec18; Dec2l'12.

Jackson av, 456; re dower; Barbara P wife Henry Sonnanburg, to same; AT; QC Dec18; Dec21'12.

Park av, 4314 (11:3036), nec 179th (No 701), runs e141xn50xw50xx25xw91 to av x x25 to beg, vacant; re mtg; Golde & Cohen, a corpn, to Convent Park Constn Co, 198 Bway; Dec23; Dec24'12.

Sheridan av (9:2452 & 2456), nwc McClellan, 300x100; vacant; re mtg; Dollar Savgs Bank to 101st St Co, a corpn, 103 Park av; QC; Dec21; Dec26'12.

Sheridan av (9:2452 & 2456), es, 300 n McClellan, 50x100; vacant; re mtg; Dollar Savgs Bank to Marie Strohmenger, 2066 Newbold av; QC; Dec21; Dec26'12. 1,200

Valentine av (12:3320), ns, 25 e 199th, 15 x100, vacant; re mtg; Annie M Smith to Gustav P Helfrich, 2927 Valentine av; QC; Dec26'; Dec20'12.

Webster av, 2543-5 (12:3275), ws, 258.7 s 193d, 50x71.7 to Decatur av x50.3x77.7, 2 2-sty fr tnts & strs; CONTRACT; Jane L Kenn, 2545 Webster av, with Hy F Keil, 2525 Creston av; mtg \$21,750; Nov 27; Dec20'12.

LEASES.

Borough of Manhattan.

DEC. 20, 21, 23, 24, 26.

¹Chambers st, 121, also READE ST, 103 (1:145); str, cellar & sub cellar; Audinet Gibert et al to Saml Schwartz, 727 E 158, & Adolph Salzman, 251 Tinton av; 5yf, May1'13; Dec26'12.

"Columbia st, 98 (2:334), str & pt c; Isidor Wolf to Tobias Wolf, 98 Columbia; 5yf May1; Dec26'12.

ordinant st. 51 (1:60); asn Ls to secure payment of \$350; Henry C Meyer to Maria R Friedhoff, 484 E 175, & Anna M Wuehrmann, 714 Hill, West Hoboken, NJ, EXRS Jno P Friedhoff; Dec17; Dec23'12.

Jno P Friedhoff; Decl7; Dec23 12.

***IESSEX st, S5-7 (2:409): 4 upper floors; Grand-Delancey Co to Harris Briansky, 88 Ludlow; 3yf July15; Dec26'12. 3,660

**IHOUSTON st, 249 E (2:355), stoop fl; Fishel Plancer to Abr Pflantzer, 249 E Houston; 5 4-12yf Jan1'13; Dec24'12. 900 to 1,200

Hudson st. 248 (2:578), str & c; Eliz M Hasbrouck, individ & EXTRX Benj Hasbrouck, et al. to Edw & Edw Wohlstedter, cousins, both at 94 Av B; 5yf Dec1; Dec26'12.

Reade st, 103, see Chambers, 121.

Rende st. 103, see Charlette (2:354); basement str; Rivington st. 124 (2:354); basement str; Valdemar Dorfman to Abr Rosenbaum, 90 E Houston; 5yf Dec1; Dec23'12.

Thompson st, 98-100 (2:502), all; Jno Palmieri to Nicola Martino, 98-100 Thompson; 5yf Febi'13; Dec24'12.

Vandam st, nwc Varick, see Varick, nwc Varick

Varick st (2:580), nwc Vandam, 100x 50; sobrn of leases to mtg for \$10,000; Julius M Cohn TRSTE Moritz Cohn with Patk J Cullen, 103 W 101; Dec17; Dec20

West st, 15-16 (1:15), asn Ls; Raffaele Viviano to Frank Rapolla at Keyport, NJ; Dec18; Dec23'12.

Wooster st, nwc 3d, see 3d, 43 W.

13D st, 43 W (2:538), nwc Wooster; all;
Vahan Z M Boyajian to Tony Bello, 1007
Washington av; 5yf Dec1; Dec26'12.

1,110 to 1,320

14TH st E, nwc Av A, see Av A, nwc 4th.
113TH st, 107-9 W (2:609); all; Sheppard,
Knapp & Co (Inc) to The Dale Co (Inc),
9 av & 13th; 15yf Apr1'13; Dec23'12.
4,800 to 6,500

115TH st. 144-6 E, see 3 av. 140-2

¹19TH st, 507 W (3:691), nes, 100 nw 10 av, 25x99.11; also 19TH ST, 509 W (3:691), nes, 125 nw 10 av, 25x99.11; asn two Ls; Fredk S Meyers to Kath T Moore, Scarborough, NY; Nov1; Dec20'12.

119TH st, 509 W, see 19th, 507 W.

23D st, 67 W (3:825), asn Ls; Claus H Schuldt to Wm F Hencken, Nicholas W Haaren & Claus H Schuldt of firm Henck-en, Haaren & Schuldt; AT; May9'07; Dec 24'12.

123D st, 67 W (3:825), asn Ls with chattels, &c, & agmt as to cancellation of debts, &c; Jno A Schuldt ADMR Claus H Schuldt to Wm F Hencken & Nicholas W Haaren, surviving members of firm Hencken. Haaren & Schuldt; ½ pt; AT; June16'08; Dec24'12.

June16'08; Dec24'12.

124TH st, 202-4 E (3:904), ss, 61 e 3
36.7x18.0; pt of 2-sty bk bldg; The S
ton Co to August Rabe, 98 W Park
Corona, LI; 5 2-12yf Aug1'10; Dec20'
600 &

¹27TH st, 312-4 W (3:750), all; Annie Stember to Ida Markus, 645 6 av; 3yf Jar 1'13; Dec²4'12. 4,850

113; Becs412. 4,850

128TH st, 157-61 E, see 3 av, 394.

128TH st W, nec S av, see 8 av, 364.

129TH st, 17-21 W, see Bway, 1200-2.

134TH st, 134 W (3:809), four upper lofts & space 10x20 in b; Jno B Manning to Enrico V Pescia, 8602 22 av, Bklyn; 10yf Jan1'13; Dec24'12. 3,500

3,500

140TH st W, nec 7 av, see 7 av, 561.

142D st, 259 W (4:1014), asn Ls; Dudley Norris to Chas Endres, 410 E 153; mtg s5,000; Dec21; Dec2412.

¹59TH st E, swc 2 av, see 2 av 1121. ¹60TH st W, swc Bway, see Bway, swc ⁶0th.

184TH st, 216 W (4:1231), asn Ls; J Hillman to Jos Klauser, 771 Trinity Dec18; Dec20'12.

1169TH st, 234 E (6:1658); w str; Nicolo Cascio & ano to Agnesa Migliarese, 232 E 109; 1 7-12yf Dec1; Dec26'12. 300

1125TH st, 117 W (7:1910), ground fl & c with right of way through 114 W 126; Ar-thur L Hanscom et al to Jacob Valens, 8800 22 av, Bklyn; 4½yf Nov1; Dec24'12.

1125TH st, 119 W (7:1910), ns, 38.9x100; all; Frank Wainer to Kalmus Bros (Inc), a corpn, 109 W 125, et al; 10yf Mayl'13; Dec26'12. 9,000 & 10,000

1125TH st, 119 W; asn Ls; Benj & August Kalmus to same; Dec20; Dec26'12.

O C & 100

¹**131ST st, 32 W** (6:1728), all; Noah Chertoff to Rhodes Price, 149 W 132d, 5yf Sept 1; Dec20'12. 2,900 & 3,000

¹**131ST st. 36 W** (6:1728); all; Noah Cheroff to Rhodes Price, 149 W 132; 5yf Sept1; ecc20'12. 2,900 & 3,000

1133D st, 63 E (6:1758), all; Lillian Polak to Morris Moore, 2121 Mad av; 3yf Dec1; Dec24'12. 1,400 & 1.500

Dec1; Dec24'12. 1,400 & 1,500

179TH st, 531-3 W, see 180th, 502-6 W.

180TH st, 502-6 W (8:2152 & 2153); all; also 179TH ST, 531-3 W (8:2152 & 2153); all; Isaac Garfunkel to Abr Zauderer, 2120 Hughes av & ano; 3yf Janl'13; Dec20'12.

207TH st W, nwe 10 av, see 10 av, nwe

207th 8t W, five 10 av, see 10 av, five 207th.

Av 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), nwc 4th, 24x72, all; Wm T Traud & ano to Sol Klingenstein, 136 E 79; 10yf Mayl'14; Dec24'12. 3,240

Amsterdam av, 787 (7:1853); str & b & 4 rooms 1st fl e; Cath C Flynn to Chas Schlecht, 787 Ams av; 5yf Mayl'13; Dec 26'12. 900 & 960

Broadway, 1200-2 (3.831), nec 29th, Nos 17-21 W; 3d loft; Model Realty Co to Julius Strauss, a corpn, 95 5 av; 7yf Feb 113; Dec26'12. 8,400 & 9,600

¹Broadway (4:1112), swe 60th; part of; Timothy D Sullivan & ano to Regal Drug Co, on premises; ext Ls; 5yf Mayl' 6; Dec

23'12. 4,000
23'12. av, 24 (2:429); 3½-sty bldg; Morris
Yoffe to Mendel Baskind, 107 Forsyth;
3yf Dec16; Dec26'12. 4,200

12D av, 1121 (5:1332), swc 59th; all; Josephine del Drago to Thos Kelly, 246 E
59; 5 5-12yf Dec1; Dec26'12. 3,000

13D av, 75 (2:467); upper pt of bldg;
Edw Freund & Son to Amelia Rubow, 75
3 av; 5 3-12yf Febl'13; Dec23'12. 1,300

13D av, 140-2 (3:870), swc 15th, 144-6 E;
all; Saml Glantz to Harry Ilkovits, 1431
Charlotte; from Dec20'12 to Jan30'20; Dec
20'12.

7,500

13D av, 394, & 28th st, 157-61 E (3:884); sobrn of Ls to mtg for \$53,500; Isaac Finkelstein, 394 3 av, with Lucy D Dahlgren, 103 Mad av; Dec20; Dec23'12. nom '4TH av, 379 (3:882), es, 53.9 s 27th, 22.7 x60.4; all; Eliz J & Jno J Cuskley to Jacob Mohr, 27 S Bleecker, Mt Vernon, NY, & ano; 21yf Jan'13; Dec23'12.

taxes &c & 4,200 & 4,500 |

14TH av, 379 (3:882), sur Ls; Jacob

¹4TH av, 379 (3:882), sur Ls; Jacob Mohr & Saml Elder to Eliz A Cuskley, 170 E 71 & Jno J Cuskley, 120 Central Park S; Dec23; Dec24'12.

S; Dec23; Dec2412. nom

17TH av, 561 (4:993), nec 40th; sobrn of
Ls to 2d mtg for \$35,000; Kath E Brady,
175 W 72, owner, & Jas Gannon, 116 E
169, lessee, with Edw S Clark at Cooperstown, NY; pr mtg \$95,000; Dec12; Dec24'12.

ISTH av, 364 (3:778), nec 28th; all; Jas Aspell, individ & TRSTE Jas Aspell, decd, & ano, to Jno Heuther & Geo H Steffins, 364 8 av; 5yf Mayl'15; Dec23'12. 2,500

297

'STH av, 2169 (7:1943), swc 117th; str; Fredk P Forster to Andw J Leary, 305 W 116; 3yf Oct1; Dec26'12. 2,700 & 2,750 '10TH av (8:2219), nwc 207th; str & pt c; Albt V Donellan to Vito Masi & ano, 3885 10 av; Oct14; 5yf completion of str; Dec23'12. 675 to 1,200

LEASES.

Borough of The Bronx.

1149TH st E, sec Brook av, see Brook v, sec 149th.

1149TH st, 349 E, see Courtlandt av, 551 '149TH st, 349 E, see Courtlandt av, 551.
'141ST st, 731 E (10:2643), ns, 104 e
Jackson av, runs n150xe100 to Concord
av (Nos 629-31) xs50x50xs100 to st xw50 to
beg, except pt for Concord av; all; Fiss,
Doerr & Carroll Horse Co to Century Iron
Works, a corpn, 49 W 140; 4yf Mayl'14;
Dec23'12.

1156TH st E, swe Courtlandt av, see Courtlandt av, swe 156th.

Brook av, 530 (9:2275); sobrn of Ls to mtg for \$35,000; Phillip Lewin to Union Sq Savgs Bank, 20 Union sq; Dec21; Dec 23'12.

¹Brook av, 553-5 (9:2294); 2 bldgs; Saml Brener to Jos Jovans, 14 E 114; 3yf Jan 1'13; Dec23'12. 2,200 ¹Brook av (9:2275), sec 149th; sobrn of Ls to mtg for \$35,000; Jno Laue to Union Sq Savgs Bank, 20 Union sq; Dec21; Dec nom

'Concord av, 629-31, see 151st 731 E

Courtlandt av. 524 (9:2327); all; Katie etzman & ano to Ganne Palombo & ano, 24 Courtlandt av; 5yf Jani'l3; Dec23'l2. 960 to

¹Courtlandt av, 551 (9:2331), nwc 149th (No 349); cor str & pt c; Eugene J Busher to Chas Kuhn, 169 E 128; 5yf Nov 1'15; Dec26'12. 1,800 to 2,100

1'15; Dec26'12. 1,800 to 2,100

'Courtiandt av, 551 (9:2331), nwc 149th
(No 349); asn Ls; Louise F Burkhard to
same; Dec21; Dec26'12. nom

'Courtlandt av (9:2415), swc 156th; str
& c; Hubener-Escher Co to Simon Aronstam, 765 Courtlandt av; 5 8-12yf Sept1
'12; 5y ren; Dec23'12. 900

'Jerome av, 1579 (11:2859 & 2860); all;
Dora Schnapp, widow, to Edw B Teichman, 147 Norton pl, Bronx; 3yf Dec1; Dec
23'12. 900 to 1,200

23'12. 900 to 1,200

'Jerome av, 2637 (11:3202); double str &
pt b; Magda Operating Co to Wm Ambos,
2637 Jerome av; 2 5-12yf Dec1; Dec23'12.
660 to 900

'Longwood av, 863 (10:2689), str & b;
asn Ls; Chas Lipschitz to Chas Cappelle,
887 Longwood av; AT; Dec23; Dec24'12.
nom

Longwood av at junction Westchester v, see Westchester av at junction Long-

Park av, sec Wendover av, see Wen-over av, sec Park av.

dover av, see Park av.

Southern blvd 1813 (11:2958), 1-sty bk str & c, 14.9x67; M M & M Corpn to Thos Lynsky, 1825 So blvd; 9 10-12yf Nov1; Dec 26'12.

26'12. 600 to 960

'Tremont av, 939 (11:3126); str; John
Podolak to Maury Francois, 939 Tremont
av; 3yf Janl'13; Dec26'12. 168

'Tremont av (11:2950), ss, 70 e Crotona
av, 25x200, 1-sty bk bldg; all; Mary A
McCormack to Leopold Schiller, 1160 Tiffany & ano; 44-12y & 21 days f Dec9'11;
Dec20'12. 1,200 & 1,400

fany & ano, 44 Ly 1,200 & 1,400 Dec20'12. 1,200 & 1,400 Ly 1,000 av, 1085 (10:2670), asn Ls; John P Skelly to Jas H Bailey & Patk J Tague, both at 2271 7 av; Dec12; Dec23'12. nom "Washington av, 2191 (11:3037); str & 4 rooms on ground fl & 1 room on 2 fl; agmt amending Ls recorded Feb17; Clement H Smith with Herman Kleinert 2191 Wasington av; Dec17; Dec26'12. nom "Wendover av (11:2903), sec Park av, 48x 82; str & b; Louis E Kleban to Nathan & Frank Rosen; 3yf May1'13; Dec20'12. 3,000

¹Westchester av (10:2689), at junction Longwood av, str No 18 & b in 1-sty bldg now being erected, 15x50; Kellwood Real-ty Co, 815 Hunts Pt av, to Chas Lipshitz; 5yf Sept1'10; Dec24'12. 2,000

¹3D av, 3786 (11:2927); all; Fanny Zwilling to Jacob Smith, 3 W 122; 10yf Nov15; Dec20'12. 1,320 & 1,500

'Plots (*) 26-30, revised map Givan Homestead at Westchester; sn Ls; Isidore Tiger to Abe Schwartz, Fellenstein Farms, B of B, N. Y; AT; Dec19; Dec26'12. nom

MORTGAGES.

Borough of Manhattan.

DEC. 20, 21, 23, 24, 26

"Arden st (8:2174), es, 134 n Nagle av, 27x110; Dec23'12, 3y5%; Hensle Constn Co to Andw Wilson, Newark, NJ, trste Chas E Fleming. 22,000

"Arden st (8:2174); same prop; certf as above mtg; Dec23'12; same to same.

**Bleecker st, 247 (2:589), es, 67.11 s Cornelia, 15.9x66; PM; Dec23; Dec24'12; 5y5%;
 Louis E Stern, 138 W 136 to Jacob Kottek, 17 W 70.

mBroome st, 260-4 (2:414); ext of \$56, 000 mtg to July1'15 at 5½%; July24; De 20'12; Excelsior Savings Bank with Mar

2012, Excelsior Savings Bank with Mary O'Neill. nom of mBroome st, 319 (2:418), ss, 25.6 e Chrystie, 25.6x75.4; pr mtg \$25,000; Dec24'12; due Jan24'13; 6%; Heyman Marcus to Max Kobre, 43 E 123. 7.000

**Catharine sl, 8 (1:251), ws, 60 s Cherry, 0x40; PM; pr mtg \$10,000; Sept18; Dec 6'12, 3y6%; Patsy Garone, 118 Cherry, to filia Anzilone, 136 Cherry. 700 26'12, 3y6%; P. Milia Anzilone

"Cathedral Pkway, 112-8 (7:1864), 150 w Col av, 100x100; pr mtg 265,000; 13; Dec20'12; due &c as per bond; Old ceum Bldg Co, 60 Bway, to Julian M card, 21 E 82. ard, 21 E 82.

"Charles st. 2 (2:621), ns, 20 w 4th, 20x
79.3x20x79.4; PM; Dec19; Dec24'12; due &c
as per bond; Wilber C Goodale to Jno B
Phillips, Glenbrook, Conn, et al., 11,000

Phillips, Glenbrook, Conn, et al., 11,000

"Forsyth st, 45 (1:302); ext of mtg for \$23,500 to Dec!'15, 5%; Dec!0; Dec20'12; Bettie Rothfeld, 113 W 72 et al trstes Sigmund Rothfeld with Chas Bernstein, 3136 Bway & ano.

"Forsyth st, 178-80 (2:421), es, abt 175 n fivington, 50x100; pr mtg \$68,000; Dec 23'12, 3y6%; Forsyth St Realty Co, 220 Broome, to Clara Wronker, 296 Central Park W.

Park W. 5,000

"Forsyth st. 178-80; certf as to above mtg; Dec23'12; same to same.

"Hester st. 57 (1:310), ns. 63.6 e Ludlow, 24x75; PM; Dec23; Dec24'12; due &c as per bond; Chas Schimmer, 509 W 170 to Naomi A Solomon, 2345 Bway. 24.500

omi A Solomon, 2045 Bway.

"Hudson st. 575 (2:634), ws, 74.6 n 11th
24.10x75.1x25.2x75.11; ext of \$11,000 mtg tc
Decl2'15 at 5%; Decl8; Dec24'12; Anthony
McConnin, 81 Perry with Harold P Mills
Cambria Court, St Davids, Montgomery Madison st, 162, see 122d, 218-20 E.

Co, Pa. nom

"Madison st. 162, see 122d, 218-20 E.

"New st (8:2149), ws, at ns Washington
Bridge Park, runs w89.11 x n78.8xe50xn
Bridge Park, runs w89.11 x n78.8xe50xn
322.2xe28.4 to ws New xs— to beg; pr mtg
\$—; Oct2; Dec26'12, 3y6%; Pauline H &
Mary C Bogardus, Schenectady, NY to
Hannah Madden, 104 Clinton av, Albany,
NY. 1,500

"St Marks pl. 56 (2:449), ss. '275 e 2 av,
25x97.6; pr mtg \$—; Dec21; Dec23'12,
2y6%; Morris & Jacob Janos to Jacob C
Heinsheimer, 104 W 70 & ano. 3,500

"Stanton st. 197 (2:344); ext of mtg for
\$15,000 to Dec19'17 at 5%; Dec19; Dec21'12; Lawyers Title Ins & Trust Co with
Emil Neufeld & Isidore Kalfus, nom

"Thompson st. 98 & 100 (2:502); sal Ls;
Dec23; Dec24'12; demand; 6%; Nicola Martino to Beadleston & Woerz, 291 W 10.

"Washington pl. 9 (2:547), ns. 25 w Mer-

"Washington pl. 9 (2:547), ns. 25 w Mercer, 25x100; Dec20'12; due, &c. as perbond; Max Mindheim to Sara Cohn, 60 E 66, gdn Herbert Cohn et al. 35,000

West st, 15 (1:15); sals Ls; Dec14; Dec '12; Frank Rapolla to A Hupfel's Sons, corpn, 842 St Anns av. 1,916.74

a corpn, 842 St Anns av. 1,916.76

"William st, 263 (1:119), ns 250.5 6

Duane, 30x64.6; also 3D AV, 477 (3:913)
es, 104.11 s 33d, 18.6x85; Dec20'12, 2y6%
Nicholas T Brown of Sloatsbury, NY, to
Florence Hill, East Grinstead, Sussex

lorence Hill, 2001 (6,000 ng. 6,000 ng. 6,000 ng. 6 Weoster st, 43 (2:538); sal Ls; Dec6; ec26'12, demand. 6%; Tony Bello to Lion rewery, 104 W 108. 1340 wooster st, 101-3 (2:501), ws, 125.1 n oring, runs w100xn24.10xe5xn25xe95 to 70oster xx49.10 to beg; AT to strip 5 tide in rear of No 103 Wooster; pr mtg 70.000; Dec24; Dec26'12; due &c as per ond; Leon Tanenbaum to Theo Beran, 1 2.500 nd; Leon Tanenbaum to Theo Beran, 1 64.

bond; Leon Tanenbaum to Theo Beran, 1
W 64.

12.500

m3D st. 66 W (2:537), ss. 25 w West
Bway, 25x100; pr mtg \$35,000; Dec20'12;
installs, 6%; Leah Goldstein & Ida Walker to Stephen Cavinate, Fort Lee, NJ.
notes 2,600

m3D st. 66 W; ext of \$5,000 mtg to Dec
20'15 at 6%; Dec20'12; Leon Meyer with
Leah Goldstein, 2390 2 av, & Ida Walker,
23 W 111.

m4TH st. 403-25 E (2:359), ns. 100 e
Lewis, 353.9x193.6 to ss 5th (No 906-22).
with all RT&I in front of above on the
east; Dec10: Dec26'12; due &c as per bond;
Clinton S Harris, exr &c Betsey A Fay,
decd, & Maria A Sutton, Julia S F Harris,
Isabel F Cooper, Henry M Brewster &
Harry F Brewster, to Dry Dock Savgs
Instn, 341 Bowery.

"57H st, 906-22 E, see 4th, 403-25 E.

m5TH st, 906-22 E, see 4th, 403-25 E.

mSTH st, 55 W (2:572), ns, 152.7 e 6 av, 24.11x93.11; PM; Dec23: Dec24'12; due &c as per bond; Rose Judson to Manhattan Savgs Instn, 644 Bway. 30,000 m10TH st E, see 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 15th. m16TH st, 647 E (3:984), ns, 513 e Av B, 25x92; Dec23'12, 3y5%; Lorenz Maier to Ida Sattler, 306 W 102. 10,000 m20TH st, 206 W (3:769), ss. 105 w 7 av.

Ida Sattler, 306 W 102.

"20TH st, 206 W (3:769), ss, 105 w 7 av, runs w 25xs82.7xw20xs10xe49.8xn10xw4.8x n81.11 to beg; Dec23'12; 3y5%; Hugh E O'Reilly, Garden City, LI, to Emigrant Industrial Savgs Bank. 18,000 m 20TH st, 532-4 W (3:691), ss, 400 w 10 av, -x—; ext of \$14,000 mtg to Jan13 '18 at % as per bond; Dec4; Dec24'12; Clara H & Cornelia K Thomas with Kath E nom

oore.

P22D st, 232 E (3:902), ss, 175 w 2 av, ix98.9; Dec26'12; due Dec26'15; 4½%; atholic Church of the Epiphany, a corration, to Emigrant Indust Savgs Bank, Chambers.

51 Chambers. 10,000 m 22D st, 413-5 E (3:954), ns, 190 e 1 av, 47x98.9; pr mtg \$5,000; Dec19; Dec20'12; ly5%; Edw Gruninger, Bklyn, to Theo Baumeister, 532 W 150. 2,500

23D st, 67 W (3:825), leasehold; Dec23; ec24'12; demand; 6%; Peter Groll, 147 E 3 to Haaren & Gerdes Co, 67 W 23, 19,500

[26]

ano. 15,000

"29TH st W, ss, 100 w 11 av, see 11 av,
ws, 49.4 s 29th.

"32D st, 161 E (3:888), ns, 100 w 3 av,
25x98.9; Dec23'12, 5y5%; Emily C Mulligan, Morris Plains, NJ, to Union Sq Savgs
Bank, 20 Union sq. 15,000

"34TH st, 406 w (3:731), ss, 80 w 9 av,
20x98.9; Dec20 Dec21'12, 5y5%; Eightysixth St & West End Av Co to Scotch
Presbyterian Church, in City NY, 2, 6-8 W
96.

Pressyterian Church, in City NY, 2, 6-8 W
96.

"34TH st, 406 W; certf as to above mtg;
Dec20; Dec21'12; same to same.

"39TH st, 301 W, see 8 av, 601.

"40TH st, 149 W see 7 av, 561-5.

"42D st, 27A-27D W (5:1258), ns, 400 W
5 av, 78x200:10 to 43d (Nos 32-6); pr mtg
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^m43D st, 32-6 W, see 42d, 27A-27D W. ^m43D st, 107-9 W, see 44th, 108 W.

vgs Bank. **44TH st, 108 W, & 43D st, 107-9** ertf as to mtg for \$105,000; Dec ec26'12; same to same.

Dec26'12; same to same.

**M4TH st, 108 W (4:996), ss, 133.2 w 6
av, runs s100.5xe21.2xs100.5 to ns 43d (Nos
107-9) xw40xn100.5xe2xn100.5 to 44th xe
16.10 to beg; Dec24'12, 5y4'½%; A & N
Realty Co to Bowery Savgs Bank, 128
BOWERY.

**T05,000
Reader.**

45TH st, 17 E (5:1281); certf as to pay ent of \$10,000 on account of mtg; De (12; Jno Sergeant Cram to Arthur lestervelt.

^m53D st, 56 E (5:1288), ss, 116 w Park av, 16x100.5; Dec24; Dec26'12, 2y5%; Charlotte W Saenger, 6 E 81, to Wm M Sullivan, Rye, NY.

van, Rye, NY.

"58TH st, 133-7 W (4:1011), ns, 316.8 w 6
av, 50x100.5; Dec23; Dec24'12; due &c as
per bond; One Hundred & Thirty-five
West Fifty-eighth St Co to Germania Lifte
Ins Co, 50 Union sq.

15.000

Ins Co, 50 Union sq. 15,000 ^m58TH st, 133-7 W; consent & certf as to above mtg; Dec23; Dec24'12; same to same

m5STH st, 133-7 W; agmt as to priority of mtg; Dec23; Dec24'12; Anna N Polhemus with same.

meoTH st. 207 E (5:1415), ns, 115 e 3 20x100.5; Dec18; Dec24'12; 3y5%; Em Von Kattengell to Alfred E Schern horn, Southampton, LI, et al, exrs K T Schermerhorn.

152 E 37.

***m60TH st, 219 E (5:1415), ns., 355 w 2
av, —x—; ext of \$15.000 mtg to Apr18'16
at 5%; Dec24; Dec26'12; Minnie T Brown
with Edw J Hancy, 59 W 52, trstes Danl
B Fearing under will Geo Jones. nom

**m63D st, 36 E (5:1377), ss, 162 e Mad av,
20x100.5; PM; Dec24'12; 6y5%; Mary C
wife Ernest V Hubbard to Ida wife Max
W Mayer, 36 E 63.

30,000

**m63D st, 36 E 63.

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^m63D st, 236-8 E, see 122d, 218-20 E,

¹⁰64TH st, 414 E (5:1458); ext of \$10,000 mtg to Jan1'16 at 5%; Dec14; Dec20'12; Edw L Morse with Louis Tekulsky, 20 E 120.

m64TH st, 416 E (5:1458); ext of \$10.000 mtg to Janl'16 at 5%; Dec14; Dec20'12; Bankers Trust Co with Louis Tekulsky, 20 E 120.

20 E 120. nom

"65TH st, 326-8 E (5:1439), ss, 275 e 2
av, 37.6x100; pr mtg \$__; Dec10; Dec20
12; due, Mar10'13, 6%; Inter City Land &
Securities Co to Rebecca Goldberg, 838
Hewitt pl. 900

"65TH st, 326-8 E (5:1439), same prop;
certf as to above mtg; Dec3; Dec20'12;
same to same.

m75TH st, 207 W (4:1167), ns, 100 w Ams av, 25x107.5; pr mtg \$3,000; Jan23; Dec 20'12, 295%; Mary J Kelly, 620 W 147, to Thos P Kelly, 620 W 147, exrs Thos Kelly.

"78TH st, 154 E (5:1412), ss, 325 w 3 av, 18.9x102.2; Dee20'12, 5y5%; Mary A Hennessey to Benj Welles, Islip, LI, & ano, trstes for Harriet K Welles, will Benj S Welles.

m78TH st, 156 E (5:1412), ss. 95 e Lex av 18.9x102.2: Dec20'12; 5y5%; Jas R Keane to Benj Welles, Islip, LI, & ano trstes Harriet K Welles will Benj S Welles.

m79TH st, 101-7 E, see Park av, nec 79th,
m84TH st, 340 W (4:1245); ext of \$13,000
mtg until Jan1'16 at 5%; Dec16; Dec20'12;
Bankers Trust Co with Marie Schweers,
140 W 84. nom

298

m86TH ***t, 274 W (4:1233), ss, 140 e West End av, 20x102.2; Dec20; Dec21'12; due &c as per bond; G De W Hallett to Harlem Savgs Bank, 124 E 125. 25,000 mS6TH st. 274 W; sobrn agmt; De Dec21'12; Kate A Johnson with same Dec16;

mSSTH st, 109 E (5:1517), ns, 158.10 e
Park av, 25.6x100.8; agmt amending mtg
as to sobrn clause; Dec21; Dec24'12; Terence Smith with Agnes Smith. as to somith with Agnes Smith.

ms9TH st. 72 W (4:1202), ss, 63.8 e Col av, 36.4x100.8; Dec18; Dec21'12, 3y5%; Curtiss P Byron to Lily A G Coddington, 258 Riverside dr, et al, trstes Chas E Coddington for Kathleen L Stevenson.

42,000

m89TH st, 72 W (4:1202), ss 63.8 e Col av 36.4x100.8; pr mtg \$——; Dec18; Dec23'12' 2y6%; Curtiss P Byron, 2224 Ams av, tc Carolyn Koechlein, 127 Liberty, Plain-field, NJ. 5,000

mend, NJ.

"89TH st, 333-47 W (4:1250), ns, 412 w
West End av, runs n75.8xe112xn58.6xw—
to Riverside dr (No 170) xs— to 89th xe
174.10 to beg; Nov27; Dec23'12; due &c as
per bond; Wm H Barnard to Stephen C
Clark, Cooperstown, NY.

315,000

Clark, Cooperstown, NY.

**m90TH st, 100-2 E, see Park av, 1109-15.

**m94TH st, 330 E (5:1556), ss, 425 e 2 av, 25x100.8; Dee23'12, 1y6%; Margt McGranahan to Lamont Realty Co, 198 Bway.

150

m103D st, 107 E (6:1631), ns, 48 e Park av, 16x100.11; PM; Dee20'12; 1y5%; Jeshevah Taros Chaim of Harlem meaning (Hebrew Living Law Talmudical Academy), a corpn, to Lawyers Mtg Co, 59 Liberty.

m107TH st. 100 W. see Col av. 954.

"107TH st, 100 W, see Col av, 954.
"109TH st, 123-5 E, see 113th, 117-9 E.
"111TH st 75-9 E (6:1617), ns, 139.9 w
Park av, 46.9x100.11; Dec23'12, 5y4½%,
Fannie S Lewengood to N Y Soc for the
Relief of Widows & Orhpans of Medical
Men, 17 W 43.
"111TH st 100 W see Col av, 954.

"111TH st, 109 W, see St Nicholas av, 9.

m112TH st E, nwc Lex av, see Lex av, 1804.

m112TH st, 26-30 W (6:1595), ss, 389 w 5 av, 90x100.11; given as collateral security for payment of two notes; pr mtg —; Dec20; Dec21'12, installs, 6%; Hyman Goldstein, 1855 7 av, to Canal Realty Co, 41 Canal.

milith st. 158-60 E (6:1640), ss. 220 v 3 av, 50x100.11; agmt as to share owner ship in bond & mtg; Dec19; Dec2l'12 Saml R Rosenberg, 13 N Atlantic av, Ar verne, LI, with Hyman Spektorsky, 24 196, trste for Irving Rosenberg.

m114TH st, 322 E (6:1685), ss, 262.6 e 2 av, 18.9x100.11; pr mtg \$\frac{1}{2}\$—; Dec21: Dec 23'12, demand, 6\%; Maddalena Colucci, 322 E 114, to Westchester County Brewing Co, 21 Prospect av, Mt Vernon, NY.

m114TH st, 341 E (6:1686), ns. 200 w 1 v, 25x100.10; pr mtg \$20,000; Dec19; Dec 4'12: due Augl'18; 6%; Dan Cerulli. 316 2 117 to Jos J Asch, 780 Lex av. 3,500

m114TH st, 341 E (6:1686), ns,, 200 w 1 av, 25x100.10; ext of \$20,000 mtg to Augl '17 at 5%; Dec19; Dec24'12; Jos J Asch with Dan Cerulli, 316 E 117.

m115TH st, 339 E (6:1687), leasehold; pr mtg \$9,000; Oct7; Dec26712, 3y6%; Giu-seppe Goduti, 304 E 148, to Tommaso Martella, 133 W 101. 1,200

Martella, 133 W 101.

"115TH st, 409 E (6:1709); ext of \$8,000 mtg to Jan28'18 at 5%; Dec19; Dec20'12; Barbara Helinsky, 529 E 87, with Antonio & Angelo Gregorio, 409 E 115. nom "116TH st, 381 W, see Manhattan av, 385.

"118TH st, 343 E (6:1795), ns, 150 w 1 av, 25x100.10; pr mtg \$14,500; Dec21: Dec 24'12; due Jan2'16, 6%; Sebastiano Beninati to Nicholas Beninati, 230 E 111.

m11STH st, 275 W (7:1924), ns, 150 e 8 av, 25x100.11; pr mtg \$——; Dec24'12; 1y 6%; Rose Reilly to Myron Straus, 106 Seavlew av, B of Q. 300

Seaview av, B of Q.

m119TH st, 156 W (7:1903), ss, 117 e 7 av, 18x100.11; PM; Dec23; Dec24'12; due May 1'16; 5%; Martin L Tirrell to Anna E Cocks, 36 S 7 av, Rockaway Park, NY.
10,000

m122D st, 50 E, see Madison av, 1881.

m122D st, 218-20 E (6:1786); also 63D ST, 236-8 E (5:1417); also MADISON ST, 162 (1:272); also 25TH ST, 235-7 E (3:906); also 124TH ST, 333-5 E (6:1801); Mar2; Dec20'12; 1y6%; Emil & Barnet Reibstein to Jos Jacobs, 142 E 83 & ano. notes 3,000

m122D st, 329 E (6:1799), ns. 275 w 1 av, 21x100.11; PM; Dec19; Dec20'12; due, &c, as per bond; Michaels Realty Co to Margt Wall, 259 E 204.

m124TH st, 53-5 E, see Mad av, 1937.

m124TH st, 333-5 E, see 122d, 218-20 E.

m127TH st, 166 E (6:1775); ext of \$18,000 mtg to Nov21'17 at 43%%; Dec20'12; Evelue H Brainerd with Edw Quittner, 2 W 120.

m130TH st, 253 W (7:1936), ns, 220 e 8 av, 15x99.11; Dec21; Dec2612, 3y5%; Louis Y Davis to Mary C Laird, 742 St Nicholas av. 6,500

m131ST st. 48-50 W (6:1728), ss. 235 e
Park av, 42.8x100.11; also 109TH ST, 123-5
E (6:1637), ns. 205 e Park av, 50x100.11;
pr mtg \$ —; Dec20; Dec21'12; due June
20'13, 6%; Acadia Realty Co, 25 W 21, to
Estates Mtg Securities Co, 160 Bway.
1,200

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m131ST st, 48-50 W (6:1728), ss, 235 e Lenox av, 37x99.11; PM; Dec20; Dec21'12, 3y5%; Thos P Kelly to Wilson M Powell, 324 W 58.

m141ST st, 137-45 W, see 142d W, ss, 100

99.11; also 141ST ST, 137-45 W (7:2010), ns, 100 e 7 av, 150x 99.11; also 141ST ST, 137-45 W (7:2010), ns, 100 e 7 av, 125x99.11; pr mtg \$352,500; Dec19; Dec2l'12, installs, 6%; Kramer Contracting Co to Celia Deutsch, 1604 Madison av.

m142D st W & 141st st, 137-45 W; certf as to above mtg; Dec19; Dec21'12; same to

Co. nom "148TH st, 514-20 W (7:2079), ss, 225 w Ams av, two lots ea 41.8x99.11; 2 mtgs, ea \$5.875; two pr mtgs \$43,500 ea; Dec19; Dec20'12; due, as per bond, 6%; Hazel M Shannon, 212 W 80, to Athos Realty Co, 31 Nassau. 11,750

m148TH st, 518-20 W, see 148th, 514-6 W. m162D st W, nwe Ft Washington av, see Ft Washington av, nwe 162d. m163D st W, swe Ft Washington av, see Ft Washington av, swe 163d.

164TH st W, nec St Nich av, see St ich av, 3920.

misisT st W, swe Pinehurst av, see Pinehurst av, swe 181.

hurst av, swc 181.

***m204TH st W (8:2234), ws, 100 n Vermilbea av, runs w100xn50xw25xn147.11 to Bway xe125 to 204th xs196.5; Dec20'12; due &c as per bond; Frank L Nugent to Title Guar & Trust Co. 40,000

**mAv B (2:407), ws, 19.3 n 13th, 26.8x65; pr mtg \$12,000; Dec24; Dec26'12, 1y66'c; pr mtg \$12,000; Dec24; Dec26'12, 1y66'c; pr mtg \$0.200; Dec24; Dec26'12, 1y66'c; pr mtg \$0.200; Dec24; Condon av, to Clarence W Gaylor, 126 W 127. 1,000

mAmsterdam av, 1772 (7:2079); ext of mtg for \$29,500 to Mar15'15 at 5%; Mar 14; Dec23'12; Ida Klingenstein with Chas F Crary. non

mHrondway, 4 (1:11); leasehold of rooms

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"Fort Washington av (8:2136), swc 163d, 102.3x141.7x99.11x120; Dec26'12; due &c as per bond; Riverside Viaduct Realty Co to Germania Life Ins Co, 50 Union sq. 200,000

"Fort Washington av (8:2136); same prop; certf as to above mtg; Dec4; Dec 26'12; same to same.

26'12; same to same.

**MFort Washington av (8:2136); same prop; pr mtg \$200,000; Dec26'12, 1v6%; same to Kenton Realty Co, 135 Bway.

19,000

mFort Washington av (8:2136); same prop; certf as to above mtg; Dec26'12; same to same.

mFort Washington av (8:2136), nwc 162d.
102.3x118.5x99.11x140; PM; Dec12; Dec26'12, 3y6%; Hilliard Constn Co to Title Ins Co of N Y, 135 Bway.

mFort Washington av (8:2132)

"Fort Washington av (8:2123); same prop; certf as to above mtg; Dec12; Dec 26'12; same to same.

"Fort Washington av (8:2136); same prop; pr mtg \$30,000; Dec12; Dec26'12, 2 y6%; same to Montrose Realty Co, 135 Bway.

"Washington av (8:2136); same 34,500

Bway.

"Fort Washington av (8:2136), same prop; certf as to above mtg; Dec12; Dec 26'12; same to same.

"Hillside av (8:2173), nws, at ss Nagle av, runs sw239.4xn137.4 to Nagle av xe 196 to beg; PM; pr mtg \$154,000; Dec24; Dec26'12, Iy6%; Psaty Constn Co to Prospect Investing Co, at Purchase, NY.

mLenox av, 54 (6:1596), es, 68.5 n 112th, 32.6x100; pr mtg \$36,000; Dec20; Dec26'12, 2y6%; Henrietta Ingber, 139 W 116, to Salo Cohn, 62 E 81.

"Lexington av, 519 (5:1303), es, 20.5 n 48th, 20x70; Dec23'12; due &c as per bond; Jno M Kyle to New York Savgs Bank, 81 8 av.

"Lexington av, 1804 (6:1640), nwc 112th, 20.5x55; PM; pr mtg \$7.500; Dec26'12, 2y 6%; Claire J Forshew, 75 Washington pl, to Julia Vreeland, White Plains, NY, extrx Edw Vreeland.

mMadison av, 1881 (6:1747), sec 122d (No 50), old lines, 19x100; Dec19; Dec20'12, 5y, 5%; Bernard Gordon to Lawyers Mtg Co, 18,000

mMadison av, 1937 (6:1749), es, 66 n 124th, 22x85; also 124TH ST, 53-5 E (6:-1749), ns, 85 e Mad av, 50x100.11; pr mtg \$25,000; Dec23; Dec24'12, 3y6%; Mary A White, widow, to Jno B Brown, Chester-town, NY.

"Manhattan av, 385 (7:1943), nwc 116th (No 381), 19.11x50; Dec23'12, 4v5%; Reu-ben E Fichthorn to Emily L W Johns, Lawrence Park, Bronxville, NY. 10,000

Lawrence Park, Bronxville, NY. 10,000

"Nagle av, ss, at nws Hillside av, see
Hillside av, nws, at ss Nagle av.

"Park av (5:1508), nec 79th (Nos 101-7),
102.2x85; Dec26'12; due Octi'17; 6% until
completion of bldg, & 5½% thereafter;
Akron Bldg Co, 505 5 av, to Met Life Ins
Co, 1 Mad av. 800,000

"Park av (5:1508); same prop; certf as
to above mtg; Dec26'12; same to same.

"Park av, 1109-15 (5:1518), sec 90th (No 00-2), 100.8x82.2; pr mtg \$112,000; Dec 7; Dec23'12, 1y6%; Augustus B Gray, oughkeepsie, NY, to Hudson Mtg Co, 135 2way.

**Pineburst av (8:2177), swc 181st, 109.9x 112.10x114.11x117.11; bldg loan; Dec24'12; demand; 6%; Comfort Realty Co to Title Guar & Trust Co. 140,000

Guar & Trust Co. 140,000

mPinehurst av (8:2177), same prop; certf
as to above mtg; same to same.

mRiverside dr, 170, see 89th, 333-47 W.

mSt Nicholas av, 9 (7:1821), nwc 111th
(No 109), 29.7x106.5x25.2x121.11; pr mtg
\$25,000; Dec17; Dec20'12, 1y5%; Chas F E
Vogler, 109 E 111, to Emigrant Indust
Savgs Bank. 5,000

Vogler, 103 E 111, to Enally.

