

# REAL ESTATE RECORD AND BUILDERS' GUIDE

AUGUST 24, 1912

## AN AVENUE OF EXCEPTIONAL OPPORTUNITIES

Madison Avenue Holds Out Many Inducements to the Operator and Builder---Department Stores May Possibly Locate North of 42nd Street

A DECADE ago Madison avenue was widely known as a distinctive residential thoroughfare, second only in prominence to Fifth avenue. With few exceptions, it could not boast of the elaborate architecture possessed by its slightly more aristocratic neighbor, but the homes established there were occupied by people of the same social standing as those located on Fifth avenue. Both sides of the way as far north as 80th street were lined with three and four-story, brown stone dwellings of the conventional New York type, and the same air of quiet gentility prevailed as was formerly enjoyed in the social center of old Greenwich Village and is still to be found on Fifth avenue, just north of Washington Square.

Long after trade had entered Fifth avenue to a considerable extent, shops were almost unknown on Madison avenue, and there were no indications that it would become in the near future an active trade center. The last few years has seen a remarkable change in the ap-

pearance of the entire street south of 59th street, save only in a few blocks on Murray Hill, and today the former sites of fashionable residences are covered by tall office buildings, loft structures and hotels.

usually attaching to cheap manufacturing are noticeably absent. The portion of the avenue fronting on Madison Square is particularly desirable on account of the excellent light and air and space in the structures fronting the Square is in good demand. A large building is now in course of construction at the southeast corner of 25th street which will be occupied in part by the large wholesale firm of Frederick Viator & Achelis. As this concern is one of the largest of its kind in the city, others in kindred lines will no doubt locate in the same or nearby structures. The project formed last year for a twenty-four story loft building on the site of Madison Square Garden has been temporarily discontinued, but an adequate improvement on this site will probably be undertaken before many years.

The influence of Fourth avenue has been most distinctly felt in the section from Madison Square to 34th street; in fact, this influence today is considerably outweighing that of Fifth avenue. A few old concerns from the latter avenue have leased and altered old dwellings and will no doubt stay there for many years; but with these exceptions, it seems very probable that in a few years more the entire district will be rebuilt with loft and office structures. The fact that there is no car line on this part of the avenue is

a benefit rather than a detriment, as the subway and surface car lines of Fourth avenue are but a short block away and the absence of cars makes for ease in handling of goods by trucks and helps to prevent an undue congestion of vehicular and pedestrian travel.

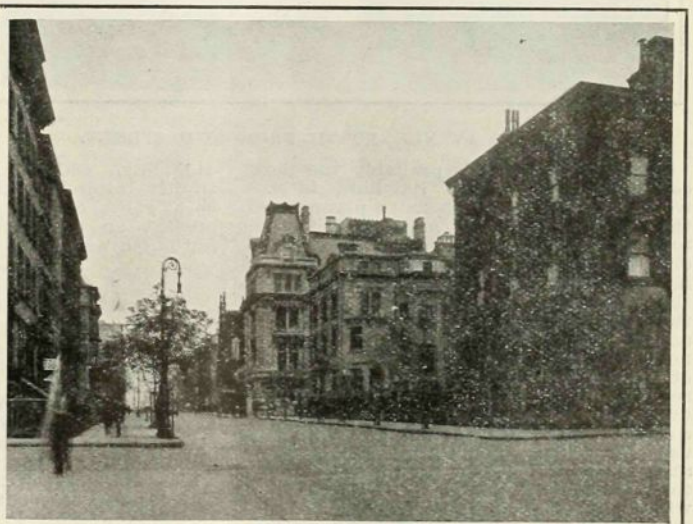
A number of new loft buildings have recently been constructed, and several others are under way. Considering the amount of building which was undertaken in this portion of the avenue within a comparatively short space of time, it is surprising to find how well tenanted the space is. Those structures which have been completed a few months are nearly all rented and in the unfinished ones leases are rapidly being made from the plans. The average value of loft space is about 75 cents a square foot, while stores have rented for about \$2 a square foot, which latter price includes basement space. Most of the buildings take manufacturing tenants, but the firms that have located here are of a high grade and the objectionable features

was sold for \$135,000, and most of the available building sites are held at about \$6,000 a front foot.

Between 34th and 42d streets the avenue has not suffered the same change owing to the fact that the property was protected by two strong restrictions, known respectively as the Murray Hill covenant and the Burr restriction. The Murray Hill covenant covered the territory between Park and Madison avenues from a point just north of 34th street and as far north as 38th street. This covenant has thus far proven strong enough to withstand the encroachment of business, and there are no indications that it will be broken in the very near future. Many attempts have been made in the Courts to remove it, but with one exception they have failed of their purpose. The Cameron Building at the northeast corner of 34th street stands on a plot a small portion of which was covered by this restriction, but the Courts held in this case that the portion affected by the restriction was so small as to be of no



MADISON AVENUE--SOUTH FROM 30TH STREET.



THE MURRAY HILL SECTION OF MADISON AVENUE--MR. J. P. MORGAN'S RESIDENCE ON THE RIGHT.

practical use by itself and that the owners were therefore entitled to use it in conjunction with their unrestricted adjoining property for mercantile purposes.

The Burr restriction has not proven as strong and is but little taken into consideration at present. It covered the property between 40th and 44th streets from Madison to Fifth avenues, which was a part of the old Burr farm bordering on the old Middle road and Lowes lane, now 42d street. Recently the Johns-Manville Co. erected a tall building on the southeast corner of 41st street, on ground covered by the Burr restriction, and this would seem to indicate that the restriction was no longer binding.

Besides these restrictions, wealthy property owners on Madison avenue have lent their aid in preserving the residential section intact, and when parcels have been offered for sale unrestricted they have generally been acquired by some one interested in preventing the encroachment of business. Murray Hill property has always been valuable, but its restrictions have held back any great enhancement in the last few years, and whereas land

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The increasing demand for Madison avenue property to be used for mercantile purposes has very naturally resulted in a material rise in land values. A few years ago a full lot could have been purchased in the blocks just south of 34th street for from \$75,000 to \$80,000. Within the last year a single lot near 30th street

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was worth more on Murray Hill five years ago than on any other part of Madison avenue, today it will bring but little more than it would have then, and property just north of 42d street will sell for more now than that in the best part of the residential section.

By far the most interesting part of Madison avenue, at least to real estate and business interests, is the district between 42d and 59th streets, and the developments of the last two or three years seem clearly to indicate that the avenue between these points will become one of the most valuable thoroughfares in the entire city. Many factors are at work to benefit this neighborhood, chief among which is the big terminal of the New York Central now nearing completion. The old station, together with the subway line on 42d street, proved strong elements for development in the past, but the effect of the new terminal, and the policy of improvement adopted by the railroad officials, must of necessity produce far greater results. The attractiveness of the avenue as a zone for speculation and business activity is further enhanced by the construction of the Lexington avenue subway and the plans for better travel over the Queensboro Bridge.

avenue is that between 42d and 50th streets, and the increases that have taken place in the last four or five years are very marked.

The first large concern to locate on the avenue above 42d street was the Tiffany Studios, which purchased the southeast corner of 45th street about eight years ago. The price was close to \$550,000. Today the property is held at \$1,250,000. Three or four years ago several single lots could have been had near 45th street for \$125,000. A conservative land value today for an inside lot between 42d and 46th streets would be \$200,000. One corner of 43d street, 25x95, is held at \$500,000, and Charles & Co. recently purchased an inside parcel 20 feet wide adjoining their building for \$202,000. This marks the highest price yet paid north of 42d street, but cannot be taken as establishing a standard of value, as the buyers needed it to protect their own property.

Stores are in good demand, and not many are available. Small corner stores will bring as high as \$8 a square foot. There is scarcely a dwelling left south of 48th street, and whenever a "to lease" sign appears on a building the clause "for business purposes" is to be found. North of 50th street values are somewhat less, averaging perhaps about \$125,000 for in-

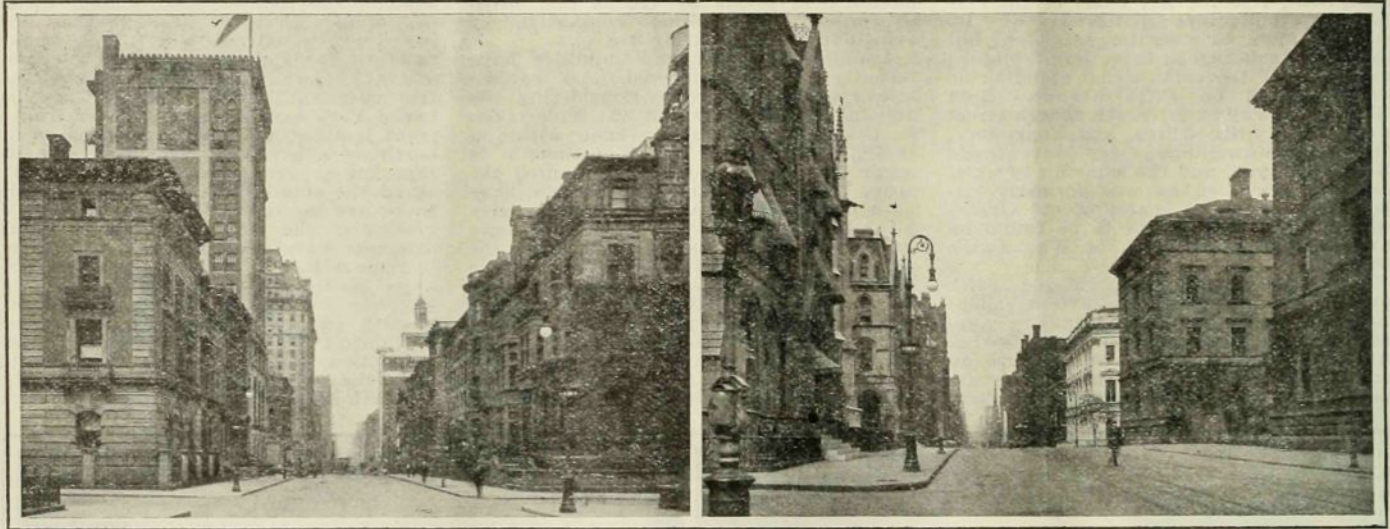
## HACKENSACK VALLEY.