5,000

"St Nicholas av, 3920 (8:2121), nec 164th, 106.7x159.1x99.11x121.10; given to secure cash payment of \$10,000 to become due under contract for sale of above; pr mtg \$46,000; Dec21; due Feb19'13 without int; Church of St Rose of Lima, in County of NY, to Octav Land Co, 71 Bway. 10,000

"West End av, 530 (4:1233); ext of \$60,000 mtg to Aug 10'15 at 6%; Dec18; Dec 20'12; Leicestershire Realty Co with Eighty-Sixth St & West End Av Co, 103

Park av.

Park av.

"West End av, 596 (4:1236), es, 24.8 s
89th, 19x64; pr mtg \$---------; Dec20; Dec21'12,
5y4½%; Gertrude D, wife Gilbert R
Hawes, to Herrmann H Cammann, 165 W
58, & ano, trstes Edmund S Bailey.
21,500

m2D av, 122 (2:449), es, abt 55 n 7th, 26.8 x125; Dec20; Dec21'12; due Nov15'17, 4\% %; Louis Herman & Chas Milgrim, all of Bklyn, to Citizens Savgs Bank, 56 Bowers

"2D av, 1121 (5:1332); sal Ls; Dec23; Dec 26'12, demand, 6%; Thos Kelly to Lion Brewery, 104 W 108.

"2D av, 2602 (6:1675), es, 25.5 n 103d, 25x 74.7; also 2D AV, 2006 (6:1675), es, 75 n 103d, 25x 74.7; pr mtg \$26.500; Dec17; Dec 24'12; 3y5½%; Fanny Mandelbaum to Rudolph L Blumenthal, 733 Prospect av. 2,000

2412; 3y5½%; Fanny Mandelbaum to Rudolph L Blumenthal, 733 Prospect av. 2,000

m2D av. 2006, see 2 av. 2002.

m2D av. 2365 (6:1786), ws. 45.11 n 121st.
20x53.11; leasehold; pr mtg \$3,000; July1;
Dec21'12, 2y6%; Ottilie Hyams to Talie
Jungman, 1186 Lex av. 1,000

m3D av. 45 (2:465), sec 10th; sal Ls; Dec
24'12; demand; 6%; Rudolph Joseph to Geo
Ehret, 1197 Park av. 4,000

m3D av. 140-2 (3:870), swc 15th (Nos 144-6); sal Ls; Dec20'12; demand, 6%; Harry
Ilkovits, 1431 Charlotte, to F & M Schaefer Brewing Co, 114 E 51. 5,000

m3D av. 394 (3:884), nwc 28th (Nos 157-61), runs w120xn49.4xe56.5xs24.4xe63.7 to
3 av xs25 to beg; Dec23'12; due &c as per
bond; Edw B Corey, Far Rockaway, LI, to
1 av xs25 to beg; Dec23'12; due &c as per
bond; Edw B Corey, Far Rockaway, LI, to
1 av xs25 to 3 Mad av. 53,500

m3D av, 477, see William, 263.

m3D av, 1756 (6:1625), ws, 25.2 n 97th, 25x

^m3D av, 1756 (6:1625), ws, 25.2 n 97th, 25x 100; ext of \$5,750 mtg to Oct10'17 at 5%; Oct30; Dec20'12; Caroline A Buhler with Emma & Max Brand, 351 E 50. nom

"3D av, 1875 (6:1653), es, 75.7 s 104th, 24.10x110; pr mtg \$22,000; Oct4; Dec20'12; 3y6%; Moritz Weil to Adolph Metzger, 5 Mitchell pl & ano. 2,500

m4TH av, 379 (3:882); sal Ls; Dec23'12, demand, 6%; Jacob Mohr, Mt Vernon, NY, & Saml Elder, NY, to F & M Schaefer Brewing Co. 5,918.25

Brewing Co.

"5TH av (3:842), sec 15th (Nos 2-4), runs e150xs193.3xw25xn25.9xw125 to es 5 av xn77.6 to beg; Dec19; Dec21'12, 5y5%; Fredk T Van Beuren, Jno W A Davis, 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

m6TH av (3:797), ws, 63 s 22d, 40x65; Dec 23'12; due &c as per bond; Wm A Halbe, White Plains, NY & Sophia Halbe widow NY to New York Savgs Bank, 81 8 av.

m7TH av, 561-5 (4:993), nec 40th (No 149), 59.3x60; equal lien with mtg for \$95,000; Dec24'12; due &c as per bond; Kath E Brady to Edw S Clark, Cooperstown, NY.

mSTH av, 601-3 (3:763); ext of \$18,000 mtg to Decl'14 at 6%; Decl7; Dec23'12; Circlet Realty Co with Nina P Lowenstein, Elberon, NJ.

mSTH av, 601 (3:763), nwc 39th (No. 301), 24.10x80; ext of \$60,000 mtg to Jan10'16 at 4½%; Dec19; Dec23'12; Title Guar & Trust Co with Circlet Realty Co, 900 6 av. nom

^mSTH av, 603 (3:763); ext of \$35,000 mtg to Jan1'16 at 5%; Dec19; Dec23'12; Circlet Realty Co with Bank for Savgs, 280 4 av. nom

m10TH av, 858 (4:1066), es, 115.2 s 57th, runs e100xs5.2xw20xs20xw80 to av xn25.2 to beg; PM; Dec23'12; due &c as per bond; Theresa Abelson, 141 W 120, to Jno B Phillips, Glenbrook, Conn, et al. 16,500

milTH av (3:674), ws, 49.4 s 29th, 24.8x 100; also 29TH ST W (3:674), ss, 100 w 11 av, 75x98.9; pr mtg \$39,200; Dec19; Dec 24'12; due Marl'13, 6%; Devonshire Realty Co, 1038 5 av, to Annie Huss, 1461 Bryant av.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Certf (miscl) as to consent to chattel mtg dated Dec18; Dec23; Dec26'12; Alcazar Cafe & Restaurant Co to Pabst Brewing Co.

"Certf (miscl) as to chattel mtg for \$1,-274.58; Dec24; Dec26'12; Universal Manifold Book Co to Connor Fendler & Co.

Land at Bklyn, N Y (Miscl); Oct1; Dec F12; Ontario Bldg Co to Equitable Trust 24'12; Ontario E Co of NY trste.

"Land at New Rochelle (miscl); certf as to mtg for \$20,000; Dec18; Dec23'12; Tri-dent Realty Co to Corporate Investing Co.

"General mtg & agmt (miscl), as to cars & locomotive equipment lease; a cash 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 corpn, at Phila, Pa.

"General mtg (misc) car & locomotive Ls; cash payment of \$92,356; installs of \$35,000 each for 14 yrs; Oct15; Dec20'12; same to same.

mNeponsit Beach, W Rockaway B of Q (miscl); certf as to mtg for \$15,000; Dec 19; Dec2l'12; Neponsit Bldg Co to Title Guar & Trust Co, 176 Bway.

MORTGAGES.

Borough of The Bronx.

"Birch st (*), es, 100 n Chester av, 29.6 x100.5x38.6x100; Dec26'12; 3y6%; Michele Cieri to Agnes G W Bertieri, 16 Victoria rd, London, Eng.

mCharlotte st (11:2977), ws, 180.4 n Jennings, 40x100; pr mtg \$_{-}; Dec23'12, 39 6%; McEvoy & Koester Constn Co to Belle Smalbach, 265 W 127.

mCharlotte st (11:2977); same prop; certf as to above mtg; Dec23'12; same to same.

^mClifford pl. nec Jerome av, see Macombs ed, sec 176th.

Clifford pl. sec Jerome av, see Macombs l, sec 176th.

"Coster st (10:2764 & 2769), ws, 325 s Spofford av, 102.11x111.3x42.1; estoppel certf; Dec20; Dec21'12; Utility Realty Co to whom it may concern.

Featherbed la, see Inwood av, see Mambs rd, see 176th.

^mFeatherbed Ia, swe Jerome av, see Macombs rd, sec 176th.

^mFeatherbed la. nwe Jerome av, see Macombs rd, see 176th.

"Featherbed la, nec Macombs rd, see Macombs rd, see 176th.

St Pauls pl. sec Brook av, see Brook v, sec St Pauls pl.

av, sec St Pauls pl.

"Van Buren st (*), es, 175 n Van Nest
av, 50x100; pr mtg \$3.000; Dec21; Dec23
'12; due Aprl'17, 6%; Mary Schafer, 1729
Fillmore, to Alwin H A Borgmann, 1729
Van Buren, 2,400

m13STH st, 482 E (9:2282); sobrn agmt; Nov14; Dec23'12; Jno & Jno H Hoops with Lawyers Mtg Co, 59 Liberty. nom m13STH st E (9:2282), ss, 748.2 e Willis av, 19.6x85; Nov7; Dec20'12; 5y5%; Jno Hoops at Fort Cobb, Caddo Co, Okla to Lawyers Mtg Co, 59 Liberty. 9,000

m149TH st E, sec Brook av, see Brook av, sec 149th.

"150TH st, 751 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 E (9:2411), ns, 350.3 e Morris av, runs n116.10xe50xs24xw6.6xs92.8 to st xw43.6 to beg: Dec23; Dec24'12; due, &c, as per bond; Benenson Realty Co, 407 E 153, to Margt Nealis, 355 E 50. 6,000

m1518T st, 301 E; certf as to above mtg; Dec23; Dec24'12; same to same.

m152D st E (10:2644), ns, 185 e Robbins av, 25x145.5x27.11x133; ext of \$10,000 mtg to Nov1'15 at % as per bond; Nov6; Dec 20'12; Henry C Bertram, admr Pauline A Bertram, with Annie Wiesenthal.

m153D st E. swc Bergen av, see Bergen av, swc 153d.

"160TH st, 406 E (9:2381), ss. 350 w Elton av, 50x98.10; PM; pr mtg \$25,000; Dec14; Dec23'12; due &c as per bond; Benenson Realty Co, 407 E 153, to Ferguson Bros & Forshay, 103 Park av.

m163D st E, sec Morris av, see Morris av, sec 163d.

m170TH st, 412 E (11:2893), ss 106.3 e Webster av, 16.3x100; PM; pr mtg \$___; Dec21; Dec23'12, 2v6%; Bertha Garry, 869 Elsmere pl, to Bungay Co, 2796 3 av. 1,000

m172D st E (11:2845), ns, 39.9 e Jerome av, runs n26.9 to ss Walnut as on map Mt Eden xe50 to ws 8 av as on said map xs62.8 to 172d xw61.7 to beg; Dec26'12; due &c as per bond; Caroline C Back to Title Guar & Trust Co. 3,250

m175TH st E, swe Bathgate av, see Bathgate av, swc 175th.

m175TH st E, nwe So blvd, see So blvd, 1813.

m176TH st W, swc Jerome av, see Macombs rd, sec 176th.

m176TH st W, see Macombs rd, see Macombs rd, sec 176th.

m178TH st, 1181 E (*), ns, 300 e Bronx Park av, 25x100; Dec20'12; 5y5%; Ferd W Frankenberg to Elias H August, 55 W 77 & ano exrs Matilda August. 2,500

m178TH st E (*), ns, 325 e Bronx Park av, 25x100; Dec20'12; 5y5%; Ferdinand W Frankenberg to Elias H August, 55 W 77 & ano, exrs Matilda August, 4,500

m180TH st, 912 E, see Daly av, 2099.

m180TH st E, swe Daly av, see Daly av, swc 180th.

m186TH st E, nec Belmont av, see Belmont av, nec 186th.

"186TH st. nwc Crescent av, see Belmont

av, nec 186th.

"187TH st E, nec Prospect av, see Prospect av, nec, 187.

"194TH st E (12:3282), ns, 90 w Decatur av, 37.6x95.2; Dec26'12; due &c as per bond; Jno M Ruhl, 365 E 194, to Emilie Schulz, 161 E 116.

8,000

8,000

m198TH st E (12:3278), ss, 100.3 e Decatur
av, 25x95.6x25.1x100; Dec23'12; due &c as
per bond; Rose B Salberg to Title Guar
& Trust Co. 6,000

m204TH st E (12:3311), ns, 125 w Cadiz pl, 25x125; pr mtg \$—; Dec20; Dec21'12; due &c as per bond; Carmine Vetrano to Manhattan Mtg Co, 200 Bway. 9,000

"213TH st E, see White Plains rd, see White Plains rd, see White Plains rd, see 213th.

"216TH st E (*), ns, 125 w Laconia av, 25x109.4; pr mtg \$4,400; Dec14; Dec24'12; 1y6%; Maria Pappile & Domenico Dalo to Antonio G Raimondi, 48 6 av. 2,000

m^{232D} st E (*), sec White Plains rd, 105 x114; also 232D ST E (*), swc White Plains rd, 105x114, except pt for White Plains rd; Dec20; Dec21'12, 3y6%; Jane Cockburn to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY.

8 3 av, Mt Vernon, NY. 20,000

**m232D st E, swe White Plains rd, see 232d E, see White Plains rd.

**m236TH st E (11:3371 & 3390), ns, 200 e Oneida av, 25x100; also KATONAH AV, 4402 (11:3371 & 3390), es, 125 n 241st, 25x 85; Dec19; Dec20'12; installs; 6%; Ernst Keller to Mendel Marcus, 2905 E 5, Coney Island, NY.

Island, NY.

**m238TH st. 120 E (12:3372), ss, 200 e Oneida av, 25x100; pr mtg \$45,000; Dec14; Dec 20'12; due &c as per bond; Ernst Keller to Otto Keller, 4374 Martha av.

**mAv Von Humboldt (13:3423), es, 225 s 26'1st, 100x95; PM; Dec23'12, 3y4½%; 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 75xw66.5xnw66.9 to Aqueduct av xn75 to beg; Dec19; Dec20'12; 3y5½%; Domenico, Abbate Rocco J Palazzo & Vincent C Pepe to Isabella G Francis at Bridgehampton, LI.

3,900

hampton, Ll. 3,590 "Bailey av (12:3263), es, abt 414 n Can-non pl, 26.3x134.7x21.2x134; Dec18; Dec20 '12; due &c as per bond; Danl J R Foley 150 W 62 to Bridget Quinn, 150 W 62.

"Barnes av (*), ws, 78 n Randall, 26x
106x25x114; Dec9; Dec20'12; due June9'13,
—%; Attilio & Margherita B Massari to
Pasquale Bifulco, 128 Thompson. 150
"Bathgate av (11:2916-41), swc 175th;
transfer of tax lien for years 1902 to
1908, assessed to unknown; Mayl'11; Dec
24'12: 3y7½%; City NY to John H Ives,
14 St Marks av, Bklyn. 3,175.89

"Belmont av (11:3075), es, 145 s 188th,
50x100; also BATHGATE AV. 2504 (11:
3059), es, 100.4 s Pelham av, 50x82.4; also
PARK AV (11:3039), sec 185th, 25x100; pr
mtg \$85,100; Dec2l'12; due July1'13, 6%;
Alida Amabile & Teresa Lauritano to Jos
Russhon, 3131 Decatur av. 12,000

"Helmont av (11:3074), nec 186th, runs

Russhon, 3131 Decatur av. 12,000

"Belmont av (11:3074), nec 186th, runs
n100xe105.4 to ns Crescent av xsw128.4 to
William xw25 to beg, except pt for Crescent av, 186th & Belmont av; pr mtg \$10,000; Dec23'12; due &c as per bond; Guiseppe Iamascia, 636 Crescent av, to Henry
Elias Brewing Co, 403 E 54. 1,000

"Benedict av (*), ns, 251.11 e Storrow,
25x100; PM; Dec20; Dec23'12, installs,
6%; Alwin H A Borgmann to Wm Buhl,
1940 McGraw av. 2,000

mBergen av (9:2362), swc 153d, 48.9x94.11 x36.11x99.6; PM; pr mtg \$—; Dec26'12. 1y6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av.

"Boston rd, 1757-9, see Southern blvd,

1761-3.

"Brondway (13:3423), ws. 120 n 259th, 25 x100; PM; Dec17: Dec23'12, 3y4½%; C Anson Barker to Henry Forster. 2,370

"Bronxdale av (*), ws. 50 n Kinsella av, 50.5x85.8x50x92.2; PM; pr mtg \$3,500; Dec 20'12; due Oct1'13; 6%; Freda Brownshield 1860 Wallace av, to Saml Bitterman, 122 W 114.

mBrook av (9:2275), sec 149th, 85x50; Dec 23'12, 5y5%; Saml B Ogden, Bklyn, to Union Sq Savgs Bank, 20 Union sq. 35,000

"Brook av (11:2895), sec St Pauls pl, 41.8x100.8xn46.5x100.8; pr mtg \$36,000; Dec2; Dec24'12; due May20'13, 6%; Andw Kitchen Realty Co Inc, a corpn, 2009 Bronxdale av, to Jos Barone, 168 Lenox

[26]

mBrook av (11:2895), same prop; atso AND at Yonkers, NY; certf as to above ntg; Dec2; Dec24'12; same to same.

mtg; Dec2; Dec2412, same

"Commonwealth av, 96 (*); ext of \$2,500 mtg to Janl'16 at % as per bond;
Janl1; Dec24'12; Morris Avon & Ernest A
Tietjen with Eliz A Tietjen, 293 5 av.
nom

mConcord av. 584 (10:2642); ext of \$5,000 mtg to Dec24'17 at 6%; Dec24; Dec26'12; Louis Gordon & Moritz Gruenstein with Nathan Kirsh.

"Courtlandt av, 524 (9:2327); sal Ls; Dec 11; Dec23'12, demand, 6%; Ganne Palombo & Tonne Palle to A Hupfel's Sons, a corpn, 842 St Anns av. 2,200

^mCrescent av, nwe 186th, see Belmont av, nec 186th.

^mCrotona Pkway, es, 219.7 s 177th or Tremont av, see Daly av, ws., 252.8 s Tremont av or 177th.

^mDaly av, 2099 (11:3122), swc 180th (No 912), 31.4x101.6x31.3x99.6; Dec20'12; due Jan1'18; 5%; Cross Avenue Co, 3787 Bway to Bettie Rothfeld, 163 W 72 et al tretos Sigmund Rothfeld. 34,000

^mDely av. 2009; certf as to above mtg; Dec20'12; same to same.

mDaly av (11:3122), swc 180th, 31.4x101.6 31.2x99.6; sobrn agmt; Dec20; Dec23'12; Central Bldg Impt & Investment Co with Bettie Rothfeld et al. trstes Sigmund nom

mDaly av & Crotona Pkway (11:2985); same prop; certf as to above mtg; Dec19; Dec21'12; same to same.

"Daly av (11:2985), ws, 252.8 s Tremont av or 177th, 25.3x101.7x25x97.8; also CROTONA PKWAY (11:2985) es, 219.7 s 177th or Tremont av, 54.11x304.2x50.6x319.6; Dec 19; Dec21'12; due &c as per bond; Union-Tinton Impt Co to Harris Mandelbaum, 12 W 87.

mGouverneur av (12:3252), es, 400 n Sedgwick av, 25x100; PM; Dec20: Dec23 '12, 3v5½%: Abris Realty Co, 52 William, to Adam Wiener 348 Central Park W. 850

12, 3v5½%: Arbris Realty Co, 52 William, to Adam Wiener 348 Central Park W. 850

"Highway (*), leading to Reed's Mill.
ns, adj land S B Odell, runs nw223xnw153
xe76xsw104xse108 to beg; also PLOT begins (*), at nec of lot above described & adj land of said Odell, runs w150xn150xe
150xs150 to beg, with right to pass over
lands of W H I Howe to Boston rd (socalled); also WESTCHESTER TURNPIKE
& POST RD (*), es, at ns of the north
large gate post in picket fence, runs se
127xs182xsw20xse354.6xsw455xnw137 x nw
370xne430xnw2634 to said rd xne211.9 to
beg, contains 6 90-100 acres; also OLD
BOSTON RD (*), —s, where lands of
Meade & Howe are separated from Est
Jas Hyde, runs se292xsw155xnw309 to rd
xne235 to beg, except part conveyed to
City & County Contract Co by deed recorded June7'06; Dec17; Dec24'12; 3v5½%;
Holler Ice Mfg Co & ano to J Addison,
99 Center av, New Rochelle, NY, exr. &c,
Isaac M Daggett.

"Hoe av (11:2988), es, 275 n Jennings,
25x100; PM; or mtg \$1.000; Dec19; Dec
23'12, 3v6%; Frank Tomasino, L I City,
to Michl Romeo, 752 E 226th, & ano. 2,000

"Hoe av, 1505 (11:2981), ws, 25 s 172d,
25x100; PM; Dec23; Dec24'12; due. &c, as
per bond; Amelia Davis, 51 St Nicholas
av, to Sadie B Clocke, 800 Riverside dr.

"Intervale av, 998 (10:2704), es, 300.1 n
Westehester av, 25x100; Dec26'12, 3y

mIntervale av. 998 (10:2704), es. 300.1 n Westchester av. 25x100: Dec26'12, 3y 5'46 %; Thos Griffen to Ellen Anderson, 351 E 195.

mInwood av. see Featherbed la, see Macombs rd, see 176th.

mJackson av. 456 (10:2578). es. 302.2 s
147th, 25x100; 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 25; Dec23'12 demand, 6%; Edw B Teich-man to A Hupfel's Sons, a corpn, 842 St Anns av.

mJerome av, swc 176th, see Macombs rd, sec 176th. Jerome av. nec Clifford pl, see Macombs l, sec 176th.

"Jerome av, see Clifford pl, see Macombs d, sec 176th.

"Jerome av, nwe Featherbed la, see Ma-ombs rd, see 176th.

mJerome av, swe Featherbed la, see Ma-combs rd, sec 176th.

"Katenah av, 4402, see 236th E. ns., 200 e

Oneida av.

"Liebig av (13:3423), ws. 138.10 n 260th, 76.1x95x4x97.6; PM; Dec17; Dec21'12, 3v 4½%; Lena Clark to Henry Forster, 138 E 40. E. 40. 1.245

"Longwood av, 863 (10:2689), str Ls; Dec 23: Dec 24'12; installs; 4%; Chas Cappelle. 887 Longwood av, to Chas Lipschitz, 883 Longwood av. 3,000

"Lyon av, 2313 (*), ns, 100 w Parker av, 25x100; Dec 20; Dec 21'12, 3v5'½%; Wm L Jungermann to Minnie Hummel, 3688 Bway. 5,000

mLyon av, 2313; sobrn agmt; Dec10; Dec 21'12; Thos Scott with same.

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Mortgages

December 28, 1912

"Macombs rd, nec Featherbed la, see Macombs rd, sec 176th.

"Macombs rd, see Featherbed In, see Macombs rd, see 176th.

"Macombs rd (11:2866), see 176th, runs e—to ws Jerome av xs—to ns Featherbed la xn186xw152.7xnw408 to es Macombs rd xw—to beg; also JEROME AV (11:2849), nec Clifford pl, runs e—to el Cromwell's Brook as it formerly existed xn—to Jerome av xs—to beg; also JEROME AV (11:2848), see Clifford pl, runs e—to el Cromwell's Brook as it formerly existed xx—to ns 174th xw—to es Jerome av xs—to beg; also JEROME AV (11:2860), swc Featherbed la, runs w—to es Inwood av xs—xe—to el Cromwell's Brook as it formerly existed xn—to beg; also JEROME AV (11:2860), swc Featherbed la, runs w—to es Inwood av xs—xe—to el Cromwell's Brook as it formerly existed xn—to Jerome av xn—to beg; also INWOOD AV (11:2865), swc Featherbed la; pr mtg \$250000; Dec10; Dec24'12; 195%%; Royal E Moss, Red Bank, NJ; Florence C Gilbert, 33* Riverside dr; Octavia Earle, of White Plains, NY; Mignon G Brand, Chicago, Il; Mildred H Tuttle & Ethel Hays, New Rochelle, NY; Beverly Keator, Hartsdale, NY; Radall M Keator of New York, to Edw S Clark, Cooperstown, NY. 35,000

"Macombs rd Jerome av, Jerome av, Jerome av, Inwood av, same prop; ext of \$250,000 mtg to Dec17'13 at 6%; Dec10'Dec24'12; same with Stephen C Clark Cooperstown, NY.

"Merriam av, ws, abt 175 s Aqueduct av, see Aqueduct av, es, 175 s Merriam av.

mMiddletown rd (*), ns, 231.8 w Eastern blvd, 55x158.9x55x159.4; Dec17; Dec20'12; due &c as per bond; Chas R Baxter Constn Co to Margt McGill, 2328 Andrews av. 16,000

"Middletown rd (*), same prop; certf as to above mtg; Dec19; Dec20'12; same to same.

mMorris av (9:2422), sec 163d, 39x86; ext of \$31,000 mtg to Nov22'17 at 5%; Nov22; Dec20'12; Walter S Gurnee et al, trstes for Delia E Gurnee, with Wahlig & Sonsin Co, 1344 Bristow.

^mMuliner av, es, 200 s Brady av, see Mul-ner av, ws, 200 s Brady av.

mMuliner av, ws, 275 n Brady av, see Muliner av ws, 200 s Brady av.

Muliner av ws, 200 s Brady av.

"Muliner av (*), ws, 200 s Brady av, 25x
100; also MULINER AV (*), ws, 275 n
Brady av, 25x100; also MULINER AV (*),
es 200 s Brady av, 100x100; also LAND in
Mt Vernon, NY; pr mtg \$31,500; Oct29;
Dec24'12; due &c as per bond; Robt L
Moran & Fred L Hahn to Ellsworth C
Grey, at Leonia, NJ.

"Olinville av, 3644 (*), es, 333.4 s 216th, 33.4x100, except pt for Pleasant av; PM; Dec10; Dec20'12; 3v5½%; Geo Bonavia to Jas M Las Coste, White Plains, NY. 2,000

"Old Boston rd, see Highway leading to Reed's Mill.

Prospect av, 679-81 (10:2675), ws, 200 n
 152d, 25x95; Dec24'12; 4y5%; Louis B
 Samuels, 1522 Charlotte to Myers Curtiss, 2109 Bway.

mProspect av. 679-81; sobrn agmt of mtg for \$12,000 to mtg for \$10,000; Dec23; Dec 24'12; Philip Messenkopf & Jno Friedrich with same.

mProspect av, 910-12 (10:2690), es, 25 s 162d, 44.6x97; Dec24'12; 5y5%; Friedman Constn Co, a corpn, to Lawyers Mtg Co, 59 Liberty. 48,000

"Prospect av, 910-12, same prop; cert as to above mtg; Dec24'12; same to same

mProspect av (11:3115), nec 187th, 50x95; sobrn of mtg for \$10,300 to mtg for \$2,000; Dec10; Dec20'12; P & F Constn Co, a corpn, 663 Crescent av & Geo Maurer, 2408 Prospect av with Gussie Morgenstern, 118 Columbia.

mSouthern blvd. 1761-3 (11:2940). ws, 225 s Crotona Park E, runs w130,1xs16.4xw4.7x s25xe134.2 to Boston rd (Nos 1757-9) xn33.5 to Southern blvd xn33.10 to beg; pr mtg \$30,000; Dec19; Dec20'12; 2y; % as per bond; Kellwood Realty Co to Chas Lehnert, 1408 Franklin av. 8,000

"Southern blvd, 1761-3 & Boston rd, 1757-; certf as to above mtg; Dec19; Dec20'12, ame to same.

"Southern blvd, 1761-3 & Boston rd, 1757-9; sobrn agmt; Dec19; Dec20'12; Emil S nom 9; sobrn agmt; Levi with same.

"Southern blvd, 1761-3 & Boston rd, 1757-9; ext \$7,000; mtg to Dec19'17 at 5%; Dec 19; Dec20'12; same with Kellwood Realty Co, 815 Hunts Point rd.

Co, 815 Hunts Point rd.

**MSouthern blvd, 1813 (11:2958), nwc
16%; Thos Lynskey to Lion Brewery, 104

**Thos Lynskey to Lion Brewery, 104

**Thos Lynskey to Lion Brewery, 104

W 108, 500

"Southern blvd (10:2742), es, 270.5 s Aldus, 2 lots ea 42x150, 2 bldg loan mtgs ea \$43,000; Dec23'12, demand, 6%; Oval Constn Co (Inc), a corpn, to City Mtg Co, 15 Wall. 86,000

Wall.

**Southern blvd (10:2743), es, 180 s Westchester av, 42x117; agmt as to share ownership in mtg; Dec18; Dec20'12; Gibraltar
Mtg Co to Baron De Hirsch Fund, 80
Maiden la.

**Manufacture blvd (10:2742); same prop. 2

Southern blvd (10:2742); same prop; 2 rtfs as to above mtgs; Dec23'12; same

"Southern blvd (10:2742); same prop; 2 PM mtgs ea \$10,000; 2 pr mtgs \$43,000; Dec23'12, 3y6%; same to American Real Estate Co, 527 5 av. 20.000

Estate Co, 527 5 av.

***MSouthern blvd** (11:2976), nwc Wilkins av. 99.3x85.7x127.9, gore; Dec13; Dec20'12: 3y5%; Emil S Levi to Fanny Stern, 29 W 71 28,000

**Story av (*), ss, 239.8 e Olmstead av, two lots, ea 25x103.1; two mtgs. ea \$4,000; Nov1; Dec24'12; 3y5'4%; Wm F Angus to Central Mortgage Co, 60 Wall. 8,000

"Summit av (9:2524). es 175 s 162d, 25x 100; pr mtg \$7.500; Nov22; Dec24'12; due Apr22'13, 6%; Geo F & Christina E Bache to Alema Realty Exchange Co, a corpn, 1 W 34.

to Alema Realty Exchange Co, a corpn.

1 W 34.

"Tieman av (*), ws. 425 s Chester av. 25
x100; sobrn agmt; Dec20; Dec23'12; Mount
Vernon Builders Supply Co with North
Side Mtg Corpn, 391 E 149.

"Union av. 1085 (10:2670); sal Ls; Dec
12; Dec23'12, demand, 6%; Jas H Bailey
& Patk J Tague to A Hupfel's Sons, a
corpn, 842 St Anns av.

"Walton av (11:2850), ws. 207.7 s 176th,
50x100; Dec23'12; due &c as per bond;
August Nelson, 193 W 168, to Karl Riese,
145 E 116.

"Walton av (11:3179), ws, 153.3 s 181st, runs s102.9xs—xne100 to av xn— to beg; also PLOT (11:3170), begins 24.1 e Walton 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 Chrystie, runs ne— to pt 318 e Jerome av xse 33xne39xnw12xne43.10xsw15.8xnw— to pt 24.1 e Walton av & 150 s 181st xw24.1 to av xs— to beg; pr mtg \$9,000; Dec19; Dec 20'12; 1y6%; Mundane Realty Co to Edw A Faust, 157 W 142.

A Faust, 157 W 142. 2,500

mWalton av, Plot, Walton av, same prop; certf as to above mtg; Dec19; Dec20'12; same to same.

mWashington av (*), es, 146.3 n 2d, as on map in partition of Real Estate of Wm Adee, 75x100, except pt for Benson av; Dec26'12; due Jan2'1'15; 6%; Mary E wife of & Richd T Fordham to Hahnemann Hospital of City of NY, 657 Park av, 1,000

mWashington av (9:2389), nws, 195.2 ne 167th, 40x140.3; ext of \$2,300 mtg to Dec 5'14 at % as per bond; Dec24; Dec26'12; Isadore M Levy with Bernard A Greenthal, 1185 Wash av.

mWebster av (12:3277), ws, 50 s 195th,

mWebster av (12:3277), ws, 50 s 195th, 50x99.10x50x99.11; Dec24'12; 5y6%; Quiller Morgan Co, 793 Bway, to Metropolitan Savings Bank, 59 Cooper sq. 15,000 mWebster av (12:3277), same prop; certf as to above mtg; Dec23; Dec24'12; same to same.

to same.

"Westchester av (10:2676), ss, 126 ne
Union av, 25x119.6x25x—; Dec20'12; 5y5%;
Louis B Samuels to Hope I Powel, Newport, RL. 20,000

Louis B Samuels to Hope 20,000 port, RL. 20,000 mWestchester turnpike & Post rd, es, see Highway leading to Reed's mill. mWest Scofield av (*), ss, at nwc land Michl McWheeny, runs si00xw120 to common high water mark Eastchester Bay xn 100 to av xel10 to beg, City Island; Dec 19; Dec21'12; due & ca s per bond; Robt Kelly to Evelyn L Wood, 357 W 123. 2,500 mWhite Plains rd (*), sec 213th, 100,4x 113.3x100x105.2, except pt for rd; Dec13; Dec26'12; due & ca s per bond; Chas W Oakes to Jno Riegelman, 1925 7 av. 10,000

White Plains rd, swc 232d, see 232d E, see White Plains rd.

"White Plains rd, see 232d, see 232d E, see White Plains rd.

sec White Plains rd.

"Wilkins av, nwe Southern blvd, see
Southern blvd, nwe Wilkins av.

"3D av. 3786 (11:2927), leasehold; Dec14;
Dec24'12; demand, 6%; Jacob Smith to
Carlfried Amusement Co, 350 Bway. 800

"3D av. 3861-3891 (11:2919), ws. 115.4 n
Wendover av. 200.11x109.6x200x90; Dec23

'12, 2y6%; Zarland Realty Co to David
Schwartz, 107 6 av. Bklyn.

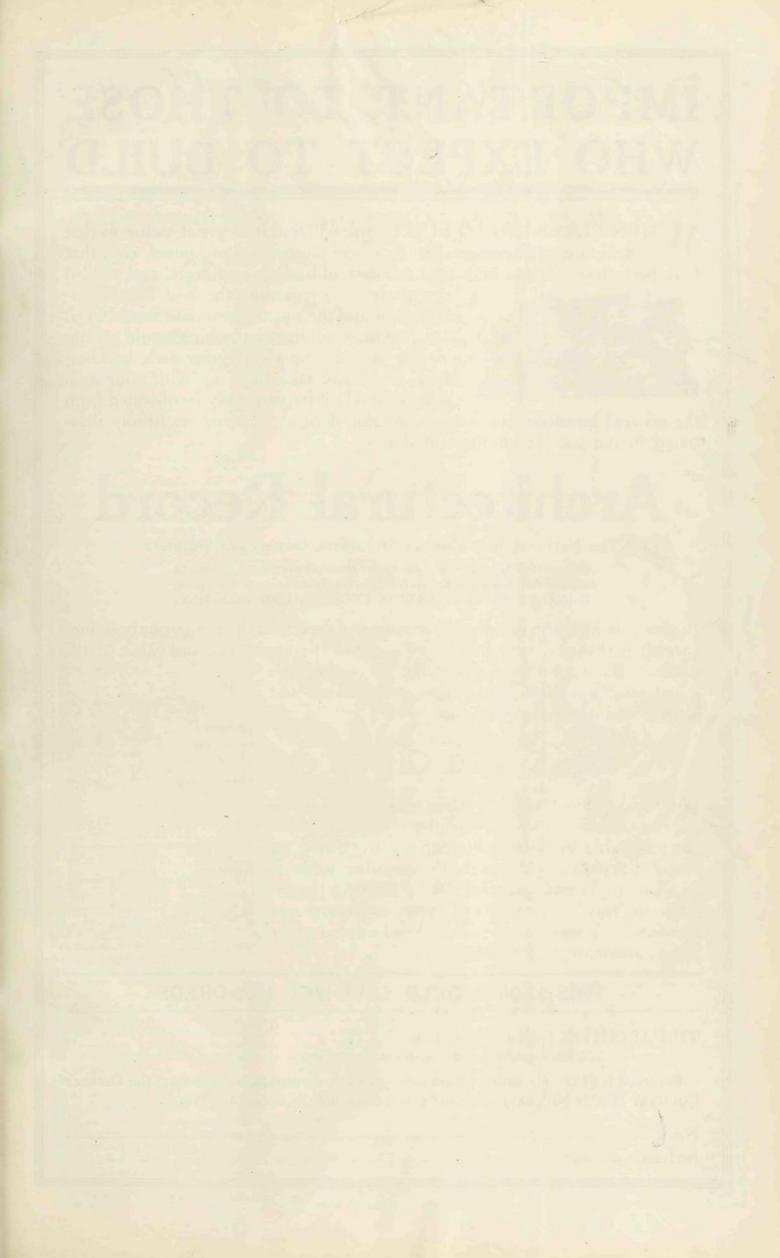
20,000

"3D av. 3861-3891; certf as to above migr.

m3D av, 3861-3891; certf as to above mtg;

m3D av, 3861-3891; certf as to above mtg; Dec23'12; same to same.
m3D av, 3968 (11:2929); ext of mtg for \$12,000 to Dec1'17; 5%; Dec1; Dec26'12; Edw W Davis with Chas Lewin, 265 W 129.
m3D av (11:2925), es, 191.2 s 170th, 72.9x 209; A T to strip 2x209.5, adj above on north; PM; pr mtg \$15,000; Dec24; Dec26'12; due Jan1'18; 6%; Regina Peltin to Jno J Tully Co, 1603 Boston rd. 8,500

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learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from

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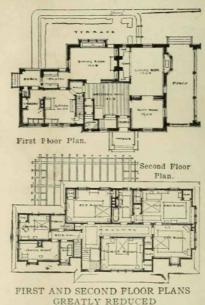
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DECEMBER 28, 1912

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*

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

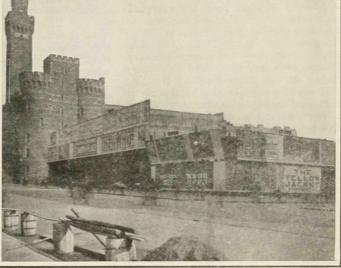
advertisers know, that a test case would send it to its long home with many other enactments for the public good which the Court of Appeals in its infinite wisdom has declared unconstitutional.

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 bill-board 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 AMERICA IS SIMILARLY PLACARDED IN MANY PLACES.

DOUBLE-DECKED BILLBOARDS ON CAR BARNS ADJOINING THE 71ST REGIMENT ARMORY ON FOURTH AVENUE.

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

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 143d 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 perdrew 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

*From a paper read before the National Civic Association.

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 119th 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 300 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 double-decker 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 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 un-

speakably 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 occupied 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 con-

*From 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, and especially in several Western communities.

The same thing is indicated by conditions in suburban New England. we have a form of tenement house, the wooden three-family flat, of which 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 England because, as it does not fall within the local definition of a tenement house, it is not subject to any of the require ments 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 in; 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, 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 owners 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 at-

tacks 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 suburbaa 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 this:

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 need 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 the city of as many thousand popula-tion 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 thou-sands 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 cit-The evils were concentrated there, we could see the outrages practiced upon tenants and the dangers which threat-ened the rest of the community, and we said these iniquities must go. But now said these iniquities must go. But a clearer and fuller knowledge 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 step toward something better, but the general situation demands not a tenement 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 in 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

COMMITTEE of the Board of Es timate 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 op-portunity for an expression of views on several different plans for the distribu-tion of the expense. The committee, tion 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-



JOHN'S CHURCH, WHICH WILL BE CUT THROUGH BY THE WIDENING OF VARICK STREET.

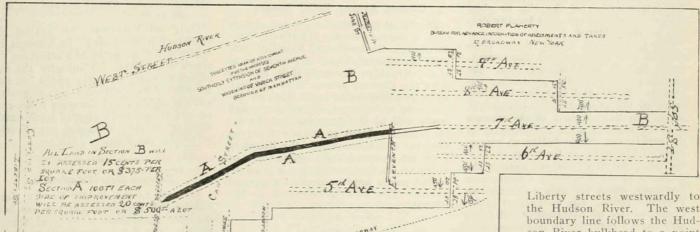
area of assessment but excluding district "A," 33 per cent.
District "C," the Borough of Manhat-

tan, 40 per cent

southerly end to Carmine street, 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 59th 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 direc-tion 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 ASSESSMENT FOR THE EXTENSION OF SEVENTH AVENUE AND WIDENING OF VARICK STREET.

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 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; thence northerly along Wash-

ington 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 59th 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 avenue 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 remnants 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 mous 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 155th 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 season.

BRONX CIVIC CENTER.

Grand Boulevard and Concourse As a Site for the Public Buildings.

The Borough of The Bronx are intensely interested in the question 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 161st 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 149th 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 sarve 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.

HOW TO PRESERVE VALUES.

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 and proper in appropriate locations, but quite out of place when planted on city blocks heretofore exclusively devoted 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 in Brooklyn and is bounded by Utica avenue, Church avenue, East 49th street, Snyder avenue, Schenectady avenue, Avenue J, East 34th street, Avenue I, East 17th street, Foster 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 amend-ment to the Public Service Commission Law for presentation to the Legislature, giving jurisdiction over telephones and telegraphs within the First District to 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. 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

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 country.

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 vill interlock with the values on the next street in a way that can be seen, understood and explained. Accuracy 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 assessor 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 surrounding 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.

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 Williams, 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.

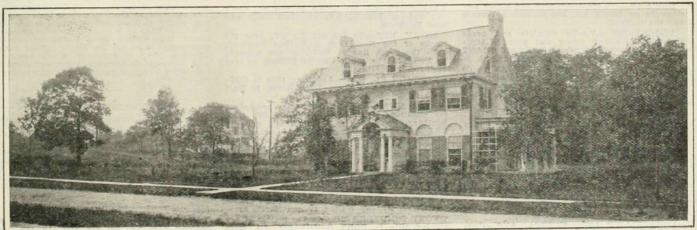
Considering the early operation of this through electric service, together with the outlet afforded for motor and vehicle traffic over the Queensboro Bridge, and the near completion of the Queensboro excellent system of asphalt roads throughout the main arteries of travel on North Shore of Long Island 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.

Street and Other City and Borough Improvements.

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

Municipal improvements may be divided to the contraction of the contraction of the contraction of the contraction of the divided to the contraction of the

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Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2.000, must be submitted to the Board of Estimate for authorization.

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

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment. There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District resources are subjected as the case of matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Staten Island.

AT THE BOROUGH HALL, ST. GEORGE, ON JAN. 7, AT 10.30 A. M.

PENNSYLVANIA AV. ETC.—To construct sewer in PENNSYLVANIA AV, from Tompkins av east to Vermont av, 4th Ward.

IRVING PL, ETC.—To construct 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 Kalb st and its north end; and, through an easement through the prolongation of RHINE AV, in a north direction for a distance of 35 ft., to connect with the existing sewer in an easement through the land wined by GEO. W. VANDERBILT, in the 4th Ward.

AMBOY RD.—To construct sidewalks on AMBOARD, bet Crooke's Crossing and Little Dublin rd; and, on GIFFORD'S LA, bet Amboy rd and the railway station, 4th and 5th Wards.

SHARPE AV.—To construct sidewalks on SHARPE AV, bet Hatfield av and Charles av, 3d Ward.

BUSH AV.—To construct curb and gutter and sidewalk on BUSH AV, bet Richmond Terrace and the railroad.

BLACKFORD AV.—To regulate and grade sidewalk, curb and gutter and pave BLACKFORD AV, from Grant st eastward; and GRANT ST, bet Blackford av and Innis st, 3d Ward.

FOREST AV.—To widen FOREST AV to 60 ft., bet Manor rd and Cherry la; and to extend said FOREST AV to the Richmond turnpike by way of either Lakeview rd or Bartlett boulevard, 1st Ward.

LOCAL BOARD RESOLU-TIONS.

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 177TH ST., ON DEC. 23.