### Growth of Englewood and Thereabouts— The Influence of Motoring.

That motor cars are playing an important part in suburban development is shown by the fact that nearly every house in the towns of Northern New Jersey has a garage on the premises. Unless there is room for an auto, the chance of either selling or renting is a thin one. For this reason a decided check has been put to building on single lots wherever land is fairly reasonable in price.

This concession to the public fancy for motoring is noticeable in Englewood, the western portion of which is steadily growing. Plots of good size have always been a feature of Englewood and have insured both an attractive development and the maintenance of fair values throughout the borough. Few vacancies are reported by local agents this summer. Detached houses in desirable neighborhoods rent at fifty to one hundred dollars or more monthly.

Englewood is particularly favored with pleasant drives, which are connected with some of the most famous touring roads



MADISON AVENUE—NORTH FROM 40TH STREET.

MADISON AVENUE—NORTH FROM 50TH STREET.

The new terminal is probably the most complete structure of its kind in the world, and the comprehensive planning of the road's officials will make of the territory surrounding it a mercantile and civic center, where big enterprises may be housed. The most important feature of the work as regards property values is the re-establishment of Park avenue above 50th street and the creation of a new Park avenue between the north end of the station and 50th street. The raised roadway around the depot and the bridge over 42d street will make a north and south thoroughfare certain to be greatly used by vehicles going from the fashionable residential center around 59th street to the shopping districts. Park avenue will compete with Fifth avenue for this travel and will divert from Fifth avenue a constantly increasing proportion of its vehicles.

Already many of the smaller shops which cater to the fashionable trade have been driven from Fifth avenue by the great increase in rentals, and many of these have chosen Madison avenue as the next best street on which to locate. When the Fifth avenue carriage travel shifts to Park avenue, as it surely will, Madison avenue will be still more convenient than at present and more of the fashionable stores will certainly seek locations there. The Ritz-Carlton Hotel has greatly aided in bringing fashionable trade to Madison avenue, and the new Biltmore Hotel soon to arise on the block between 43d and 44th streets will no doubt have a like effect.

The balance of the property owned by the railroad, and fronting on Madison avenue from 45th to 48th streets, will probably be improved in the near future. It is known that negotiations are now under way for a long lease on one of these block fronts, and rumor has it that the operation involves the building of a large department store for one of the big concerns now located on Broadway south of 23d street. When one stops to consider the exceptional transit facilities to be enjoyed by this location, a big store at this point seems a very logical improvement, and more especially in view of the fact that there are almost no large sites to be had on Fifth avenue.

The most valuable section of Madison

side lots. Old dwellings are being constantly altered, and within five years both sides of the street will probably present an unbroken front of shops as far north as 59th street.

### Astor Estate Appraisers.

An agreement has been reached by the State Comptroller and representatives of the heirs of the estate of the late John Jacob Astor for the purpose of appraising the estate for collecting the transfer tax. Five New York real estate men have been appointed to make an appraisal of all the Astor properties—that is, those in which John Jacob Astor was interested. The appraisers named are Robert E. Dowling, Joseph P. Day, Henry Brady, Clarence J. Ramsay and E. S. Eckerson. The city has been divided into districts, and these have been assigned as follows: The entire Bronx has been given to Mr. Brady and Mr. Day. Manhattan has been divided into three sections, Mr. Dowling taking the center of the city, including Broadway, Mr. Ramsay the west side and Mr. Eckerson the east side. The fee will be divided equally among the five appraisers.

### School Sites and Vacant Property.

An investigation conducted by the Department of Finance in 1904 showed that it was futile to attempt to save money by purchasing school sites in advance of their need, because of the interest and carrying charges on corporate stock issued for their purchase, and because of the loss of taxes after acquisition. According to a report of a committee to the Board of Estimate, the same policy was being continued at a late date by the Board of Education, which then held 64 unimproved school sites that had cost \$3,800,000, and entailed carrying charges of \$660,000.

—Over thirty thousand tons of terracotta hollow tile, manufactured by the National Fireproofing Company, is used in the fireproofing of the Woolworth Building.

in the country. This advantage, however, is not unmingled with annoyance, owing to the ceaseless noise made by the automobile traffic on holidays. But as sight-seers in due time turn into homeseekers, Englewood has found the traffic not without compensation.

The towns along the railroad, between Bogota and Nyack, are all expanding this season, and real estate values are reported to be well maintained. Owing to the presence of the West Shore Railroad only a mile or two west of and parallel with the Northern, the building movement is strongest in the territory lying between the two lines of railroad, and it is predicted that the time is not far off when the farms and large estates which now cover this strip will have to be subdivided. Trolley service is the one thing lacking. The Hudson River Company's rapid transit lines give the only trolley service in the entire valley, and the tracks end at Tenafly, going no farther north.