LONGFELLOW AND SENECA AVS.—Constructing RECEIVING BASINS at the north-

east, northwest, southeast and southwest cor-ners, together with all work incidental thereto.

VINEYARD PL.—Laying out VINEYARD PL, from 175th to 176th st. Laid over until Jan, 13.

Local Board of Chester.

AT BOROUGH HALL, 3D AV. AND 177TH ST., ON DEC. 23.

PAULDING AV.—Constructing sewer and appurtenances in PAULDING AV, bet Walker av and the property of the New York, New Haven & Hartford Railroad Co., together with all work incidental thereto. Laid over until Jan. 13.

HUNT AV.—Extension of HUNT AV, from Rhinelander av to White Plains av. Denied.

CLASONS POINT RD.—Constructing sewer and appurtenances in CLASONS POINT RD, bet Bronx River av and Westchester av, together with the work incidental thereto. Denied.

FORT SCHUYLER RD.—To change the lines of FORT SCHUYLER RD, bet Morris lane and Shore drive, by deflecting it to the west. Laid over until Jan. 13.

EAST 214TH ST.—Regulating, grading, etc., EAST 214TH ST, from White Plains av to Barnes av and all work incidental thereto. Laid over until Jan. 13.

Local Board of Van Cortlandt.

Local Board of Van Cortlandt.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON DEC. 23.

ALBANY RD., ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadways of ALBANY 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 thereto. Laid over until Jan. 13.

VAN CORTLANDT PARK SOUTH.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in VAN CORTLANDT PARK SOUTH, from Broadway to Mosholu Parkway South, and bulining steps, railings and appurtenances in said st, bet Van Cortlandt av and Gale pl. to gether with all work incidental thereto. Adopted. NEWTON AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in NEWTON AV (Post rd), from West 253d st, to West 260th st, together with all work incidental thereto. Laid over until Jan. 13.

WEST 256TH ST.—Changing the grade of th

WEST 256TH ST.—Changing the grade of WEST 256TH ST, bet Broadway and Fieldston rd; also changing the grade of SYLVAN AV, in accordance with a sketch submitted by the Chief Engineer of the Borough. Laid over until Jan. 13.

WEST 231ST ST.—Paving with asphalt blocks, on a concrete foundation (permanent) the roadway of WEST 231ST ST, from Corlear av to Bailey 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 11, 1912, and they are amended to read as follows: "Paving with sheet asphalt on a 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 roadway of WEST 231ST ST, from Corlear av to Bailey av, setting curb where necessary and all work incidental 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.

STH AV, ETC.—To exclude from THE STREET SYSTEM an area at the junction of 8th av, Bleecker st and Bank st.

WEST 138TH ST.—Acquiring title to the lands, etc, required for opening and extending WEST 138TH ST and WEST 139TH ST, from Edgecombe av to St. Nicholas av.

TTH AV ETC.—Acquiring title to the lands.

TTH 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 VARICK ST, from Franklin st to West Broadway.

BRONX.

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 East 139th sts.

3D AV, ETC.—To lay out 3D AV, over the tracks of the New York & Harlem Railroad, from the north line of Welch st (as acquired in 1887) to the south line of Pelham av (as acquired in 1869).

COTTAGE PL, ETC.—Acquiring title to COTTAGE PL, from Crotona Park South to East 170th st

EAST 156TH ST.—Amending the proceeding for acquiring title to EAST 156TH ST, from Southern Boulevard to Truxton st; and, to FRUXTON ST, from Leggett av to Longwood av, so as to relate to EAST 156TH ST, from Southern Boulevard to Worthen st, excluding the right-of-way of the New York, New Haven & Hartford Railroad; and, to TRUXTON ST, 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 NORTH ST, bet Walton av and Morris av.

FORT SCHUYLER RD.—In the matter of ac-tiring title to FORT SCHUYLER RD, from the east boundary of the land acquired for

West Farms rd, at Westchester creek, to Mor-

UNIONPORT RD.—Proposed area of assessment in the matter of acquiring title to UNIONPORT RD, from Morris Park av to Bronx Park East, near Bear Swamp rd.

BROOKLYN.

BROOKLYN AV, ETC.—Change the lines and grades of THE STREET SYSTEM bounded by Brooklyn av, Snyder av, Schenectady av and Clarendon rd.

Clarendon rd.

OCEAN PARKWAY, ETC.—To change the grade of THE STREET SYSTEM bounded by Ocean parkway, Av L, East 8th st and Av N.

51ST ST.—Acquiring title to the lands, etc., required for opening and extending 51ST ST, from 17th av to West st, excluding the right-of-way of the Long Island Rallroad.

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, SCHENECTADY AV, from the former city line to Paerdegat av.

QUEENS.

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TERMINAL FACILITIES.—Bounded by Borden av, Van Dam st. Thompson av, Meadow st, the north shore freight connection of the Long Island Railroad near Haywood st. Hunters Point av and the centre line of Dutch Kills Creek, and includes water and car float connections on Dutch Kills Creek bet Borden av and its head near Nott av.

JAY AV.—Amending the proceeding for acquiring title to JAY AV, from Willow av to Mueller 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.—Acquiring title to SKILL-

SKILLMAN AV.—Acquiring title to SKILLMAN AV., from Greenpoint av to the angle point bet Hulst st and Van Pelt st, 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, 51st st, Corona av, Rodman st, Otis av, Orentes st, Marlowe av, Lewis av, Sothern av, Gerry av, Marlowe av and Corona av, 2d Ward.

STEINWAY AV ETC.—Change the Hage and

STEINWAY AV, ETC.—Change the lines and grades of THE STREET SYSTEM bounded by Steinway av, Potter av, 15th av and Astoria av, 1st Ward.

t Ward.

ROCKAWAY BEACH BOULEVARD.—To lay
the lines and grades of ROCKAWAY out the lines and grades of ROCKAWAY BEACH BOULEVARD (Washington av), from Adirondack Boulevard to Beach 125th st (Mon-mouth av), 5th Ward.

RICHMOND.

RICHMOND.

ROSEBANK AV.—Change the grades of ROSEBANK AV, from Staten Island Railway to Townsend av, 4th Ward.

KISSEL AV, ETC.—Acquiring title to an easement having a width varying from 20 ft. to 50 ft., for sewer purposes, in KISSEL AV and BRIGHTON BOULEVARD, from Castleton av to Richmond terrace; thence north to the pierhead and bulkhead line in the 1st Ward, Borough of Richmond, which easement is shown on a map dated July 3, 1912, and bearing the signature of the President of the Borough, which map was adopted by the Board on December 12, 1912.

PUBLIC HEARINGS.

PUBLIC HEARINGS.

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

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

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

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

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments, or either of them, must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Jan. 21, 1913, at 11 a. m., when testimony will be taken:

BROOKLYN.

4TH ST.—Regulating, grading, curbing and flagging 4TH ST, bet 4th and 5th avs. List 2600.

CORTELYOU RD.—Paving, bet Ocean Parkway and East 5th st. List 2816.

SOTH ST.—Regulating, grading, curbing and flagging 80TH ST, bet 1st and 2d avs. List 2819.

EAST 2D ST.—Regulating, grading, curbing and flagging EAST 2D ST, from Beverley rd to Cortelyou rd. List 2820.

WEST 2D ST.—Regulating, grading, curbing and flagging WEST 2D ST, bet Neptune and West avs. List 2827.

West avs. List 2827.

JOHNSON ST.—Regulating, grading, curbing and flagging JOHNSON ST, bet East 7th st and Coney Island av. List 2832.

SENATOR ST.—Regulating, grading, curbing and flagging SENATOR ST, bet 2d and 3d avs. List 2834.

EAST 13TH ST.—Regulating, grading, curbing and flagging EAST 13TH 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 av to Ocean parkway, excluding 12-ft. malls within the blocks of the centre of the street. List 2898.

of the street. List 2898.

AV K.—Paving, 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 and Gravesend av. List 2901.

LINCOLN PL.—Paving LINCOLN PL, from a point 660 ft. east of Classon av to Franklin av. List 2909.

EAST 31ST ST.—Preliminary pavement, etc., on EAST 31ST ST, from Canarise la to Clarendon rd. List 2922.

PRESIDENT ST.—Paving, bet Bedford and

PRESIDENT ST.—Paving, bet Bedford and Rogers avs. List 2923.
74TH ST.—Paving, bet 6th and 7th avs. List 2837.

2837.

CARROLL ST.—Paving CARROLL ST, from Nostrand av to a point 200 ft. west of New York av. List 2867.

62D ST.—Regulating, grading, curbing and flagging 62D ST, bet 6th and 7th avs, and bet 8th and Fort Hamilton avs. List 2875.

13TH AV.—Paying 13TH AV, bet 37th 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 at the intersecting and terminating streets.

BLAKE AV AND MILFORD ST.—Sewer bases, at the northeast and southeast corners. Area of assessment. Blocks 4262 and 4277. List 2852.

DUMONT AV AND WARWICK ST.—Sewer basins on all four corners. Area of assessment: Blocks 4062, 4063, 4078 and 4079. List 2856.

TILDEN AV AND EAST 32D ST.—Sewer basins, at the northeast corner. Area of assessment: Block 4903. List 2861.

19TH AV.—Curbing and flagging, from 86th st to Bath av. Area of assessment: Blocks 6371, 6372, 6405 and 6406. List 2912.

QUEENS.

SHAW AV.—Regulating, grading, curbing and flagging SHAW AV, from Jamaica av to Atlantic av, 14th Ward, together with a list of awards for damages caused by a change of grade. List 2513.

WILBUR AV. Bernelling State of S

grade. List 2513.

WILBUR AV.—Regulating, grading, curbing, flagging and laying crosswalks in WILBUR AV, from William st to Sunswick st, 1st Ward, together with a list of awards for damages caused 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 of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to this assessment must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Dec. 31, 1912, at 11 a. m., when testimony will be taken:

MANHATTAN.

WEST 225TH (MUSCOOTA) ST.—Bet Broadway and the dividing line bet Manhattan and the Bronx. List 2967.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

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11TH AV AND 61ST ST, Brooklyn.—Acquiring title to certain real estate at and near the NORTHWEST corner of 11TH AV AND 61ST ST, 30th Ward, for the purpose of maintaining, preserving and increasing the supply of pure 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. Brooklyn, on Feb. 1, 1913, for the appointment of commissioners of appraisal in the above mentioned proceeding.

WHITLOCK AV QUEENS.—Acquiring title to the lands, etc., required for opening and extending 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., for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

Application will be made to Special Term, art 3, Supreme Court, MANHATTAN, on Jan. 1913, at 10.30 a.m., for the appointment of mmissioners of estimate and a commissioner assessment in each of the following proceed-

wallace av, etc., bronx.—Acquiring title to the lands, etc., required for opening and extending Wallace Av, from Baker av to Bear Swamp rd; barness Av, from Baker av to Bear Swamp rd; Matthews. Av, from Baker av av at a point about 149 ft. east of its intersection with the east line of barnes av to Bear Swamp rd, and Mulliner Av, from Morris Park av to Bear Swamp rd, in the 24th Ward.

NEWTON AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending NEWTON AV, from West 253d st to West 260th st, 24th Ward.

FINAL REPORTS.

FINAL REPORTS.

WESTCHESTER AV, ETC, BRONX.—In the matter of the application and petition of George B. McClellan, Herman A. Metz, Alexander E. Orr, Charles Stewart Smith, Morris K. Jesup, John H. Starin, Woodbury Langdon and John Claffin, constituting the Board of Rapid Transit Railroad Commissioners of The City of New York, on behalf of said City, for the appointment of Commissioners of Appraisal, under chapter 4 of the Laws of 1891, and the various statutes amendatory thereof and supplemental thereto, relative to ACQUIRING THE PERPETUAL EASEMENTS necessary for the construction, maintenance and operation of an elevated railroad in WESTCHESTER AV, from 3d av to the Southern boulevard; thence along the SOUTHERN BOULEVARD to Boston rd; thence along BOSTON RD to 181st st, wherever said easements have not been already acquired by purchase or otherwise. The supplemental and amended report of the commissioners of appraisal in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 6, at 10.30 a. M.

a. m.

KENT ST, ETC, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending KENT ST, from Oakland at to Provost st: MESEROLE AV, from Jewell st to North Henry st: DIAMOND ST, from Greenpoint av to Meserole av: MOULTRIE ST, from Greenpoint av to Humboldt st, and HUMBOLDT ST, from Greenpoint av to Normah av, 17th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Dec. 31, at 10 a. m.

BILLS OF COST.

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NORTH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending NORTH ST, from Jerome av to Aqueduct Av East, 24th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on Jan. 6, at 10.30 a. m.

CASTLETON AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending CASTLETON AV, from Richmond av to Jewett av, 3d 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 Jan. 9, 1913, at 10 a. m.

By Comm'rs of Estimate and Assessment.

By Comm'rs of Estimate and Assessment.

CHURCH AV, BROCKLYN.—Acquiring title to the lands, etc., recuired for opening and extending Cl.JIRCH AV, from 36th st to Ocean parkway, 29th Ward. John J. Brennan, John J. Kilcourse and Jas. G. Reynolds, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all porsons 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 p. m.

John J. Brennan, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Jan. 11, 1913; and, he will hear all such parties, in person, on Jan. 15, at 2 p. m.

By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90
WEST BROADWAY, MANHATTAN.
MONDAY, DEC. 30.
LELAND, ETC., BRONX.—LELAND AV, from
Ludlow av to Patterson av; SEWARD AV, from
Clasons Point rd to Whife Plains rd, and THERIOT AV, from Gleason av to Clasons Point rd,
(Assessment.) At 3 p. m.
EAST 227TH ST, ETC., BRONX.—EAST 227TH
ST, bet Laconia av and Bronxwood av; EAST
22STH ST, bet Chapin av (1st st) and Laconia
av. At 1 p. m.
CASTLETON BOULEVARD, RICHMOND.—
From Columbia st to Jewett av. At 3 p. m.

TUESDAY, DEC. 31.

EAST 217TH ST. BRNOX.—From White Plains rd to Oakley st, formerly Ash av. At 1 p. m.

1 p. m.

WHITE PLAINS RD, BRONX.—Closing, from the north boundary of the city to Morris Park av. At 10.30 a. m.

BLONDELL AV, BRONX.—From Barlow st to Westchester av. (Assessment.) At 1 p. m.

WEST 179TH ST, BRONX.—From Osborne pl to Aqueduct av. At 12.30 p. m.

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

THURSDAY, JAN. 2.

EAST 182D ST, BRNOX.—From Park av to Washington av. At 12.30 p. m. EAST 174TH ST, BRONX.—From Southern Boulevard to West Farms rd. At 3.30 p. m.

Boulevard to West Farms rd. At 3.30 p. m.
UNIONPORT RD, BRONX.—From Morris
Park av to White Plains rd, near Baker av.
At 10.30 a. m.
GUERLAIN ST, ETC., BRONX.—GUERLAIN
ST, bet Beach av and Unionport rd; ARCHER
ST, bet Beach av and White Plains rd; MERRILL ST, bet Rosedale av and Beach av;
WOOD AV, bet Rosedale av and Beach av;
WOOD AV, bet Beach av and Storrow st; GRAY
ST, bet Wood av and Tremont av, and STORROW 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 Washington av. (Assessment.) At 12.30 p. m. BEACH AV, ETC., BRONX.—BEACH AV, from Gleason av to West Farms rd, and TAYLOR AV, from Westchester av to West Farms rd. At 2 p. m.

FIELDSTON RD, BRONX.—From Mosholu av to the south limit of the property of the Northern Broadway Realty Associates, located about 300 ft north of West 250th st. At 330

EAST 213TH ST, BRONX.—From Bronx Boulevard to Boston rd. At 11 a. m.

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 bulk-head line of the Hudson River. At 2 p. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd, and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 11 a. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

MANHATTAN.

217TH ST.—Regulating, grading, curbing and flagging 217TH ST, from Park Terrace East to Park Terrace West, 12th Ward. Area of assessment: Both sides of 217TH ST, from Park Terrace West to Park Terrace East, and to the extent of half the block at the intersecting streets. Feb. 17.

BROOKLYN.

BROOKLYN.

BEDFORD AV.—Opening, extending, laying out and improving BEDFORD AV, from Eastern Parkway to Flatbush av, 24th and 29th Wards. 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 to a point where a line drawn parallel with Bedford av and distant 250 ft. west therefrom would intersect the same; running thence north and parallel with Bedford 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., 1st Ward. Both sides of GRACE COURT, from Hicks st east 300 ft., and to the extent of half the block at intersecting streets. Feb. 17.

54TH ST.—Paving 54TH ST, from 7th av to the south stop of assessment: Both

54TH ST.—Paving 54TH ST, from 7th av to 8th av, 8th Ward. Area of assessment: Both sides of 54TH ST, from 7th av to 8th av, and to the extent of half the block at intersecting avenues. Feb. 17.

oTSEGO ST.—Paving OTSEGO ST, bet Dwight and Sigourney sts, 12th Ward. Area of sessment: Bith sides of OTSEGO ST, from Dwight st to Sigourney st, and to the extent of half the block at intersecting streets. Feb.

OTSEGO ST.—Paving OTSEGO ST, bet Sig-ourney and Beard sts, 12th Ward. Area of as-sessment: Both sides of OTSEGO ST, from Sigourney st to Beard st, and to the extent of half the block at intersecting streets, Feb. 17. DOBBIN ST.—Paving DOBBIN ST, bet Meser-ole and Nassau ave, 17th Ward. Area of as-sessment: Both sides of DOBBIN ST, from Meserole av to Nassau av, and to the extent of half the block at the intersecting streets, Feb. 17.

DOBBIN ST.—Regulating, grading, curbing and flagging DOBBIN ST, bet Meserole and Nassau avs, 17th Ward. Feb. 17. NORTH HENRY ST.—Paving, from Green-point av to Greene st, 17th Ward. Feb. 17.

point av to Greene st, 17th Ward. Feb. 17.

CARROLL ST.—Regulating, grading, curbing and flagging CARROLL ST, from Nostrand av to a point 200 ft. west of New York av, 24th WARD. Feb. 17.

PARK PL.—Paving, from Utica av to Rochester av, 24th Ward. Feb. 17.

UNION ST.—Paving, from Nostrand av to New York av, 24th Ward. Feb. 17.

UNION ST.—Paving the south half of UNION ST, from New York av to a point 100 ft. east, in the 24th Ward. Feb. 17.

NOTE.—The area of assessment in each of the

NOTE.—The area of assessment in each of the last six above mentioned proceedings extends to one-half the block at the intersecting streets, on both sides.

HUNTERFLY PL.—Sewer, bet Atlantic av and Herkir er st. 25th Ward. Area of assessment: BLOCK 1708. Feb. 17.

BLAKE AV.—Paving BLAKE AV, bet Hinsdale st and Vesta av, 26th Ward. Area of assessment: 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 basins at the northeast and northwest corners of BARBEY ST AND JAMAICA AV, 26th Ward. Area of assessment: Blocks 3885, 3886, 3898, 3896, 3897 and 3898. Feb. 17.

ATKINS AV.—Regulating, grading, curbing and flagging ATKINS AV, bet Pitkin and Sutter avs, 26th Ward. Feb. 17.

VAN SICLEN AV.—Paving, bet Dumont av and New Lots rd, 26th Ward. Feb. 17.

MALTA ST.—Regulating, grading, curbing and flagging MALTA ST, bet Hegeman and Vienna avs, 26th Ward. Feb. 17.

MARTENSE ST.—Paving, from Nostrand av New York av. 29th Ward. Feb. 17.

avs, 26th Ward. Feb. 17.

MARTENSE ST.—Paving, from Nostrand av to New York av, 29th Ward. Feb. 17.

FENIMORE ST.—Regulating, grading, curbing and flagging FENIMORE ST, from Nostrand av to New York av, 29th Ward. Feb. 17.

av to New York av, 29th Ward. Feb. 17.

SNYDER AV.—Paving, from Nostrand av to New York av, 29th Ward. Feb. 17.

NEW YORK AV.—Paving, bet Clarkson av and Hawthorne st, 29th Ward. Feb. 17.

NOTE.—The area of assessment in each of the LAST SEVEN proceedings, mentioned above, extends on both sides of the street and to the extent of one-half the block at the intersecting streets.

RALEIGH PL.—Sewer, bet Church av and Martense st, 29th Ward. Area of assessment: Block 4869. Feb. 17.

EAST 3D ST.—Paving EAST 3D ST, bet Beverley rd and Av C, 29th Ward. Area of assessment: Both sides of EAST 3D ST, from Beverley rd to Av C and to the extent of one-half the block at the intersecting streets. Feb. 17.

38TH ST.—Regulating, grading, curbing and flagging 38TH ST, from Fort Hamilton av to 13th av, 29th Ward. Area of assessment: Both sides of 38TH ST, from 13th av to Fort Hamilton av and to the extent of half the block at intersecting streets. Feb. 17.

CORTELYOU RD.—Sewer, bet Ocean Parkay and East 5th st, 29th Ward. Area of seessment: BLOCKS 5374 AND 5389. Feb.

WEST ST.—Paving, bet 43d st and 18th av, 29th Ward. Area of assessment: Both sides of WEST ST, from 43d st to 18th av, and to the extent of half the block at the intersecting and terminating streets. Feb. 17.

LAWRENCE AV.—Sewer, from Gravesend av to 3d st, 29th Ward. Area of assessment: BLOCKS 54-9 AND 5422. Feb. 17.

12TH AV.—Sewer in 12TH AV, bet 49th and 50th sts, 30th Ward. Area of assessment: BLOCKS 56+0 AND 5641. Feb. 17.

SSTH ST.—Curbing and flagging 88TH ST.—SSTH ST.—Curbing and flagging 88TH ST.

SSTH ST.—Curbing and flagging SSTH ST, bet 3d and 4th avs, 30th Ward. Area of assessment: Both sides of SSTH ST, from 3d av to 4th av. Feb. 17.

66TH ST.—Regulating, grading, curbing and flagging 66TH ST, bet 5th and 6th avs, 30th Ward. Area of assessment: Both sides of 66TH ST, from 5th av to 6th av and to the extent of half the block at the intersecting avenues. Feb. 17.

T8TH ST.—Sewer in 78TH ST, bet 4th and 5th avs, 30th Ward. Area of asse sment: Blocks 5961 and 5970. Feb. 17.

12TH AV.—Sewer, from 74th st to 57th st, 30th Ward. Area of assessment: Blocks 6209 and 6210. Feb. 17.

BAY 23D ST.—Paving BAY 23D ST, bet Cropsey and Bath avs, 30th Ward. Area of assessment: 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. 17.

S3D ST.—Regulating, grading, curbing and flagging S3D ST, bet 18th and 21st avs, 30th Ward. Area of assessment: Both sides of 83D ST, from 18th av to 21st av and to the extent of half the block at the intersecting streets.

RICHMOND.

FILLING IN SUNKEN LOTS adjoining and west of railroad tracks between SAND ST and WAVE ST, 2d Ward. Area of assessment affects Lots 496, 509, 510 and 511 in Plot 2. Feb. 17.

West 168th Street Extension Too Expensive.

John Soltan and others have petitioned the authorities to discontinue the proceedings for acquiring title to 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 comple-tion. 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.

This week's private sales in Manhat-tan 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 against 32 last week and 28 a year ago. The number below 59th street was 11,

against 14 last week and 11 a year ago. The sales north of 59th street aggre-

gated 16, compared with 18 last week and 17 a year ago. From the Bronx 16 sales at private

contract were reported, against 24 last

week and 15 a year ago.

The amount involved in the Manhattan 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,

PRIVATE REALTY SALES.

Manhattan-South of 59th Street.

4TH AV.—The Protective Realty Co., of which Patrick H. Keenan is president, is about to close negotiations for the sale of 423 to 427 4th av, at the northeast corner of 29th st, comprising three old brick buildings, on a plot 66.2x80 ft. The property has been held at \$325,000. The buyers will reimprove the plot with a large commercial building.

with a large commercial building.

BROOME ST.—The Herman Arns Co. sold for the Metropolitan Savings Bank 65 and 67 Broome st, southwest corner of Cannon st, two 4-sty tenements with stores, on plot 50.4x55.10, to the Rudolph Wallach Co.

GREENE ST.—A. J. Madden sold to the Intercity Land and Securities Co., 204 and 206 Greene st, a 7-sty loft building, on plot 50x100.

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 south of West 10th st, and next to the recreation grounds of Public School 7. The buyer is Frederick D. Mahoney. The seller bought the property in October, 1911.

10.11 ST.—The Meyer estate sold through Charles J. F. Bohlen 339 East 10th st, a 5-sty tenem nt with stores, on lot 25.6x94.9, located 70 ft west of Av B.

16TH ST.—Henry Schnier sold 615 East 16th st, a 5-sty tenement, with stores, on lot 25x92, between Avs B and C. Charles J. F. Bohlen was the broker.

was the broker.

32D ST.—George Neiman sold for Samuel K.
Jacobs to Salo Cohn, 32 East 32d st. Mr. Neiman sold this property to Mr. Jacobs last August and at the same time leased it for 21 years to a restaurateur, who constructed the present building and is using it for his business. In part payment for the property Mr. Jacobs takes 54 Lenox av, near 112th st, a 5-sty apartment house, on lot 32.6x100. He intends to remodel the building and put in stores on the ground floor.

53D ST.—George R. Read & Co. sold for Bev-ly R. Robinson to John W. Aitken 146 East dd st, a 3-sty dwelling, on lot 25x100.5, with stable on the rear of the lot. The dwelling ljoins a garage and is between Lexington axd

41ST ST.—The estate of John S. Pierson sold 125 West 41st st, a 3-sty dwelling on lot 20x 98.9, between 6th av and Broadway, to Woodbury G. Langdon, who owns 119 and 127 in the same street. Mr. Langdon also owns the abutting property at 116 to 120 West 42d st. William Cruikshank's Sons were the brokers.

57TH ST.—Goodale, Perry & Dwight, Inc., sold to a client of J. C. Brooks for Ellen Blackburn, 457 West 57th st, a 4-sty building on lot 17x100. The buyer is John Horn.

17x100. The buyer is John Horn.

NAGLE AV.—Samuel Ginsberg sold for Minturn Post Collins to the Psaty Construction Co.,
Max Psaty, president, the triangular plot at the southwest corner of Nagle av, Dyckman st and 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 of 5½ lots.

4TH AV.—Slawson & Hobbs sold for Klein & Jackson the new 12-sty store and loft building, on plot 100x87, at 242 to 250 4th av, to William T. Evans of the firm of Mills & uibb,

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 4th av building has just been completed and is practically all rented, the store being occupied by Charles Schoolhouse & Son, wholesale silk dealers.

store being occupied by Charles Schoolhouse & Son, wholesale silk dealers.

5TH AV.—The Irving Judis Building & Construction Co. sold to the Second National Bank 252 5th av, a 5-sty building, on lot 17.1x100, adjoining the bank property at the northwest corner of 28th st. The property was held at \$225,000. John A. Somerville was the broker. The property was acquired in the latter part of November from Frank B. Martin, of Paris, France, in part payment for the Hillerest apartment house, a 6-sty structure, on plot 125x apartment house, a 6-sty structure, on plot 125x 100, at 547 and 549 West 157th st. C. Grayson Martin was also interested in the purchase of the Heights house.

10TH AV.—The New York Central Railroad bought the two 5-sty tenements at 363 and 365 10th av, northwest corner of 31st st, on plot 49.4x100. The property was sold by .f. Beckhart. The railroad controls the rest of the block extending over to 11th av, including all of the 32d st frontage, with the exception of 367 to 381 10th av at the southwest corner of 32d st.

Manhattan-North of 59th Street.

DYCKMAN ST.—The Psaty Construction Co., Max Psaty, president, bought from Minturn Post Collins, through Samuel Ginsberg, the triangular plot 196x239x137, with frontages in Dyckman st, Nagle and Hillside avs. The plot contains about 5½ lots and will be improved with two 6-sty apartment houses, with 64 rooms in each floor. Negotiations are also pending for the sale of another corner in the same section, owned by Mr. Collins.

63D ST.—Fisher and Irving I. Lewine and Isidor H. Kempner sold 152 West 63d st, a 5-sty tenement, on lot 25x100.5. This is the second house sold by the sellers of a group of five at the southwest corner of Amsterdam av and 63d st, purchased last month by them from the Conrad Stein estate.

Contrad Stein estate.

76TH ST,—Daniel B. Freedman bought through
Slawson & Hobbs from A. N. Downs 174 West
76th st, a 4-sty dwelling, on lot 20x77.6, about
80 ft from Amsterdam av.

80 ft from Amsterdam av.

81ST ST.—Sugarman & Kahn sold for Annie Sugarman to Val Adrian Kelly, 531 East 81st st, a 5-sty double flat on lot 25x102.2.

94TH ST.—L. J. Greenberger sold for Dr. Frederick Bauer to M. Sugarman 334 East 94th st, a 5-sty triple flat, on lot 25x100.8, located 150 ft west of 1st av.

103D ST.—Gibbs & Kirby sold for J. Ward and E. Early 239 West 103d st, a 6-sty elevator apartment house on plot 40x100.11, adjoining the northwest corner of Broadway. The property has been held at \$100,000.

117TH ST.—Thomas J. O'Reilly sold for Fredrick Goetze, a 4-sty American basement dwelling, at 411 West 117th st, 174 ft west of Morningside Drive West, to John J. Pulleyn, Controller of the Emigrant Industrial Savings

ann. 124TH ST.—Henry Heuer estate sold the 4-sty at at 260 West 124th st. Apex Realty Co. and B. Larkin were the brokers.

M. B. Larkin were the brokers.

136TH ST.—Adelderg & Berman bought from the Belgrade Realty Co. the two 5-sty apartment houses known as Riverview Courts at 623 to 629 West 126th st, each on plot 54x99.11, located 145.8 ft east of Riverside Drive.

140TH ST.—The Metropolitan Life Insurance Co. sold Watts Court, a 7-sty elevator apartment house, on plot 126,6x99.11, at 161 to 169 West 140th st, located 137.6 ft east of 7th av. 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.

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 164th st and St. Nicholas av, the vacant plot comprising 5½ lots, to St. Rose of Lima's Church, rector, Rev. Edward J. McCuehis plot is at the rear of the present church 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 125 ft in the street. The property, which was 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 Deerfield, a 10-sty structure, now owned by the Mulhern Steam Heating Co.

west END AV.—Frank de K. Huyler, who was the large plot at the northwest corner of West End av and 72d st, bought the house to the north at 267 West End av. The building is like the others on the block, four stories high, and occupies a lot 19.6x115 feet. The owner of record is George P. Brett. The three houses to the south, which compose the corner plot, have an average frontage of 61 ft, and with the latest purchase this frontage is increased to 80.6 ft.

7TH AV.—Kick & Sharrott sold to the Ruhl Real Property Co., the 5-cty flat, with store, at 2365 7th av. near 139th st on lot 25x100. No 365 East 194th st, a 2-st, frame dwelling and garage, on lot 37.6x95, was given in part pay-

and the second of the second o

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 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 25x95.

Fontaine av, on lot 20x95.

160TH ST.—The 5-sty apartment 406 East 160th st, on a plot 50x100, has been purchased 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 161st st to Margaret Hardy for investment.

BEAUMONT AV.—Schwab & Co. sold for Jackson & Stern to a client a 4-sty brick apartment house at 2302 Beaumont av, near 183d st, on plot 37.6x100.

on plot 37.6x100.

FOREST AV.—The Robert J. Moorehead Construction Co. sold 1129 Forest av, a 3-sty, two-family brick dwelling, on lot 25x87.6.

JACKSON AV.—Joseph Stolz sold 815 and 817 Jackson av, two 3-sty dwellings, on plot 36x76.

JACKSON AV.—Catherine Nestrock sold 825 Jackson av, a 3-sty dwelling, on lot 20x75.

Jackson av, a 3-sty dwelling, on lot 20x75.

MAMARONECK AV.—John A. Steinmetz sold for John Carroll the garage and plot of ground on Mamaroneck av, 205x376, to Theo. H. Fischel, who gave in part payment a residence at 621 Mamaroneck av, on plot 100x200.

SENECA AV.—A. J. Madden sold for the Mannea Const. Co., 5 Seneca av, a 5-sty apartment house on plot 67x165 to the Intercity Land and Securities Co.

SOUTHERN BOULEVARD.—Williamson & Bryan resold for Ferdinand Hecht the plot of 8 bots 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-sty frame dwelling at the northwest corner of the Southern Boulevard and 181st st, plot 48x150. S. H. Frankenheim negotiated the transaction.

STEBBINS AV.—A. J. Madden sold to a builder for improvements a plot, 125x87, on 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.

TRINITY AV.—Benjamin M. Gruenstein sold.

TRINITY AV.—Benjamin M. Gruenstein sold 812 and 814 Trinity av, two 2-sty dwellings, on plot 50x99.

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REPAIRS

A Review of The Real Estate Year 1912

and a Forecast of the Year 1913

The Frening Post will, for the eighth time, devote an entire section of its December 31st edition to an annual review and forecast 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

20 VESEY STREET

The Evening Post

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

TRINITY AV.—Henry D. Silver sold 804 Trinity av, a 2-sty dwelling, on lot 25x99.

VYSE AV.—A. J. Madden sold for William Helbig 1904 Vyse av, a 2-family house on

3D AV.—Frank A. Seaver sold plot 75x100 on the east side of 3d av, 25 ft south of 62d st, for J. Walsh to an investor.

Brooklyn.

CHESTNUT ST.—Frank J. Magerle sold for James J. Goggin the one-family Queen Anne cottage at 11s Chestnut st, Cypress Hills, to a client for occupancy.

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 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 at \$150,000, is preparing plans to improve the site with a 6-sty office building, which may be increased to twelve stories. Old 4-sty structures now cover the plot. It faces the Brooklyn City Hall Plaza and is in the centre of the business section of Brooklyn.

ST. JOHN'S PL.—Frank J. Magerle sold for Mrs. Elizabeth Roch the six-family brick and limestone house at 1325 St. John's pl, near Schenectady av, to a client for investment.

SHH ST.—The John Pullman Real Estate Concold 1860 Sth st. 2-sty frame dwelling.

Schenectady av, to a client for investment. S4TH ST.—The John Pullman Real Estate Co. sold 1660 84th st, a 2-sty frame dwelling, on plot 50x1-v, 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 Island. The same broker has also sold for the Realty Associates the 3-sty building at 1665 East 7th st, on plot 40x120.

WYETH AV.—T. A. Baffa & Co. sold for the

WYETH AV.—T. A. Baffa & Co. sold for the estate of W. C. Horn the plot 200x100, covered by old frame houses, at the northwest corner of Wyeth av and South lst st. The buyer is a large manufacturing concern which has factories in several parts of the country and intends within the next year to erect on the site just acquired a 6-sty factory.

Queens.

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 and D. J. Hamerschlag; a plot 40x100 on the north side of Amstel Boulevard, between Wavecrest and Remington avs, to Louis Gordon; a plot 40x100 on the west side of Clarence av, between 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 40x100 on the west side of Vernon av to J. Springhil, and at Arverne a plot 40x100 on the northwest corner of Almeda and Vernon avs, to Joseph P. Powers, Deputy State Architect, upon which he will erect a residence for his own ocupancy.

BAYSIDE.—The McKnight Realty Co. sold on the Bayside-Flushing property a plot having 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-ft frontage on Woodland av, Bayside-Flushing. This property is situated 160 ft north of Eroadway.

BAYSIDE.—The sale of a large plot of lots

BAYSIDE.—The sale of a large plot of lots situated on the west side of Franklin av, just north of Crocheron av, has been negotiated by the Lalleran Agency. The plot consists of 30 lots opposite the site upon which the city will build a public school. The buyers, Peter J Shannon and Norris N. Mason, intend to improve 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 ay to the S. & L. Construction Co., who will complete the contract and hold same for investment.

Richmond.

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 355x 1047 on Richmond Terrace. The property embraces two marine railways, shops, warehouses, complete shipyard outfit, pier 300 feet long, three stores and a large dwelling. The Bradley Improvement 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 Royegno, 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 3d st, Hamilton Park, New Brighton. This place is said 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 Henrietta Jones and M. Louise Du Bois, their country place on Carl av, taking in part payment a corner plot of 4 lots in Argyle Park.

BAYONNE, N. J.—Henry K. Pomeroy, trustee of the Warren Newcomb estate, sold to the Tulane Educational Fund of New Orleans, a plot 110x347, in the north side of 1st et, near Rathbun av.

BRIGHTWATERS .- T. B. Ackerson & Co. sold in the Oaks section, a plot, 100x100, on the northwest corner of Penataquit Drive and Pine Acres Boulevard, to George W. Wood, and a plot in Bay Section, 25x210, on the west side of Windsor av, south of Windsor pl, to Ella L. Alger.

BRONXVILLE, N. Y.—Fish & Marvin sold the Tier estate near Bronxville, N. Y., to a client. The property was held at \$35,000.

CEDARHURST, L. I.—E. S. and S. F. Voss sold for Mrs. Mary T. Mulry 30 lots on Pearsall av; for Francis V. McElroy and Mary T. McManus lots at the corner of Washington and Pearsall avs; for Mrs. P. H. Faber 10 lots on Fair Oaks pl, and for George T. Soper 4½ lots 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 the residence of Peter B. Olney. McPherson Kennedy, of Hewlett, was the owner of the property.

Kennedy, of Hewlett, was the owner of the property.

DENVILLE, N. J.—The property known as the Gill tract in the centre of Diamond Spring Colony, at Denville, Morris County, N. J., has been sold to two Newark men. R. H. Illingworth 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 comprises 27 acres, besides riparian rights, and has upon Long Island Sound an extensive frontage protected by a substantial sea wall. Occupied as a home for more than 50 years by the late Senator John A. King and his daughter, the late Many Rhinelander King, the property is famous for its magnificent trees and heautiful lawns, and was recently donated by the late Miss King to the Domestic and Foreign Missionary Society of the Protestant Episcopal Church, the present seller. S. Osgood Pell & Co. and Horner & Co. were the brokers.

HEMPSTEAD.—The O. L. Schwencke Land and Investment Co. sold two corner plots front-

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 81x152 in Macon pl, also plot 40x101 in Edgemere av to J. Moser; plot 40x100 in Linwood st to same; corner plot 100x120 at Jerusalem and Clinton avs to P. and M. Ermlich, also plot 33x100 in Linwood st to same; plot 75x100 in Clinton av to 1. Kemp; plot 50x100 in Linwood st to J. Gralton.

HEMPSTEAD.—The O. L. Schwencke Land &

75x100 in Clinton av to 1. Kemp; plot 50x100 in Linwood st to J. Gralton.

HEMPSTEAD.—The O. L. Schwencke Land & Investment Co. reports the following sales: At Hempstead Estates—Plot 66x151, on Franklin st, to Daniel Walsh; plot 80x120, on Clinton av, to C. Conlon; plot 80x20, on Elmwood st, to C. Graun; two plots, 80x120 each, on Elmwood st, to A. and E. Last; plot 110x102, on Washington av, near Franklin st, to Theodore Jelenk; plot 60x157, on Washington av, to J. and M. Wendorff; plot 60x143, on Washington av, to J. Ehlers; corner plot, 61x170, on Franklin st, to M. Walter. At Hempstead Manor—Two corner parcels, each 60x100, on Midwood st, Hawthorne av, and Bedford av, to J. C. O'Connor, M. J. Donovan, and J. J. Harte, jointly; plot 40x100, on Beverly rd, to M. Rooney; plot 40x100, on Hawthorne av, to E. Monahan; plot 25x135, on Jerusalem av, to G. Truncati; corner plot, 50x100, on Beverly rd, to N. Ryne; corner plot, 50x100, on Beverly rd, to N. Byrne; corner plot, 50x100, on Beverly rd, to N. Steinhilber; lot 25x100, on Hawthorne av, to S. Myne; corner plot, 50x100, on Cedar st, to M. Mahon; plot 40x100, on Holly av, to E. Granz; plot 100x100, on Linden av, to 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. Gutbrie

H. Lampe.

HUNTINGTON, L. I.—Morris & Gerard sold for Randolph Soper to Mrs. Francis A. Guthrie his farm of 136 acres in the Dix Hills section, 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 and to the Jersey City Dairy Co. 100x100 at the northeast corner of Bay and Provost sts, or improvement with a cold storage warehouse wilding. building

JERSEY CITY, N. J.—William E. Smith sold William M. Cahill 58 Garrison av, a dwelling, a plot 50x100.

JERSEY CITY, N. J.—William E. Smith sold to William M. Cahill 58 Garrison av, a dwelling, on plot 50x100.

NEWARK, N. J.—Christian Fleissner, president of the Broad and Market National Bank, Newark, sold to the Strong Rubber & Asbestos Co., of New Lota City, Charles E. Strong, president, through Abe Feist, of Feist & Feist, the newly constructed fireproof factory, 125x100, at 45 to 53 Bigelow st, 137 ft west of Frelinghuysen av. The new owners will move their entire plant from New York immediately, and will employ about 150 men.

NEWARK, N. J.—Herman C. Schneider, Waldo C. Genung and John Monteith bought from the estate of Philip N. Jackson, 48 and 50 Park pl, a vacant plot, 80 8x364, running back to Division court, in which it faces 200 ft. Feist & 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. Frank E. Malone, in conjunction with Feist & Feist, leased the projected hotel to McNamee & Holloran for a term of 21 years at an aggregate rental of \$1,200,000, with a privilege of one renewal, for a like period.

NEWARK N. J.—Feist & Feist sold for the Progressive Realty Co. to Edwin J. Rosenbaum, of Norfolk, Va., the vacant plot at 445 to 451 Mount Prospect av, running through to Woodside av. The buyer will erect a 4-sty apartment house on the plot, which is 100x265 ft, to

cost \$80,000. The same brokers also sold for Mrs. Carrie Lissner, executrix of the Jacob Lissner estate, the 3-sty apartment house at 182 Summit st to Mrs. Anna Nagy and Mrs. Theresa Daus.

WEST NEW YORK, N. J.—Steffen Dieckman sold to Reinhard Brueckner a plot, 50x90, in the east side of Palisade av, near 12th st.

YONKERS, N. Y.—Charles B. Helffrich sold a plot 50x150 on the east side of Gilbert pl, 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 dwelling at 327 West 101st st, the sale of which by Mrs. Le Roy Hopkins through Gibbs & Kirby was reported last week.

Kirby was reported last week.

FERDINAND HECHT is the buyer of the 8 lots on the west side of Southern Boulevard, 25 ft north of Jennings st, the sale of which 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 100x100, at the northeast corner of Sherman av and 207th st, reported sold by the Mamaroneck Mortgage & Security Co. The brokers were John N. Golding and the Deane Realty Co.

LEASES—MANHATTAN.

DANIEL BIRDSALL & CO. rented the store and basement floor and the 2d loft in 524 to 528 Broadway, containing about 40,000 sq ft, to two large fancy goods concerns and have re-rented a portion of the store on Crosby st to an Italian bank, at an aggregate rental of \$50,000.

THE CROSS & BROWN CO. leased for the United Cigar Stores Co. to F. C. Gevin, of 872 Broadway, the store in 872 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 & CABEL leased for the Deickey.

HUBERTH & GABEL leased for the Deiches Estate the store and basement in 89 Mercer st to T. W. Adams & Co., of 89 Mercer st, for a term of years; also the 4th loft in building 136 Prince st to Meltzer Bros.

Prince st to Meltzer Bros.

THE McKEON REALTY CO. leased the 11th and 12th lofts and the pent house of the new building which it is erecting at 424 to 438 West 33d st to the Zeese, Wilkinson Co., lithographers, of 213 East 24th st.