The train service by the Northern to the city is, however, excellent. With only one change to make, Englewood commuters are set down on Sixth avenue in about forty-five minutes. Bogota, which is several miles nearer New York and was once known as "West Hackensack," is favored with two railroads, besides a trolley service to the Fort Lee Ferry, as well as to Paterson and Rutherford. Several development companies are operating at Bogota. Morsemere and Grantwood, on the Palisades, have had a setback owing to the Columbia Real Estate Company being put this week in the hands of a receiver.

Within twenty-five miles north of Bogota and Hackensack, which are close neighbors, are a large number of towns and villages, all of which are centers of real estate expansion and all looking to New York to get a share of overflow population.

—Street improvements and openings already put through and more in prospect account for new real estate activity at McLean Heights, along with the fact that the bridge at 241st street which will span from White Plains road to Webster avenue, opening up a vast territory of land, is now regarded as a moral certainty.

# AN EPOCH-MAKING SERIES OF GREAT PUBLIC WORKS

Influence of the Panama and Erie Canals and of An Unprecedented Number of Rapid Transit and Other Local Improvements in New York City

A BULLETIN published by the United States Geological Survey in 1905 gave a summary of the public works then under way in New York. The summary was widely reprinted, chiefly because of the noteworthy statement contained in its initial sentence. "It is safe to say," declared the bulletin, "that at no time in the earth's history has there been such a focus for engineering enterprises as is now to be found within the fifty or more square miles included upon Manhattan Island and its water fronts." These enterprises were estimated to cost "several hundred millions of dollars." They embraced the present Interborough subway, three East River bridges, the Pennsylvania Railroad improvements, and harbor betterments by the Federal government.

This series of engineering enterprises was associated with, and in a sense was the cause of, an extraordinary private building activity, which reacted to an unprecedented degree upon land values. Fundamentally, both the real estate boom and the engineering enterprises were caused by the growth of the city, but the engineering works determined what neighborhoods were to be mainly benefited by the expansion of population and industry, and, consequently, where the big advances in real estate were to take place. The effects of the engineering activity were notable in the outskirts of the congested central area of the city, but were even more notable in that area itself. Not only was room furnished for expansion of population and industry, but the principal lines of travel within the built up section of the city were changed. Scattered streams of ferry traffic which had been dissipated on the North and East River shores were collected by tunnels and rapid transit into a few broad channels which flowed directly into the interior of Manhattan, with two main objective points, one in the downtown office building district and the other in what may be called the midtown mercantile district. Retail trade naturally began to center about the new midtown traffic objective, and 23d street, from being the northern limit, became the southern limit of the shopping district, while an extensive readjustment took place in the distribution of wholesale trade and manufacturing, as well as of population. The public works, besides furnishing room for new growth, modified the existing structural organization of the older parts of the city.

#### Cause of Property Increment.

The total increase in real estate values associated with the engineering enterprises commented upon in 1905 must be attributed to general growth of population and industry, but the enterprises in question, having reacted favorably or unfavorably upon individual neighborhoods, are responsible for increments in certain localities and for declines in others. The chief phenomena of the real estate movement of late years—the rise of the midtown mercantile section, the demand for apartments, hotels and theatres, the introduction of tenements and apartments throughout extensive neighborhoods in Brooklyn and the Bronx formerly devoted to private dwellings, the rapid growth of the Long Island and other suburbs—are all interrelated, and trace their origin to, or have been influenced by, the engineering activity so strikingly characterized by the Geological Survey bulletin of 1905.

New York will presently be a far more notable focus of engineering enterprises than it was seven years ago. The enterprises will be on a larger scale individually and collectively, will involve a greater investment of capital and will affect wider areas within the city. Under the contracts for the dual subway system, 308 miles of rapid transit trackage is to be added to the existing 177 miles at a cost, including equipment, of \$290,000,000. Starting with this sum and noting the further expenditures authorized or officially recommended for such works as the rock pressure tunnel from Hill View Reservoir for the Catskill water supply, the local canal terminals, the Jamaica

Bay improvement, the Grand Central Terminal improvement, the New York Connecting Railroad Bridge, the sewerage system proposed for the Jamaica Bay drainage area by the Metropolitan Sewerage Commission, the Dock Department's waterfront plans, the contemplated railway terminal market on the lower West Side, and the river and harbor improvements under consideration by the Federal government, we get a total of upward of half a billion. This sum might easily be doubled by including in the count proposed surface railways, private building operations and the more or less regular city and borough improvements paid for out of corporate stock issues and special assessments on real estate.

#### More Railroad Improvements.

For every sum invested in subways or in freight railways, such as those contemplated by the New York, Westchester & Boston and the New York, New Haven & Hartford on Hunt's Point and Clason Point, expenditures of far larger sums may be expected in secondary or dependent improvements—rapid transit "feeders," costly factory and shipping terminals, like the \$20,000,000 industrial development projected on the Bronx River; new streets, schools, firehouses, police stations and an endless variety of other public and private utilities. It is entirely probable that at least a billion dollars will go into permanent improvements in the city and harbor of New York during the next half a dozen years.

These improvements, it should be noted, are for the most part demanded by existing conditions, by pressure of population and industry upon the means of production and distribution and of local travel. They do not in any large measure anticipate the accelerated growth of the city that is likely to be induced by the epoch-making sea route through the Isthmus of Panama, by the reconstructed Erie Canal and by the modern highway system that is being built by the State of New York. Each of these great public works, great whether measured by cost or by potential economic effects, has an intimate bearing on the fortunes of this town. In the same class with them are the Intercoastal Canal project, which has the approval of the Federal government and is awaiting action by Congress, and the affiliated project for a deep craft channel through the East River, from deep water in the Hudson to deep water in the Sound, which is also under consideration by Congress.

The opening of the Panama Canal will furnish a tremendous impetus to the development of what may be called primary industries in the South and in the Pacific Coast States, to speak only of our own country. Typical among the industries of the Gulf region and of the Far West that will expand under the influence of the canal are agriculture in its various branches and the production of such commodities as lumber, cotton yarn, pig iron, salt, ores, infusorial earths and crude petroleum. The Pacific Coast contains inexhaustible natural resources which have remained practically untouched, except for local consumption, because the transportation rates by rail across the continent have prohibited the movement of bulky commodities to Eastern markets. For the working of these resources there is cheap power in the form of abundant deposits of petroleum.

What the canal will do for the Pacific Coast may be inferred by recalling that at present it costs as much to carry a ton of commodities by rail from San Francisco to Los Angeles, a distance of 420 miles, as it costs to transport the same ton of commodities by water 14,000 miles from San Francisco, round the Horn, to Antwerp. The resources of California alone, which under existing transportation facilities support 3,000,000 people, should presently furnish a livelihood for many times that number.

A comparison of the present railway system of the country with that of a few years ago shows a remarkable transit development in the South in anticipation of the opening of the Panama Canal.

The true meaning of this development is not that the Gulf ports will outdistance New York, but that hereafter railways will be a less dominant factor in transportation than they have been. In the future slow or bulky freight will be mostly water-borne traffic. In the case of such freight, the railways will serve as local feeders to waterways, and the bulk of the long distance traffic on the railways will consist of fast and parcels freight. We shall have in America the same differentiation of rail and water transportation that is found abroad, notably in Germany. On the Gulf and Pacific Coasts, as on the Atlantic Coast, there will be thriving cities dominating each of the natural drainage areas of the country, so far as the primary industries of those areas are concerned. Bulky freight will not need to be carried across the continent, over mountains and valleys. It will follow the nearest watercourses down to or up from the sea, as it did before the age of railways.

Under modern conditions no city or industrial area is an independent, self-contained unit. It derives its prosperity from exchanging the commodities which it can produce most cheaply for commodities produced most cheaply elsewhere. The Panama Canal, by making the Gulf of Mexico the "Mediterranean of America" and by transforming the Far West into a thickly settled community, will create new and enlarge old markets for New York, especially for its coastwise trade.

A very brief consideration will suffice to convince one that in the new era of revived inland water transportation which is about to be introduced by the Panama Canal and the reconstructed Erie Canal, New York is bound to grow with the growth of the country in the same degree as it has been doing under the railway hegemony in transportation which arose during and shortly after the Civil War.

New York is the more important of two gateways to the largest system of deep inland water transportation in the world. The system extends from tidewater on the Hudson and from tidewater on the St. Lawrence 1,400 miles into the heart of the continent; from its western extremity at the head of Lake Superior the distance to the Pacific Ocean is only 1,700 miles. Owing to the comparatively short period of open water on the St. Lawrence and the dangerous navigation of the lower reaches of that waterway, the reconstructed Erie Canal must continue to carry the bulk of the commerce from the Great Lakes.

#### States Bordering Great Lakes.

Eight states, embracing 416,360 square miles and containing more than one third of the population of the United States, border upon the Great Lakes. The American shipping on these lakes is equal in tonnage to one half the American shipping on the Atlantic, Gulf and Pacific Coasts together. The area tributary to the Great Lakes, including the Erie Canal and its branches, an area which comprises a large part of New England, as well as the Middle West, possesses a combination of industrial advantages found nowhere else in equal profusion—abundance of water power, cheap transportation by water and rail, bounteous supplies of raw materials, including fuel, efficient labor, a bracing climate and nearness to the world's markets. The industrial development of large sections of this extensive area is still in its beginnings. Dominating the Hudson River valley and the Great Lakes watershed, New York occupies an industrial and commercial position unrivalled by any other city in the world. The next most important system of waterways is the Mississippi River and its tributaries; but the shallow and shifting Mississippi can never be for any Southern port what the Hudson is for New York.