LEON S. ALTMAYER leased for Louis Kahn and Theresa Metzger, the 2d floor in 378 Central Park West, to Mrs. Bella Warnstadt for a term of years.

DANIEL BIRDS ALL S. CO.

DANIEL BIRDSALL & CO. leased the entire building 44 and 46 Duane st for a long term to Fritz Lindiger, of 105 Broad st, at an aggregate rental of \$50,000. The property will be used for restaurant and cafe purposes.

used for restaurant and cafe purposes.

THE McVICKAR, GAILLARD REALTY CO. leased for the New England Theatres Co. to the American Woolen Traders two stores and the 2d 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 14th st for a term of years.

A. L. NATHAN & CO., of 126 Bleecker st, leased the store and basement in 126 to 130 West 22d st as an uptown salesroom and shipping department of cotton goods for cloaks, suits, and kindred trades.

PEASE & ELLIMAN leased space on the 8th floor in the Francis Building, 605 5th av, to Maison Violette for a term of years for Albert B. Ashforth, agent, and a loft in 366 Madison av to Mrs. J. E. De Voll.

AV to Mrs. J. E. De Voll.

PEASE & ELLIMAN leased the dwelling 161
East 36th st for Mary Wigham Raborg to Wesley C. Mitchell; apartments in 780 Madison av,
to George S. Whalen; 510 Park av, to Henry S.
Elias; 54 5th av to Miss C. Duntley; 226 West
29th st, to Norman D. Toker, and also in conjunction with Seton, Henry & Douglas Gibbons
an apartment in 45 5th av to Miss Alice Nicholas.

an apartment in 45 5th av to Miss Alice Nicholas.

PEASE & ELLIMAN rented the 4-sty dwelling at 440 West 34th st to Dr. M. J. Russianoff for a term of years.

M. & L. ROSENTHAL leased a loft in 109 to 115 West 36th st, to Louis Bloom; the 5th floor in 153 to 159 West 27th st, to the J. & M. Costume Co.; to the Century Paper Box Co. the 5th loft in 161 and 163 West 29th st, and the store 30 West 29th st, to Rasano Bros. for a term of years.

SHAW & CO. leased the following dwellings: To Herman Linck, 65 East 124th st; to Mrs. Eblers, 48 West 127th st; to Mrs. Rice, 173 West 126th st; to Henry Bertuch, caterer, 71 West 119th st; to Frederick G. Lax, the store 82 West 127th st, and, in conjunction with John J. Halleron, to Mrs. Jennings, the dwelling 392 St Nicholas av.

St Nicholas av.

STEPHEN H. TYNG, JR., & CO. leased the store and basement in the new building at Madison av and 30th st, owned by Lee Holstein Construction Co, to A. S. Rosenthal Co., now at 45 Green st, importers of Japanese silks and handkerchiefs, for a term of years. This building, one of the latest of a group to be finished, is now about 75% rented. With this lease made this section of Madison av now has an importance second only to 4th 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 Piece Dye Works.

DOUGLAS L. ELLIMAN & CO. INC. leased

Piece Dye Works.

DOUGLAS L. ELLIMAN & CO., INC., leased two large apartments consisting of 14 rooms and 4 baths each, comprising the entire 11th and 12th floors in the new building to be erected at 635 Park av, the southeast corner of 66th st, to Mrs. Hugh J. Chisholm, of 813 5th av, 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. rented.

PEASE & ELLIMAN leased for a term of years to Mrs. Carl Eeck 37 East 31st st, a 4-sty high stoop brownstone dwelling for Mrs. A. H. Forbes and Charles C. Forbes.

A. H. Forbes and Charles C. Forbes.

THE LIBMANN REALTY CO. leased through Mooyer & Marston 4th loft in building 48 to 56 West 38th st for a term of years to D. J. Kennedy, manufacturer of cork floorings.

WILLIAM CRUIKSHANK'S SONS leased the buildings at 54 West st to the Gold Car Heating & Lighting Co., of 17 Battery pl, and 59 West st to S. & F. Uhlmann, of 17 Battery pl, for a term 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 the new building nearing completion at 11 East 47th st. The tenant is the well-known English firm of decorators, trading under the name of Fryers, Ltd., of London. Arthur R. de Llssa is the managing director.

FOLEY & HUGHES rented for the Kuper estate the 4-sty dwelling at 347 West 22d st to E. L. Booth and for Joaquin Cifuentes the two 3-sty dwellings at 37 and 39 7th av to A. B. Simpson.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented to A. & L. Metzger, of 482 Broadway, 5,000 sq. ft. of space in 36 and 38 West 20th st.

SAMUEL H. MARTIN leased for Thomas Simpson offices at the southeast corner of Broadway and 67th st to Samuel Kops and Charles Strauss.

Charles Strauss.

THE 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 69th st, furnished, to Mrs. Sarah A. Smith, and the 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, to Timothy O'Toole, of 228 Pearl st, also the store and basement in 118 Wall st to Hyman Wiener.

Wiener.

THE CROSS & BROWN CO., rented the 8th floor in 20 to 24 West 37th 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 st, to the Harmon-Yount Co., and an apartment on the 4th floor at 158 Madison av to M. J. Van Order for a term of years.

4th 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 and basement in 130 to 134 West 17th st, to U. S. Paper Co., Inc. MARK RAFALSKY & CO. leased the entire 1st, 2d and 3d floors in the 20-sty building now being erected at 5th av, Broadway and 26th st, to S. Stein & Co., of 105 5th av, for a term of 21 years at an aggregate rental of \$608,000. This site was formerly occupied by Delmonico and later as Martin's Restaurant. It has frontages of 56 ft, 5 ins. on 5th av, 60 ft. 5 ins. on Broadway and 155 ft 7 ins on 26th st. The Johnson Kahn Co. is erecting this new 20-sty store and loft building and although they are still working on the foundation of part of the site, leases have been made aggregating about \$1,000,000. 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 PEASE & ELLIMAN leased for Robert McClenghap the southeast corner of \$23 st and

PEASE & ELLIMAN leased for Robert Mc-Clenahan the southeast corner of 63d st and West End av, consisting of a 4-sty fireproof service building to the Firestone Tire & Rubber Co., of 1871 Broadway, New York, to be used exclusively for the motor truck end of their

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Capital and Surplus, \$3,000,000

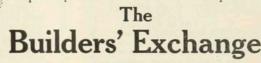
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tire business. The present lease is for a term of 21 years, with renewals, and the aggregate rent to be paid throughout the term will be approximately \$250,000. The block to the north was recently purchased by A. D. Russell from Senator W. A. Clark, consisting of a plot of 10 lots on which Mr. Russell has erected a modern 6-sty building for the use of the International 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 business. 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 1½ and 2 years ago.

PEASE & ELLIMAN leased apartments in

city, as some of the concerns did 1½ and 2 years ago.

PEASE & ELLIMAN leased apartments in 170 and 172 West 72d st to Percy W. Roberts and Joseph E. Meyer; in 251 West 89th st to Clarence Whitehall; in 435 Riverside dr, furnished, to George J. Magee, Jr.; also for Mrs. Sarah T. Tubbs the residence, 136 West 70th st to Henry Rafael; 129 West 69th st, furnished, to Mrs. Sarah A. Smith, and 449 West End av to N. J. Rosenburg.

G. W. BARNEY leased for Moore & Wyckoff the store and basement in 70 to 74 West Houston st to F. C. Neale, Inc., of 43 Church st, also to Chelsea Dress and Costume Co., of 27 East 10th st, space in 32 to 36 West 18th st; also to Rose Gambert, of 314 Bowery, the 1st loft in 369 Broadway; also to George W. Paturel the 1st loft in 100 Chambers st; also to Ginsberg & Bergen the 1st loft in 19 East 9th st, and to George D. Pine, of 104 Chambers st, the 2d loft in 89 Chambers st.

THE CROSS & BROWN CO, leased space on

st, the 2d loft in 89 Chambers st.

THE CROSS & BROWN CO. leased space on the 9th floor in the Aeolian Building, 27 West 42d st, to the Perkins-Goodwin Co., of 366 5th av, and offices on the 12th floor in the building at the southwest corner of Madison av and 42d st, to Lord & Burnham Co., of 39 Cortlandt st, for a term of years.

GOTTLIEB BROTHERS leased 319 and 321 East 107th st, a 6-sty louse, to S. Cimino for three years at an aggregate rental of \$12,000.

MAXIMILIAN MOSER leased for David Lion to Mrs. Ella Bruner the 5-sty apartment, 438 and 440 West 164th st, for 3 years, at an aggregate rental of \$13,800.

gregate rental of \$13,800.

THE CHARLES F. NOYES CO. leased the store and basement in 92 Fulton st to Charles Rangdale, of 48 New st; the store and basement 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 leases are for a term of years.

PEASE & ELLIMAN leased space in the Acolian Building to C. A. Pier, United Lacquer Co., of 1170 Broadway; Miss L. M. Tinsley, B. F. 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 8th av; Metropolitan Express Co., of 812 8th av

8th av.

PEASE & ELLIMAN leased an apartment in 45 5th av to Mrs. W. C. Dudley.

POST & REESE rented for John N. Golding as agent for John W. Sterling, the 2-sty stable at 79 East 77th st, on lot 25x102.2 to Howard Willetts, who will alter the same for use as a private garage.

GEORGE R. READ & CO. leased for John V Cockcroft the store adjoining the corner in 71 and 73 Nassau st to Unholz & Williams fo a term of ten years; also for Edward F. Jack man the entire top floor in 324 to 328 Pearl st to Timothy O'Toole, of 228 Pearl st, for a long term of years.

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 Sourine & Co., ladies' tailors.

H. C. SENIOR & CO. leased the 4-sty dwelling at 49 West 68th st to a Mr. Wolseley, the 4-sty dwelling, at 108 West 78th st, for a long term of years to Mme. Bertha Mourlan, and the 5-sty American basement dwelling at 169 West 79th st for a term of years to Joseph S. Cavereaux.

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 23d St Co., 17,500 sq ft in the building being erected at 114 to 120 East 23d st, running through to 115 to 119 East 22d st to Edelson & Shapiro, manufacturers of ladies, misses and children's cloaks, at present located at 145 Greene st.

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 at 113 to 119 West 40th st and several old dwellings in the rear at 114 to 118 West 41st st. The space taken by the Western concern comprises 14,000 sq ft. It will be used as the executive offices. The rental to be paid for the term, which is for a long period, will aggregate \$120,000.

PEASE & ELLIMAN leased an apartment in fall Madien avit to William Darrach, rather an

the term, which is for a long period, will aggregate \$120,000.

PEASE & ELLIMAN leased an apartment in 601 Madison av to William Darrach; also an apartment in 510 Park av to Henry Ellas.

FENIMORE C. GOODE, of N. Brigham Hall and Wm. D. Bloodgood, and L. Van Rensselaer leased for the 5th Av and 26th St Co. the entire basement, portion of sub-basement and store No. 4 on 26th st side of the new 20-sty building at Broadway, 26th st and 5th av, occupying the former site of Delmonico's, and more recently by the Cafe Martin. The lease is for 21 years from September, 1913, at an agregate 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 \$50,000 in special eqipment and furnishings to be installed by Duparquet, Huot & Moneuse.

HUBERTH & GABEL leased for the Delches estate to Charles Cohn the 2d loft in 136 Prince st, and in conjunction with Julius Friend, Edward Lewi Co., studios in building 123 and 130 East 23d st to the American Home Magazine Co.

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 of \$9,700.

LEASES-BROOKLYN.

THE L. L. WALDORF CO. leased for the builder, Louis Bonert, the 2d apartment north in the building 412 Sth av to A. G. Hutcheson at \$900 per annum; also for V. Neuberger the 1st apartment west in 525 5th st; also for a client the north store in 134 7th av to John E. Henry.

HOWARD C. PYLE & CO. leased the entire basement, 105x106, in the Rothschild Building, northwest corner of Fulton and Jay sts, for a long term of years to a tenant for occupancy.

REAL ESTATE NOTES.

SYDNEY P. CORN is now associated with rederick Fox & Co. at their downtown office.

Frederick Fox & Co. at their downtown office.

LEWIS L. ROSENTHAL has been appointed agent for 246 and 248 East 82d st, 71 East 104th st and 110 West 17th st.

E. H. LUDLOW & CO. were the brokers in the sale of the dwelling at 267 West End av for George P. Brett to Frank de K. Huyler.

WORTHINGTON WHITEHOUSE represented the sellers of the 250 acre tract at Woodbury, L. I., bought recently by J. Watson Webb.

PEASE & ELLIMAN have been appointed agents of 213 to 225 West 120th st, three 5-sty apartment houses, for Mrs. Sophia Schuler.

PEASE & ELLIMAN have been appointed agents for the 6-sty apartment house with stores, at 341 to 349 Columbus av, by Mrs. Eleanor T. Smith and David B. Ingersoll.

PEASE & ELLIMAN have been appointed

PEASE & ELLIMAN have been appointed agents for the stores and bachelor apartment houses at 9 and 11 West 28th st by Miss Sarah

IRA A. LURIE, for several years in the auction business of Joseph P. Day, has severed his connection and is now with Bryan L. Kennelly as manager of his auction soliciting department.

partment.

ARTHUR F. TOMLINSON, formerly with A. E. Karelsen, has opened an office with his brother, William R., in the O'Kane Building, Far Rockaway, L. I., under the firm name of Arthur F. Tomlinson & Co.

THE TITLE GUARANTEE & TRUST CO. loaned on first mortgage \$140,000, to the Comfort Realty Co., on the 6-sty elevator apartment building, in course of construction located on the southwest corner of 181st st and Pinehurst ay.

THE McVICKAR, GAILLARD REALTY CO. and the Brokers Realty and Mortgage Co. negotiated 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 GRODON, DUNN & CO. has been incorporated and has taken offices in 141 Broadway for the transaction of a general real estate business. Gordon Dunn, Lowry W. Statler, Charles F. H. Johnson and Arthur S. Corbin comprise the firm.

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 Westchester av; for the Ernest Keller Construction Co., \$8,000 at 6 per cent. for two years, second mortgage, on 690 Westchester av; for John Pierce, \$12,000, on the south side of East 153d st, 100 ft. east of Morris av; for Emanuel G. Back, \$7,000, at 6 per cent., one lot, 25x86.6, on the south side of East 149th st, 225 ft. west of Morris av; for Jennie E. Brolles, \$6,000, at 6 per cent., 3 years, on lot on south side of East 149th st, 200 ft, west of Morris av, 25x86.6; for Raffaela Zimbardi, a second mortgage of \$500, on the northwest corner of 213th st and Holland av, 50x100.

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 Cor-

poration.

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 Metropolita League of Savings and Loan Associa-

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

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:

The tenant has the advantage of

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 reckneed becomes during the latter 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 location 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 ex-

Real Estate Man Real Booster.

"The real estate man," says an unidentified philosopher, "is the real booster in every community. He is a full page display advertisement, printed in 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 of property sold, withdrawn or adjourned during the week ending Dec. 27, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's JOSEPH P. DAY.

"Goerck st. 125 (*), ws, 75 n Stanton, 21 x100, 3-sty bk tnt & str & 6-sty bk rear loft bldg; due, \$12.913.23; T&c, \$302.30; Wm M Reed.

"Grand st, 60 (*), ns, 125 w Wooster, 25

Vm M Reed.

Grand st, 60 (), ns, 125 w Wooster, 25100, 7-sty bk loft & str bldg; due, \$4217.29; T&c, \$1,922.80; Metropolitan Life
35,000

**4TH st, 9 E, ns, 135 e Bway, runs n73.7 tw\$5xn25xe60xs98.10xw25 to beg, 6-sty bk oft & str bldg; due, \$52,313; T&c, \$512.60; Marie M Mills. 53,500

Marie M Mills. 53,500

"66TH st. 153 W, ns. 265.8 w Bway. 30.9x
100.4, 5-sty bk tnt; due, \$5,207.41; T&c,
\$746.43; withdrawn.

"80TH st. 505-7 E; due, \$1,334.21; T&c,
\$1,315.06; withdrawn.

"83D st. 25 W, ns. 448.9 e Col av. 21.3x80;
3-sty & b stn dwg; due, \$11,856.47; T&c,
\$1,394.63; David & Harry Lippmann. 14,700

"100TH st. 63 E (*), ns. 120 w Park av.
30x100.11, 5-sty bk tnt; due, \$23,753.63; T&c,
\$1,219.14; Anna E Donald. 20,000

"104TH st. 220-2 W (*), ss. 100.10 e Bway.
32.7x70.2, 4-sty bk tnt & strs; Geo W
Walker. 40.000

Valker. 40.000
123D st, 304 E (), ss, 80 e 2 av, 28.8x
00.11, 6-sty bk tnt & strs; due, \$29.56.34; T&c, \$1,285.78; Adirondack Cottage
anitorium. 27,500

#1318T st, 632 W (*), ss, 275 e 12 av, 25x 9.11, 4-sty bk tnt; due, \$2,960.67; T&c, 105; sub to a first mtg of \$7,500; Isidor Pocher. 8,119 "143TH st, 320 E, ss, 100 e College av, 25 1100, 2-sty & b fr dwg; due, \$4,130.28; Tec, \$115.19; Patk Murphy. 4,475

**148TH st, 402-10 W (*), ss, 175 e Convent av, 100x99.11, 6-sty bk tnt; due, \$147,-556.95; T&c. \$8,703.10; Seamen's Bank for Savings in City of N Y. 155,000

"179TH st E, swc Lafontaine av, see La-ontaine av, swc 179th.

"179TH st E, swc Lafontaine av, see Lafontaine av, swc 179th.

"Andrews av, 2236 (*), es, 223.11 s Fordham rd, 25x100, 2-sty fr dwg; due, \$7,-291.13; T&c, \$442.04; Emma Biehn. 7,500

"Davidson av, 1919 (*), ws, 175 n 177th, 25x99, 4-sty b Kdwg; due, \$9,377.38; T&c, \$418.18; Henry R Wood. 9,500

"Davidson av, 1921 (*), ws, 200 n 177th, 45.1x102.7x18.3x99, 4-sty bk dwg; due, \$9,369.95; T&c, \$435.96; Henry R Wood, 9,500

"Davidson av, 1917 (*), ws, 150 n 177th, runs n25xw99xs8.7xsw6.6xs14.10xe101.4 to beg, 4-sty bk dwg; due, \$9,386.75; T&c, \$418.18; Sarah M Tibbits. "9,500

"Davidson av, 1915 on map 1913 (*), ws, 125 n 177th, 25x101.4x25.11x94.6, 4-sty bk dwg; due, \$9,349.08; T&c, \$420.18; Oneida Savings Bank et al. 9,500

"Lafontaine av (*), swc 179th, 976x10x 112.9x101.11, vacant; due, \$11,748.73; T&c, \$765.44; Mutual Life Ins Co of N Y. 11,500

"Morris av, 1040-2; adj to Mar26.

"St Nicholas av, 945-9 (*), ws, 51.9 s 158th, 77.8x82.7x74.10x61.11, 5-sty bk tnt; Emilie W Reichow; due, \$15,625; T&c, \$71,708

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"198TH st, 114 E (*), ss, 43.6 w Grand blyd & concourse, 25x98, 2-sty fr dwg; due, \$6,621.09; T&c, \$385.86. Central Mtg Co. 6,000

D. PHOENIX INGRAHAM.

D. PHOENIX INGRAHAM.

9TH st, 726 E (), ss, 332.11 e Av C, 24.11
x93.11, 5-sty bk tnt & strs; due, \$23,481.50;
T&c, \$601.92; Ratchel Joseph. 23,000
214TH st, 784 E, ss, 50.7 w Barnes av,
33.10x100x27x190, Wakefield; due, \$6,141.99;
T&c, \$600.55; Harold Swain. 6,500
SAMUEL MARX.

*152D st, 601 W; see Bway, 3675-7.

Broadway, 3675-7. (), pwg, 152d. (No.

Broadway, 3675-7 (), nwc 152d, (No 601), 99.11x150, 6-sty bk tnt & strs; due, \$35.145.49; T&c, \$5.815.19; sub to first mtg of \$250,000; Herbt R Limburg. 280,000

HERBERT A. SHERMAN.

101ST st, 106 E (), ss, 47.9 e Park av, 16x100.11, 3-sty & b bk dwg; due, \$6,-297.14; T&c, \$—; Frank G Bossey. 6,350

HENRY BRADY.

205TH st E (), ss, 59.3 w Perry av, 59.3

.78.10x50x110.7, vacant; due, \$3,957.71; Tec, \$149.19; Warren B Sammis. 2,000

Total \$823,852 Corresponding week 1911 594,569 Jan. 1, 1912, to date 48,157,541 Corresponding period, 1911 44,451,099

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Dec. 24, 1912:

WM. H. SMITH.

Ellery st, ss, 80 e Tompkins av, 19.6x75;
Ralph Rich.

\$3,950

Melrose st, ss, 425 e Knickerbocker av, 25x100; A B Roberts. 7,500

S 3D st (*), ss, 25 e Hewes, 50x95.2;
Jas A McCafferty. 11,500
6TH st, 448, ss, 330.10 e 6 av, 17x100,
3-sty & b bk dwg; exrs sale; withdrawn.

40TH st (*), nes, 140 nw 13 av, 20x95.2: Theo S Uhink et al. 3,850 64TH st, sws, 120 se 8 av, 40x100; Waldo R Blackwell. 610

Av N (*), sec Gravesend av, 82x20; Sidney J Fleet.

Rogers av (*), ss, at cor Sullivan, Lot 9; Geo R Langley. 1,825

9; Geo R Langley. 1,825

JAMES L. BRUMLEY.

Rapelye st. nes, 170 nw Henry, 21x100;
Frank Murphy. 5,550

40TH st, ss, 20 w 13 av, 20x100.2; Caroline A Wheeler. 3,000

Ocean av, es, 264.11 n Av A or Albemarle rd, 72.1x240; adj to Jan23'13.

Tompkins av, es, 50 n Park av, 25x100; withdrawn.

WM. P. RAE CO.

Hawthorne st (*), sec New York av,

WM. P. RAE CO.

Hawthorne st (*), sec New York av.
16.10x106; Alex Shlikerman. 400

Hicks st, nwc Centre, lot 34; foreclos of tax lien; Robt Martin. 650

Lynch st, ss, 431.8 e Harrison av, 26.8x 100; also LYNCH ST, ns. 448.4 e Harrison av, 26.8x100; adj sine die.

Lynch st, ns. 448.4 e Harrison av. see Lynch, ss, 431.8 e Harrison av. 64TH st, nes, 80 nw 9 av, 292.11x300.6; adj to Jan15'13.

S3D st, ss, 121.9 e 5 av, 33.1x140.3; foreclos 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, 19.6x81.7; Wm E Gilmore. 3,491

CHARLES SHONGOOD.

Baltic st, ns, 225 e 3 av, 25x100; with-

drawn.

Elton st (*), es, 60 n Glenmore av, 20x
77.6; Amabila Pisano.

Atlantic av (*), ss, 200 w Hopkinson av,
200x100; Leon Friedland & Co....17,700

Belmont av (*), ss, 75 e Van Sicklen av,
25x100; Jno L Brevoort.

Flushing av (*), ns, 100 e Vandervoort
pl, 25x119.2; Pietro Barberino.

Willoughby av (*), nws, 150 sw Knickerbocker av, 25x100; Jos Barudio.

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

DEC. 28

No Legal Sales Advertised for this day

DEC. 30.

DEC. 30.

Christopher st, 75, ns, 101 w 4th, 25x 106.2x25x106.1, 6-sty bk tnt & strs; Harry Hastorf agt Anna A Esser et al; Davis & Kaufmann (A), 51 Chambers; Arthur M Levy (R); due, \$9.666.80; T&c, \$338.55; sub to first mtg of \$27,000; Samuel Marx.

102D st, 223 E. ns, 330 e 3 av, 25x100.11, 5-sty bk tnt & strs; Geo Radley, &c, agt Fredk R Hasselman et al; Hieronimus Herold (A), 45 John; Adolph J Kohn (R); due, \$19,261.81; T&c, \$1,230; Joseph P Day.

122D st, 208 E, ss, 105 e 3 av, 25x100.11, 5-sty stn tnt & strs; Sigismond Levy agt Leopold Goldstein et al; Sydney W Stern (A), 154 Nassau; Max S Levine (R); due, \$6,394.92; T&c, \$500; sub to first mtg of \$19,000; mtg recorded Augl6'06; Henry Brady

Brady.

137TH st. 221 W, ns. 267 w 7 av, 18x99.11,
3-sty & b stn dwg; Germania Life Ins Co
agt Alexis Le Blanc et al; Dulon & Roe
(A), 41 Park row; Walbridge S Taft (R);
due, \$14,972.09; T&c, \$274.68; Joseph P

Jerome av, es, 28.6 n 199th, 71.1x138.6x 45x113.9, vacant; Henry S Merkel et al exrs agt Jno Glass Jr et al; F P Hummel (A), 1511 3 av; H C S Stimpson (R); due, \$5,054.43; T&c, \$434.54; Samuel Goldsticker,

DEC. 31.

Bristow st, ns, at sws Stebbins av, 100x 53.2x113.3; gore; vacant; Seymour P. Kurzman agt Jackson Associates et al; Walter Frank (A), 25 Broad; Geo W Clune (R); due, \$1,396.87; T&c, \$255.14; sub to a 1st mtg of \$5.000; mtg recorded Feb23'09; Jos P Day.

Kingsbridge Ter, ns, abt 302 e Heath av, 50.6x160x50x154; vacant; N Y East Annual Conference of the Methodist Episcopal Church agt Wm A Mark et al; Seybel & French (A), 41 Park Row; Wilbur Larremore (R); due, \$5,650.46; T&c, \$370.51; D Phoenix Ingraham.

182d st, 500 E, see Bathgate av, 2197.

Bathgate av, 2197; swc 182d, No 500, runs s72.3xw100xs27.8xw54xn100xe158.5 to beg, 2-sty fr dwg, 2-sty fr bldg & vacant; Jas F Loughman agt Helen Farrell et al; Bergman & Davis (A), 3219 3 av; Wm Klein (R); partition; Jos P Day.

Merriam av, ss, 268.1 w 170th, 50x96.2x Merriam av, ss, 268.1 w 170th, 50x96.2x Edw M Tessier et al; Roe & Hayes (A), 44 Pine; Fredk Gladden (R); due, \$872.30; T&c, \$667; sub to a mtg of \$2,000; Jos P Day.

Stebbins av, sws, at ns Bristow, see Bristow, ns, at sws Stebbins av.

JAN. 2.

116TH st, 231-3 W, ns, 320 e 8 av, 40x 100.11; 6-sty bk tnt & strs; Marie M Mills agt Buchanan Realty Co, Inc, et al; Action No 1; Frederic C Scofield (A), 15 Wall; Albt W Ransom (R); due, \$9,427.20; T&c, \$1,266.30; Jos P Day.

\$1,266.30; Jos P Day.

116TH st, 227-9 W, ns, 360 e 8 av, 40x
100.11; 6-sty bk tnt & strs; same agt same;
Action No 2; same (A); same (R); due,
\$9,440.25; T&c, \$1,265.10; Jos P Day.

131ST st, 123 W, ns, 256 w Lenox av, 18x
99.11; 3-sty & b stn dwg; Noah C Rogers,
trste, agt Geo F C Booss et al; Payson
Merrill (A), 100 Bway; Leopold M Harburger (R); due, \$11,726.02; T&c, \$236.08;
Herbert A Sherman.

JAN. 3

Tacoma st, nec Rosedale av, see Rosedale av, 1424.

dale av, 1424.

45TH st 116-8 W, ss, 210 w 6 av, 40x 100.4; 9-sty bk hotel; Thos E Greacen agt Sol L Pakas et al; Carrington & Pierge (A), 200 Bway; Jay N Emley (R); due, 884,918.63; T&c, \$—; sub to two mtgs aggregating \$135,000; mtg recorded Apr7 '07; Bryan L. Kennelly.

115TH st, 400 W, see Morningside av W, 44-7.

1418T st, 605-7 W, ns, 100 w Bway, 75x 99.11; 6-sty bk tnt; Morris Lederman agt Donald Campbell Co et al; Jno L Bernstein (A), 5 Beekman; Robt F Wagner (R); due, \$29,736.93; T&c, \$——; Henry (R); Brady.

Digney av, es, 215.11 s Kingsbridge rd, 100x100; 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, \$1,591.84; T&c, \$303.83; Jos P Day.

\$1,591.84; T&c, \$303.83; Jos P Day.

Kingsbridge av, 3742, ws, 228 n 234th, 50x100; Andw J Provost, exr & trste agt Mary Smith et al; W G Havens (A), 7 Beekman; Melvin G Palliser (R); due, \$3,953.30; T&c, \$2,000; Jos P Day.

Morningside av W, 44-7. swc 115th, (No 400), 104.3x125.9x100.11x100; 6-sty bk tnt; Chas Helborn agt Andw P Morison et al; 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; mtg recorded Jan 13'09; J H Mayers.

Rosedale av. 1424. nec Tacoma, 52.11x 108.7x10.6x100; Jno L Eymer et al agt F Dornberger Realty Co et al; Edw F Moran (A), 51 Chambers; Hyman Turchin (R); due, \$9.932.62; T&c, \$141.76; Jos P Day.

JAN. 4. No Legal Sales advertised this day.

JAN. 6.

Houston st. 493 E, ss, 40 e Goerck, 20x 75; 4-sty fr bk ft tnt; Eliza C Farnham agt Rose Messer et al; Wm R Adams (A), 25 Broad; Winter Russell (R); due, \$6,-561.63; T&c, \$700; Jos P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

DEC. 28.

No Legal Sales advertised for this day.

DEC. 30. Chauncey st, ss, 100 w Patchen av, 100x 100; Henry M Ward agt Arthur W Story

et al; Saml Lascher (A), 367 Fulton; Milton M Brooke (R); Chas Shongood.

Kosciusko st, ss, 80 w Marcy av, 20x100; Harry Siglag agt Harry C Harris et al; Saml Lascher (A), 367 Fulton; Paul S Katske (R); Chas Shongood.

DEC. 31.

Pacific st, ss. 400 e Albany av, 50x107.2; Jno H Seed agt Geo F Melvin et al; Robt B Bach (A), 203 Montague; Jas Gray (R); Wm H Smith.

Wm H Smith.

W 5TH st, es, 494.4 n Neptune av, 39.7x 100; Chas N Brewster agt Richd P Barry et al; Albt A Hovell (A), 177 Montague; G Storms Carpenter (R); Chas Shongood.

17TH av, ses, 60 sw 80th, 20x54x22x44.7; Fred H Pouch et al agt Elevated & Subway 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. 15.11x100.2; 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.

(R); Will H Smith.

18TH st, nes, 372.5 se 7 av, 15.11x100.2; same agt same; Action No 2; same (A); same (R); Will H Smith.

18TH st, nes, 388.4 se 7 av, 15.11x100.2; same agt same; Action No 3; same (A); same (R); Wm H Smith.

same (R); Wm H Smith.

ISTH st, nes, 404.3 se 7 av, 16x100.2; same agt same; Action No 4; same (A); same (R); Wm H Smith.

ISTH st, nes, 420.3 se 7 av, 15.11x100.2; same agt same; Action No 5; same (A); same (R); Wm H Smith.

E 25TH st, es, 400 n Av K. 34.11x100; Louisa Blum agt St Marks Bldg Co et al Action 1; Robt Stewart (A), 375 Fulton; Mabel E Witte (R); Wm H Smith.

41ST st, ss, 135 e 13 av, 25x100.2; Home Title Ins Co of NY agt Mary L Behrens et al; Action 1; Henry J Davenport (A), 375 Pearl; Bernard I Finkelstein (R); Wm H Smith.

80TH st, sws. intersectors 17 av 15x6c.

SoTH st, sws, intersec ses 17 av, 15x66x 44.7x60; American Missionary Assn agt Elevated & Subway Realty Co et al; Action 1; Chas C Suffern (A), 203 Montague; Milton M Brooke (R); Wm H Smith.

SIST st, nes, intersec ses 17 av, 20x58; Louis H Soule agt Elevated & Subway Realty Co et al; Action 3; Chas C Suffern (A), 203 Montague; Jos P Conway (R); Wm H Smith.

Wm H Smith.

SIST st. nes, intersec ws New Utrecht av, 55,2x20x45x22; Fred H Pouch et al agt Elecated & Subway Realty Co et al; Action 2; Chas C Cuffern (A); Arthur G Jarvis (R); Wm H Smith.

Atlantic av, ss, 95 e Albany av, 80x100; Susan E Brown agt Christian C Ruckert et al; Albt A Hovell (A). 177 Montague; Mortimer W Byers (R); Wm H Smith.

Blake av, nec Powell st, 100.9x20; Ida Wittenberg agt Rebecca 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 Lustgarten (A), 68 William, Manhattan; Lloyd P Stryker (R); Saml Goldsticker.

New Utrecht av. ws. 44.6 n 81st. 22x40x 20x50; American Missionary Assn agt Elevated & Subway Realty Co; Action 2; Chas C Suffern (A). 203 Montague; Wm A Dempsey (R); Wm H Smith.

New Utrecht av. ws, 81.1 n 81st, 44x15x 44x35; Louis H Soule agt Elevated & Subway Realty Co et al; Action 1; Chas C Suffern (A). 203 Montague; Alex Sachs (R); Wm H Smith.

(R); Wm H Smith.

New Utrecht av, ws, 22.3 n 81st, 22x50x 20x60; same agt same; Action 2; same (A); Wm Howard, Jr (R); Jas L Brumley.

Rogers av. es, 39.4 n Church av. 20x95; Louise L Williams agt Helen M Knickerbocker et al; Edwin Kempton (A). 175 Remsen; Geo C Jeffery Jr (R); Chas Shongood.

6TH av, ws, 68 s 6th, 16x78.10; Wm Huus agt Diantha M Walker; Overend & Buchner (A), 26 Court; Jacob W Kahn (R); Wm H Smith.

218T av, es, 40 n Benson av, 50x98.6; Cuba I Ward agt Jennie M Burroughs et al; Caldwell & Holmes (A), 44 Court; David F Price (R); Wm P Rae.

JAN. 2.

Berry st, es, 100 s S 8th, 20x69; Williamsburgh Savings Bank agt Frances Gorman et al; S M & D E Meeker (A), 217 Havemeyer; Forrest S Chilton (R); Wm P Rae.

Hicks st, nec Pacific, 90x82; Alice H Van Anden agt Jno C Ball et al; Harry L Thompson (A), 175 Remsen; Selah B Strong 3d (R); Wm H Smith.

74TH st, nes, 346,10 se 4 av, 20x90; Rose Ashmun agt Wm H Fleming et al; Action 2; K C & M V McDonald (A), 189 Montague; Harry L Thompson (R); Wm H Smith.

76TH st, ns, 103.2 e Fort Hamilton av, 59.11x100; Max Kurzrok agt Hamilton Constn Co et al; McLaughlin & Stern (A), 5 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; McLaugh-lin & Stern (A), 15 William, Manhattan; Walter E Warner (R); Wm H Smith.

Rogers av. es, 99.4 n Church av. 20x95; Eliz T E Carpenter et al agt Helen M Knickerbocker et al; Action 1; Edwin Kempton (A), 175 Remsen; Jno L Mitchell (R); Wm H Smith.

On and After JANUARY 1, 1913

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The Title Insurance Company of New York

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NEW YORK TITLE INSURANCE COMPANY

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The largest Title Insurance Company in the State of New York doing purely title insurance business.

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Enquire on PREMISES or YOUR OWN BROKER.

6TH av, nec 55th, 100.2x80; Jos Zimit agt Lippmann Realty Co et al; Saml A Telsey (A), 44 Court; Jno A Warren (R); Chas Shongood.

JAN. 3.

Fulton st, ws, 24 n Middagh, —x49.8; 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, 16.8x 100; Mary R King agt Wm H Mellish et al; Cary & Carroll (A), 59 Wall; Chas Harwood (R); Wm H Smith.

Junius st, ws, 140 n Lot av, 20x100; Bensonhurst Co agt Lena Winkel et al; Harry L Thompson (A), 175 Remsen st; Geo F Elliott (R); Wm P Rae.

Troy av es, between Dean & Bergen sts, -x-; North Side Bank of Bklyn agt Hattie E Burger et al; Sylvan Bier (A), 37 Liberty; Henderson Peck (R); Wm H Smith.

JAN. 4.

No Legal Sales advertised for this day. JAN. 6.

JAN. 6.

57TH st, ss, 120 e 13 av, 20x100.2; Paul S Ayers et al agt Louis Christensen et al; Sidney F Strongin (A), 189 Montague; Philip G Gross (R); Chas Shongood.

Albemarle rd, nwc E 11th, 70x100; Jno Mayer agt Ella W Ireland et al; Milton Hertz (A), 391 Fulton; Earl J Bennett (R); Chas Shongood.

Lafayette av, ns, 275 e Tompkins av, 25x 100; Morris Blum agt Mary E Walter et al; A I Nova (A), 924 Bway; W Harry Sefton (R); Chas Shongood.

Meserole av, sec Diamond, 100x20; Annie Armmuth agt Israel Meschnick et al; Edw J Reilly (A) 142 Norman av; Jas V Short (R); Chas Shongood.

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A YOUNG MAN as assistant in the insurance and management department of a real estate office. Must have experience in handling and placing insurance and other matters pertaining to the management of buildings. State fully experience, references and salary expected. Address J. P. S., Box 225, Record and Guide.

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The Engineering Experiment Station of the University of Illinois (Urbana, Ill.), has just published a valuable monograph under the title of "An Extension of the Dewey Decimal System of Classification Applied to the Engineering Industries." 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. 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 A. M. to 10 A. 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. Chese-brough, Cecil C. Evers, I. P. Ferris, of Trow's Corporation Directory; 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 announce-ment 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. was just because the points of difference were trivial that the delay in settling them seemed alarming. 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 committee 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 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 in-terest 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 fac tors tending to make New 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 deal of projected construction There is a great that has already been financed and that is ready to be taken up next spring, but at the present level of prices for matethe prospect is that additional building operations will not be very numerous until vacant housing has 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

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 to-day 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 38th and 39th 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 pect to pay for a property in this loca-

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 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 The amount paid by other real estate. 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 dol-rs' 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 pub-

"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 indi-cated 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 sec-tion. It will be a three-story brick house and will cost \$46,500.

The Interborough on November 18 completed the installation of Tungsten lamps in all subway cars.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

1911

	Dec. 20 to 26	Dec. 22 to 28
Total No	\$8,751,100	\$5,073,500
ConsiderationAssessed value	\$2,243,200 \$1,245,500	
Total No	8,566 \$635,927,493 921 \$56,059,007	9,036 \$508,811,875 776 \$44,865,894

MORTGAGES

	Dec. 20 to 26	Dec. 22 to 28
Total No	115	106
Amount		
To Banks & Ins. Cos		
Amount	. \$3,169,000	\$3,365,000
No at 6%		35
Amount		\$3,179,463
No at 51/2%		2 2
Amount		
No. at 5		37
Amount		\$1,376,650
No. at 41/2		10
Amount		\$288,500
No. at 4		2
Amount		\$30,919
Unusual rates		
Amount		*****
Amount	29 010 500	20
		\$478,389
Jan. 1 to	Dec. 26 Jan	. 1 to Dec. 28
Total No	5 031	7.118
Amount		\$294,545,212
To Banks & Ins. Cos		1.546
Amount		\$161,875,644

MORTGAGE EXTENSIONS

-21 20 21 21 21 21 21	Dec. 20 to 26	Dec. 22 to 28
Total No	21	40
Amount	\$521,000	
Amount	\$189.000	\$431,500
Jan. 1 to	Dec 26 Jan	1 to Dec 28
Total No		
Amount		\$88,720 327
Amount	\$46.087.651	\$48,121,205

BUILDING PERMITS

		200	C, 20 to 20
New buildings		10	8
Cost	\$2,546		\$1,124,000
Alterations	Control of the Contro	,375	\$51.102
Jan. 1 to	Dec. 27	Jan. 1	to Dec. 29
New buildings		555	820
Cost	\$107,209		96.970,250
Alterations	\$10,915,	575 \$	12,369,414

BRONX

CONVEYANCES

Dec	. 20 to 26.	Dec, 22 to 28
Total No	120	110
No with consideration	13	28
Consideration	\$78,775	\$134,973
Jan. 1 to De	ec. 26 Jan.	1 to Dec. 28
Total No	7,599	7,075
No. with consideration	1,609	563
Consideration	\$9,804,143	\$4,980,700

MORTGAGES

	Dec. 20 to 20	Dec. 22 to 28
Total No	82	73
Amount		\$992,190
Amount		\$207.555
No at 6%		28
No. at 51/2%		\$344,073
Amount	\$74,350	\$123,600
No at 5%	. \$197,000	\$284.300
Unusual rates		
Interest not given		26
Amount	. \$114,300	\$240,217
Jan. 1 t	to Dec. 26 Jan	1 to Dec 28
T-1-1 N	F 000	2/2/2/2/

Total No	5,803 6,00
Amount	\$51,909.891 \$51,145,48
To Banks & Ins. Cos	536 70
Amount	\$9,977,665 \$11,571,31
MORTGAGE	EXTENSIONS

Dec. 20 to 26 Dec. 22 to 28

Total No	
To Banks & Ins. Cos	2
Jan. 1 to	Dec. 26 Jan. 1 to Dec. 28
Total No	\$11.578.171 \$10.954 977
To Banks & Ins. Cos	

BUILDING PERMITS

	D	ec. 21 to 2	7 1	Dec. 23 to 29
New Buildings Cost Alterations		\$318	23 8,300 2,100	\$106,900 \$74,300
	Jan. 1 to	Dec. 27	Jan.	1 to Dec. 29
New buildings Cost Alterations		\$34,411		1,317 \$22,795,685 \$1,554,820

BROOKLYN CONVEYANCES

	1912 Dec. 19 to 24	1911 Dec. 21 to 27
Total No	. \$148,076	\$163,025
Total No	Dec. 24 Jan. 24,349	25.111
No with consideration Consideration	. 1,527	1,508 \$13,007,597

Dec. 19 to 24 Dec. 21 to	27
Total No 280 3	24
Amount	
	53
Amount \$513,750 \$332,1	00
No. at 6	
Amount \$543,443 \$459,4	
	37
Amount	
No. at 5%	
Unusual rates	20
Amount \$1,603 \$33,0	00
Interest not given 20	11
Amount \$592,103 \$16,6	50
Jan. 1 to Dec. 24 Jan. 1 to Dec.	
Total No	15
Amount \$79,063 269 \$95,527,9	
To Banks & Ins. Cos 4.807	
Amount \$43,962,750	
BUILDING PERMITS	
Dec. 20 to 26 Dec. 21 to	27
New buildings 27	17
New buildings 27 Cost \$306,900 \$447.2	89
Alterations \$47,905 \$107.8	14
Jan. 1 to Dec. 26 Jan. 1 to Dec.	
Jan. 1 to Dec. 20 Jan. 1 to Dec.	-1
New buildings 5,278 5,0	96
Cost \$38,465,599 \$31,957,5	
Alterations \$4,251,834 \$4,588,2	20.00

QUEENS BUILDING PERMITS

	Dec. 20 to 26	Dec. 22 to 28
New buildings Cost	\$1,232,699	\$85,160
Jan. 1 to	Dec. 26 Jan	. 1 to Dec. 28
New buildings	. \$20,189,590	5,303 \$22,406,638 \$848,937

RICHMOND BUILDING PERMITS

De	c. 20 to 26 De	c. 22 to 28
New buildings	\$11,000 \$2,700 a. 1 to Dec. 26	\$21,150 \$935
New buildings Cost	943 \$2,822,671 \$292,080	

-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 fore-closure 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. Up 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.