There was a time when the chief value of the Erie Canal to New York City lay in the grain export freight which it carried. The United States has ceased to be preeminently an agricultural exporting country. The agricultural freight of the reconstructed Erie Canal will consist

## HOUSEHOLD PESTS.

## Ways of Exterminating Them and Keeping Tenants—Efficacy of Hydrocyanic Gas.\*

By Charles M. Frey.

Up to ten or fifteen years ago the real estate manager concerned himself very little about household pests. He generally denied responsibility and hid himself behind the excuse that the tenants bring these things in with them—let them take care of their own troubles." But this has changed. The building manager no longer denies responsibility; today the vermin question has its place on the curriculum of every successful building manager in the United States.

In order to show you the reason for this new order of things, I will take you back to our little friend, the bedbug. There is not a housekeeper in America who has not made the acquaintance of this most unwelcome visitor at one time or another. The average housekeeper lives in dread and fear of these insects for nine months out of every twelve. No matter if she be a millionaire's wife, or a woman of moderate means, she is willing to give almost anything to get rid of these pests. The feeling pertains to the owners and managers of apartment houses, who find it to their interest to keep these insects out of their buildings. It is a well known fact that scores of leases are broken every year in every large city on account of the prevalence of bedbugs. And once a building gets a reputation for being "buggy" it becomes a difficult matter to rent apartments in it, and agents and owners are well aware of this.

The American housekeeper dreads this insect all the more because it has been scientifically proven that bedbugs rank high on the list of vermin which are disseminators of disease germs, especially scarlet fever, diphtheria and consumption.

The best way to exterminate bedbugs is to spray the door casings, window casings, baseboards and mouldings, as well as the beds and upholstered furniture with a dependable liquid. Powders of any kind are absolutely useless for this purpose. The same can be said of sulphurization, which is a lazy method crowned with but little success. If the picture moulding is badly infested, it should be taken down and the reverse side of it painted before being put back. In extreme cases, the mouldings and wall-paper should be removed and the walls painted.

In private or small apartment houses, where the tenants can be persuaded to vacate simultaneously for five hours, the bugs can be entirely exterminated with hydrocyanic acid gas. This gas, though it is somewhat dangerous when handled by a novice, is nevertheless an absolute and never-failing remedy against bedbugs, as well as all other insects; and it possesses an advantage over all other remedies in that it leaves no after effects and does not upset the tenants or their belongings in any way, outside of compelling them to vacate for a few hours. Unfortunately, this gas cannot be used in large buildings where it would be difficult to get all the tenants to consent to a temporary dispossession, as the fumes of hydrocyanic acid gas are deadly to human beings. I have used this gas in many cities and towns and have as yet to record one single case of failure. I will gladly furnish further details pertaining to hydrocyanic acid gas to any member of this Association so desiring at any time.

The cockroach and water-bug nuisance is in a way even more serious, and these insects are more universal than bedbugs. Roaches may be found the year around in almost every building on the Western hemisphere. For their complete extermination, powders used frequently are the only remedy, unless the case is such that hydrocyanic gas can be used. There are many excellent remedies for roaches on the market, which, if properly used, will show gratifying results.

The little red and black ants can best be exterminated with powders. There are many such powders on the market, and some of them are very good. Failure to get rid of these insects is not due so much to the quality of remedies employed as to the lack of knowledge of the habits of the insects.

The one infallible remedy against fleas is pure Persian Insect Powder, sprinkled liberally around the baseboards in every room so effected. This powder can be bought in every responsible drug house. But if hydrocyanic acid gas can be used, the results will be still more satisfactory.

I will not take up your valuable time by describing the methods to be em-

\*Selected from an address before the Annual Convention of the National Association of Real Estate Exchanges at Louisville.

mainly of produce intended for local consumption. But it will carry down from the interior diversified stores of primary products for use in the factories of New York, and in its return cargoes will be merchandise of every description in respect of which low cost rather than speed of transportation is the first consideration.

The State of New York imports nearly all its raw materials, yet it is the leading manufacturing State in the Union, Pennsylvania ranking second. The value of the industrial output of New York City is two-thirds that of the State of New York, and exceeds the entire output of any other State except Pennsylvania. Among the causes of the industrial supremacy of New York City are its unrivalled transportation facilities, and these will be greatly extended and cheapened by the Panama Canal and the reconstructed Erie Canal. There is every reason to believe that with its waterway system modernized and connected with an improved system of State roads, the commonwealth of New York, and particularly its leading city, will enter upon a new era of rapid industrial development.

It would be interesting to discuss in some detail the economic causes that are bringing about a revival of inland water transportation in the United States. They are associated with the growing diversity and volume of freight resulting from the transformation of the United States from an agricultural exporting country to a manufacturing country. But, however interesting such a discussion might be, it would lead away from the purpose of this article, which is to emphasize two main facts, namely, that the growth of population and industry of New York City as a whole will be greatly accelerated and that the distribution of population and industry within the city will be notably affected by an epoch-making series of Federal, State and municipal public works.

## QUEENS' BUDGET ESTIMATES.

## A Larger Service for a Growing Borough Means More Expenditures.

Estimates from heads of departments to President Connolly show that it will cost \$1,000,000 more to run the Borough of Queens next year than it did this.

The exact total of estimates received up to date is \$2,649,450. These estimates have not yet received the approval of the President, and he will revise them before submitting them to the Board of Estimate.

This is an increase of nearly \$1,000,000 over the amount allowed to the borough last year. Among the notable increases is that of raising the salary of all the heads of bureaus from \$3,500 to \$5,000. The latter is the salary fixed by the city charter for the resident of Queens, and it is understood that President Connolly is in favor of these heads receiving the same salary. He has, since taking office, succeeded in persuading business men to take office in a number of cases. In two instances, that of Consulting Engineer and Chief Engineer of the Bureau of Highways, President Connolly is said to favor a salary of \$6,000 a year.

The largest amount is asked for by the Bureau of Highways, now in charge of G. Howland Leavitt. The amount desired is \$1,139,391. The Street Cleaning Bureau asks for \$608,822. In the Sewer Bureau estimate there is an item of \$103,530 for an engineering force to prepare plans for sewer extensions in the borough, which President Connolly considers among the most necessary public works.

In the Bureau of Sewers everything has been pared down to permit an almost doubling of the amount to be given for the engineering force. Last year there was allowed for this branch of the service \$69,850, but this year President Connolly expects to enforce a demand for \$103,350. He considers the preparation of the plans for sewer extension in the borough to be the most important work in his administration. The Bureau of Designs, it is also claimed, has done splendid work, which has received the commendation of the city authorities. Mr. Connolly proposes to strengthen this branch of the service as much as he possibly can.

In the Building Bureau Superintendent Moore will ask principally for increases in the amount allowed for inspection and for the increase of plan examiners and clerks to handle the big volume of business coming into his office. Superintendent Moore declares he especially desires to see that dwellings erected for home seekers in the borough shall be properly built and that the many factories going up are built with due regard to the health and safety of the employees.

played in cases of moths and carpet bugs, as these insects do not infest the buildings proper, but the furniture and the draperies of the tenants, and it is not within the province of the building managers to take care of those things. Of the house centipede, I will say that they hardly ever show up in great numbers and they should be welcomed at a house as they are the natural enemies of cockroaches and flies, which insects they devour in great numbers.

Rats have been and will be for a long time to come a source of annoyance to hundreds of building managers throughout America. The more so because there exists an unwritten law in almost every State to the effect that the prevalence of rats in a building forms sufficient grounds upon which to base the breaking of a lease, providing the tenant can make out a case of constructive eviction. I have given expert testimony in the courts for several years, and I know that the tenant generally wins his case.

Rats are the most cunning animal known to man. Their animal instinct is developed to the highest degree. Rats have been educated in the school of adversity for almost 6,000 years, and they know full well that man is their most unrelenting enemy. Therefore, it takes all the cunning and strategy that man is capable of in order to overcome the rat.

When rats infest a building, it is always due to the fact that certain defects exist in that building, so in order to put an end to the trouble for all time, it will be necessary, first, to catch or drive away all the rats in the building, and then to remedy the defects which were primarily responsible for the advent of the rats. If a building is so constructed that rats can find no lodgment in the walls or foundations, there is little danger of rat trouble.

Whenever I take a contract for extermination of rats in a building, I always do so on condition that the owners or agents co-operate with me in following any suggestions I may have to make in order to make the building ratproof for the future. Then, when I go through the building in order to get the rats out, I make careful notes of such defects which were responsible for the presence of rats. When my list is complete, I hand it to the owner or manager with a request to remedy these defects immediately. If this is done, there will be no further trouble in this building.

Trapping will always be found to be the best method of extermination; but this must be done in a careful manner; the rat is quick to perceive any clumsy attempt to get him, and he has a wonderful way of communicating his suspicions to his friends and relatives. I find the ordinary spring or guillotine trap by far the best, providing it is of a good make. After the traps are baited, the bait should be scorched, as the rat will not go near the bait if he smells the touch of the human hand upon it. The traps should be set up in dark corners and runways and never in conspicuous places. In a badly-infested building, the traps should be put around in large numbers, so that all the rats can be caught before any of them are "onto the game." Well-trained ferrets can be used to good advantage, provided the animals are properly handled, and fed.

Poisons should never be used in human dwellings, as there is always a danger of a rat dying under the floors, and one dead rat is worse than a dozen live ones, but in office and loft buildings, factories and warehouses, and all such buildings which are not inhabited at night, poisons, if used with discretion, will work wonders.

## Title Guarantee Company Enlarges Capital.

At a meeting of the stockholders of the Title Guarantee and Trust Company held yesterday it was voted to increase the capital stock of the company from \$4,375,000 to \$5,000,000. Stockholders have the right to subscribe to new stock at par to the extent of one-seventh of their present holdings and an extra cash dividend of 14 2-7 per cent. of the par value of the existing capital stock has been declared. After September 30, the date on which the stock is to be issued, the capital of the company will be \$5,000,000 and the surplus will be \$11,000,000.