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

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 Manhattan 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 F MANHATTAN BRIDGE The contract for construction is about to be let by Commissioner O'Keeffe, of the Department of Bridges at a cost of \$817,300, which is less than the engineers' estimate.

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 celliptical 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 Trimph 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 pic-ture 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 for the Brooklyn surface lines. plaza has been treated so that the profrom 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 crack-ing 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 132d 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 "C. W. Lawrence." Its removal was made necessary partly because its loca-tion 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 besinking 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 foun-The whole structure was found dation. 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, West 122d street. He was in the sixty-first year of his age.

Mr. Hopper was a member of one of ew 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 Employ-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 Commission-Notable Underpinning Work.

While attending the recent convention of the National Association of Cement Users at Pittsburgh, Pa., Superintendent Rudolph P. Miller, of the Manhattan Bureau of Buildings, was 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. Brennan, 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 The column that was tested Standards. consisted of a concrete mixture in the proportions of one part cement, parts sand and four parts crushed stone, reinforced by seven 1 1-16-inch round vertical rods and a helix of ½-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 oc-curred 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 and concrete were presented at the convention of which those on the investigation of flat slab construction, the so-called 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 Recommendations-Importance 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-

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 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 parti-tion 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 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

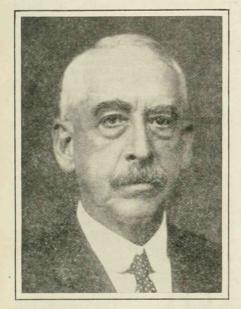
RAPID PAVING WORK.

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, Super-intendent 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, The work or practically one mile a day. 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 de-manded 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 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 contracts. There were ten contrac-50 contracts. 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, Brooklyn, was not a collapse of concrete construction, as the daily papers hastily reported, but was rather a failure of corroded structural ironwork. The Engineering News says the entire structure, staircases and platform is in an advanced state of rusting and is decidedly 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 struc-tural 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 corro-sion, however, is indicative of the gen-eral state of the structure and not a sign of initial failure in the reinforcedconcrete steps. If these had failed first, it is entirely probable that the stringers would have remained in place.

The Public Service Commission is interesting 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 Nostrand avenue station with 12x12-inch timbers. A coroner's inquest, with thorough engineering advice, is promised by

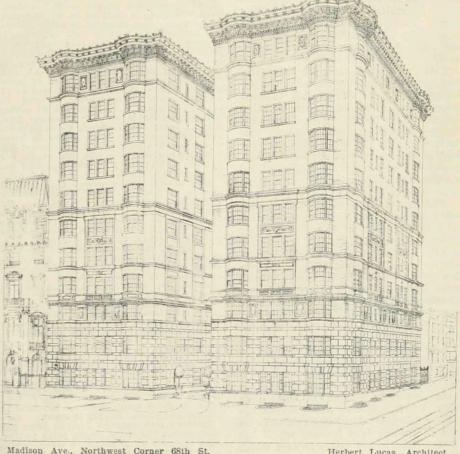
the local authorities.

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 32d to 33d streets between Broadway and 5th avenue-a very central location, and a highly modern



Madison Ave., Northwest Corner 68th St. Herbert Lucas, Architect. APARTMENTS TO BE ERECTED BY THE ELEVEN EAST 68TH 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 barge-loads of brick into a non-absorbent market. The result was a cluttering of the West 52d 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 deliv-ery. 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 calcula-tions, 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. 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 un-precendented 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 de-veloped, 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 ef-forts of the Steel Corporation to keep prices down in that department to exist ing 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 fol-lowed by other interests until the Steel Corporation itself will be forced to

quote higher prices.

The market for general building sup-plies is somewhat different from that of materials in that it is easy while structural material is stiff. But the steady decline in linseed oil is off-set 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 land 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.
Prices Rule Steady with Stiffening 'ency as Snow Falls.

R ECEIPTS of North River common brick last week were exceptionally 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 the way east. Snow thickens the water 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,	December	er 16-	4.4
Bert Over,			Covered.
Monday	34	11	1
Tuesday	4	3	10
Wednesday	2	12	0
Thursday	12	4	1
Friday	6	7	0
Saturday	10	1	0
Total	68	38	12

Total 68 38 12
Condition of market, weak on demand, strengthening in price. Prices, Hudson River, — to \$7. Basic, \$6.87½ per M. Raritans, \$6.75 to \$7. (Wholesale dock N. Y.) For retail prices allow for dealer's profit and cartage. Left over, December 23—53.

Left Over,	1911. December 18—57.		
	Arrived.	Sold	Covered
Monday	7	9	4
Tuesday	2	6	- 6
Wednesday	3	7	0
Thursday	14	14	5
Friday	1	4	0
Saturday	16	15	13
		-	-
Total	43	5.5	28
Prices, \$7; top	Raritans,		Total cov-

BUILDING SUPPLIES EASY. Quotations Steady With Linseed Oil At Low Level—Lubricants in Fair Demand—Packing Firm.

At Low Level—Lubricants in Fair Demand—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 demand to any great extent, and there probably will be no improvement in this respect until the seed situation at Duluth improves. The demand for elevator lubricants 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, a heavy call for this commodity from closed-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 cents; red sheet rubber, 40 and 50 cents; 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, 9¼ cents. per lb.: No. 3, 7¼; No. 1 colored, 5 cents; No. 3 colored, 4½ 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 hose, 2½ ins. in diameter, tested to 300 pounds pressure, in 50-foot lengths, with couplings, 65 cents per foot; common hose, 2½ ins. in diameter, warranted 350 pounds pressure, in 50-foot lengths, with couplings to the activity of the fire-prevention bureau there is a very heavy demand on all kinds of heavy fire fighting appliances

HEMLOCK LEADS LUMBER. Shipping Season on Lakes Closed with Distributing Points Well Supplied.

H EMLOCK 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. Eastern lath cargoes arrived from the east during the three weeks prior to Nov. 7 at the rate of 20,000,000 a week, which account for the recent sagging from the \$4.10 level of a month 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 of supoly in this market at the present 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.

North Carolina pine is in good demand, with producers and sellers in full control of the situation. The mills are all reported to be heavily oversold, particularly on rough stock, with the roofer grade and coarser leading in point of market strength. Vessels for New York cargoes are scarce and bring \$3 for barges from Norfolk to New York, with the sailing vessels at \$2.75 to \$3.

Yellow pine is a stronger seller at prices never before reached. The mills are in full control of the situation, and sellers' views as to prices must be taken as the market level, and those views with the special position in which each mill finds itself 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 specials 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 corporation to advance prices again. This applies particularly to finished steel. The break was caused by the advance of \$1 a ton announced by the American Steel & Wire Company to the minimum announced by the independent makers of wire two months ago, 1.55c. for plain wire and 1.75c. 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 2.30c. for black and 3.50c. for galvanized. The Steel Corporation, however, refused to concur in this.

poration, however, refused to concur in this.

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 has little effect upon standard conds.

Expiring contracts on plates, snapes and merchant steel are being renewed with some traces of nervousness. This covers deliveries into the new year. It is significant that this action is taking place despite 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 andelivered.

The recent action of some of the Steel

andelivered.

undelivered.

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

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 short-age in foundry iron which has forced the price of No. 2 foundry for immediate or January delivery up to \$18 at valley fur-nace or \$18.50 Pittsburgh.

Prices Hold Firm at 46 and 47-Cent Levels in Slow Market.

Levels in Slow Market.

The linseed oil market showed no further decline this week. The demand is steady and in this respect reflects the good condition of the general paint market. Many of the paint markets have now caught 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 oil. Most of the paint interests, however, say that prices will not be affected because other basic elements in paints are still high and may go higher. As far as varnishes are concerned the stiffness in the current market for gum will keep prices 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



THE HISTORIC TRUTH THAT

"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, 1911) 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."

BRAND NEW

of the "Cypress Pocket" Library is what you want. (Drop a line quick)

198 YEARS LATER—IN 1912 we find a typical case of a modern sailboat in Michigan, planked with CYPRESS and perfectly sound, even at the water line, after 20 years' use-whereas the gunwales (of a 'much "harder" wood) are rotting away—without even a "5-day notice." CYPRESS is the Answer, Mr. Sea-dog!

When planning a Yacht, Row-boat, Bungalow, Lodge, Sleeping-Porch or Fence, remember-"With Cypress you Build But Once"

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CYPRESS MANUFACTURERS' ASSOCIATION SOUTHERN 1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

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Equitable Building Plans.

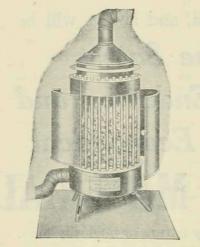
Specifications and drawings showing in detail the building to be erected on the Equitable site were filed December 26 at the Manhattan Bureau of Buildings. The plans consist of a set of eighty-five drawings and indicate that the building will be 485.9 feet high, or about 75 feet higher than the Times Building at Broadway and 42d 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,

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 sau 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 to the top floor and twenty to the store to the store floor and twenty to the store floor and twenty to the store floor and twenty to the store to the store floor and twenty to the store to the store that the store floor and twenty to the store to the store that the top floor and twenty others to the twenty-second story. The Thompson-Starrett Company has the building con-

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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 pearest competitor, the Durkin & Lags 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 six-story fireproof hotel and roof garden, 75x125 feet, to be erected by a syndicate of Middleton and New Haven cate 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 raths-keller. 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 32d 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 template 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.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SIST ST.—Ernest Greene, 5 Beekman st, has completed plans for alterations to the 4-sty brick tenement, northeast corner of 81st st and 3d av

3d av.

18IST ST.—Schwartz & Gross, 347 5th 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 Realty Co., 8 West 39th st, owner. Cost, \$225,000.

9TH AV.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to two 4-sty tenements at 721 and 403 West 94th st for Anna R. Kriete, 721 9th av, owner. Cost, \$4,000.

Cost, \$4,000.

3D AV.—Ernest Greene, 5 Beekman st, has completed plans for alterations to the 4-sty tenement at 1435 3d av, for Henry C. Tinker, 48 East 57th st, owner. Cost, about \$8,000.

43D ST.—Wm. S. Boyd, 561 Hudson st, has completed plans for alterations to two tenements at 544-6 West 43d st for Eugene C. Higgins, 1 Manhattan av, owner.

7TH AV.—The Adlon Construction Co., 501 5th av, owner, is taking bids on the masonry for the 12-sty apartments and stores to be erected at \$28-830 7th av. Geo. and Edw. Blum, 505 5th av, architects. Cost, \$250,000.

AQUEDUCT AV.—Robert N. Cleverdon, 41 Union sq. architect, is taking bids for the 1-sty and basement brick and terra cotta church, 83x 51 ft, to be erected at Aqueduct and University avs, for the University Heights Presbyterian Church, 181st st and Aqueduct av, owner; Rev. P. B. Wightman, 2200 Loring pl, pastor.

DWELLINGS.

45TH ST.—Eisendrath & Horwitz, 500 5th av, are preparing plans for alterations to the residence at 141 West 45th 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 90th st, for Dr. Alexander Nechamkin, 251 West 92d st, and Dr. Louis Druskin, 79 Forsyth st, lessees.

MUNICIPAL WORK.

MUNICIPAL WORK.

MANHATTAN.—William P. Seaver, 322 5th av, was low bidder at \$\$17,380 for the construction of the Manhattan Bridge Terminal for the City of New York. Carrere & Hastings, 5th av and 26th st, are the architects. Other bidders were: Snare & Triest, 143 Liberty st, \$914,300; and the Carlin Construction Co., 16 East 23d st, \$954,000.

PUBLIC BUILDINGS.

RIVINGTON ST.—Bids 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 by Charles G. Armstrong & Son, 149 Broadway; architects, N. B. Smyth, 1123 Broadway, was low 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.

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

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ROGERS PL.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick and limestone apartment, 60x70 ft, to be erected on the east side of Rogers pl, 50 ft south of 165th st, for the Jacob O. Peters Construction Co., 329 Freeman st.

Co., 329 Freeman st.

DALY AV.—Chas. Schaefer, Jr., 401 Tremont av, is preparing plans for a 5-sty tenement, 42x 92 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 ft south of Westchester av, for the Alt Realty Co., owner. Schwartz & Gross, 347 5th av, architects. All bids are desired at once on subs.

MUNICIPAL WORK.

THE BRONX.—The City of New York, Cyrus C. Miller, president Borough of The Bronx, Municipal Building, Crotona Park, 177th st and 3d av, is taking bids to close January 15th at 10.30 at, m., for constructing sewers and appurtenances at Lacombe av, Bronx River av, Metcalf av and East 177th 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, 40x 80 ft, at the southeast corner of Webster av and 178th st, for the N. Y. Telephone Co., 15 Dey st. D. C. Weeks & Son, 1123 Broadway, have the general contract.

177TH ST.—B. & J. B. Walters, 147 East 125th st, architects, have taken estimates on the general contract for an extension to the stores in the north side of 177th st, 57 ft east of Webster av, for the estate of Richard Webber, 2191 3d 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, 50x
80 ft, to be erected in the north side of 41st st,
50 ft east of 6th av, for William Schwartz, care
of architect. Cost, about \$35,000.

of architect. Cost, about \$35,000.

WATKINS ST.—Barranger & Heiberger, care of George Heiberger, 748 Myrtle av, owners, are taking bids on subs for two 4-sty brick tenements, 50x100 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, 53x140 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.

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, 25 West 42d st, N. Y. C., were low bidders at \$61,136. For plumbing, H. J. Wilkes Co., 177 Front st, \$4,845. For heating, Blake & Williams, 24 Barrow st, N. Y. C., \$4,483.

MUNICIPAL WORK.

HAVEMEYER ST.—B. Diamond, 12 Bergen st, was low bidder at \$17,395 for the comfort station to be erected in the west side of Havemeyer st, 35 ft south of 5th st, for the City.

POWER HOUSES.

POWER HOUSES.

FLUSHING AV.—Figures are being received for the 1-sty brick power house, 49x78 ft, to be erected on the north side of Flushing av, 114 ft west of Morgan av. for Adolph Gobel, Morgan av and Rock st, owner. Louis Allmendinger, 926 Broadway, is architect. Cost, about \$20,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, Dec. 23, for the installing of electric ash hoist in the Boys' High School,

Thompson-Bonney Co., was low bidder at \$1,047; and for the shop equipment Frank Tracy was low bidder at \$1,985. All bids were laid over.

STABLES AND GARAGES.

BERGEN ST.—Fred Albert, 942 Bergen st, owner, and Walter 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.

STORES, OFFICES AND LOFTS.

PITKIN AV.—L. Danancher, 7 Glemmore av. is preparing plans for five 1-sty brick stores, 80x 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., 15 Dey st, N. Y. C., owner, is taking bids on the general contract for the 3-sty brick and stone addition to the telephone building at the 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 GA AV.—Farber & Nurick, 1028 Gates av, are preparing plans for a 1-sty brick moving picture theatre, 35x100 ft, to be erected on the east side of Saratoga av, for the Farber Construction Co., 1715 Park pl. Cost, about \$10,000.

Queens.

DWELLINGS.

COLLEGE POINT.—Valentine Zittel contemplates the erection of a 2-family residence on the north side of 7th av, near 15th st.

the north side of 7th av, near 15th st.

ELMHURST, L. I.—Ed. W. Rose & Son, this place, have completed plans for a 2½-sty frame residence, 18x36 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, 40x34 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 Kalb av, Brooklyn, architects. Frank Lurz, 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 2½-sty frame and stucco residence, 33x37 ft, to be erected here for Dr. Morris Brill, 381 5th av, N. Y. C.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Smith & Shell, Queens Plaza Court, have completed plans for a 1-sty frame factory, 100x260 ft, to be erected at the

southwest corner of Review av and Gilbert st, for Wild & Goddard Realty Co., Review av and Young st. Cost, about \$20,000.

Young st. Cost, about \$20,000.

THOMPSON AV.—The Loose-Wiles Co. of Kansas City and Boston has had plans prepared for a 9-sty bakery building to cover a plot, 200x430x382 ft, fronting on Thompson av, Queens pl and Orton st. It will be of reinforced concrete with a floor space of approximately 800,000 sq 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 taking bids to close December 31st at 10.30 a.m. for the erection of an engine and hook and 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 installation and completion of a steam heating system and for the plumbing and gas fitting.

ELMHURST, L. I.—Bids will close December 31st at 10.30 a. m. for the erection of an engine house, and hook and ladder house in Grant st, 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.

WHITESTONE, L. I.—The Fire Department, 157 East 67th st, N. Y. C., is taking bids to close December 31st at 10.30 a. m. for the 3-sty brick fire house, 56x72 ft, to be erected on the east side of 7th av, 63 ft south of 17th st. Separate bids will be received for the steam heating system to be installed and for the plumbing and gas fitting.

SCHOOLS AND COLLEGES.

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 at \$389,485, and for the plumbing and drainage of same school James Harley Plumbing Co. was 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 McKeown, Inc., T. A. Clarke Co., Frank J. Fee, George E. Gibson Co., Inc., United Plumbing & Contracting Co., Nicholas Nehrbauer, Jr., John Kelly Plumbing & Construction Co. and the John J. Kenny Co.

MISCELLANEOUS.

CEDARHURST, L. I.—Figures have gone in for the 1-sty frame and stucco railroad station, 20x40 ft, for the Long Island Railroad to be erected here. William Adams, 15 West 38th st, N. Y. C., is architect. Cost, about \$10,000.

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POWER HOUSES.

TOTTENVILLE, S. I.—Sommerfeld & Steckler, 31 Union sq. N. Y. C., architects, are taking new bids for a 1-sty brick boiler house, 42x 76 ft, to be erected here for the Tottenville Copper Company, Church st, Tottenville.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Newman & Harris, 1123
Broadway, N. Y. C., architects, are preparing
plans for a 2½-sty frame residence, 30x75 ft,
for Phillip Stevenson, this place, owner. Architect will take bids on the general contract about
January 15th.

MANHASSET, L. I.—Cross & Cross, 527 5th av, N. Y. C., have plans for a 2½-sty frame residence for Seward Webb, 680 5th av, N. Y. C., to be erected here at a cost of \$20,000.

Suffolk.

DWELLINGS.

BRIGHTWATER, L. I.—T. B. Ackerson & Co. have sold at Brightwaters a plot 100x100 ft. on northwest corner of Penataquit drive and Pine Acres boulevard to George W. Wood, and a plot 25x210 on the west side of V. ndsor ave, south of Windsor place, to Elia L. Alger. Dwellings will be erected.

HOSPITALS AND ASYLUMS.
HOLTSVILLE, L. I.—The Board of Supervisors of Suffolk County has authorized the purchase of forty acres of land at Holtsville as a site for a county tuberculosis hospital. Construction work will begin in the early spring.

PATCHOGUE.—The Suffolk County Board of Supervisors voted in favor of the tuberculosis hospital to be erected here. A resolution to purchase a site consisting of 43 acres for \$4,000 on the trolley road between Patchogue and Port Jefferson was introduced.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—O. Murray Jenks,
South 4th av, is preparing sketches for an addition to the 3-sty store and apartment at the
corner of Washington st and Fulton av, for J. C.
Smith, 209 Washington av, owner. Cost,
\$12,000.

MT. VERNON, N. Y.—Julius Levine, 649 East 242d st, N. Y. C., contemplates the erection of a 3-sty frame store and apartment at Pearl and South sts. from plans by H. Rapelye, South 3d av, architect.

TUCKAHOE, N. Y.—A. Rogliano, Breckenridge st, owner, has taken bids on the general and separate contracts for a 4-sty brick apartment and store, 26x60 ft, to be erected in Breckenridge st, from plans by William B. Middleton, Sidney av, Mt. Vernon, architect, Cost, about \$13,000.

CHURCHES.

CHURCHES.

YONKERS, N. Y.—John V. Van Pelt, 381 4th av, N. Y. C., architect, is taking bids for a 3-sty church, school and auditorium, 57x95 ft, to be erected at Warburton and Lamartine avs, for our Ladv of the Rosary, Rev. John S. Kelahan, rector, 236 Warburton av, owner.

YONKERS, N. Y.—F. J. Burlenbach, 260 Graham av, Brooklyn, is preparing plans for a 1½-sty brick church, 50x60 ft, to be erected at Convent av and Schenwald pl. for the Church of the Sacred Heart, Rev. Father Capistan, owner. Cost, \$125,000.

DWELLINGS.

SCARSDALE, N. Y.—Kirby & Petitt, 103 Park av, N. Y. C., are preparing plans for a 2½-sty brick, terra cotta blocks, marble and stucco residence, 21x95 ft, to be erected at Murray Hill for John Kelly, care of Kelly & Jones Co., 13-21 Park Row, N. Y. C., owner. John Teviname. White Plains, has the contract for road building, landscape work and sewage disposal work.

work.

MT. VERNON, N. Y.—The Langdon Co., 233
Langdon av, contemplates the erection of a 2½sty residence on the west side of Tecumseh av,
300 ft south of 4th st from plans by A. Barbaresi, 4th st and Tecumseh av, architect.

MOUNT VERNON, N. Y.—William E.
Brooks, 432 Nuber av, owner, is having plans
prepared for a 2½-sty brick residence, 50x30
ft, to be erected at the southwest corner of 5th
st and Tecumseh av. The Lucas Building Co.,
Debot pl, has the general contract. Cost, about
\$18.000.

MOUNT VERNON, N. Y.—The Langdon Co., 233 Langdon av, contemplates the erection of a 2½-stv residence on the west side of Tecumseh av. 150 ft south of 4th st, from plans by A. Barbaresi, 4th st and Tecumseh av, architect.

HALLS AND CLUBS.

YONKERS, N. Y.—The F. W. Herter Co., 503
Manhattan av. N. Y. C., architect, is taking
bids for a 3-sty brick and steel home, 150x174
ft, to be erected on Nepperhan av, for the German Od. Fellows' Home Association, corner
Havemever and Unionport avs, N. Y. C., owner,
Henry Weitzel, president; Henry Raeuber, secrefary and Carl Heim, treasurer, Cost, about
\$150,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Joseph W. Gahan. 221 Huguenot st, is preparing plans for a 2-sty brick store and office building, 30x75 ft, to be erected in Lawton st, for H. J. Dolan, Lawton st, owner. Cost, \$10,000.

NEW JERSEY NEWS.

Covering Middlesex, Union, Hudson Essex, Bergen and Passaic Counties.

THE FOLLOWING PLANS HAVE BEEN APPROVED BY THE BOARD OF TENEMENT HOUSE SUPERVISION AT THE MAIN OFFICE, NEWARK, N. J., TO BE ERECTED IN THESE COUNTIES FOR THE WEEK ENDING DECEMBER 24.

DECEMBER 24.

ELIZABETH.—Owner, Mathias Liska, 616-18
East Jersey st, two 3-sty frame alterations,
\$5,000; owner, Jacob Gordon, n side of Magie
st, 105 w of Westfield av, 3-sty frame, \$5,000;
owner, Jacob Gordon, n side Westfield av, 100
w of Magie st, three 3-sty frame, \$15,000.

NEWARK.—Owner, Henry Schenck, 183 Woodside av, 3-sty frame, \$9,000; owner, Harry
Zaentz, 661 South 10th st, 3-sty frame, \$8,000;
owner, Domenico Marra, 70 Nicholas st, 3-sty
brick, \$7,000; owner, Louis Kaplowitz, 516-518520-522 and 524 South 17th st, five 3-sty frames,
\$28,000; owner, Morris Berkowitz, 105 Wallaces
\$28,000; owner, Parkway Realty Co., 282 Verona
av, 4-sty brick, \$10,000; owner, Barnet Shalman, n e cor Runyon & Heddon sts, 3-sty
frame, \$10,000; owner, Benjamin Shaneman, 17
Fairview av, 3-sty frame, \$7,000; owner, Morris
J. Goldman, 20 Winans av, 3-sty frame, \$7,000;
owner, Samuel Newman, 548 South 19th st, 3sty frame, \$7,000; owner, Nathan Cohen, 23
Watson av, 3-sty frame, \$7,000; owner, Karasik
Meinket Building Co., 410 Badger av, 3-sty
frame, \$6,000; owner, Harry Rosenberg, 645
South 11th st, 3-sty frame, \$6,000.

KEARNY.—Owner, Thomas Wallwork, s side
Halstead st, 50 w of Brighton av, 3-sty frame,
\$5,000.

\$5,000.

ATLANTIC CITY.—Owner, Clara A. Berry, 246 South Massachusetts av, 3-sty brick, \$7,000; owner, Frank C. Berry, 248 South Massachusetts av, 3-sty brick, \$7,000.

OCEAN CITY.—Owner, Pennington Corson, weide Ocean av, bet 14th and 15th sts, 3-sty frame, \$7,000; owner, Andrew N. Paul, s side 6th st, 450 e of Atlantic av, 2-sty frame, \$6,000.

PASSAIC.—Owner, Harry Simon, 16 Second st, 3-sty frame alteration, \$2.500. NUTLEY.—Owner, Frank Malize, n e cor Washington av and Hunt pl, 3-sty brick, \$7,-

IRVINGTON.—Owner, Sterling Investment Co., 23 Sheron av, 3-sty frame, \$6,000. HOBOKEN.—Owner, Meyer Kusseluk, 405 Adams st, 4-sty frame alteration, \$1,000.

Adams st, 4-sty frame alteration, \$1,000.

JERSEY CITY.—Owner, Frederick Ramsey, n
e cor Randolph av and McDougall st, 3-sty
frame, \$7,000; Morris Schiller, 1167 Summit
av, 3-stv brick, \$14,000; owner, Emil Guhl, 21
Charles st, 3-sty brick, \$10,000; owner, Joseph
Gatov, 72 Bostwick av, 3-sty brick, \$9,000; owner
er. Wojorech Smokowski, 26 Vroom st, 4-sty
brick, \$10,000.

PATERSON.—Owner, Louis Kadel, 139 Governor st, 3-sty brick, \$7,000; owner, Salvatore Gaurria, 3 and 5 Armory pl, two 3-sty frames, \$12,000.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 191 Market st, has plans for a 1-sty flat, 40x80 ft., to be erected at the southeast corner of Montelair av and Parker st, for Morris Sharff, Ordway Building owner. Cost, about \$31,000.

MOUNTAINDALE, N. J.—N. Soldwedel, 4th and Bergenline avs, Union Hill, is preparing plans for two brick stores, including a 2-sty brick stable, for H. Rosenthal, this place, owner.

NEWARK, N. J.—R. Bottelli, 191 Market st, has plans for a 3-sty frame tenement, 25x60 ft, to be erected at the southeast corner of Tyler and Chestnut sts, for John Generale, on premises, owner.

Ises, owner.

NEWARK, N. J.—Frank Grad, American National Bank Building, architect, has completed plans for the 4-sty flat, 45x79 ft, to be erected at the southeast corner of South Orange av and Hunterdon st, for Schneider & Genung, 514 South 14th st, owners. Cost, about \$35,000.

JERSEY CITY, N. J.—Leo Feinen, 3649 Hudson Boulevard, architect, is ready for bids for a 3-sty brick flat and store, 37x70 ft, to be erected at the corner of Grace and Summit aws, for M. Schiller. Cost, about \$12,000.

JERSEY CITY, N. J.—Nathan Welltoff, 222 Washington st, Newark, has plans for a 3-sty brick double flat, 31x62 ft, to be erected at 70 Bostwick av, for Joseph Gatov, Myrtle av, near Jackson av.

CHURCHES.

WEST HOBOKEN, N. J.—Henry L. Span, architect, 38 Pascal st. Buffalo, N. Y., will prepare plans for a 116-sty brick and stone chapel to be erected at Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary, on

DWELLINGS.

CALDWELL, N. J.—Mrs. A. Gumport, Campbell av, owner, is taking bids for a 2½-sty frame residence, 28x32 ft. to be erected in Farrington st. Cost, about \$5,000.

SUMMIT. N. J.—Balch & Beardsley, 38 West 32d st, N. Y. C., are preparing plans for a 2½-sty terra cotta block, frame and stucco residence, 40x70 ft, and garage to be erected at the corner of Hillcrest and Bellevue avs, for C. H. G. Jagels, 177 Summit av, owner. A. A. Stryker, 48 Boulevard, has the general contract.

ENGLEWOOD, N. J.—N. K. Vanderbeek, this place, is revising plans for a 2½-sty frame restdence, 30x36 ft, to be erected on Booth av, for J. J. Donohue, Lafayette av. Bids will be taken by spring.

DOVER, N. J.—W. B. Conklin, 60 Worth st, N. Y. C., contemplates the erection of a residence on the 52-acre tract along the Rockaway River, just outside of Boonton, which he recently purchased from the estate of Lewis Van Duyne.

PALISADES PARK, N. J.—The Steenland Construction Co., of this place, has completed foundations for the 2-sty brick residence on 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 leather plant on Plank rd, consisting of a 1-sty storage building, 40x110 ft, cooler shed addition 37x50 ft, and an addition to the fleshing shed, 36x14 ft.

a 1-sty storage bullding, 10x10 to the fleshing shed, 36x14 ft.

NEWARK, N. J.—The Seltzer-Bennett Co, 90 West st, N. Y. C., owner, is taking bids for the erection of a fertilizer plant on the Newark Meadows. The Kutztown Foundry & Machine Co., 116 North Broad st, Phila-Pa., is engineer and contractor. Charles Flockner, Elizabeth, is contractor for piling. The plant will consist of a 1-sty office building, 31x30 ft, 1-sty corrugated fron fertilizer storage building, 64x128 ft, 1-sty frame naphtha storage building, 30x39 ft, factory building, 45x 74 ft, and boiler house, 32x45 ft.

HIGHLAND PARK, N. J.—Berger & Fischer, this place, contemplate the immediate erection of a brewery to take the place of the one destroyed by fire, which damage was estimated at \$75,000.

of a brewery to take the place of the one at \$75,000.

MUNICIPAL WORK.

ROOSEVELT, N. J.—Alvin E. Fox, Perth Amboy, engineer, is preparing plans for a concrete and steel bridge to be constructed on Blazing Star rd over Noe's Creek, for the Board of Chosen Freeholders of Middlesex County.

WOODBRIDGE TOWNSHIP, N. J.—The Board of Chosen Freeholders of Middlesex County, New Brunswick, are taking bids to close January 2d for the construction of a concrete and steel bridge on Menlo Park and Iselin rd, from plans by A. B. Fox, Perth Amboy, engineer.

PISCATAWAY TOWNSHIP, N. J.—A. B. Fox, Perth Amboy, engineer, is preparing plans for a concrete and steel arch bridge to be erected over Ambrose Creek, for the Board of Chosen Freeholders of Middlesex County, New Brunswick, N. J., A. W. Bisset, clerk.

BELLEVILLE, N. J.—The Town Council of Belleville, Charles Lyman Denison, Union av near Jerolmon st, chairman, contemplates the construction of a sewer system in various streets from plans by Frank T. Shepard, Essex building, Newark, town engineer. E. S. Rankin, 751 High st, Newark, consulting engineer, has submitted a report with an approximate cost to be submitted to the voters. Work will probably be started in the spring. Cost, about \$153,000.

HAMILTON, N. J.—The Board of Chosen Freeholders of Monmouth County, Freehold, N. J., are taking bids to close January 8th for 2½ miles of gravel road, surfacing and grading, from mlans by George Copper, Red Bank, county engineer.

HOBOKEN, N. J.—Sealed proposals will be received by the Board of Street and Water

engineer.

HOBOKEN, N. J.—Sealed proposals will be received by the Board of Street and Water Commissioners until January 6th at 2 p. m. in the Assembly Chamber of the City Hall for the removal of reservoir walls from an unusual portion of Reservoir No. 3. Plans, etc., may be obtained at the office of the City Clerk, Edward B. See, Jersey City.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—The proposition for the erection of a city hall or the remodeling 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 crossings have been entirely eliminated.

STORES, OFFICES AND LOFTS

NEWARK, N. J.—Charles L. Steinbrenner, Essex building, is preparing plans for a 2-sty and basement brick and limestone department store, 71x115 ft, to be erected at 413-417 Springfield av, 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 of Broad and Market sts, for the Kinney Realty Co. This permit was the largest issued during 1912. The cost is placed at \$660,000.

THEATRES.

THEATRES.

ELIZABETH, N. J.—Jacob Gordon, 41 Canal st, N. Y. C., owner, is taking bids on subs for the 3-sty brick and stone theatre, 60x120 ft, to be erected on Elizabeth av, for the 5th Av Amusement Co., 41 Canal st, N. Y. C., lessee. E. H. Schmieder, 286 North Broad st, is architect. The Gordan Lumber & Wrecking Co., this place, has the general contract. Cost, about \$100,000.

Other Cities.

CHURCHES.

ELMIRA, N. Y.—Work has been started on the new tile and concrete rectory for the Trin-ity Episcopal Church. W. H. Welliver has the contract and will begin work immediately.

FACTORIES AND WAREHOUSES.

HORNELL, N. Y.—The Duplex Moulder Sanding Co., of this place, has purchased a lot 50x 150 ft, on Seneca st, directly opposite the fair grounds, on which will be erected a factory, of brick, wener and glass, 33x15 ft, so constructed that it may be enlarged according to the needs of the company.

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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 to vote as to the site and plans in detail. For particulars address Peter D. Kiernan, a member of the committee. Estimated cost is about ber of the committee, \$200,000.

MUNICIPAL WORK.

MUNICIPAL WORK.

SODUS, N. Y.—The Sodus Fire Department has presented a resolution to the Fire Commissioners recommending the purchase of the vacant 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 appropriation of \$65,000 for the erection of a federal building in Fort Plain.

UTICA, N. Y.—The City of Utica contemplates the erection of a new city hall. Mayor Baker will submit the proposition to the people to be voted upon if any action is taken at all during his administration.

SCHOOLS AND COLLEGES.

ITHACA, 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 st, between Broadway and State st, has been selected for the new Proctor theatre. Guy Graves is manager. Building operations will commence in the

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

92D ST.—Osborne Rea & Co., 241 West 41st st, have received the heating contract for the 9-sty apartment house, 75x128 ft, in the north side of 92d st, 136 ft from West End av, for the A. C. & H. M. Hall Realty Co., Broadway and 108th st, owner. Gaetan Ajello, 1 West 34th st, is architect.

DWELLINGS.

WESTHAMPTON BEACH, L. I.—E. Raynor's Sons, this place, have received the general contract to erect a 2½-sty frame residence, 35x40 ft, at this place, for Dr. R. H. Pomeroy, of 511 Nostrand av, Brooklyn. L. L. Bishop, this place, architect

architect.

BRONXVILLE, N. Y.—M. E. Sullivan, 147
West Lincoln av, Mt. Vernon, has received the
general contract to erect the 2½-sty stone residence, 90x45 ft, in West Lawrence Park, for
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 Pahrisch.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Frank J. Felgenhauer, 4-5
Court sq, has received the general contract to
erect the 1-sty brick wagon factory, 75x40 ft,
and 3 stys, 59x75 ft, in the west side of Newell
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
and additions to the 3-sty brick factory, 100x
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 building in Newell st, 100 ft south of Calyer st,
Brooklyn, for George B. Marx, owner. The
cost is \$13,000.

HOTELS.

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. Cocker, 2017 5th av, is architect.

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.

STORES, OFFICES AND LOFTS.

11TH AV.—Cramp & Co., 25 East 26th st, have received the general contract to erect a 6-sty concrete and brick restaurant bakery at 11th av and 50th st, for the Horn & Hardart Baking Co., care of Frank Hardart, 204 South 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 av and 178th st, for the N. Y. Telephone Co., 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, are architects. D. C. Weeks & Son, 1123 Broadway, have the general contract.

THEATRES.

GREENWALD & POLLAK, 171 Broadway, N. Y. C., have received the general contract and are taking bids on all subs for alterations to the Corse-Payton, Lee av, Brooklyn, Henry Horn & Sons, 1476 Broadway, Manhattan, are the architects. Estimated cost, \$10,000.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST, s w cor Pinehurst av, 6-sty store and tenement, 117.9x105.9x100.11; cost, \$225,000; owner, Comfort Realty Co, 8 West 39th st; architects, Schwartz & Gross, 347 5th av. Plan No. 682.

Plan No. 682.

71ST ST, 113-115 West, 9-sty apartment house, 49.11x87.2; cost, \$250,000; owner, Hennessey Realty Co, 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 680.

72D ST, 303-307 West, 12-sty apartment house, 60x84.2, slag roof; cost, \$300,000; owner, 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, 102.2x110x128.6, plastic slate roof; cost, \$200,000; owner, Riverside Viaduct Realty Co, 419 West 119th st; architect, Samuel Sass, 32 Union sq. Plan No. 685.

WEST END AV, s e cor 98th st, 12-sty apartment house, 99.11x81.9, slag roof; cost, \$500, 000; owner, T. J. McLaughlin Sons, 345 Amsterdam av; architects, George & Edward Blum, 505 5th av. Plan No. 689.

DWELLINGS.

CATHEDRAL PARKWAY, n w cor Morning-side av, 3-sty dwelling, 126x48, slate and copper roof; cost, \$70,000; owner, Trustees of the Episcopal Fund of the Diocese of New York, 80 Broadway; architects, Cram, Goodhue & Fergu-son, 2 West 47th st. Plan No. 686. Jacob & Youngs, 1133 Broadway, have contract.

MISCELLANEOUS.

MANHATTAN ST, 80-92, sign, 200x13; cost, \$450; owner, Mary G. Pinckney Estate, 290 Broadway. Plan No. 687.

1ST AV, s e cor 92d st, sign, 50x13; cost, \$100; owner, Elizabeth M. Stevens, 141 Broadway. Plan No. 688.

STABLES AND GARAGES.

27TH ST, 333 East, 1-sty stable, 9.8x40; cost, \$500; owner, Carolina Martin, 14 Park av, Newark, N. J.; architects, McGivney & Carr, 333 East 27th st. Plan No. 681.

STORES, OFFICES AND LOFTS.

BROADWAY, PINE ST, CEDAR & NASSAU STS, block, 37-sty store and office, 167.1x152.3; 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, 40.2x90.4, 38.2x32.4, 37.10x71.9; cost, \$120,000; owners, Wm. C. Oesting Co., Wm. C. Oesting, 1350 Fulton av, president; architect, Harry T. Howell, 149th st and 3d av. Plan No. 920.

198TH ST, s e cor Valentine av, 5-sty brick tenement, plastic slate roof, 30.5 \(\frac{3}{4} \) x81; cost, \(\frac{3}{5},000 \); owner Peter Fox, 3623 3d av; architects, Chas Schaefer, Jr., Co., 401 Tremont av. Plan No. 917.

DWELLINGS

DWELLINGS.

VIRGINIA AV, w s, 140.10 s Watson av, 2½-sty brick dwelling shingle roof, 20.3x55.4; cost, \$0.500; owners, Halsall & Boyd, Virginia and Watson avs; architect, B. Ebeling, 1407 Taylor av. Plan No. 921.

168TH ST, s e cor College av, ten 3-sty brick dwellings, slag roof, 20x55; cost, \$80,000; owners, The Catoctin Realty Co., Inc., Mancius T. Hutton, 5 Beekman st, president; architect, E. Wilbur, 120 Liberty st. Plan No. 918.

CARPENTER AV, s e cor 236th st, five 2-sty frame dwellings, slag roof, 20x55; 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 248th st, 1-sty brick stable, slag roof, 46.6x34.10; cost, \$2,800; owner, Geo. W. Perkins, Riverdale; architect, R. M. Byers, 59 Pearl st. Plan No. 915.

3D AV, n e cor 140th st, 8-sty brick store and warehouse, slag roof, 54.95x105; cost, \$50,000; owner, A. P. Dienst, on premises; architects, Seifert & Webb, 104 West 42d st. Plan No. 919.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
MARCY AV. w s, 80 s Putnam av, 1 brick,
4 stores, 8 family tenement, 20x79; cost, \$20,000; owner, Bessie Chant, 358 Putnam av; architects, Adelsohn & Fineberg, 1776 Pitkin av.
Plan No. 7498.

Plan No. 7498.

POWELL ST, e s, 50 s Livonia av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$25,000; owner, Powell Improvement Co., 397 Snediker av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7517.

DORCHESTER RD, s e cor East 21st st, 4-sty brick tenement, 54,9x105.6, tin roof, 16 families; cost, \$25,000; owner, Emanuel Liebmann, 180 Martense st; architect, Benjamin Cohn, 361 Stone av. Plan No. 7514.

MADISOJ ST, s, 100 e Marcy av. two 4-sty

MADISO. ST, s s, 100 e Marcy av, two 4-sty brick tenements, 34.8x89, gravel roof, 16 families each; total cost, \$28.000; owner, Hy Kappes, 105 Van Sielen av; architect, Phil. Tillion & Son, 381 Fulton st. Plan No. 7537.

ORANGE ST, n e cor Hicks st, 1 brick parish house, 240x240x147, copper and slate roof; cost, \$100,000; owner, Plymouth Church Trustees; architect, Woodruff Leiming, 20 Broad st, N. Y. Plan No. 7495.

Plan No. 7495.

LOUISIANA AV, e s, 215 s Vienna av, 1 frame, 2-sty dwelling, 2 family, 20x44.2, tar 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 st, 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 No. 7512.

MYPTLE AV, n w cor Waverly av 2-sty brick

architect, Tobias Goldstone, 49 Graham av. Plan No. 7512.

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, 395 St. John's pl. Plan No. 7508.

EAST 17TH ST, e s, 338 n Av Z, 1-sty and attic frame dwelling, 14x28, shingle roof, 1 family; cost, \$700; owner, Annie Schermund, East 17th 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, 21x35, tar and gravel roof, 2 families; cost, \$3,000; owner, James Kerr, 408 West 17th st, N. Y.; architect, George H. Suess, 2966 West 29th st, C. I. Plan No. 7539.

BEACH 48TH ST, n s, 80 w Surf av, 2-sty frame dwelling, 22x37, shingle roof, 1 family; cost, \$6,500; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th av, N. Y. Plan No. 7555.

N. Y. Plan No. 7555. L. Dodge, obtained av. 2-sty frame dwelling, 22x37. shingle root, 1 family; cost, \$6,500; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th av, N. Y. Plan No. 7554.

CYPRESS AV, s s, 160 e Highland av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$6,500; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th av, N. Y. Plan No. 7556.

SURF AV, w s, S7 n Beach 48th st, 2-sty frame dwelling, 22x51.6, shingle roof, 1 family; cost, \$6,000; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 331 4th av, N. Y. Plan No. 7553.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

AV V, s s, 122.6 w Ralph av, 2-sty frame lead works, 76.4x33.4, slag and gravel roof; cost, \$4,000; owner, National Lead Co., 111 Broadway; architect, Frank H. Quinby, 99 Nassau st, N. Y. Plan No. 7557.

EAST 17TH ST, s w cor DeKoven Court, 1-sty frame storage, 16x20, shingle roof; cost, \$1,200; owner, Max Rosenberg, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 7513.

13TH ST, n s, 147.10 e 2d av, 2-sty brick factory, 31.10x50, tar and gravel roof; cost, \$3,500; owner, John P. Fletcher, 137 8th st; architect, Howard C. Fletcher, 4614 6th av. Plan No. 7544.

STABLES AND GARAGES.

EAST 19TH ST, e s, 79 s Ditmas av, 1 frame garage, 19.8x19.2, 1-sty, shingle roof; cost, \$1,000; owner, Chas. Addams, 515 East 19th st; architect, A. G. Smith, Mt. Vernon. Plan No.

HALE AV. e s, 75 s Etna st, 1-sty frame stable and wagon shed, 14.6x16, tar and gravel roof; cost, \$500; owner, Peter Becks, 17 Hale av; architect, Charles Infanger, 2634 Atlantic av. Plan No. 7541.

STEUBEN ST, w s, 100 s Myrtle av, 2-sty brick stable and dwelling, 125x100, slag roor, 1 family; cost, \$25,000; owner, Wm. A. Shaw, 545 Lafayette av; architect, Benjamin Driesier, 153 Remsen st. Plan No. 7558.

STORES AND DWELLINGS.

WITHERS ST, n s, 175 w Lorimer st, 3-sty brick store and dwelling, 25x51, gravel roof, 5 families; cost, \$7,000; owner, Gaetano Nastasia, 47 Withers st; 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, 35x99.8, slag roof; cost, \$10,000; owner, Farber Construction Co., 1715 Park pl; architect, Alex Farber, 1028 Gates av. Plan No. 7540.

MISCELLANEOUS

LINWOOD ST, e s, 165 s Stanley av, 1 frame wash house, 14x20, felt roof, 1-sty; cost, \$300; owner, Jos. Archfolsky, Linwood st and Wortman 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; owner, Samuel Kenkin, 176 Chester st; architect, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 7546.

Queens.

APARTMENTS, FLAST AND TENEMENTS.

LONG ISLAND CITY.—Grace st, w s, 275 n
Wilson av, two 4-sty brick tenements, 19x72,
tar and gravel roof, 8 families; cost, \$18,000;
cowner, Slavonian Realty Co., 342 East 72d st,
N. Y. C.; architect, Frank Chmellk, 796 2d
av, L. I. City. Plan No. 3943.

SERPENTINE RD, w s, Stapleton, alterations
and additions to 2-sty frame dwelling, 8x16,
and 1 sty, 9x17; cost, \$2,700; owner, General
Ward Estate, Mrs. Tracy E. Edson, trustee,
Stapleton; builder, C. C. Conklin, Mariner's
Harbor.

CHURCHES.

JAMAICA.—Humboldt blvd, s s, 100 w Wyck-off av, 1-sty frame Sunday school, 25x90, shin-gle roof; cost, \$4,000; owner, Rev. T. M. Lo-gan, on premises; architect, Kane Construction Co., 83 Rapelje av, Brooklyn. Plan No. 3949.

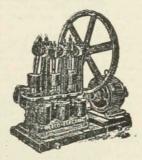
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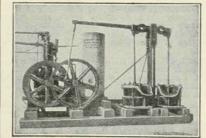


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TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., December 12, 1912.—Scaled proposals will be received at this office until 3 o'clock P. M. on the 23rd day of January, 1913, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring and lighting fixtures) fiof the United States Post Office at Billings, Montana. The building is three stories and basement, with a ground area of approximately 7,250 square feet. Fireproof construction; stone and brick facing; tin roof. Drawings and specifications may be obtained from the Custodian of site at Billings, Montana, or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., December 16, 1912.—Sealed proposals will be received at this office until 3 o'clock P. M., on the 30th day of January, 1913, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States Post Office at Bellefontaine, Ohio. The building is one story and basement, with a ground area of approximately 5,000 square feet. Fireproof construction; stone and brick facing; tin roof. Drawings and specifications may be obtained from the Custodian of site at Bellafontaine, Ohio, or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., December 21, 1912.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 30th day of January, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States Post Office at Biddeford, Me. The building is of one story and basement, and has a ground area of approximately 5,200 square feet; fireproof construction throughout; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Biddeford, Me., or at this-office, at the discretion of the Supervising Architect.

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DWELLINGS.

BAYSIDE.—Pearsall st, w s, 100 n Braddish av, 2-sty frame dwelling, 37x24, shingle roof, 1 family; cost, 7,289; owner, Wm. P. Carleton, Bayside; architect, W. H. Butterfield, 437 5th av, N. Y. C. Plan No. 3925.

CORONA.—Lake st, s w cor Central av, 2½-sty frame dwelling, 23x36, shingle roof, 1 family; cost, \$3,500; owner, Henry Gordon, Park st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 3921.

EVERGREEN.—Summerfield st. p. 8, 206, 6

st, Corona. Plan No. 3921.

EVERGREEN.—Summerfield st, n s, 306 e Wyckoff av, 2-sty frame dwelling, 18x55, tin roof, 2 families; cost, \$2,000; owner, Leon Luft, 171 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3930.

FAR ROCKAWAY.—Hollywood av, w s, 125 n Cornaga av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,000; owner, Benj. Hantz, Mott av, Far Rockaway; architect, F. W. Ceran, 29 No. Pleasant av, Rockaway Beach. Plan No. 3932.

JAMAICA.—Victoria st, w s, 40 n DeGraw av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$5,000; owner, Emma Woodin, Willow av, Kew, L. I.; architect, Chas W. Vanderbeck, Richmond Hill. Plan No. 3915.

JAMAICA.—Prospect st, w s, 100 n Atlantic st, three 2-sty frame dwellings, 15x40, shingle roof, 2 families; cost, \$7,500; owner and architect, John J. Bliss, Oceanview av, Jamaica. Plan No. 3909.

LAMAICA—Lewis et w s, 111 a Hillside av.

JAMAICA.—Lewis st, w s, 111 s Hillside av, 2-sty frame dwelling, 17x42, tin roof, 1 family; cost, \$3,200; owner, Robert Montgomery, 343 Grant av, Richmond Hill; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No.

MORRIS PARK.—Hawtree av, s s, 47 w Church st, 2-sty frame dwelling, 19x36, shingle roof, 1 family; cost, \$2,400; owner and apchitect, Erik E. Erikson, Gaston av, Jamaica. Plan No. 3911.

No. 3911.

MORRIS PARK.—Sherman st, e s, 200 s Beaufort st, 2½-sty frame dwelling, 19x35, shingle roof, 1 family; cost, \$2,400; owner, Richard Von Lehn, Jr., Bedford av near Av F, Flatbush; architect, Chas. Hildebrandt, 1312 Curtis av, Morris Park. Plan No. 3933.

NAPIER PARK.—Diamond av, w s, 180 s Jamaica av, two 2½-sty frame dwellings, 24x 32, shingle roof, 1 family; cost, \$10,000; owner, Wm. Woodin, Maple st, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan Nos. 3913-14.

Negonset Negonset Negonset av. 242-sty brick dwelling, 42x40, shingle roof, 1 family; cost, \$13,000; owner, D. C. Tracy, 66 West 46th st, N. Y. C.; architect, W. Albert Swasey, 47 West 34th st, N. Y. C. Plan No. 3902.

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, Jos. Gunther, Jr., Smith st, Jamaica. Plan No. 3908.

SO. OZONE PARK.—Fields av, e s, 155 s Horan av, two 2-sty frame dwellings, 18x30, shingle root. 1 family; cost, \$4,000; owners, Olson & Anderson, 195 Helen av, So. Ozone Park. Plan Nos, 3919-20.

LINION COURSE —4th st n s 640 e Shaw av

UNION COURSE.—4th st, n s, 640 e Shaw av, three 2-sty frame dwellings, 16x42, tin roof, 2 families; cost, \$7,500; owner and architect, Wm. Molitor, 163 3d st, Union Course, Plan Nos. 3905-6-7.

WHITESTONE.—24th st, s s, 350 w 8th av, 2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$3,500; owner, Patrick Ryan, 26th st and 5th av, Whitestone; architect, N. Hein, 95 16th st, Whitestone. Plan No. 3924.

COLLEGE POINT.—12th st, w s, 100 s Monument av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$2,500; owner, B. F. Farrell, 17th st and North Boulevard, College Point; architect, owner. Plan No. 3941.

HOLLISWOOD.—Haywood st, s s, 187 n Palatina av, 2½-sty frame dwelling, 32x32, shingle roof, 1 family; cost, \$6,500; owner, Hali Realty Co., 95 Liberty st, N. Y. C.; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3936.

No. 3936.

JAMAICA.—Prospect st, e s, 760 n South st, three 2-sty frame dwellings, 16x30, tin roof, 1 family; cost, \$4,500; owner, L. E. Anderson, 32 Union av, Jamaica; architect, F. B. Anderson, same address. Plan No. 3942.

RICHMOND HILL.—Grant av, e s, 425 s Orchard av, two 2½-sty frame dwellings, 18x 41, shingle roof, 1 family; cost, \$6,000; owner, Louis Flickstein, 56 Parkview av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 3934-35.

JAMAICA.—Hillside av. s s. 46 w Kaplan

Richmond Hill. Plan Nos. 3934-35.

JAMAICA.—Hillside av, s s, 46 w Kaplan av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$50,000; owner, Louis Schwab, 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, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$5,000; owner, Edwin Woodin, Maple st, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill; Plan No. 3955.

ROCKAWAY REACH.—Montauk av, n w cor

ROCKAWAY BEACH.—Montauk av, n w cor Washington av, 2½-sty frame dwelling, 26x35, shingle roof, 1 family; cost, \$6,000; owner, Mary H. Kneip, Maspeth av, Maspeth; architect, Wm. A. Hogan, 107 5th av, N. Y. C. Plan No. 3947.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Orton st, s w cor Thomson av. 9-sty brick factory and warehouse, 212x437, 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.

STABLES AND GARAGES.

CORONA.—Newins st, s s, 541 w Corona av, 1-sty frame wagon shed, 23x49, tin roof; cost, 8850; owner, Michael Briganza, 31 Newins st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3938.

CORONA.—DeWitt st, e s, 100 n Prometcah av, 1-sty frame barn, 44x20, paper roof; cost, \$250; owner, Thompson Bros., Grant st, Corona; architect, Alfred DeBlasi, 29 West Jackson av, Corona. Plan No. 3945.

COLLEGE POINT.—Sth to 9th sts, 2d to 3d avs, 1-sty frame storage, 50x50, tar and gravel roof; cost, \$250; owner, . W. Rapp, premises. Plan No. 3917.

WOODSIDE—Jackson av and 3d st, erect gal-

Plan No. 3917.

WOODSIDE—Jackson av and 3d st, erect galvanized iron shed for storage of cement, 40x15;
cost, \$100; owner, Arthur McMullen Co., Jackson av and 1st st, L. I. C. Plan No. 3904.

CORONA.—Lake st, s w cor Central av, 1½sty frame stable, 24x20, shingle roof; cost, \$600;
owner, Henry Gordon, Park st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona.
Plan No. 3922.

Plan No. 3922.

RIDGEWOOD.—St. Johns pl, 3-sty brick stable and dwelling, 25x52, tar and gravel roof, 2 families; cost, \$10,000; owner, Chas. Dunkel, 576 Woodward av, Ridacewood; architects, L. Berger & Co., Myrtle & Cypress avs. Plan No. 3931.

RIDGEWOOD HEIGHTS.—Highland boulevard, No. 355, 2-sty frame carriage shed, 30x20, shingle roof; cost, \$1,000; owner, Aug. Bauer, 240 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3929.

ELMHURST.—5th st, n s, 150 w Whitney av, 1-sty frame garage, 12x12, shingle roof; cost, \$200; owner, J. Bishop, 5th st, Elmhurst. Plan No. 3940.

STORES AND DWELLINGS.

BAYSIDE.—Bell av, e s, 40 n Elsie pl, five 2-sty frame stores and dwellings, 16x55, tar and slaw roof, 2 families; cost, \$12,500; owner, John Dayton Co., Bayside; architect, Chas. W. Ross, 45 West 34th st, N. Y. C. Plan No. 3910.

GLENDALE.—Ford av, No. 74, 2-sty brick store and dwelling, 20x45, tar and gravel roof, 2 families; cost, \$3,000; owner, Annello Ferraro, 203 Prospect st, Brooklyn; architect, owner. Plan No. 3923.

er. Plan No. 3923.

RIDGEWOOD.—Grove st, s w cor Woodward av, two 2-sty brick stores and dwellings, 26x75, tar and gravel roof, 2 families; cost, \$15,000; owners, Hirch & Mayer, 567 Onderdonk av, Ridgewood; architects, Gross & Kleinberger, Eible House, N. Y. C. Plan No. 3927.

CORONA.—National av, w s, 225 n Shell rd, 3-sty brick store and dwelling, 25x43, tin roof, 2 families; cost, \$5,000; owner, Thompson Bros., Grant st, near Jackson av, Corona; architect, Alfred DeBlasi, 29 West Jackson av, Corona. Plan No. 3946.

MISCELLANEOUS.

MISCELLANEOUS.

LONG ISLAND CITY.—Review av and Young st, erect frame open shed, 80x16, gravel roof; cost, \$200; owner, A. F. Paldren, premises. Plan No. 3916.

LONG ISLAND CITY.—Hamilton st, e s, 200 n Washington av, 1-sty frame shed, 25x75, corrugated iro nroof; cost, \$1,200; owner, W. F. Myers, 367 Hillside av, Jamaica. Plan No. 3912.

LONG ISLAND CITY.—Jackson av, s w cor Steinway av, erect frame bill board, 400x12; cost, \$150; owner, Geo. Blackwell, 65 Wall st, N. Y. C. Plan No. 3903.

MIDDLE VILLAGE.—Fulton av, n s, 100 e Pulaski st, frame fence, 50 ft. long; cost, \$10. wner, Jos. Lott, premises. Plan No. 3918.

owner, Jos. Lott, premises. Plan No. 3918.

COLLEGE POINT.—14th st, w s, 115 n 3d av, 1-sty frame temporary shed for storage, 23x 49, tin roof; cost, \$400; owner, Traum Rubber Co., premises. Plan No. 3937.

CORONA.—Rapelje av, s w cor Lincoln st, 1-sty frame shop, 23x70, tin roof; cost, \$1.000; owner, Mrs. M. A. Blassi, 65 Rapelje av, Corona; architect, C. L. Varrone, Corona av, Corona, Plan No. 3939.

LONG IS_AND CITY.—Radde st, e s, 80 n Bridge Plaza, 1-sty steel shed, 26x20, corru-gated iron roof; cost, \$400; owner, Queens Plaza Court, Bridge Plaza, L. I. City. Plan No. 3944.

MORRIS PARK.—Atlantic av, n w cor Maure av, 2-sty brick signal tower, 22x15, slate roof; cost, \$2,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3948.

Richmond.

HOTELS.

OID TOWN RD, 498 w Sand Lane, South Beach, 3-sty brick hotel or boarding house, 27x118; cost, \$11,000; owner, P. A. D. Antonia, South Beach; architect, Charles G. Peker, South Beach; owner builds.

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Manhattan.

CHAMBERS ST, 94, windows to 5-sty store and loft; cost, \$210; owners, rector, church wardens and vestrymen of St. James Church of the City of New York, 71st st and Madison av; architect, George M. Pollard, 127 Madison av. Plan No. 3232.

CHRYSTIE ST, 191-193, partitions, windows, store fronts to 5-sty store and loft; cost, \$25,000; owner, Harris R. Weller, 635 East 176th st; architect, J. C. Watson, 271 West 125th st. 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. Plan No. 3235.

Plan No. 3235,

FORSYTH ST, s e cor East Houston st, windows, toilets, partitions to 5-sty store and tenement; cost, \$600; owner, Samuel Bernstein, 368 Cherry st; architects, Cantor & Levingson, 39 West 38th 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 Quinn, premises. Plan No. 3214.

GRAND ST, 197-201, tank to 7-sty loft; cost, \$2,500; owner, Elizabeth H. L. Lorillard, 149 Broadway; architect, E. C. Maxwell, 30 Church st. Plan No. 3237.

IRVING PL, 57-59, partitions to 4-sty garage; cost, \$350; owner, Estate F. Ann Sacket, 45 William st; architect, Charles E. Birge, 29 West 34th st. Plan No. 3234.

JANE ST, 58, Hudson st, 621, store fronts,

JANE ST, 58, Hudson st, 621, store fronts, partitions to 4-sty store and dwelling; cost, \$\sigma 50\$; owner, James Everhard, 12 East 1330 st; architects, B. W. Berger & Son, Bible House. Plan No. 3251.

Plan No. 3251.

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 & Steckler, 31 Union sq. Plan No. 3243.

PEARL ST, 13-19, Bridge st, 8-10, alter office and loft; cost, \$2,000; owner, Chesebrough Building Co., 17 State st; architect, Westinghouse, Church, Kerr & Co., 10 Bridge st. Plan No. 3239.

house, Church, Kerr & Co., 10 Bridge st. Plan No. 3230.

STANTON ST, 190, windows to two 5-sty shop and storage; cost, \$200; owner, Isaac Cohn. 229 East 12th st; architect, O. Reissmann, 30 1st st. Plan No. 3201.

STANTON ST, 124, partitions to 4-sty store and tenement; cost, \$100; owner, S. Waxenbaum, 124 Stanton st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3246.

WASHINGTON ST, 84-86, interior changes to 5-sty warehouse and loft; cost, \$2,000; owner, Delaware, Lackawanna & Western Railroad, Hoboken, N. J.; architect, C. H. Dietrich, 300 East 74th st. Plan No. 3209.

STH ST, 55 West, partitions, windows to 6-sty store and tenement; cost, \$500; owner, Daniel J. Devine, 299 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 3203.

12TH ST, 43-45 East, interior changes to 8-sty loft; cost, \$5,000; owner, The O. B. Potter Trust, 71 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 3219.

16TH ST, 51 West, windows to 4-sty dwelling; cost, \$200; owner, estate Pat. S. Kelly, 646 1st av; architect, Walter Haefeli, 17 Madison av. Plan No. 3211.

20TH ST, 530-532 East, alter garage; cost, \$300; owner, New York Mail Co., 525 East 15th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 3215.

20TH ST, 10-16, 19th st, 11-19, tank to 11-sty store and loft; cost, \$5,000; owner, Louis Stern, 32 West 32d st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3231.

44TH ST, 106 West, partitions, windows, toilets to 3-sty apartment and store; cost, \$4,000; owner, John Dunston, 105 West 43d st; architect, M. Muller, 115 Nassau st. Plan No. 3204.

45TH ST, 141-147 West, partitions, windows to 12-sty stores and offices; cost, \$3,000; owner, Wm. Crawford, Monroe, N. Y.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 3212.

52D ST. 43 West, vent shaft, stairs, partitions, walls to 4-sty dwelling; cost, \$5,000 owner, John J. Hearn Construction Co., 505 5th av; architects, Denby & Nute, 333 4th av Plan No. 3248.

58TH ST, 513-519 West, tank to 4-sty factory; cost, \$300; owner, Wm. H. Zinsser, 1 West 70th st; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 3239.

65TH ST, 120-122 West, 1-sty front extension, 37.2x6.3, alter walls to two 5-sty dwellings; cost, \$5,000; owner, Rellins Construction Co., 1947 Broadway; architect, Eli Benedict, 1947 Broadway. Plan No. 3240.

87TH ST, 2-4 East, interior changes to 6-sty dwelling; cost, \$350; owner, Wm. E. Benja-mine, premises; architects, H. A. Paradies, 231 West 18th st. Plan No. 3245.

110TH ST, 342 East, partitions, windows to 4-sty store and tenement; cost, \$250; owner, L. Flora, 346 East 110th st; architect, owner. Plan No. 3228.

119TH ST, 347-349 East, partitions to two 4-sty tenements; cost, \$300; owner, Nicola Sape-tina, 347 East 119th st; architects, DeRose & Cavalieri, 2333 1st av. Plan No. 3224.

BROADWAY, 657-659, partitions, windows to 6-sty store and loft; cost, \$1,500; owner, Nathaniel Whitman, 670 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 3210.

BROADWAY, 708, change elevator to 8-sty store and loft; cost, \$500; owner, estate Alfred Barnes, 100 Washington sq; architect, H. A. Paradies, 231 West 18th st. Plan No. 3250.

BROADWAY, 542-548, Crosby st, 82-88, partitions, windows to two 5-sty stores and lofts; cost, \$550; owner, Max Wolff, 544 Broadway; architect, Charles H. Richter, 68 Broad st. Plan No. 3223.

LEXINGTON AV, 1860, windows, partitions, toilets to 5-sty store and tenement; cost, \$800; owner, Jacob Forsheim, premises; architect, O. Reissmann, 30 1st 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 Plan No. 3225.





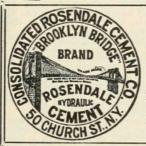
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MADISON AV, 132, new roofs, beams, skylights to 5-sty store and office; cost, \$300; owner, J. R. Bell, 248 Lexington av; architects, Sawyer & Murphy, 112 West 42d st. Plan No. 3249.

OLD BROADWAY, 68, windows to 5-sty store and tenement; cost, \$75; owner, Frederick S. Meyers, 648 Broadway; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 3207.

2D AV, 2065, windows, partitions to 4-sty orage and store; cost, \$1,500; owner, Israel chs, 411 West 113th st; architect, F. Straub, West 42d st. Plan No. 3213.

2D AV, S1, 2-sty front extension, 20x25, partitions, doors to 4-sty dwelling; cost, \$1,500; owner, Emil Beiser, 623 Courtlandt av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3242.

2D AV, 472, alter moving picture show and dwelling; cost, \$6,000; owner, Bertha C. M. Johnson, Roselle Park, N. J.; architect, Abraham Eerres, 35 Nassau st. Plan No. 3244.

4TH AV, s w cor 31st st, partitions to 12-sty store and loft; cost, \$500; owner, Robert Goelet, 9 West 17th st; architect, R. Rohl, Bible House, Plan No. 3208.

House, Plan No. 3208.

5TH AV, 383, windows, partitions to 6-sty stores; cost, \$3,000; owner, Isaac Peller & Lee Davis, 383 5th av; architect, Charles E. Birge, 29 West 34th st. Plan No. 3217.

5TH AV, n e cor 15th st, windows, partitions 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 escapes to 5-sty store and tenement; cost, \$750; owner, Minnie Shenk, 62 West 107th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 3233.

5TH AV, 372-382, 35th st. 1 West, partitions.

Plan No. 3233.
57H AV, 372-382, 35th st, 1 West, partitions, entrance doorway, stairs to 6-sty store and loft; cost, \$5,000; owner, Ball Realty Co., 374
5th av; architects, Townsend Steinle & Haskell, 1228 Broadway. Plan No. 3238.
67H AV, 235-245, 15th st, 109 West, windows, partitions, store fronts to 4-sty store; cost, \$7,000; owner, Columbia Realty Co., 115
Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 3206.
67TH AV n w cor 42d st. partitions to 4-sty

6TH AV, 25206.

6TH AV, 2520 sortiling gridlen for A. A. A. A. W. 2520.

STH AV, 252, partitions, windows to 4-sty store and tenement; cost, \$500; owner, Estate Edwin P. Smith, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st, Plan No.

STH AV, n w cor 117th st, alter moving picture theatre and tenement; cost, \$1,500; owner, Frederick P. Forster, 268 West 84th st; architects, Gross & Kleinberger, Bible House. Plan No. 3229.

No. 3229.

STH AV, 336, alter moving picture show; cost, \$1,200; owner, Benjamin F. Bloomfield, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 3227.

9TH AV, se cor 54th st, alter car house; cost, \$20,000; owner, New York Railways Co., 165 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 3218.

9TH AV, 729-731, 1-sty rear extension, 25x6.1, vault lights to 4-sty store and tenement: cost, \$350; owner, Aaron Buchsbam, 350 West 88th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 3236.

11TH AV. w s. 36th to 37th sts, mezzanine

Plan No. 3236.

11TH AV, w s, 36th to 37th sts, mezzanine floor, beams, to 8-sty printing house; cost, \$2,000; owner, David L. Williams, 602 West 37th st; architect, James P. McNulty, 1 Liberty st. Plan No. 3247.

12TH AV, 700, 51st st, 643-655 West, 5-sty central court, 10.8x10.4, elevator shaft to 5-sty factory; cost, \$1,000; owner, Kohler & Campbell, 642 West 52d st. Plan No. 3241.

Bronx.

149TH ST, No. 430, new beams, new partitions, etc., to 5-sty brick tenement; cost, \$600; owner, Christian Kuhner, Faile st and Lafayette av; architect, Gustav Schwarz, 302 East 158th st. Plan No. 562.

204TH ST, n s, 46.56 e Decatur av, 1-sty frame extension, 50x26, to 2-sty brick stable; cost, \$500; owner, John M. Rauh, 2936 Bainbridge av; architect, John J. McMillan, 2793 Marion av. Plan No. 564.

BOSTON AV, w s, 181st to 182d sts, extend gallery to 4-sty brick casino; cost, \$500; owner, Wm. Lowe, on premises; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 563.

Wennemer, 2136 Honeywell av. Plan No. 303.

McGRAW AV, s e cor Unionport rd, move
172-sty frame dwelling; cost, \$300; owner and
architect, John W. Mulvey, on premises. Plan

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

Brooklyn.

ASHFORD ST, w s, 220.9 s Fulton st, exterior alterations and plumbing; cost, \$1,800; owner, G. T. Stackham, 1 West 31st st, N. Y.; architect, Wm. H. Gompert, 2102 Broadway, N. Y. Plan No. 7535.

CONCORD ST, n w cor Navy st, interior al terations 3-sty public school; cost, \$6,000; own er, City Hall, N. Y.; architect, H. M. Devo Plan No. 7520.

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.

fcKillopp, 154 India st. Plan No. 7502.

GATLING PL, w s, 250.3 s 90th st, move buildng, &c, 1½-sty dwelling; cost, \$500; owner,
Verlan Security Co., 165 Broadway, N. Y.; arhitect, Geo. L. Dingman, 220 88th st. Plan No.
527.

chitect, Geo. L. Dingman, 220 88th st. Plan No. 7527.

HICKS ST, w s, 76 n Middagh st, new plumbing; cost, \$85; owner, Peter S. Bogart, 74th st and 2d 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. P. Cannella, 60 Graham av. Plan No. 7552.

MARLBOROUGH RD, w s, 6 n Church av, extension to 1-sty conservatory; cost, \$2,300; owner, Gairet Oldenbrick; architect, Hutchings & Co., Elizabeth, N. J. Plan No. 7549.

NO. ELLIOTT PL, w s, 225 s Park av, alter doors, &c, 3-sty public school; cost, \$1,200; City Hall, N. Y.; architect, H. M. Devoe. Plan No. 7519.

PACIFIC ST, s s, 287 e 3d av, plumbing to 3-sty dwelling; cost, \$75; owner, Emma Bosterk, 276 Dean st; architect, Brook & Rosenberg, 44 Court st. Plan No. 7534.

PEARL ST, No. 185, plumbing to 4-sty tenestic set \$250; cover 1 or The Mochen 188.

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.

5th av. Plan No. 7523.

POWERS ST, s s, 100 w Graham av, replace tubs, etc.; cost, \$125; owner, Harry Woronow, 717 Grand st; architect, Adolph Sichel, 783 Grand st. Plan No. 7511.

STAGG ST, s s, 72 w Manhattan av, interior alterations and plumbing, 2-sty dwelling; cost, \$500; owner, Philip Rich, 597 Graham av; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7544. Plan No. 7544.

Plan 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 No. 7530.

WARWICK ST, e s, 130.7 n Fulton st, exterior alterations and plumbing; cost, \$2,000; owner, G. T. Stackham, I West 31st st, N. Y.; architect, Wm. H. Gompert, 2102 Broadway, N. Y. Plan No. 7536.

WINTHROP ST, s s, 200 w Kingsland av, doors, etc., to 2-sty stone house; cost, \$10,000; owner, City N. Y. (Dept. Charities); architect, Frank J. Helmle, 190 Montague st. Plan No. 7518

7516.
SOUTH 9TH ST, n s, 95 e Berry st, plumbing; cost, \$150; owner, Louis Goldfinger, 226 Roebling st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7543.

EAST 17TH ST, w s, 338 n Av Z, remove porch, &c, 2-sty dwelling; cost, \$500; owner, Annie Schirmund, East 17th st near Av Z; architect, M. M. Foley, 2249 Homecrest av. Plan No. 7522.

Plan No. 75/22.

3STH 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.

39TH ST, s s, 275 w 3d av, exterior alterations and plumbing; cost, \$150; owner, Jas. J. Astinta, 250 39th st; architect, Jos. Hartung, 548 2d st. Plan No. 7509.

89TH ST, s s, 40 e 4th av, plumbing, 1-sty shop; cost, \$175; owner, Wm. Bongard, on premises; architect, Wm. Hill, 349 88th st. Plan No. 7532.

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. 7525.

7525.

BLAKE AV, s s, 50 w Georgia av, remove walls, etc., 3-sty tenement; cost, \$1,500; owner, Bunny Contracting Co., 395 Belmont av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7542.

No. 7542.

BROADWAY, s e cor Wierfield st, exterior alterations and plumbing; cost, \$1,500; owner, John Ohland, 85 Fulton st, Jamaica; architect, W. B. Wells, 1181 Myrtle av. Plan No. 7545.

GATES AV, n s, 50 w Tompkins av, plumbing; cost, \$200; owner, Ferdinand Shopp, 772 Bedford av; architects, Laspia & Salvati, 525 Grand st. Plan No. 7494.

HUDSON AV s s 50 w Concord st interior

HUDSON AV, s s, 50 w Concord st, Interior alterations and plumbing; cost, \$300; owner, James Dillon, 174 Hudson av; architect, Robt. Austin, 174 Sands st. Plan No. 7497.

Austin, 174 Sands st. Plan No. 7497.

MANHATTAN AV, e s, 25 n Boerum st, interior 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 No. 7518.

7518 NOSTRAND AV, w s, 70 s Fulton st, new walls, &c, 1-sty moving picture; cost, \$10,000; owners, Bero Co; architects, Shampan & Shampan, 772 Broadway. Plan No. 7533.

ST. MARKS AV, n e cor Franklin av, exterior and interior alterations; cost, \$1,500; owner, Hy F. Schweder, 582 Franklin av; architect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 7548.

UNION AV, s w cor Skillman av, interior alterations and plumbing; cost, \$200; owner, Saverio Gatto, 292 3d st; architect, David Lucas, 98 3d st. Plan No. 7507.

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

DWELLINGS.

GRANT AV, w s, 370 s Vienna av, 1 frame 18x34, z-sty, 1 family, tin roof; cost, \$1,600; owner, Gartimo Lavotin, premises; architect, E. Dennis, 241 Schenck av. Plan No. 7492.

Queens.

HOLLIS.—Fulton st, s s, 150 w Woodhull av, old roof to be removed, new shingle roof and interior alterations to dwelling; cost, \$250; 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, 21 3d av, L. I. C. Plan No. 1373.

LONG ISLAND CITY.—William st, 137, install new plumbing, 1-sty dwelling; cost, \$70; owner, Emil Kotzek, premises. Plan No. 1372.

LONG ISLAND CITY.—Hamilton st, w s, 100
n Payntar av, erect new metal sky sign; cost, \$200; owner, W. F. Grinter, 251 Canal st, N. Y. C. Plan No. 1370.

COLLEGE POINT.—13th st, 411, 1-sty frame extension, 16x16, on rear 2-sty frame dwelling, tin roof; cost, \$300; owner, Mrs. Emma Muell, Congers, N. Y. Plan No. 1376.

COLLEGE POINT.—10th st, w s, 200 n 1st av, 2-sty frame extension, 7x20, on side 2-sty frame dwelling, new plumbing, shingle roof; cost, \$650; owner, John W. Rapp, 1st st and the av, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 1377.

DUNTON.—Moore av, e s, 175 s Liberty av, 1-sty frame extension, 18x10, on rear 2½-sty frame dwelling, shingle roof; cost, \$150; owner, John Sillma, premises. Plan No. 1402.

FAR ROCKAWAY.—Central av, n w side —, install new plumbing in church; cost, \$200; owner, German Evang. Church, Far Rockaway. Plan No. 1383.

FLUSHING.—Ash st, s s, 200 w Central av, install new plumbing in dwelling; cost, \$400; owner. George W. Eccles, Ash st, Flushing. Plan No. 1386.

FLUSHING.—Hamilton st, n s, 75 e Union st, raise dwelling and erect new brick foundation; cost, \$500; owner, Daniel Webster, Flushing. Plan No. 1388.

FLUSHING.—Franklyn pl, 70, repair dwelling after fire damage; cost, \$200; owner, Mrs. R. Barrett, 15 South Pier av, Rockaway Park. Plan No. 1401.

FLUSHING.—Av A, s e cor Fresh Meadow rd, install new plumbing in store and dwelling; cost, \$40; owner, Felix Falkowsky, premises. Plan No. 1400.

FLUSHING.—Hamilton st, 3, 1-sty frame extension, 12x14, on rear 2-sty frame dwelling, shingle roof; cost, \$125; owner, Wm. Skeuse, 44 Pine st, Flushing. Plan No. 1395.

FLUSHING.—Amity st, n e cor Boerum av, 1-sty frame extension, 29x37, on rear store and dwelling; cost, \$350; owner, John Beplat, premises; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1387.

GLENDALE.—Cooper av, s s, 575 e Dry Har-bor rd, install new elevator; cost, in original application; owner, J. W. Bishop Co., 345 5th av, N. Y. C. Plan No. 1381.

JAMAICA.—Beaver st, 77, 1 sty added to present extension, interior alterations, shingle roof; cost, \$1,500; owner, Abraham Sloff, premises; 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 McDonnell, premises. Plan No. 1392.

LONG ISLAND CITY.—Hancock st, e s, 300 n Washington av, install new plumbing, in dwelling; cost, \$100; owner, Mrs. Repp, 400 Hancock st, L. I. City. Plan No. 1389.

RICHMOND HILL.—Fulton st, n s, 150 e Oxford av, erect new piazza on side of dwell-ing; cost, \$190; owner, Charles Mannis, prem-ises. Plan No. 1396.

RIDGEWOOD.—Covert av, 296, general alterations to dwelling; cost, \$1,000; owner, T. Hempleman, 1867 Ralph st, Brooklyn. Plan No. 1397.

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, Brooklyn. Plan No. 1399.

RIDGEWOOD.—Putnam av, 719, general interior alterations to dwelling; cost, \$1,000; owner, John Miller, premises; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1398.

ROCKAWAY BEACH.—Eldert av. w s. 80 s Lefferts pl. repair dwelling, after fire damage; cost. \$1,800; owner, Jane Jennings, premises; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 1391.

ROCKAWAY BEACH.—Boulevard, s e cor Brandreth av, 1-sty frame extension, 48x53, on side and front, shop; cost, \$1,000; owner, 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, 25x93, on rear, saloon, tin roof, interior repairs; cost, \$2,000; owner, Samuel Glasser, 755 West 112th st, N. Y. C.; architect, W. H. Barnett, 937 East 172d st, N. Y. C. Plan No. 1371.

WOODHAVEN.—Jamaica av, 1237, new electric sign; cost, \$50; owner, Forest Park Realty Co., 164 Reade st, N. Y. C. Plan No. 1379.

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Personal and Trade Notes

NICHOLAS SOLDWEDEL, architect, 421 Bergenline av, Union Hill, N. J., desires catalogs on partitions, office fixtures, safes and post office fixtures.

office fixtures.

HANS LIEBAU, architect, Post Office Building, Jamaica, L. I., desires samples and catalogues on hand lifts for stable use, also samples of stable paving blocks and catalogues on floor drainage system for 50 horse stalls.

WILLIAM C. BROWNE, who has been connected with the Russell & Erwin Mfg. Company for over forty years in New York, and was the company's superintendent here, died at his home in Brooklyn, in his seventieth year.

THE METAL LATHERS' UNION has agreed to accept 62½ cents an hour, with an eighthour work day, or \$5 a day, being the highest wages ever paid in this trade, and the agreement is to continue for at least three years.

NEW JERSEY STATE COMMISSION to revis and codify the Mechanics' Lien law of which ex-Assemblyman James G. Blauvelt, of Pater son, is Chairman, will hold a public hearin at the Board of Trade rooms in Newark, of Friday.

COMMISSIONER O'KEEFFE, of the Bridge 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 building, which he suggests for a Kings County courthouse on the site of the present edifice, which has become inadequate. Judge Russell Benedict heartily approves of the idea of a skyscraper courthouse, but other judges are opposed to tower buildings for courthouses.

ALFRED P. BOLLER, of Boller, Hodge & Baird, who has just died, was chief engineer of the Manhattan Elevated Railroad during its 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.

LOUIS L. TRIBUS, Commissioner of Public Works, in Richmond, presented a paper at the annual convention of the American Society of Municipal Improvements, at Dallas, Tex., on the subject of "The City Economic," containing suggestions for a study by municipal engineers of the economic as well as the physical problems of cities. How to meet the cost of public improvements was one of the questions which municipal engineers should study, Mr. Tribus says.

says.

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 house of John Galt & Sons, wholesale shippers of slate, with offices at 1133 Broadway. The house and grounds adjoined the residence of ex-Governor Odell. The announced consideration proves that real estate values in Newburgh are stationary, to say the least. Clarence Galt, eldest son of the founder, is now the head of the firm.

LEASES ALREADY CLOSED for office space in the new Architects' Building, at Park av and 40th st, include these architects: Henry Bacon, Donn Barber, Arnold W. Brunner, C. H. Caldwell, Ewing & Chappell, Ford, Butler & Oliver, Howard Greenley, La Farge & Morris, Ludlow & Peabody, H. V. Magonigle, McKim, Mead & White, K. M. Murchison and Lionel Moses, 2d. Engineers who have taken space are Gunvald Aus, Clark, MacMullen & Riley, C. E. Knox, Nygren, Tenney & Ohmes and E. W. Stern. Other firms are Post & McCord, steel construction 'U. S. Radlator Corporation, Wahle, Phillips Co., fixtures; Peerless Blue Print Co., E. E. Paul Co., contractors; Powers Regulator Co., and Ewing, Bacon & Henry, real estate management.

TRADE LITERATURE

A Practical Help to Architects.

The Chicago Spring Butt Company is issuing its new catalogue R-29 to the trade. In it are described the most complete lines of spring hinges for ready reference purposes in architects and builders offices, in addition to being able to purchase direct from the manufacturer. 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 will have no difficulty in getting just what they require to meet the varying conditions that exist in connection with laboratory equipments. This company has been in business for thirty years and efficiency has counted largely in its success.

New Publication.

"What We Make" is the title of a compact 48-page book issued by the Green Fuel Economizer Company, of Matteawan, N. Y., describing fuel economizers, both standard and special, coverings for fuel economizers, mechanical draft outfits, heating, ventilating and drying outfits, hot blast heaters, steel plate fans, motor and engine driven fans, cast 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 Concrete Structures

The fall number of the Edison Aggregate, issued by the Edison Portland Cement Company, of 1133 Broadway, contains interesting photographs of poured concrete residences, and some concrete commercial building and industrial structures. It also contains an illustrated article on concrete hot beds and cold frames.

(Continued on page 1235.)

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25 E 20th st agt James Muir...

27 E 34th st agt Samuel Lennig

145 Elizabeth st agt Benj. Schwab

527 5th av agt American Real

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Leather Co.

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Cowperthwait Est.

193-7 Park Row agt Bernard M.

Cowperthwait Est.

207 & 207½ Park row agt Robert

Goelet

211-3 Park Row agt Robert

Hommel

22 Park I agt Edwin A. John-

436 son 438 Pearl st agt Francis E. Wood-

bury 448 Pearl st agt Maurice O'Mera. 96 Warren st agt Walter Solo-

man ... 506 W Broadway agt Mariani Bros. 41 W 17th st agt West Side Button Works 12-4 W 18th st agt Elite Skirt

W 18th st agt Katz & 18-

32-36 W 18th st agt M. Hyma... & Co.
22-36 W 18th st agt Shaff & Mandell
32-36 W 18th agt Singer Bros...
32-36 W 18th st agt Crescent
Cloak Co.
32-36 W 18th st agt Martin Mayer & Co.
32-36 W 18th st agt H. Greenberg & Co.

W 18th st agt Chas. Rine-38 W 18th st agt Barnet Jaffe... 38 W 18th st agt Barnet Jaffe... 38 W 18th st agt J. Nadelman Bros. -48 W 18th st agt Fuhs & Lo

44-48 W 18th st agt Hugo S. Adam Co. 44-48 W 18th st agt Jos. B. Flah-erty vin ...

44-48 W 18th st agt Manheimer & Kasse 530 W 27th st agt E. H. Lyon... 449-53 W 42d st agt J. Edgar Leaycraft 622 W 113th st agt Fergerson Bros. & Forshay... 67 William st agt Mutual Life Ins. Co. E A A-C-B

H-C-A-G

A

2001 Atlantic av agt E. C. Borrell
2034 Bath av agt Chas. Dibner & Nathan Rubin
1525 Bedford av agt The Dunham Pres.
161 Bristol st agt East N. Y. Chemical Co.
426 Christopher st agt Abraham Bernstein
90 Clark st agt McGuire & Folidas
470-472 Clermont av agt M. F. Marlborough
602 Degraw st agt Richard Godfrey
336 Dumont av agt W. Weintraub.
268 4th av agt J. Abbatemarce.
268 4th av agt J. Abbatemarce.
268 4th av agt J. Abbatemarce.

. K-A-G

WILLIAM GUERIN,
Acting Chief Bureau of Fire Prevention.

BUREAU OF BUILDINGS.

MODIFICATION SECTION 105, BUILDING CODE.

Bulletin No. 54—1912: In re Application No. 2807 Alterations 1912, premises 41-47 Amsterdam Avenue, 161-173 West 61st Street.

On the roof of a seven-story fireproof building occupied as a nursery and child's hospital, it is proposed to erect an additional story covering an area of about 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 and playroom for children. The roof is to be constructed 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 covered with any fireproof material. A modification of section 105 of the Building Code is requested and hereby granted, so as to permit this form of construction, inasmuch as to require the fireproofing of the steel framing and the necessary fireproof slab between the purlins would unnecessarily overload the present roof beams on which the greater part of this roof is supported.

Dated, New York, November 7, 1912. (Republished by Recauest.)

(Signed) RUDOLPH P. MILLER, Superintendent of Buildings. Approved: (Signed) E. V. Frothingham, Acting President of the Borough of Manhattan.

December 5th, 1912.

GAS PIPING.

Bulletin No. 53—1912: For the setting and connecting of gas appliances in buildings 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 Buildings.

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In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

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24 Amsterdam, Beatrice & Herman—E K Nicholson 21.31 27 Asbury, Clement B—J J Tierney. 2,942.48 27 Antonio, Criscuelo—Ross Realty Co. 39.41 27 Anspacher, Jos E & Elmer E Hawes 27 Anspacher, Jos E & Constr. Co	24	Same—I Richards	2 2 2
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26	Di Bella, Salvi—Italian Vineyard Co.	2
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27	Daniel, Anna K—U S Trust Co of N Y	2
27	De Szymanski, Etienne—L W Schwenk	2
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21	Friedman, Harry-E Kaufman et al	2
21 23 23	same—S Karash et al 115.90 same—S Karash et al 139.36 Frank, Abr—Connecticut Cab Co.75.54 Flynn, Chas F—J J Ritter 2,501.87 Finnan, Edw J—N Y Transportation Co 24.44	5
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23 23 24 24 24	Gillespie, Henry L—Grogan Co. 702.15 Gruhn, Saml—A H Sundelson 32.71 Goodfield, Chas H—N Y Tel Co 18.04 Goodfried, Emanuel B—same 38.79 Greenfogel, Annie—M Sokoloff
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24	Gmelin, Frank & Louise—M De Lillo
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26 26	Gotesman, Sigmund—H E Jones
26	Greenberg, Gussie & Rocco Russo— People, &c
27 27 27	Gordon, Saml & Isaac Bootelkoff— F Atmbruster Class Lovid Pales Short
27	Glass, Louis—Kreidel Baker Shoe Co
27 21	Greenberg, Louis—A Rolnick et al
21	Hansen, Chas H-E V Harman & Co. 107.78 Holm, O.J-S Glass
21 21	Herman, Gussie—E Duly
21 21	Humiston, Howard B—same143.69 Hamersty, Louis R Jr—Equitable
21	Hamiston, Howard B—same
23	Horn, Sami & Jos Jacobs—I J Silverstein Hollander, Harry—J W Long et al. Herman, Max—M R French 85.66 Hoffman, John Jr—H E Sanson 399.84 Horowitz, Thos & Jno Vassily—S Spector
23	Herman, Max—M R French
23	Horowitz, Thos & Jno Vassily—S Spector
23	Hart, Thos M—J Maisner
23	Horowitz, Thos & Jno Vassily—S Spector
23	Higgins, Wm—J V Wilson et al., 89,96 Harrington, Timothy J—Jas Olwell & Co
24 24	Heslin, Chas—Jos Beck & Sons116.91 Herman, Isaac & Max Norton—W P Nollman et al147.97
24 24	Hamburger Barnett-Leonard Bros
24	Hogg, Wm-J C Linden 294.57
24	Hirsch, Jacob A & Sol L—I Bernstein
26	Hooker, Edw D—Wright & Williams Inc
26	Higgins, Albt A—E Olson 31.67
26	Helborn, Chas, Wm H Kirchner & Gingold Realty Co-P Nobelman. 806.71
26	-Marx Rawolle
26 27	Holmes, Alice—I A Press. 36.65 Hess, Ludwig—S A Kors 34.71
27 27 27	Hugney, Sami—P W McConihe131.38 Hookey, Geo N—J Dillon 1,536.07 Hirshfield, Adolf—Electric Cable Co
27	Heidelberg, Max G—E G Soltmann 336.03
27	Hibshman, Roy S—Gimbel Bros, N Y Hendrickson, Chas S—J B Grevatt
27 27	et al
27	att
23	Irmler, Henry—Sheffield Farms Slaw- son Decker Co
24 24	of N Y
21	Isaacson, Harris, gdn—Central Stamping Co et alcosts, 108.18
21	Isaacson, Adolph—N Y Tel Co 31.78 Israel, Henry M—Globe Lithographing Co 298.44 Isaacson, Harris, gdn—Central Stamping Co et alcosts, 108.18 Jerakaus, Pandulis—W W Farlev 200.00 Johnson, Edmund—National Alumni 161.31 Jaeger, Fredk E—Keystone Varnish Co 210.02
23	Jaeger, Fredk E-Keystone Varnish
23	Co 210.02 Jacob, Max—E J Welchcosts, 22.41 Jacobs, Saml—D A Schulte et al
23	Joline, Adrian H & Douglas Robin-

Son recvrs—Frank J Lennen Co.286.62 24 Joubert, Jos H—C O Beirne. 194.12 24 Joubert, Hob t May Eduperior Motor Ga. 2. 25 Johnson, Wm D—H C Harris. 658.67 27 Johnson, Wm D—H C Harris. 658.67 28 Kayaen, Jano—People, &c. 10.00 28 Kearon, Jno—N Y Electric Vehicle Transportation Co	
Tage Co. Tage Co. Tage Co. Tage Co.	son recvrs—Frank J Lennen Co.286.62
Tage Co. Tage Co. Tage Co. Tage Co.	24 Joubert, Jos H—C O Beirne154.31 24 Jewett, Robt L—Superior Motor Ga-
## E Downey	rage Co
## E Downey	23 Kearon, Jno—N Y Electric Vehicle Transportation Co. costs 79 54
## E Downey	23 Krauer, Agnes M—C L Weir
## E Downey	23 Kayser, Julius—M Craven6,138.03 23 Kaufman, Rose—I Ullman69.23
E Downey 85.41 24 Kosower, Abr—B Ogrodnitzky.5,121.48 24 Katsko, Max A—Commonwealth Glue Co	24 Kopp, Louis H—Perlmutter & Mos- kowitz 69.06
24 Kaplan, Bernard J—National Alumni 24 Kennedy, J Sarsfield—A W Blanch- ard, Inc	24 Keeler, Jno G & Wm R Collette-M
24 Kaplan, Bernard J—National Alumni 24 Kennedy, J Sarsfield—A W Blanch- ard, Inc	24 Kosower, Abr—B Ogrodnitzky5,121.48 24 Katsko, Max A—Commonwealth Glue
24 Kennedy, J Sarsfield—A W Blanchard, Inc. 26 Krikawa, Chas—N Y Tel Co. 16.17 26 Kolok, Abr—Same	24 Kaplan, Bernard J—National Alumni
27 Klein, Fritz—A Wachenhut	
27 Klein, Fritz—A Wachenhut	26 Krikawa, Chas—N Y Tel Co16.17 26 Kolok Abr—Same 25.15
27 Klein, Fritz—A Wachenhut	26 Kosower, Abr—same
27 Klein, Fritz—A Wachenhut	26 Kealton, Harry—L Blau41.41 27 Kaplan, Saml, Elias, Nathaniel Kap-
27 Klein, Fritz—A Wachenhut	lan & Simon Kaplan—H Flax174.16 27 Kurtz, Abram—S Adler73.15
## Haaker Co	27 King, Geo A admr—J S L'Amoreaux
## Haaker Co	27 Kirsch, Hyman or Herman—M L
## Haaker Co	27 Kuzan, Wm—Seminole Distributing
## Haaker Co	27 Knaris, Louis—Faramel Mfg Co.321.72 21 Le Vino, Albt S—J B Regan76.50
24 Leier, Eliz—M Smith 178.48 24 Levy, Sadie—Saxs & Co 86.57 24 Lansing, Chas W—Z A Fernald et al	21 Leuders, Frank—People, &c10.00 21 Langerfeld, Adolph & Otto—Wm
24 Leier, Eliz—M Smith 178.48 24 Levy, Sadie—Saxs & Co 86.57 24 Lansing, Chas W—Z A Fernald et al	Haaker Co
24 Leier, Eliz—M Smith 178.48 24 Levy, Sadie—Saxs & Co 86.57 24 Lansing, Chas W—Z A Fernald et al	of Paris, Francecosts, 108.88 21 Ludwig Bernhard—E T Keman.5,555.18
24 Leier, Eliz—M Smith 178.48 24 Levy, Sadie—Saxs & Co 86.57 24 Lansing, Chas W—Z A Fernald et al	23 Leary Dani I Sandhlam Iran Walks
24 Loew, Fredk W—A B Carrington et al	23 Same—same 63.60
24 Loew, Fredk W—A B Carrington et al	24 Leier, Eliz—M Smith
Co	24 Lansing, Chas W—Z A Fernald et al
Co	24 Loew, Fredk W—A B Carrington et al41.91
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Co	24 Litrownik, Aaron—German Exchange Bank
Co	26 Lesser, Maurice—R H Winship. 751.66 26 Lieberman, Meyer—Tremont Holding
Co	26 La Monte, Alfonzo—Herringbone Metal
Co	26 Laster, Saml—N Y Tel Co66.63 26 Lewis, Jno—same 43.28
Co	26 Lewless, Jas E—Richardson & Boynton Co
Co	26 Loewinthan, Max—Oriental Metal Bed Co31.81
Co	27 Liebling, Chas & Israel Horowitz—S Levin
Co	27 Lichtenheim, Adela—L C Kretzmer
27 Levittan, Nathan W—M Golddarb.120.42 27 Levy, Barney & Morris—N Gartner. 21 Mallinson, Anna & Morris J—A Wedge	27 Leventhal, Sol E—Fredk F Ingram
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	27 Landau, Benj—I Chaitin & Co592.11 27 Levittan, Nathan W—M Goldfarb.120.42
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	27 Lustig, Moritz—Lord & Taylor37.46 27 Levy, Barney & Morris—N Gartner.
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23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	21 Morten, Alex—E M Evans.costs, 113.63
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	21 Marymount, Lewis—M Sardoni. 174.17 23 Mehrhach Albt I—H Sabel 165.27
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	23 Murphy, Jos F—E Schleissner161.26 23 Margulies, Jacob, Morris Horowitz &
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	Bertha Horowitz—H Berkowitz31.33 23 Malkin, Harry—R W Marshall95.91
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	23 Meyers, Carrie—S L Pakas59.41 23 Moran, John A—H C Kayser84.41
23 same—R J Parker et al.costs, 105.00 23 same—C P Lattincosts, 105.00 23 Moritz, Geo F, Amelia P Simon, Anna Buchler & Geo F Moritz exr—A V Moritz419.47 23 same—same419.47 23 McIntyre, Mary & Lincoln Trust Co —W W Farley1874.47 24 Miller, Benj—Hammerschlag Mfg Co. 25 Mulcahy, Edw J—Mitchell Varnish Works38, 21	Co
Works	23 Same—R J Parker et al costs, 105.00
Works	23 same—C P Lattincosts, 105.00 23 Moritz, Geo F. Amelia P Simon Anna
Works	Buchler & Geo F Moritz exr—A V Moritz419 47
Works	23 same—same
Works	-W W Farley
23 Mednick, Jacob—S Greenberg. 201,32 23 Miehe, Wm—Kingan Provision Co.74.46 24 McCarthy, Eugene F* & Wm, Jr— West Disinfecting Co 13.38 24 Mendelson, Mendel—I B Clark	23 Mulcahy, Edw J-Mitchell Varnish
24 McCarthy, Eugene F* & Wm, Jr— West Disinfecting Co	23 Mednick, Jacob—S Greenberg201.32 23 Mighe Wm—Kingan Provision Co.74.46
24 Mendelson, Mendel—I B Clark	24 McCarthy, Eugene F* & Wm, Jr— West Disinfecting Co.
24 Mogulansky, Abr—M Kobre67.90 24 McClatchey, Thos G—C H Simonds et al	24 Mendelson, Mendel—I B Clark
24 McGuire Matthews 8 W41.31	24 Mogulansky, Abr—M Kobre67.90 24 McClatchey, Thos G—C H Simonds et
Deserte, Matthew & Wm Quinn-	al
People, &c	24 Medley, Lillie M—Fifth Avenue Coach
People, &c	24 Morris, Isaac—Ed F Logan Co41.21
26 McMutrie, Douglas C—J Hall256.41 26 Mason, Henry—Morse & Rogers 479.00	26 McMutrie, Douglas C—J Hall256.41 26 Mason, Henry—Morse & Poggers 47, 20
26 Mayer, G Ludgig—N Y Tel Co20.52 26 Marcus, Julius—same	26 Meyer, G Ludgig-N Y Tel Co20.52 26 Marcus, Julius-same
26 Morton, Henry S—same105.82 26 McAdoo, Malcolm R—Baldwin School	26 Morton, Henry S—same
26 Morris, Isidor M—S Breen et al.135.64	26 Morris, Isidor M—S Breen et al.135.64
26 Mannes, Carrie & Isaac H—H F Jae- ger	zo Mannes, Carrie & Isaac H—H F Jae- ger128.57
Mindin, Fredk A—J J Weisscosts, 27.22	Mindin, Fredk A—J J Weiss

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27 Naylor, Hartman—Gimble Bros, N Y

27 Nachemson, Simon—A Sarath. 1,215.52
23 O'Connell, Jeremiah—P Duff... 700.00
23 O'Keefe, Gertrude—T M Weed... 36.88
24 O'Donnell, Danl E & Arthur J Dillon*—Frank E Sessions Co... 734.16
26 O'Connor, Lucy or Mrs D L—Wm
Knabe & Co Mfg Co... 89.07
26 O'Donnell, Geo H—Hardman Tire &
Rubber Co... 26.78
26 O'Rorke, John J—City Steam Laundry
26 O'Rorke, John J—City Steam Laundry
 26 Rowe, Lottie A—Lumiers Jougla Co.

      26
      Rowe, Lottie A—Lumiers Jougla Co.

      26
      Reilly, Robt—A Newman
      516.24

      26
      Reilly, Robt—A Newman
      516.24

      26
      Roth, Chas—Eppens, Smith & Co.579.32

      26
      Rawlins, Wm de V J—G de Sellen.43.90

      26
      Read, Luella—N Y Tel Co
      26.54

      26
      Reynard, Chas—same
      31.05

      26
      Reynard, Chas—same
      29.35

      26
      Reynard, Chas—same
      31.05

      26
      Reynard, Chas—same
      31.05

      26
      Reynard, Chas—same
      31.05

      26
      Reynard, Chas—same
      32.35

      26
      Reichardson, Fredk A—A L Jacobs et al
      1.303.96

      27
      Rosenkrantz, Max—C Klier et al
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      Rosenblum, Saml—J Efron
      112.32

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      Rosenblum, Saml—J Efron
      112.32

      28
      Stationery Co
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      29
      Rosenzweig, Pauline & Simon Solomon—L Bloom
      155.75

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      Stossfogel, Jos—B Dorman
      169.41
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21 Simes, Fredk C-Hardman, Peck & ......186.54
21 Simes, Fredk C—Hardman, Peck & Co. 186.54
Co. 186.54
21 Scharnberger, Gustave—W H Haves 136.01
21 Schall, Dora—M Gerber 15.00
21 Shapiro, Philip D & Isaac L—F E Gilies et al 1,267.00
21 Shapiro, Philip D—same 1,260.17
21 Spyr, Herbert J—Equitable Trust Co of NY 85.74
21 Salvatore, Pasquale—Noonan & Price Co. 1,473.91
21 Smith, A Remington—Wagner Comb Mfg Co. 503.99
21 Schwalbe, Max E & Max E Schwalbe Inc—Strauss Linotyping Co. 78.02
21 Steinberg, Morris—D Greenspan. 97.15
23 Shapiro, Philip—Schieffeling & Co. 78.02
24 Singer, Max—M Block 85.66
25 Sarkissian, Mary—N Y Transportation Co. 10.051
26 Spyr, Sarah—E Blechner et al. 10.052
27 Spry, Sarah—E Blechner et al. 10.052
28 Sodero, Cesare—American Founding

      24 Schnoor, Jno—C A Corbin et al.
      52.84

      24 Schlegel, Henry C—C A Corbin et al.
      64.55

      26 Sessions, Leigh J—S M Newman.798.26
      26

      26 Shannon, Nixon & Geo Wood—W Farley
      200.00

      26 Stephanides, Stephen—N Malian.82.50
      26

      26 Schlict, Wm T—E Robitzek
      37.72

      26 Strohmenger, Bathias—R Parrett
      88.15

      26 Smith, Barrett P—W Friedlander.80.09
      26 Solovei, Louis—O Gottlieb
      106.40

      26 Sherman, Jno S—N Y Tel Co
      40.50

      26 Slonim, Saml—same
      15.35

      26 Stuart, Jno G—same
      158.16

      26 Saal, Nathan & Morris—A Zahn.1,643.58
      26

      26 Smith, Edgar M—City & Suburban
      Homes Co
      1,316.07

      26 Smith, Frank—M Goldman
      50.41

      26 Schloss, Jos E—L Bachmann et al.
      124.91

      27 Sacks, Bernard—L Richter
      73.65

      27 Subitzky, Chas—Robbins Bros
      78.52

      27 Sigloch, Louis—J B Nohn et al.
      88.66

      27 Somner, Hedley P—J Eernert
      70.09

      27 Saks, Louis—Geo J Hollerith & Co
      49.65

      27 Stander, Jacob A & Wm J Huppen-

   27 Stander, Jacob A & Wm J Huppen
lacher—N Y Independent Meat Co
   27 Sabin, Abr R—Ocean Electric Ry Co.
   27 Schoenberg, F Theodore & Douglas
A Levien—Title Guarantee & Trust Co.
78.40
   27 Trennari, Ren., 90.05
27 Tryoler, Arnold—H M Hirschberg Co. 90.05
24 Ullman, Celia—F Kossack 39.46
27 Unger, Saml—H Falk et al. 152.84
21 Vitrell, Nich—People, &c. 50.00
23 Vidaver, Maxwell—T Eisenberg. 127.51
23 Vassily, Jno—S Spector 96.66
26 Victor, Benj—P Rosenkrantz 88.65
27 Van Hafften, Jno F—North Eastern
Forestry Co. 306.56
23 Whelan, Mary E—H Gorsch. 134.64
23 Weingreen, Emanuel—S Michelbacher
Costs, 78.23
 23 Westhofen, Olga Cocosts, 79.54
Cocosts, 79.54
23 Waldo, Wm B—Maryland Casualty Cocosts, 349.74
   23 Wilzin, Jas-Miller Bros Art & M
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7.88
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	Wilzin, Jas—Butler Bros		Risner & Sons Inc—I Schmal 79.65 Broadway, Forty-Frist to Forty-Sec-	24*	Dolgin, Louis—H Siglag137.10 Di Abrama, Salvatore & Pasqualena
26 26			ond St Co—F Selznick1,493.48 Wyoming Realty Co—National Fire- proof Cash & Door Co383.02	19	—Teresa Dellamora59.40 Epp, Lena—City of N Y138.59
26	White, Helen S—M W Seymour et al White, Helen S—M W Seymour et al 	26	Great United Sales Corpn—N Morrow	20	Epp, Henry—same
	Wehrle, Ernest—D Isaacs131.67 Wedzinski, Frank—T O'Connell Jr	26	Forty Club of the City NY—N Y Tel	21	Emery, Jno W-1 Jarashow645.17
0.0	ribitte ker Elmer E-N V Tel Co. 64.88		Co	20	Engisch, Geo J as admr &c Christian Englisch or Engisch—J L Engisch
27	Wise, Alvin B-A Khapp	26	Omnicolor Photo Co—same56.40 Ruggles-Robinson Co—C Coleman	23	same—J L Engisch as gen gdn
27	Weidenfeld, Camille-1 R Dealic. 1.313.84	26	Frank Dunham Co—A Cohen114.07 Yorkville Coal Co—C J Hallberg.237.83	24	Elorriaga, Jos (infant) by Marcos— City N Y
27	Winn, Chas A—Burnham & Phillips, Inc	26	Guggolz, Wm Constn Co—J E Paw- son et al71.47	19	Fishman, Saml—Nassau Elec R R Co
21	Zugner, Frank J—N 1 Spot High 317.77 Co	26	Rosebud Haberdashery—Earl & Wilson141.84	19 20	Feldman, Albt E—C G Cornell, Jr.701.34 Feinblatt, Abr—I Fader & ano171.10
26	Zinser, Chas E—E C Carlon18.03	27	Atlantic Beef Co—J J Felin & Co	20	Feyer, Benj, est of—Union Bank.472.43 *Fuerstein, Saml—Union Bank132.98
	CORPORATIONS.	27 27	same—W E Read et al512.54 same—Hoehn & Mayer421.98	21	Fatt, David—A Spear & Co46.07 Fenton, May—N Y Tel Co14.91
21	American Looking Glass Co—J A Rubenstein	27	same—Indianapolis Abattoir Co	21 23	Fermbach, Jno—A Timm421.09 Forrester, Jas—Guaranty Trust Co
21	City & Suburban Homes Co-W		A Warren Construction Co—M Augusta Duer et al	23	NY
	Hauptmann Cometa Co-E Samuels		Auto Owners Sales Co—R Herman- dez		Fabiszewski, Jno—C Kaufman & ano
	Cordova Leather Co-H A Weather-		Co		Frizler, Saml—E Zipser & ano.218.40
	Companhia Exportadora de Cafe de		ish Johnson	19	Goldenblum, Abr—Colwell Lead Co
	Santos or Cia Exportadora de Cafe de Santos—F J West, Inc 11,996.50	27	Eldorado Cafe—Lux Mfg Co80.95 Froma Realty Co & Title Guarantee	19	Ginocchio, Antonio—Bway Trust Co
21	Champlain Graphite Co—J R Pine		& Trust Co—S Hoffmancosts, 311.75 Foundation Co—C F Seidak5,139.48	20	Good, Arthur C-R Kinzinger44.40 Gorodiz, Rosie-Union Bank113.18
21	Empire City Subway Co 1 1342.20	27	Himalaya Mining Co—A Lorsch. 272.55 Hudson's Incorp—F N Burt Co. Ltd.	20	
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	Hull, Grippen & Co—C R Weaver et al. 766.61	27	Hasbrouck Piano Co—Dochterman Van & Express Co	21	Geitz, Helen S—F W Miller169.40
	S Morgan & Co			21	Ginsberg, Chas—N Y Tel Co
	S W Bonsall Timber Properties Eta	21	Long Island Machine Tool & Elec- trical Works, Inc-Newark Watch	21	Graham, Mary J—A Wieber104.75 Glassman, Isaac—Caledonian Golf
21	Wilson Supply Co—C H Goddard1,743.07 Warren D H Dunn Co—W Webster	27	Case Material Co		Cleek & Mfg Co32.40 Grayes, Edw E—Emma Palmer16.42
21	Warren D H Dunn Co—W Webster et al		Jackson, Inc	24	Gmelin, Frank & Louise-M Di Lello
23 23			& D Folsom Arms Co	24	Greenberg, Harry & Rose—D Binder 63.40 Gardner, Saml H—W F Moore95.20
0.0	Money Contro Co Audley Clark Co.		J G Timolat	24 19	Gardner, Saml H—W F Moore95.20 Halstead, Jos S—Audley Clark Co.32.70 Hurley, Jas—C Ferguson706.25
92	Regal Homes—J Sidoti12.41		Wyona Building Co & Emery H Kom-	19	Harrison, Grover G-L Curth & Sons
23	Benclare Constn Co & West Side Mason Contrg Co—Sanitary Fire Proofing & Contrg Co		los—E M Houghtaling et al157.73 William J Wright Co—J J Howell.	20	Hylands, Thos—I Thompson & Bro
23	Westchester Woodworking Co-Pat-		180,17	20	Hutton, Walter T Jr—W C Evans
	terson Bros	DE	Borough of Brooklyn.	20	Hally, I MacMunn—Seamless Rubber
23	Wm Henderson Inc-Patent Scal-	23	Alexander, Henri P—Goldsmith & Goldsmith226.80	20	Co
23 23	folding Co	19	Black, Eva—Colwell Lead Co .3.121.95 Balteransky, Louis—H Koerner.1,032.60	21	& ano
99	Sandberg—J Sussman	19	Benn, Walter L—H H Greenberg89.35 Blydenburg, Geo B—E D Sherwood	23	*Herman L Henry—Wm Dixon (Inc)
23	Glasgow Assurance Corpn Ltd—Globe	20	Baron, Moe H & Nettie—Montauk	23	Howland, Emily—Union Bank 44.40 Johnson, Nils—Fannie J Lemont. 87.13
23	Wernicke Co	20	Bank 165.09 Barrasch David—L Atkins703.58	23	Johnson, N & Co—same87.13 Jones, S Seaman—C G Cornell, Jr. 65.91
23	Coledangelo et al	20	Burchell, Jno C, exrs of—Eliz Collins D1,734.91	24	Jarashaw, Israel L—Henry Bosch Co
23	Lafevre—Nason Mfg Co 166.80 Uvalde Asphalt Paving Co & Empire	20	Bernstein, Harry—M Freedman. 303.20 Bauman, Koppel—Fannie Freedman	19	Kesler, Zewlyn W—J F Cosgrove.144.15 Kdieson, Karl J F—Lyn Oil & Var-
23	State Surety Co—City NY12,472.24 Mutual Life Ins Co of NY—S J Frank & Co Inc	20	Bradley Rust-Proofing Co—Hanson &	20	nish Co
23	Aqueduct Constn Co & Eliz M Blas-	20	Van Winkle Co	2.0	Kahn Jacob W as exr-Union Bank
23	berry—A T Bowen3,067.51 same—same3,540.62 Hurtig & Seamen—H G W Pelcer	21	Bernecker Robt—Fullerton Elec Co	20	Keller, Melie & Chas E—D J Wag- ner
93	White House Lunch Co* & Josiah P	91	BLessee Minnie—N Y Tel Co15.41		Keplinger Chas T—N Y Tel Co21.71 Kahn, Isaac—same
	LeFevre—F N De Bois & Co166.80 Greenwich Investing Co & Hyman	21	& Hardware Co 38.30	21 21	Kafka, Benj H—Same23.42 Kanner, Max—same16.52
2	Kantor—L Silverman et al129.31 Motor Finance Co—E C Ross80.97		Bonnlander, Nicholas & Ernestine— J Willman	21 21	Keller, Chas E—J Ceraso169.40 Kelly, Jas—N Y Transportation Co
2	N Y Finance Co—J G Wetzler costs, 82.36		Bonnlander, Nicholas & Ernestine B—L WaldheimerD1,448.21	21	Kensel, Annie (infant) by Max—
24	Gloria Remedies Co—Greyrock Land .		Berger, Berel—Jos Stern & Sons (Inc) 287.43 Berchadsky, Saml—J P Hayes134.40	23	Bklyn Heights R R Co120.97 Katz, David N—Union Bank36.52
2	United Carpet Cleaning & Repairing Co—A Reich278.91	23	Boyce, Abner A—G L Kessler53.98	23	Kotcher, Geo & Celia—same446.72 Kaplan, Nathan—M Reibstein315.43
	NY Finance Co & Catherine S Wood J G Wetzlercosts, 85.00	23	Bowers, Edwin—J Ryan70.29 Barth, Adam & Madeline—S Bender.	23	Kaplan, Henry—City N Y28.58 Kahn, Abr—same34.47 Kneeland, Stillman F—same313.62
	Tel Co		*Beller, Rose—H Siglag	23	Kaufman, Maurice B—same
2	Geo F Williams & Co—M Decker.21.91 Great United Sales Corp—S Lyons.	19	Collins, Thos—Pease Piano Co171.21	23	Kelly, Jos P—same
2	Harry Gilmore Co—R J Stein28.77	19	Clark, Bert—F Mahnken96.74 Chupak, Joe—Schwarz & Cohn62.40	23	Keenan, Jas N—same 29.05 Koronkiewicz, Alex as admr &c Jacob
27.1	National Real Estate Permium Co— Globe Lithographing Co298.44 4 Jno Gass Sons, Inc—P Coleman Co.	20	Collins, Edw as exr—Eliz Collins	24	Brozostek—J Loire
2	4 Frank Dunham Co—R M Hollinshead	9.1	Cook, Ethel—B Bloomgarden25.30 *Conklin Henry R—I W Cokefair.84.06	24 19	Kraus, Chas—Tillie Kraus73.62 Levine, Philip—D Tuchman139.40
	Co 45.57	21	Cox, Danl J—A H Skillin as trste	1.9	Law F Rodman—F W Devoe & ano
9	4 Caterers Club—N Y Tel Co36.53 4 Solomon Shapiro Mfg Co—Martin-	1001	Curd, Chas J—N Y Tel Co		Limbarth, Chas C—A Lutjen27.42 Lurie, Henry—W E Koburger94.46
2	dale Mercantile Agency22.13 4 Mothers Friend Remedy Co—Witte-	21	Courter, Chas W—same 18.92 Cheser, Max—same 15.84 Carey, Bert—Union Bank 44.40	20	Lustig, Louis & Annie—C Rosentover
2	man Bros	23	Carry, Bert—Union Bank44.40 Carroll, Peter—J Finnegan .D4.671.95 Cohn Max & Johanna, doing bus as	20 20	Levy, "John"—P Cooperstein
	Press Pub Co	20	Cohn Tailoring Co—N Y & Bklyn Towel Supply Co59.30		Finger
	Co	2.2	Ciccollallo, Nicoletta (infant) by Alfredo-E E Smith Contracting Co	20	Lundell, Jno—S L Storer & Co27.40 Langerfeld, Adolph & Otto, doing bus
0	4 Hellenic American Realty Co & Jas	95	Cuphers Chas A—Emma Hanus 15.40		as Langerfeld Bros—Wm Haaker Co
	H Harris—J Goggin	9.5	Cochrane, Irwin B—Lawyers Title 1	21	Lennon, Jno T—I W Cokefair84.06 Leiro, Ida—N Y Tel Co21.62
	Savings	2(& T Co	21	Lapenna, Jas—same45.18 Liberman, Lena—Dowd Lumber Co.
2	Intire	20	Dangler, Morris—A C Holzman. 98.98 Delap, Peter B & Jno F Bladen as exrs, &c, Sarah J Delap—Mary E		
2	Print Works		Delap	2	4 Landes, Jean—J Schindler
2	6 Park & Tilford—E Condren8,566.73	2	B Davis, Chas S—Wm Dixon (Inc)71.08 B Defede, Audenzio—M Libasci136.25	2	Luks, Saml—same
2	6 Brooklyn Taxicab Co—American Tax- imeter Co	2	Diamond, Israel—Second Cong Unit Church8,080.62	2	4 Lissner, Henry C—same215.33 4 Lissowsky, Anton—same215.33

24	Limmer, Wolf—same215.33	20 Speaker, Jno M—J Ryan163.94	Hollander, Ike, Sol Pariser & Louis
24 24 24		20 Schrenkeiser, Walter & *B Francis— S S Johnson	Schwartz—S Kaplan et al; 1912.506.26 Same—same; 1912
24 24 24	Lack, Louis—same215.33 Lauterborn, Frank—same215.33	21 Scheuer, Jno S—Kath L Kentana as admtrx	Same—same; 1912
24 24	Love, Thos—same	23 Smith, Wm W—E B Tuttle et al. 272.15 23 Stark, Harry—C A Schaufele35.40	King, Annie M-M Sulzberger; 1912.527.22
24	Levy, Louis—same	23 Stolar, Morris—Caledonian Golf Cleek & Mfg Co	Co—People, &c 1911
24 24 24	Laulor, Kearney—same215.33 Lawlor, Kearney—same215.33	24 Simonetti, Leugia—City N Y119.50 24 Smith, Jno—H Siglag137.10 24 Sprey Adolph—M Rumpler 74.08	ges; 1912
24 24 24	Lune, Garret B—same215.33 Lambert, Edward—same215.33	24 Sprey, Adolph—M Rumpler	Liebow, Elias & Harry Levine—I M
24 24	La Pe, George T—same215.33 Lyons, Hiram A—same215.33	19 Thompson, G K Nelson—H Ruhm- schottel	Schiller; 1912
24 24 24	Linde, Henry—same215.33	19 Travaglia, Antonio—G Liotta 77.40 19 Travaglia, Anthony—same 77.40 20 Tarla, Benj—Union Bank 42.78	Herlihy; 1912
24 24 24		20 Topel, Nathan—L Jeckel	Minard, Elias G—W H Dieffenbach; 1912
24	Leslie, Alexander F W—same215.33 Levien, Ivan—same215.33	19 Vielbig, Leonard—A Lutjen	GMarines, Isaac H & Carrie—H F Jaeger; 1912 28.27 Malinda, Frank—W V Dutcher; 1912.
24 24	Locklin, Francis P—same215.33 Lemmert, Marshall—same215.33	20 Williams, August—Robt Griffin Co. 46.57 20 Wisch, Benj W—J Egel	Mooney, Thos J—Burns Bros: 1912171.15 Merrick, Jno W & G Wuerth Mfg Co—
24 24	Littwein, Moses—same215.33	20 Walsh, Jno C—W L Sohl67.61 21 Wright, Bertha C—Nassau Elec R R	Manhattan Leasing Co; 1912162.29 Mintern, Jno McK—H D Nicoll; 1893
24 24 19	Letteney, Wm T—same	Co	Oussani, Jos—P J Shea; 19114,078.81 Pollatschek, Jacques—A Kratz; 1912.
19 19	Matzkin & Levine—same139.40 Mass, Max—Manhattan Shoddy Mills	19 Zubathkin, Theo—H Bernbaum et al 82.90 23 *Zanzle, Geo—G M Buttle	Pollatscheck, Jacques—A Kratz; 1912.69.40 Pardi, Astride & Jos P Zurla—M Hirsh-
19 19	& ano	CORPORATIONS,	field; 1912
19	Miller, Thompson—C G Cornell, Jr. Molten, Margt—M Krongold176.83	20 Crystel Constn Co—I Kassner44.20 20 East N Y Hay & Grain Co—Union Rank 129 98	Rocco, Frank—Wine Growers Assn; 1912 339.91 Ridgely, Wm B—J G Allen; 19127,334.16
19 19	McComb, Harry—H Seesselberg44.64 Misicki, Thos—M H Wiltzins Co78.62	Bank	Roth, Peter—Mutual Milk & Cream Co;
20	Murphy, Richd H—G B Raymond & Co 	20 Supreme Bldg Co—S Kohen & ano	Roshberg, Saml & Hyman Saperslein— M Wortman; 1912578.48 Ruppert, Jacob—T P Tierney; 1911
20	Myers, Morris—Illinois Surety Co	20 Gottlieb & Co or Saml L & Bertha— Union Bank	Ruppert, Jacob—P Mulvaney; 1912.389.88 Same—P J Gallagher: 1908. 7487.58
20	Mohawk Garage, Inc—Texas Co. 851.40 McPoland, Jas E—C Rheinus & ano	Jr	Schaefer, Michl & Michl Sedge—People
20 20	Moore, Fred R—J B Pierce26.67 Mendelowitz, Jack & "Hyman"—S	21 Bklyn OLeens Co & Suburban B B	Schiller Jos. T C Skaperdag et al. 1919
21	Mendelowitz, Jack & "Hyman"—S Glewitz	Co—Mary E Smith	*Silverman, Moses—W Solomon; 1908. Schoen, Herman—E R Breck; 1912.312.65
21	McMulkin, Henry J-J C Wiarda, 77,42	21 Feldman Plumbing Co—N Y Tel Co	Schoen, Herman—E R Breck; 1912.312.65 Spaulding, Edw B— WB Hutchinson; 1912
23 23 24	McGeary, Wm—R J Nelson219.67 McDermott, Jno—J G Koppelman96.92 McCann, Thos J—W F Moore, Jr60.89	21 Harmony Hall Co—Strauss & Co.345.62 21 Malta & Hegeman Impt Co—S Gasner	Brewery; 19061,663.62
24	McGowan, Wm F—Morse Dry Dock & Repair Co	23 Bklyn Cementing & Impt Co-J Trainor	CORPORATIONS. W. W. Allan, Inc—Klein Linder & Bauer
20	Nalick, Henry—R L Wood et al. 178.12 Namm †Annie—L Imersheim86.46 Neufeld, Harry & Jacob doing busi-	23 Bklyn Heights R R Co—C Cranford 23 Bklyn Heights R R Co—C Byrne 23 Bklyn Heights R R Co—C Byrne	Lithographing Co; 1912140.22 Brooklyn Heights R R Co—P Diller; 1912225.00
	ness as H & I Noutold D Mover-	23 Bklyn Heights R R Co—C Byrne 1,333.52 23 National Column Co—W H Michaels 403.40	Czarnikow, MacDougall & Co Ltd—Mor- risdale Coal Co; 1910
20	or Son 255.70 O'Connor, Julia & Jno T—H Bohne Osterburg, Paul M—W H Dieffenbach 172.83 Oakes, Fred T—J L Gibson 61.30 O'Connor Edward L Concrete France	23 N Y Importation Co—C J Buckley 3,233.67 24 Drucker & Holmstock Co—J Suss-	Kramer Contracting Co—E M Pilzer; 1912
		man	schild—Cosmopolitan Bank; 1912.2.442.47 Lee Heating Co—Northern New Jersey Trust Co; 1912
19	Pariser, Abr—C F Schmidt & ano.228.65 *Pesky, Max—M Freedman303.20 Polisnik, E Rebecca—American Slic-		Metropolitan Opera Co—J O Hannah; 1912
19	ing Machine Co	SATISFIED JUDGMENTS. Manhattan and Bronx.	& Title Co—N Behrer; 1912629.30 M Reid & Co Inc—M Murray: 1912
23	Papa, Felice—R Cascone	DEC. 21, 23, 24, 26, 27. Adelson, Lewis—B Wasserman; 1911.	Pierce Constn Co, Jos Kurzman, Abr Pierce, Bennie Goldstein—Colonial Mantel & Refrigerating Co; 1912172.85
23 24	Perlman, Hyman—M Reibstein315.43 Pomerico, John & Peter—S Lieber-	Axelrod, Hyman & Nathan Cohn—J H Brewster et al; 1912	Staten Island Midland RV Co-C E
24 19	man	Ainslie, Geo H & Anna—W N Baylis; 1909	Townsend: 1912
19	Rothenberg, Louis—K L Elsner34.86 Rosencranz, Henry—G L Lawrence	Barbuto, Antonio—City of N Y; 1912. Bloom, Jacob & Joe Cohen—People, &c:	1912
19	Rosenberg, Morris & Hyman—Bklyn Heights R R Co	Bloom, Jacob & Joe Cohen—People, &c 1912	Ebling Brewing Co—A G Bradley, 1912. 362.43 National Surety Co & Jas Morscei— People, &c 1912
20 20 20	Heights R R Co	Busch, Aug—A Hermanni; 191258.22 Bissert, Geo—F B House et al; 1912.	N Y Transportation Co—J M Kelly; 1912 2,090,48 Same—J Wetherell; 1912839,47
20	lice Society of Mutual Benevolence	2 316 65	Same—same; 1912 85.65 N Y Central & Hudson River R R Co—J
	*Robinson "John"—L. Towbin 74.47	Blaney, Chas E & Chas E Blaney	Sullivan: 1912 3.750.00
20	*Robinson, "John"—L Towbin74.47 Ronteltap, John L—C Rheims & ano	Blaney, Chas E & Chas E Blaney Amusement Co—C A Dunn; 1912.454.52 Bank, Jno A—A Steps; 1912 13.52 Connors, Thos—A D Bunner; 1912.1,085.12	Sullivan; 1912 3,750.00 National Fire Proofing Co—E Finney; 1912 8,541.65
20	*Robinson, "John"—L Towbin74.47 Ronteltap, John L—C Rheims & ano	Bank, Jno A—A Steps; 191213.52 Connors, Thos—A D Bunner; 1912.1,085.12 Chambers, Sidney S—A S Bacon; 1912.	Sullivan; 1912 3,750.00 National Fire Proofing Co—E Finney;
21 21	*Robinson, "John"—L Towbin74.47 Ronteltap, John L—C Rheims & ano	Bank, Jno A—A Steps; 1912	Sullivan; 1912
21 21 24	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750,00 Sullivan; 19128,750,00 Sullivan; Fire Proofing Co—E Finney; 19128,541.65 Borough of Brooklyn. DEC. 19, 20, 21, 23 & 24. Alexander, Hyman—Julia Kennedy (infant); 19121,036.75 Ainslie, Geo H & Anna—W N Baylis; 1909539,77 Same—same; 1909281.64
21 21 24 24	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750,00 *National Fire Proofing Co—E Finney; 19128,541.65 Borough of Brooklyn. DEC. 19, 20, 21, 23 & 24. Alexander, Hyman—Julia Kennedy (infant); 19121,036.75 Ainslie, Geo H & Anna—W N Baylis; 1909539.77 Same—same; 1909281.64 Ball, John O—F Darmstadt; 191265.03 Bowman, Chas E—Jas J Dezell: 1912.
21 21 24 24 24 19 19 19	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750,00 SNational Fire Proofing Co—E Finney; 19128,541.65 Borough of Brooklyn. DEC. 19, 20, 21, 23 & 24. Alexander, Hyman—Julia Kennedy (infant); 19121,036.75 Ainslie, Geo H & Anna—W N Baylis; 1909539,77 Same—same; 1909281.64 Ball, John O—F Darmstadt; 191265.03 Bowman, Chas E—Jas J Dezell; 1912. Same—A P W Seaman; 1912160.32
21 21 24 24 24 19 19 19	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750,00 *National Fire Proofing Co—E Finney; 19128,541.65 Borough of Brooklyn. DEC. 19, 20, 21, 23 & 24. Alexander, Hyman—Julia Kennedy (infant); 19121,036.75 Ainslie, Geo H & Anna—W N Baylis; 1909539,77 Same—same; 1909539,77 Same—same; 1909281.64 Ball, John O—F Darmstadt; 191265.03 Bowman, Chas E—Jas J Dezell; 1912. Same—A P W Seaman; 1912160.32 Same—A D Lind; 1912160.32 Same—A D Lind; 1912
21 21 24 24 24 19 19 19 19 19	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750,00 *National Fire Proofing Co—E Finney; 1912
21 21 24 24 19 19 19 19 19 20 20 20 20	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750.00 *National Fire Proofing Co—E Finney; 1912
21 21 24 24 19 19 19 19 19 20 20 20 20 20	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912 13.52 Connors, Thos—A D Bunner; 1912.1,085.12 Chambers, Sidney S—A S Bacon; 1912. Corkedale, Maxwell Sr—G W Martin & Bro; 1912 374.16 Curphey, Alfred G & National Surety Co—People &c 1911 2,500.00 Same—same; 1911 88.97 Dallet, Jos & David F Weyl—Alton Dress & Waist Co: 1912 640.19 Donahue, Mary E—Gorham Co: 1912.176.40 Engel, Herman—S T Yudin; 1908 94.65 Fessenden, Josephine—N Spolter; 1912 2,132.38 Fromme, Herman—S T Callaway et al; 1912 264.41 'Priedlander, Meyer—J Fleischhauer: 1905 120.29 Gareiss, Harry—Olin J Stephens, Inc; 1912 34.99 Goodman, Max & Chas I Mandel—G Willis et al; 1912 7,197.50 'Griffin, Wm J & National Surety Co—People, &c 1912 100.00 Goodman, Patk—T Shine; 1912 102.60	Sullivan; 1912
21 21 24 24 19 19 19 19 19 20 20 20 20 20	*Robinson, "John"—L Towbin	Bank, Jno A—A Steps; 1912	Sullivan; 19123,750,00 *National Fire Proofing Co—E Finney; 19128,541.65 Borough of Brooklyn. DEC. 19, 20, 21, 23 & 24. Alexander, Hyman—Julia Kennedy (infant); 19121,036.75 Ainslie, Geo H & Anna—W N Baylis; 1909539.77 Same—same; 1909281.64 Ball, John O—F Darmstadt; 191265.03 Bowman, Chas E—Jas J Dezell; 1912. Same—A P W Seaman; 1912160.32 Same—A P W Seaman; 1912160.32 Same—A D Lind; 1912173.92 Curran, Edw T—N Y Tel Co; 191038.98 Dahn, Augusta B—A Ullrich; 191223.90 De Marco, Giulia & Michl Brache—State N Y; 1912

O'Farrell, Mary E—Empire State Surety
Co; 1910

Koyacs, John—State N Y; 1911

Roulston, Thos H—J Meyers as admr,
&c—Wesleyn Meyers; 1912

Stewart, Chas—H Tietjen Jr & ano;
1912

Sylvestor H.

CORPORATIONS.

¹Vacated by order of Court. ⁸Satisfied of appeal. ⁸Released. ⁴Reversed. ⁶Satisfied by execution. ⁶Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

DEC. 19 & 20.

No Judgments in Foreclosure Suits filed

DEC. 21.

80TH st, 164 E; Jno A Weser agt Henry Stuitz; Saml Sturtz (A); Saml J Wagstaff (R); due, \$6,613.35.

DEC. 23.

Mary Solomon; Alexander & Green (A); Wm H Olmstead (R); due, \$18,233.97.

Varick st, ws, 84.3 n Canal, 20x40; Aug L Martin agt Janet Lavinia et al; Louis Hartmann (A); Oliver R Brandt (R); due, \$1,681.67.

101ST st, 106 E; Frank G Bossey a; Edith Bossey et al; Watson & Kristell (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 Clark (A); George Haas (R); due, \$36,873.60.

Madison av, ws, 60 n 116th, 40.11x110, Lucius H Beers agt Alfred C Bachman et al; Henry de F Baldwin (A); Gustavus A Rogers (R); due, \$13,222.60.

LIS PENDENS.

Manhattan and Bronx.

DEC. 21.

122D st, ss, 352 w 7 av, 34x100.11; Edwin C Worns agt Amelia Friedman; action to foreclose mechanics lien; R L Noah, atty.

Lots 3 & 4, blk 2837 Sec 11, Bronx; & lot 10, blk 2836 sec 11; three actions; Anna R Crossin agt Ann E Hughes et al; actions to forclose three forclosure of tax liens; H Swain, atty.

Lot 52 blk 2796 sec 11, Bronx; Jno Kennedy agt Patk F Goff et al; foreclosure of tax 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, attys.

Hughes av, 2318 & Arthur av, es, 75 n 186th, 37.6x87.6; M Mosson Co, Inc, agt Teresa Lauritano et al; action to set aside deed; Otterbourg, Steindler & Hous-ton, attys.

38TH st, ns, 100 e 8 av, 41x98.9; Isidore H Kramer agt Jacob Rosenthal et al; partition; Cahn & Nordlinger, attys.

Tremont av, ns, 100 nw Prospect av, 25 x100; Alessandro Lanzetta agt Gaetano Saggese et al; action to dissolve partnership; Weschler & Rothschild, attys.

Bathgate av, swc 175th; Lot 41; Jno H Ives agt Kate L Watkins et al; foreclos-ure of transfer of tax lien; E R Vollmer, atty.

9TH av, es, 44 s 50th, 22.4x82x40x80; Julia Swingmann agt Julia Coberg et al; dower, &c; J B Southard, atty.

DEC. 26.

S6TH st, 318-20 E; Jos Rothenberg agt Wm P Zwinge; action to foreclose mechanics lien; E D Newman, atty.

121ST st, ns, 100 w Mount Morris av, 20x100.11; N Y Life Ins Co agt Lippman Tannenbaum et al; amended foreclosure of mtg; G W Hubbell, attys.

1ST av, ws, 50.10 s 109th, 50x62.10xirreg; Clemento F Lener agt Michele Lasco et 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
190xw140xn100xe40xn90; Elliott J Creighton agt Peoples Union Realty Co et al;
Jesse Watson, atty.

Elton st, es, 190 s Blake av, 23.6x90;
Rubin Lasoff agt Milford Constn Co;
David P Goldstein, atty.

Alabama av, es, 70 n Glenmore av, 40x
100; New York Mortgage & Security Co
agt F & J Realty Co et al; Chas C Suffren, atty.

Alabama av, es, 110 n Glenmore av, 40x

Alabama av, es, 110 n Glenmore av, 40x 100; New York Mortgage & Security Co agt F & J Realty Co et al; Chas C Suffren, atty.

fren, atty.

4TH av, nec 46th, 100x100.2; Bertram Scheuer agt Henry Albert et al; Ferd E M Bullowa, atty.

Herkimer st, ss, 40.2 w Troy av, 19.10x 100; Louisa Friedgen agt Morris Frank et al; Manning & Buechner, attys.

Livonia av, nwc Hopkinson av, 100x 100; Charlton Realty Co agt Louis Power et al; Saml E Klein, atty.

4STH st, nes, 119.5% se Ft Hamilton av, 20x100.2; Wm A Strong agt Martin Conroy et al; Wm R Murphy, atty.

E 2D st, es, 20 n Av O. 20x100: John

E 2D st, es, 20 n Av Q, 20x100; John Krieg agt Alice N Johnson et al; Louis Karasik, attv.

St Marks av, ns, 125 e Kingston av, 155.7x100; Title Guar & Trust Co agt Montague Mortgage Co et al; Harry L Thompson, atty.

Atlantie av, nwc Ashford, 97.7x100; Yonkers Homepathic Hospital & Maternity agt Katherine C Herne et al; Harry L Thompson, atty.

Weirfield st. ns. 241.4 e Evergreen av. 17.8x100; Edwin R Struse agt Caroline B Murken et al; Bartley J Wright, atty.

Stone av. es. 100 s Dumont av. 25x100; Williamsburg Savgs Bank agt Williams Realty Co et al; S M & D E Meeker, attys.

Prospect pl, ns, 100 w Ralph av, 40x 127.9½; Michl Murray agt Miller Bldg Co et al; Abr Rockmore, atty.

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

DEC. 20.

Butler st, swc Lawrence, 150.3x200; Julia V McIver agt Max Nirenberg et al; Jacob Schauf, atty.

E 40TH st, ws, 100 s Clarendon rd, 20x 100; also E 40TH ST, ws, 120 s Clarendon rd, 20x100; Julius Biederman agt Mary Hetherington et al; Abr Levitt, atty.

Ten Eyck st, ss, 98.8 e Bushwick av, 20 x70; Sarah Weill as gdn of Jos Weill agt Max Binder et al; Harry E Lewis, atty.

Bay 31st st, pws, 220 sw 86th 40y668.

Bay 31st st, nws, 220 sw 86th, 40x96.8; Edw G Vail Jr agt Mary A Mueller; Cromwell G Macy, atty. Siegel st, ns, 75 e Ewen, 25x100; Rose Feldman agt David Gawrielwich et al; Harry Wolff, atty.

St Marks av, ns, 400 w Troy av, 25x 127.9½: Theo A Cullen agt Lena Grobow et al; Jos Goldstein, atty.

21ST av, es, 120 n Cropsey av, 40x96.8; Chas & Minnie Oppenheim agt Kate F Salomon et al; Jonas, Lazansky & Neuburger, attys.

Livingston st. 201; also HOYT ST, 24, 26, 28, 30; Amelia Friedrich agt Alphonse Frederick et al; Conway, Williams & Kelly, attys.

Crescent st. ws, 200 n Sutter av, 2100; Pauline Furst agt Ida Kaidensky al; Sidney F Strongin, atty.

E 35TH st. ws, 160.8 n Beverly rd, 1 x100; Postal Life Ins Co agt Dorey Re ty Co et al; Hirsh & Newman, attys.

DEC. 21.

Willoughby av. 163; Fredk G Ashley agt Geo W Heatley et al; to establish a claim; W C Rodger, : tty.

Park pl, nwc Underhill av, 23x100; Zopher L Hawkins agt Jos Stern as exr, &c Saml Lippmann et al; D J Meserole, atty.

Prospect pl. ns, 25 e Clarles, 50x100; ermania Savgs Bank agt Mary H Pres-n et al; Wingate & Cullen, attys.

Nostrand av. 499 & 528; Wm C Foster as trste &c for Margaretta Glover agt Louisa F Allen et al; H L Thompson, atty.

Lefterts pl. sws, 130.9 se Classon av, 16.8x119; Fleet St M E Church agt Howard Naylor et al; H L Thompson, atty.

6TH av, 378; Bernard Heinrich agt Dora Grant et al; L Wendel, Jr, atty.

Grant et al; L Wendel, Jr, atty.

10TH av, ws, 140 s 68th, 20x80; Eliz Murphy agt Saft Realty Corpn et al; Mc-Laughlin & Stern, attys.

Jerome st, swc Livonia av, 20x80; Howard S Webster agt Jamaica Paragon Plaster 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 7TH st, es, 400 n Av U, 20x100; Florence L Smith agt Ponce Realty Co et al; McGuire, Delany, Niper & Connolly, attys.

Bergen st, ns, 200 w Grand av, 25x110;
Mary E Eager as gen gdn of Ruth E Forbes agt Margt Green et al; H L Thompson, atty.

4TH av. 989½-93; Ezra H C Flora C Eurich et al; foreclo chanics lien; S F Strongin, atty. H Clark agt

chanics lien; S F Strongin, atty.

Park av, ss, 160 w Tompkins av, 20x
100; Thos B Mills as admr &c Wm Mills
agt State of N Y et al; O Powell, atty.

Herkimer st, ss, 20 w Jardine pl, 19.8x
S0; Lawyers Mtg Co agt Saml Spector et
al; Carey & Carroll, attys.

49TH st, ss, 260 E 18 av, 18x100.2; Edw
Murdock agt Jos Ryan, et al; C S Jullien,
atty.

Wolcott st, nec Richards, 25.2x100; also WOLCOTT ST, nc Richards, 20x80; also WOLCOTT ST, nes, 20 nw Richards, 20x 80; also Van DYKE ST, sc Richards, 70x 200 to Beard; also 7TH AV, ws 62d, runs w—xne32 to 62d xse61.2 to beg; gore; Michl H Baumann & ano agt Loretta Baumann et al; partition; R M Cahoone, atty.

Sutter av. ss. 20 w Sheffield av. 10 fee

Sutter av, ss, 20 w Sheffield av, 19.6x; Jos Gustenfeld agt Mark Rodin & ano; Wilkenfeld, atty.

DEC. 24.

Bay 3STH st, es, 680 s Benson av, 20x 96.8; Mary M Witte agt Salvatori Scalise et al; W A Fischer, atty.

Bergen st, ns. 180 w New York av, 20x 114.5; Metropolis Lumber Co agt New York Bergen Co et al; foreclosure Me-chanics lien; I M Silberman, atty.

York Bergen Co et al; foreclosure Mechanics lien; I M Silberman, atty.

14TH st, ns, 218 w 3 av, 24x100; Josephine Minor as admtrx &c Richd Minor agt Jno Minor et al; J F Conran, atty.

Rodney st, 139; British Importing & Jobbing Co, Ltd, agt Isaac Rosner et al; to et aide deeds; Hymes, Woytisek & Sackett & Lang, attys.

Washington av, ws, 250 s Willoughby av, 75x200 to Waverly av; Kings Co Trust Co as exr &c Wm Howard agt Jessie F Thorn et al; G V Brower, atty.

GIST st, sws, 100 se 3 av, 81.11x460; Eugene E Ford agt Emanuel Lieberman et al; to set aside judgment of foreclosure; E J Maroney, atty.

Liberty av, ns, 50 e Linwood, 25x100; 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 av xne42 to pl xe4.5 to beg; Percie Pearsall agt Rebecca A Meakin et al; G W Pearsal, atty.

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, 16x103.5; also E 29TH ST, ws, 460 n Av F, 40x100; C Isabella Hedges agt Rebecca A Meakin et al; G W Pearsall, atty

Church la, swc West, 406x108.6x326.5x 106.10; also CHURCH LANE, sc 35th, runs se209.5xsw100.2xnw60xsw100.2 to 36th, x nw233.6 to lane xne217.4 to beg; also 37TH ST, nes, 100 nw 15 av, runs nw721.6 to New Utrecht rd xn9s.3x on a curve — to Church la xne— to 36th xse258.9 xsw100.2 xse560xsw100.2 to beg, excepting certain premises; Home Life Ins Co agt Louis J Harris et al; H L Thompson, atty.

Bergen st, ns, 180 w New York av, 120x 114.5; Arthur H Waterman agt New York Bergen Co et al; B R Duncan, atty.

Central av, nc Cornelia, 24x90; Melta Hinck & ano as exrs &c Geo Hinck agt Amelia Lauterbach et al; D T O'Brien, atty.

Bushwick av, wc Halsey, 22x75; Leopold reiberger agt Charlotte F Law et al; S 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, 25x102.9; Albert H Bernstein agt Aaron Gold et al; McLaughlin & Stern, atty.

Bergen st, ns, 221.6 w Howard av, 27x 107.2; Wm Forger agt Chas N Davidson et al; C R Waterbury, atty.

41ST st, ss, 260 e 8 av, 20x100.2; Aug Moritz agt Fredk D Schneider et al; L J Moss, atty.

Sands st. ss, 227 e Bridge, 25x102.5; Alle

Sands st, ss, 227 e Bridge, 25x102.6; Albt H Bernstein agt Aaron Gold et al; Mc-Laughlin & Stern, attys.

FORECLOSURE SUITS.

Manhattan and Bronx.

DEC. 21.

Jefferson av, es, Lots 199-200, map of Saml Ryer Homestead, Bronx; American Savgs Bank agt Eliz Haskin et al; amend-ed; Irwin & Orr, attys.

68TH st, 206 W; Windham Realization Co, Inc, agt Henry Armstrong et al; Alexander & Green, attys.

Road from Eastchester 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.

Cruikshank, attys.

47TH st, ss, 512.6 e 7 av, 37.6x100.5
Frank W Matteson agt Benven Realty Coet al; Strong & Cadwalader, attys.

75TH st, 241 E; Emil Frankel agt Sol Klein et al; Goldsmith, Rosenthal, Mork & 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, 25x95; 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 st, 374-8 E; Henry Jones agt Hat-tie Miller et al; I J Danziger, atty.

142D st, ss, 262.6 e Lenox av, 37.6x99.11; Henry F Schwarz agt Kane Constn Co et al; Rounds, Hatch, Dillingham & DeBe-voise, attys.

142D st, ss, 225 e Lenox av, 37.6x99.11; Herbt F Schwarz agt Kane Constn Co et al; Rounds, Hatch, Dillingham & DeBe-voise, attys.

2D av, 2269; Clement Le Boutillier agt Giuseppe Sisti et al; S B Robinson, atty. Hoffman st, nwc 184th, 121.2x23.9xirreg; Jos I Berry agt Jno S O'Meara et al; J I Berry, atty.

160TH st, 281 E; Herman H Becker agt eo H Janss et al; Salter & Steinkamp

Madison av, nec 33d, 49.4x100;; Geo Backer et al agt Hubbard Holding Co et al; Arnstein, Levy & Pfeiffer, attys.

DEC. 24.

125TH st, ss, 131.3 w 1 av, 18.9x100.11; Frederic de P Foster et al agt Lena But-tenwieser et al; amended; F F de Rahm, atty.

2D av, nwc 105th, 24.5x95; Martin M Stone agt Paul Gross; L B Williams, atty. Park av, 1505; Fredk Neugass agt Fis-chel Friedman et al; McElheny, Bennett & chel F Sicher

St Nicholas av, swc 148th, 24.11x100; Rembrandt Realty Co agt St Nicholas Holding Co et al; Weschler & Rothschild,

Lorillard pl, 2454; Chas H Herche agt Fredk Heller et al; H H Herche, atty. Marion av, es, 35.11 n 199th, 35.11x 103.11; Gertrude C Van der Smissen agt Eliz W Van Atta; C P Hallock, atty.

44TH st, ns, 275 e 2 av, 50x100.5; Rose Wolff exr agt Edwin I Kern et al; A M Levine, atty.

DEC. 26.

76TH st, ns, 140 e Ams av, 20x102.2; Chas C Bull agt Thos W Russell et al; H Hasbrouck, atty.

Bedford st

Bedford st, es, adj lands Jno F Adriance et al; Florence I Smith et al agt Ethel Coss et al; Cary & Carroll, attys.

Main st, es, n ½ lot 3, in Cottage Row, City Island; Wm Webber et al agt Thos W Larkin; D L O'Reilly, atty.

Bleecker st, ns, 75 e Sullivan, 25x100; Henry Enstein agt Fredk M Farrington et al; P Hellinger, atty.

4TH st, nec Mercer, 71.5x96.2; Frank J Hayes et al agt Guy Witthaus et al; amended; T L Feitner, atty.

Naegle av, centre line, 330 sw centre line Ellwood, 50x250; Percival C Smith agt Jno P Duff et al; E P Lyon, atty.

DEC. 27.

DEC. 27.

Lawrence st, ss, 158.7 w 126th, 73x32.1 x irreg; David D A Outcalt agt Mary A Williams et al; Cannon & Cannon, attys.

Anthony av, es, 178.10 s 173d, 98.11x
104.5; Edw J Moloughney agt Association Contractors & Builders Inc et al; A M Clute, atty.

172D st, ss, 125 e St Nicholas av, 62.6 95; Paterno & Son Contrg Co agt Rosan nah T Hicks et al; G E Hyatt, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

DEC. 21.

204TH st. ns. 125 w Cadiz pl. 25x125; Manhattan Mtg Co loans Carmine Vetrano to erect a — sty bldg; — payments. 9,000

DEC. 23.

Madison av, sec 83d, 109.4x85; Allenel Constn Co loans Mansad Constn Co to erect a 12-sty apartment; — payments.
4,000

Story av, ss, 239.8 e Olmstead av, 50x 103.1; Central Mtg Co loans Wm F Angus to erect a — sty bldg; — payments. 8,000.00

180TH st, ss, 46.2 w Mapes av, 23.11x88; Rachel L & Leah Bartley loans Mary E Lynch to erect a — sty bldg; — pay-ments. 3,000

DEC. 26.

Hillside av, swc Nagle av, 239.4x196; Minturn P Collins loans Psaty Constn Co to erect a — sty bldg; — payments. 120,000

Webster av, es, 268 s 183d, 120.4x90;
Prospect Investing Co loans Greystone
Holding Co to erect three 5-sty apartments; 7 payments.

Park av, nec 79th, 102.2x85; Metropolitan Life Ins Co loans Akron Bldg Co to
erect a 17-sty apartment; 15 payments.

800,000

DEC. 27.

Southern blvd, es. 270.6 s Aldus, 42x 150: City Mortgage Co loans Oval Constn Co Inc; to erect a 5-sty apartment; 12 payments.

payments. 35,000
Southern blvd, es, 312.6 s Aldus, 42x
150; same loans same to erect a 5-sty
apartment; 12 payments. 35,000
7TH av, swc 115th, 100.11x100; Estate
of Sender Jarmulowsky loans Oak Constn
Co; to erect a 6-sty apartment; 12 payments. 85,000

ments. \$85,000

Pinehurst av, swc 181st, 109.9x117.11;
Title Guarantee & Trust Co loans Comfort Realty Co; to erect a —sty bldg;
13 payments. 140,000

Fort Washington av, swc 163d, 102.3x 120; Germania Life Ins Co loans Riverside Viaduct Realty Co; to erect a 6-sty apartment; 8 payments. 200,000

137TH st, ns, 240.8 e Southern blvd, 50 x100; Emma M Levy loans Columbia Wax Products Co; to repair fire damage. 20,000

Convent av, ws, 133d to 134th, 200x100; City Mortgage Co loans Paterno & Son Contrg Co; to erect three 5-sty apart-ments; 11 payments. 175,000

Park av. nec 179th, 25x141; same loans onvent Park Constn Co; supplemental

Kelly st, ws, 131.3 s 163d, 135.3x101; same loans Simbar Realty Corpn; sup-plemental loan. 9,000

ATTACHMENTS.

Manhattan and Bronx.

DEC. 19.

No Attachments filed this day. DEC. 20.

L G Fullam & Sons Co; Merchants & Mfrs Exchange of N Y; \$248.62; C A Edger-

ton.
Union Bank & Trust Co of Meridian, Miss;
Thos F Kelly; \$14,946.04; Breed, Abbott
& Morgan.

DEC. 21.

Siuliong & Co; Eliot A de Pass et al; \$8,-154.50; Wise & Lichtenstein.

DEC. 23.

No Attachments filed this day.

DEC. 24.

De Hazard, Rene et al; Robt J Rattray; \$25,000; W H Hanford.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE

DEC. 20, 21, 23, 24, 26.

Gustavson, Ellis V. 221 E 17th. Fairbanks Co. Machinery. \$495 Wenigman, Ernest. College av, swc 166th. Grand Rapids Refrigerator Co. Refrigerators. 1,012.50

Borough of Brooklyn.

AFFECTING REAL ESTATE

DEC. 19, 20, 21, 23 & 24.

Rosenstein, I J. Ft Hamilton av, nr 59th..Pittsburgh Plate Glass Co. 545 Vera Constn Co. St Pauls pl, nr Church av..Colonial Mantel & Refrig Co. 860

MECHANICS' LIENS.

Manhattan and Bronx.

DEC. 21.

42D st, ss, whole front bet Bway & 7 av, 86.1x51.3x—x49.5: Duffy & Collin agt Michaud Catering Co, Inc (192). 603.35
Webster av, 2039-43; Bklyn Fireproof Sash & Door Co Inc agt Crawston Constn Co (193).

Amsterdam av, 734; Jos Tino & Co agt
Abr Goldberg & J H Scheier (194). 9350
46TH st, 229 W; Geo F Root Co agt
White Rat's Actors Union of America &
Cramp & Co (197). 196.98

DEC. 23.

Gun Hill rd station; Murray Bros Co agt N Y, Westchester & Boston Ry Co & City & County Contract Co; renewal (198) 15,954.00

Baychester av station; same agt same; newal (199). 22,748.10

renewal (199). 22,48.10 **Purdy st**, es, 196 **n** Westchester av, 50**x**108; Thos F J Moffett agt Eliz C Fonda & S F Fonda, atty (200). 400.00 **Brondway, 29**; Miles Kelly agt Miler & Co & Ely J Rieser & Co (201). 22.50

146TH st, 237 E; Alex Basso agt Jos aciosanio & Nicholas Pizzano (202). 47.50 37TH st, 14 E; Jno Sorenson agt Chas Haviland & Mary Wendell (203). 99.00

Giles pl. 3409; Ahneman & Younkheere (Inc) agt Estate of Emily D Martin, Lil-lian M N Stevens & Anna A Gordon, exrs & Anders J G Wittlock (204).

& Anders J G Wittlock (204).

Belmont av. 2414-6; Sanitary Tile Co agt Teresa Lauritano & Alida Amabile & Amabile & Lauritano (205).

280.00

236TH st, ns, 475 e Kepler av, 50x100; Sanitary Tile Co agt Clemens Constn Co (206).

Giles pl, 3409; Jno J Donahue agt Estate of Emily D Martin, Lillian M N Stevens Anna A Gordon & Anders J G Wittlock (207).

Home st, swc Fox, 94x109; Harlem River Lumber & Wood Working Co agt Home Fox Co (208).

Webster av, ws, 225 n 179th, 75x100; Fredk N Du Bois agt Cawston Constn Co, John F Schreyer & Chas Lock (209).

1,875.88

1,8'0.88

Mosholu av, ns, 25 e Spencer av, 25x100;
Jno J Donahue agt Estate of Emma Gross & Thos Gross, agent (210).

42D st, ss, whole front bet Bway & 7 avs, 86.1x51.3; Pittsburgh Plate Glass Co agt Michaud Catering Co (Inc), lesees, Jno Doe & A C Michaud (211).

298.80

Fox st, swc Home, 95x109; Euell Chandelier Co agt Home Fox Co & Century Gas & Electric Fixture Co (212).

550.00

DEC. 24.

3D av, 2758-60; North Side Hoisting Co gt Wendover Bronx Co & Julius Muller 307.12

41ST st, 206 W; Jacob Fein agt Joel Ri-

naldo (214). 147TH st, 557 W; Evans Bros Inc agt Bertha Heidelberger & H Forsher (215). 137.20

236TH st, ns, 475 e Kepler av, 50x100; Irving A Bogan agt Clemens Constn Co & Richd Clemens (216). 100.00 Fox st, swc Home, 109x95; Tozzini & Co agt Home Fox Co (217). 705.00

agt Home Fox Co (217).

93D st, 161-5 W; Frank Pearson agt
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). 140.00

K Frank Seery (219). 140.00

Houston st, 51 E; Benj Rubin agt Wm Fisher & Jno Sekofsky (220). 25.00

57H st, 205-9 E; B Masor & Co Inc agt 205 East 57th St Co, Adolph Phillip, Paul Phillip, Adolph Phillip Co & Acme Metal Co. (221). 1,215.00

Mead st, 609; E Smolka Plumbing Supply Co agt Kath Vohanka & Jos Zahrandink & Jos Bayer (222). 253.05

DEC. 26.

47TH st, 222-6 W; Eugene J Flood agt Mary E Ray Estate, Martin Beck, Jacob Kostman, Harry Goodman, J Seidenberg & Frolic Restaurant Co (223). 550.00

3D av, 1770-74; Greenpoint Metal Covered Door Co agt N Y Elevated R R & Interborough Rapid Transit Co, Hudson M Mason, Henry L Gillespie, Hygrade Amusement Co & Geo Merrit Ward, Inc (224).

(224).

Jackson av, nwc Westchester av, 37.7x
11.2; Grant L Gray agt Jonas Weil &
Kellwood Realty Co (225).

205TH st, 225 E; Uzzi & Sinno agt Louis
De Fino & Constantino Avallone (226).

467.00

Amsterdam av, swc 96th, 25x100; Jos Shanski agt Abr Goldberg & Jno H Scheier (227). 429.60

Scheier (227).

Arthur av, 2479; Chas Shapiro agt Paul Cimmillio & Chas A Corby (228).

47TH st, 222-6 W; Alex Youdelman agt Jacob M Seidenberg, Jacob Kostman & Frolic Restaurant Co (229).

DEC. 27.

216TM st. 175 w Leaving av 25 1100.

216TH st, ns, 175 w Laconia av, 25x100; Harry Applebaum agt Maria P Dalo & Angelo Geraci (230). 400.00 96TH st, 734 W; American Luxfer Prism Co agt Abr Goldberg & Jno H Scheier (231).

(231).

100TH st, 312-16 W; Max Dick agt Chateau Realty Co & Rose C Duross (232).
90.00 Barrow st, 69; Harlem River Iron Works agt Samto De Domenico & Rosario Tricomi (233). 77.50

S1ST st, 203-11 W; Weisberg Baer Co agt S B Constn Co & Saml Barker (234).

52D st, 443 E; Saml Baxter agt S Men-delsohn & Co & Morris Lebowitz (235). 1,625.00

St Nicholas av. sec 171st, 20x100; Louis Odes agt Ehler J Ernst (236). 78.00 134TH st, ss, 250 e St Anns av, 50x75; Senft Contracting Co agt Paul Quandt, Karl Faerber & Vernon Constn Co (237).

Borough of Brooklyn.

DEC. 19.

Rockaway Pkway, es, 180 s Church av, 40x120; Jno W Kiesling agt Jno Petterson, F G Folson & Kissina Constn Co. 20.00

Bath av, sec Bav 17th, 125 & irreg; Coney Island Constn Supply Co agt Savario Ursetti, Michl Briganti & Emilio Sarno. 2,905.74

Hopkinson av. ws, 92.11 s Pitkin av. 50x 00; B Masor & Co, Inc. agt Sam Howe Amusement Co & Wm Henderson, Inc. 6,593.94

McDonough st, ns, 200 e Marcy av, 50x 100; Barnet Krackov agt Algros Constn Co & Henry Huchel. Fulton st, ss, 20 e New York av, 60x80; Morris I Davidson agt Ridgewood Realty 40,40

Washington av, ws. 250 s Willoughby, x160; Fuerock Iron Works agt Noble ealty Co.

DeKalb av, nws, 172 ne Bway, 21.2x130 redk J Fleck agt Wm H Haywood. 33.5 Alabama av, es, 100 n Dumont av, 100x 100; Bell Fireproofing Co agt Erector Realty & Constn Co.

Wyona st, es, 75 n Liberty av, 100x100; David Friedman agt Kramer Realty Co & Abr Cohen.

Chester st, es, 100.2% n Livonia av, 150 x100; Saml Feinstein agt Pauline Constn Co & Chas Ratner.

STH av. nec 8th, 100x100; Bell Fire-proofing Co agt Martella Realty Co & David Binder. 161.00

DEC. 20.

Harrison st, ns, 85.6 w Hicks, 21.4x94.10; Walter J Minns agt Michi Auletta & As-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 Briganti.

Briganti.

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, 25x 131; Sturrock Cut Stone Co agt Margt Burke & Michl Penna, also known as Michl Payne. 45.00

Hopkinson av. es, 125.2% s Sutter av. 50x100; Isidore Krassner agt Adelstein & Rosenson Realty Co. 87.80

Nassau st, c Jay, 176x100x irreg; Fredk W Connor agt Carey Mfg Co & Hennebique Constn Co. 2,500.00

Bath av, sec Bay 17th; Sol Blum agt Savario Uraetti, Emilio Sarno & Michl Briganti. 600.00

Ross st, ss, 41.4 w Lee av, 21.6x90; Morris Scheller agt Moritz Frankel. 135.47

Blake av, swc Grafton, 100x100; Max Savedoff agt Kay Bldg Co & M Kennedy. 90.00

Nassau st, c Jay, 176x48x irreg; Henni-bique Constn Co agt Cary Mfg Co. 37,029.87

DEC. 21.

Bedford av, 339-41; Pietro Guppaldi agt Wm B Baker & C Lutz. 32.90

DeKalb av, ss, 175 e Marcy av, 75x200; Edwin M Houghtaling & ano agt Rutland Constn Co. 467.50

Schenectady av. 173-5; David Drucker agt Johanna Grafton. 320.00

Bedford av, 339-41; Epifanio Ariscia agt Wm B Baker & C Lutz. Same prop; Guiseppe Stirace agt same. 22.00

Same prop; Antonino Refini agt same. 30.25

Gravesend av, ws, 304 s Kings Hway 100x100; Wm G Kinney agt International Metal Ceiling Co. 2,877.00

New Lots av, ns, bet Williams & Alabama avs, 200x100; Hendrix Bldg & Development Co agt Hegeman Bldg Co. 2,000.00

DEC. 23.

St Pauls pl, ws, 100 n Church av, 268.4x irreg; Morris G Williams & Co agt Vera C nstn Co. 1,400.00

STH st, nec 8 av, 100x100; Morris G Williams & Co agt Martella Realty Co.

Fulton st, ss, 20 e New York av, 60x 100; Watson & Pittinger agt Ridgewood Realty Associates. 114.29

Bath av, sec Bay 17th, 40x100; E Gowans & ano agt S Uraette, Emilo S & Michl Briganti.

Alabama av, es, 100 n Dumont av, 100x 100; Elias M Pilzer agt Erector Realty Constn Co & I Rothfeld. 350.00

Stone av, es. 25 s Newport av, 50x10u; Frank Rabinowitz & ano agt Cohen Frank & Co & David Helfenberg, 150,00

Union st, ss, 200 e Nostrand av, 100x 127.9; Wm Henninger agt Lyn Realty Co. 175.00

Furman st, ws, 216.9 s Montague, 197.6x 300; Casmento Roofing Co agt New York Dock Co & Tucker & Vinton. 187.00

Bay 17TH st, sec Bath av, 125x irreg; Hydraulic Press Brick Co agt Savario Ursetti, Emilio Sarno & Michl Briganti. 256.50

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Wm O Fredenburg agt Margarete Con-stn Co & Loring Realty Co. 188.00 STH st es, 380 s Av J, 40x100; Geo Law-rence agt Theophile Souweine & Nass Contracting Co. 87.00

40TH st, ss, bet 5 & 6 avs, 300x—; oencer Heater Co agt Ocean Breeze Co E C Huff. 350.00

& E C Huff. 350.00

E 10TH st, es, 100 s Av K, 300x100; Wm
M Young agt Regal Homes Co & Lawrence Gallagher. 318.45

E 18TH st, es, 380 s Av T, 40x100; Wm
M Young agt Theophile Souweine, Christy
McCormick & Jos Nass. 234.63

Bergen st, ns, 95 w Ralph av, 106.9x 107.2; Geo Singer agt M & M Realty & Constn Co.

DEC. 24.

Fulton st, ss, 20 e New York av, 60x80; National Cornice Works agt Ridgewood Realty Associates. 150.00

Realty Associates. 150.00

S4TH st, ns, 368.2 e Ft Hamilton av, 20
x100; Parshelsky Bros (Inc) agt Fort
Hamilton Constn Co & Abr Brody, 1,920.00

Williams av, ws, 150 s Hegeman av, 60x
100; Max Shadrofsky agt Nathan Rolnick
& Colonial Mantel & Refrigerator Co.
139.50

Bath av, sec Bay 17, 43.11x100.1; Estate S Weinstein agt Emilie Saino & Ursetti Saverio. 1,625.00

Prospect pl, ns, 100 w Ralph av, 320 arry Kavshansky & ano agt Miller

Bergen st, ns, 180 w New York av, 120x 114.5; Geo H Overfield agt New York Ber-gen Co (Inc).

SATISFIED MECHANIC'S LIENS.

Manhattan and Bronx.

DEC. 21.

Belmont av, es, 120 n 187th; Jno Bell Cogt Alida Amabile et al; Dec21'12.

Same prop; Church E Gates & Co agt same; Dec21'12.

same; Dec21'12.

Middletown rd, ns, 75.4 e Williams av; Unionport Lumber & Mfg Co agt Baxter Howell Bldg Co, Inc et al; Dec16'12.

1,400.00

Hughes av, ws, 15 n Crescent av; Meyer Malbin agt European Constn Co et al; Nov27'12. \$21.80

DEC. 23.

106TH st, 241 E; Sladon Iron Works Cogt Henry Wise et al; June9'11. 107.90 257TH st, 12 E; Albt Oliver agt Geo Durand Ruel et al; Dec17'12. 209.80 *Cleveland pl, 1; Albert Oliver agt Fif-Four Barclay St Co et al; Dec17'12.

240TH st. 345-49 W: Albt Oliver agt St John's Park Realty Co; Dec17'12. 489.77 246TH st, 16-8 W; Albert Oliver agt 16
West 46th St Co et al; Dec17'12. 594.30
2Greenwich st, 415; Albert Oliver agt
Saml Weil et al; Dec17'12. 1,639.08

aml Weil et al; Deciriz.

97TH st, 135 W; Ulshen Elser Contrg o agt Ida Fausner et al; Nov18'12. 732.00

Same prop; same agt same; Oct30'12.

732.00

732.00
137TH st. 376 E; Edw C Worns agt Sarah J Cromie et al; Oct19'12.
30.14
Wadsworth av. es. 174th to 175th; Jas
P McAtee agt West Park Presbyterian
Church et at. Dec17'12.
12,450.00

DEC. 24.

66TH st, 153-5 W; Oscar Lustig agt Na-nan Mayer et al; Dec21'11. 393.00

Prospect av, ws, 156 s Home; Alfred avid Co agt Manhattan Leasing Co et Nov4'12.

Wadsworth av, es, whole front bet 174th & 175th; Tony F Carfagno agt West Park Presbyterian Church et al; Decl9 12. 8,667.75

125TH st, 161 E; Candee, Smith & How nd Co agt Weiler & Co et al; Oct25'09

Same prop; Hurwitz & Finkelstein Works agt same; Oct25'09. 6 Same prop; same agt same; Oct25'

Broadway, 640; Jacob Schlesinger agi Estate of B L Lichtenstein et al; Oct28'12

Same prop; Realty Iron Works agt same; Nov29'12. 154.00 Same prop; Feinberg & Feinberg agt same Oct31'12. 325.16

²42D st. 529-49 W; Albt Oliver agt Albertina T Russell et al; Dec17'12. 204.00

DEC. 26.

'Webster av, 2963-5; Wilkinson Con-tracting Co agt Quiller Morgan Co et al; Sept3'12. 537.60

537.60
125TH st, 161 E; Morris B Herman agt
by Wielar et al; Oct25'09.
216.00
Same prop; same agt Emma L Harris
al; Oct25'09.
410.00 Same prop; Frank Voigtman et al agt me: Oct 25'09.

62D st, 30 E; Lew F Walter agt Hough-on Constn Co et al; Nov4'12. 57TH st, 235-41 E; Michl Wimple et al agt V W Logeling et al; May18'11, 200.00

147TH st, 514-16 W; Pelham Operating Co agt United Electric Light & Power Co et al; Aug16'12. 430,92 Same prop; F H Drew & Bro Inc agt same; Aug16'12.

me; Aug16'12.
-277H st, 10-14 E; Sexauer & Lemke st Kroywen Realty Co et al; June24'12 11,815.00

DEC. 27.

BEC. 21.

3138TH st, ss, 450 e Lenox av; Wm T
Mathews agt Johnson Amusement Co; July
30'12. 1,545.00
38ame prop; Killian Crea Co agt same;
Sept3'12. 255.00

4TH st, 281 W; Edmondo Giambastiani t Mich! 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; July24'12. 5,642.66

Broome st, 15; Max Barth agt Philip Kelland et al; Apr24'11. 1,250.00 Elizabeth st, 241-5; Jos Schwartz agt Wm Rosenbaum et al; Sept30'10. 2,900.00

34TH st, 11 W: Max Blechner et al agt S S Co et al; July26'12. 80.00

Borough of Brooklyn.

DEC. 18.

¹Av R, sec E 12th, —x—; U S Radiator Co agt Ruegamer & auer & Hab Bldg Co; Nov1'12. 389.58

DEC. 19.

Gravesend av, nwc 18th, 100x100; Jos Libow & ano agt S G Realty Co; Oct21'12. 905.00

Atlantic av, ss, 50 w Van Siclen av, 25x 105; L Lapidus Co agt Jennie Hordes; Sept26'12. 1,365.00

Sept26'12. 1,36

Essex st, es, 96.2 s Atlantic av, 75x:
Jacob Rutstein et al agt Jos D Cohen, 1
Nov20'12. Same prop; same agt same; Nov13'1

¹S 5TH st, 416-8; Henry Weisfeld agt A B Gordee & Improvement Bldg Co; Nov 25'12.

DEC. 20.

DEC. 20.

Bergen st. ns, 95 w Ralph av, 106.2x 107.2; Voletsky & Jarcho, Inc, agt M & M Realty & Constn Co, Harris Mofsenson & Barnet Miller; Nov13'12. 1,020.00 Same prop: same agt N Y Mtg Security Co, Constn Material & Coal Co, Saml Miller, M & M Realty & Constn Co, Barnet Miller & Harris Mofsenson; Nov13'12. 1,020.00

Same prop; Cohn Cut Stone Co agt M & M Realty & Constn Co & B Miller; Nov 22'12.

22'12. 900.00

Alabama av. es, 200 n Dumont av, 120x
100; Jacob Lieb agt Angelo Constr. Co;
Dec14'12. 229.68

Chester st, es, 100.3 n Livonia av, 150x 100; Curtis Bros Lumber Co agt Pauline Constn Co; Sept412. 418.80

Bath av. 1427-9; Bernard Sternbach agreedk D Bandell; July3'12. 200.00

Crescent st, sec Danforth, 25.6x85; Abendroth Bros agt Jas E Lewless Co, Frank Richards & Fredk J & Emma Hei-denreich; Nov9'12.

E 22D st, ws, 287 n Kings Hway, 40x 100; Cropsey & Mitchell agt Frank Stra-ber, Eliz Chaffers & Chaffers Constn Co; Dec2'12. 352.94

Lincoln pl, ns, 320 w Franklin av, —x—; Fiske & Co agt Otto Singer Bldg Co; Nov 26'12. 1,241.00 Av R, ss, 60 e E 13th, 40x100; Anton Peterson agt R & M Constn Co; Dec18'12.

Taylor s 142 to 154; Ernest C Wagner agt Wm Wilge, Inc, Hattie Forshay, Eliz M Parkinson, C A E Kraft, Sarah E Ormsby, Frank Burke & J & D F Yeoman; Nov21'12.

Nov21'12. E 18TH st, es, 140 s Av K, 80x100; Antonio Cannella agt J C Denison; Dec17'12.
420.00

E 22D st, ws, 287 n Kings Hway, -x-; Esrol Robin agt Frank Straber & Chaffers & Co; Dec11'12.

& Co; Dec11'12.

Bergen st, ns, 95 w Ralph av, 106.9;
107.2; Empire City Lumber Co agt M & M
Realty & Constn Co; Nov12'12.

Same prop; Harry Marcus Iron Works
agt same; Nov13'12.

Same prop; Filippo Spina agt same; Dec4'12.

Same prop; Interborough Sash & Door
Co agt same; Nov13'12.

Same prop; Barnet Sundock agt same;
Nov14'12.

Same prop; Harris Kivowitz agt same;
Nov15'12.

DEC. 21.

7TH av, ws, 50 s 48th, 125x100; Abr Wohl agt Sunset Impt Co, Edw Was & Harry Singer; Dec10'12. 543.00

Bath av, swc Bay 17th, 33x100; Coney Island Constn Supply Co agt Alonzo Co, Emilio Sarno, Sveria Ursetti & Michl Briganti; Decl712.

Av R, ss, c E 12th, 87x100; Morris G Williams & Co agt Hab Bldg Co; Nov12 112.

56TH st, ss, 270 e 16 av, —x—; Coney Island Constn Supply Co agt Felix Pasqual, Francisco Moyes & Home Title Ins Co; Nov25'12.

DEC. 23.

Decatur st, ss, 85 e Throop av, —x—; Michl Friedman & ano agt Wm H Wray; June6'12. 220.00

King st, swc Van Brunt, 50x90; Herman Glaberson & ano agt Jno H Tienken; Sept 17'12. 633.03

DEC. 24.

Hegeman av, ns, 60 e Hinsdale, 40x90; Wm Treib & ano agt Sophie Gordon, Jen-nie Brown & Dora Pesetzky; Dec16'12. 400.00

Williams av, es, 200 s Blake av, 100x100; Sam Persky et al agt Grant Bldg Co; Oct 21'12.

21'12.

40TH st, ss, 100 w 3 av, 25x100.2; Eastern Woodworking Co agt Jno L Deliberte & Partridge Contracting Co; Oct5'12.

475.00

Carroll st, ss, 140 e Nostrand av, -x—; Fiske & Co agt Montrose Bldg Co, Thos Brown, Robt Ward & Helen Ward; Dec17 '12.

'12.
STH av, nec 8th, 100x100; Watson & Pittinger agt Martella*Constn Co; Dec21'12.
2,254.60

St Panl's pl, ws, 101 n Church av, 268x irreg; Watson & Pittinger agt Vesa Construction Co; Dec21'12. 2,417.33 Same prop; Barnett Friedman & ano agt same & Barnett Rivlin; Dec20'12. 800.00 Schenek av, es, 171 s Belmont av, 29.6x 100; Kosonovsky Bros (Inc) agt Saml Schatz; Dec3'12. 7,000.00

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

DEC. 19.

STH av. nec 8th: David Binder on Martella Realty Co to Bell Fireproofing Co.
161.00

DEC. 20 AND 21. No orders filed these days.

DEC. 23.

Prospect pl. ns, 264 w Ralph av, 164x
127.9; Miller Bldg Co on Title Ins Co N Y
to pay Curtis Bros Lumber Co. 1,000.00

4TH av, 4410; Hildebrand & Kline on Mrs. Lee to pay Albt J Dowdeswell Co. 74.50

DEC. 24. No orders filed this day

TRADE LITERATURE.

(Continued from page 1225.)

Catalogues Wanted.

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 equipment and materials used in connection with the above lines, complete catalogs, price lists, and best jobbers' discounts.

Steam Turbines.

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, built in sizes up to 600 H. P., suitable for direct connection to centrifugal pumps and blowers and small 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 velocity staging for small turbines, such as the use of multiple rows 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, economy, facilities for changing the nozzles to meet changes in steam conditions, etc.

zles to meet changes in steam conditions, etc.

The turbines here described are illustrated 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 may be lifted off without disturbing steam or exhaust connections. 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 penetration of parts of the wheel, in case the

latter should be ruptured by overspeed-

latter should be ruptured by overspecting.

Possibility of accident is guarded against by a duplicate governing device operating an entirely independent valve. 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 will be sent gratis to those interested in steam power plant equipment.

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 investiga-tion 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. have not grown accustomed to dingy and smoke-stained buildings, and we de-mand 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 inforantion 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 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

"And if we regard moisture as the most potent means of 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

"Have you noticed that stone work decays more rapidly in a smoky atmosphere, and would you suggest that par-ticular 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 low est 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 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." 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 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, how-ever, 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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