## Municipal Taste.

It has been necessary for the subway contractors in lower Broadway, from Chambers street north, to erect a framework over the east sidewalk to support lines of substitute service pipes. Instead of leaving them bare, as in former times, the timbers have all been painted green, and the Municipal Art Society views the work with approval.

**MUNICIPAL IMPROVEMENTS.**

**Public and Local Works Contemplated in the Greater City.**

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

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

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

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

**LOCAL BOARD CALENDARS.**

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

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

**Local Board of Flatbush.**

AT BOROUGH HALL, BROOKLYN, ON AUG. 30, AT 2.30 P. M.

**EAST 35TH ST.**—To amend resolution of May 4, 1910, initiating proceedings to construct a sewer in EAST 35TH ST. bet Clarendon rd and Newkirk av, and an outlet sewer in NEWKIRK AV, bet East 35th st and New York av, by including therein provisions for a sewer in EAST 35TH ST. from Newkirk av to a point about 215 ft south of Newkirk av, and to make the amended resolution read as follows:

"To construct a sewer in EAST 35TH ST. bet Clarendon rd and a point about 215 ft south of Newkirk av, and outlet sewers in NEWKIRK AV, bet East 35th st and New York av."

**AV O.**—Recommending to the Board of Estimate and Apportionment a reduction in the roadway width of AV O, bet the Brighton Beach Railroad and Kings Highway, from 44 ft to 34 ft.

**CANARSIE LA.**—To construct a sewer in CANARSIE LA, from Bedford av to Rogers av.

**CANARSIE LA.**—To regulate, grade, set curb on concrete or cement curb and lay cement sidewalks bet Flatbush and Nostrand avs.

**CANARSIE LA.**—To amend resolution of July 10, 1907, initiating proceedings to regulate, grade, set curb on concrete and lay cement sidewalks on CANARSIE LA, bet Flatbush and Schenectady avs, by excluding from the provisions thereof that portion of CANARSIE LA, bet Flatbush and Nostrand avs, and to make the amended resolution read as follows:

"To regulate, grade, set curb on concrete and lay cement sidewalks on CANARSIE LA, bet Nostrand and Schenectady avs."

**EAST 37TH ST.**—To construct sewers in EAST 37TH ST. from Av G (Glenwood rd) to Av H; in EAST 38TH ST, from the sewer summit about 412 ft south of Av G (Glenwood rd) to Av H; in AV H, from Brooklyn av to East 39th st, and thence in AV H, southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co., to a point in EAST 40TH ST, about 675 ft north of Av I.

**EAST 37TH ST.**—To rescind resolution of August 14, 1912, initiating proceedings to construct a sewer in EAST 37TH ST. from Av G (Glenwood rd) to Av H, and in AV H, from Brooklyn av to East 39th st; thence in AV H, southeast to and across the land and right of way of the Brooklyn and Manhattan Beach Railroad, to a point in EAST 40TH ST, about 675 ft north of Av I.

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

**OCEAN AV.**—To rescind resolution of June 9, 1909, initiating proceedings to set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Neck rd, where not already done.

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

**EAST 13TH ST.**—To construct a sewer from Av J to Av K.

**EAST 38TH ST.**—To construct a sewer from Av J to Av K.

**78TH ST.**—To construct a sewer bet 17th and 18th avs.

**NEWKIRK AV.**—To construct sewer basins on NEWKIRK AV at the southeast and southwest corners of East 31st st, and at the northeast corner of East 32d st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, \$600; assessed valuation, \$112,088.

**OCEAN AV.**—To construct sewer basin at the southwest corner of Ocean av and Av K, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$32,175.

**CLARA ST.**—To regulate, grade, set cement curb and lay cement sidewalks, from 36th st to West st.

**EAST 12TH ST.**—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement bet Av N and O.

**AV I.**—To regulate, grade, set cement curb and lay cement sidewalks from East 19th st to Ocean av.

**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 improvements as the regulating and grading of streets, the laying of sewers, etc.

**EXAMINATIONS OF COMMISSIONERS.**

At a meeting of Special Term, Part 2, Supreme Court, Manhattan, to be held on August 28, at 11 a. m., the commissioners named in each of the following proceedings will be examined as to their qualifications; and they are subject to challenge by anyone interested:

**SCHOOL SITE, BRONX.**—Acquiring title to the lands and premises in the block bounded by Jackson av, East 15th st, Trinity av and East 160th st, 23d Ward, duly selected as a site for school purposes. Henry A. Gumbleton, Martin Geiszler and James F. Donnelly, commissioners of estimate and appraisal.

**WATER FRONT IMPROVEMENT, MANHATTAN.**—Acquiring right and title to and possession of certain uplands, wharf property, wharfage rights, terms, easements, emoluments and privileges necessary to be taken for the improvement of the waterfront of The City of New York, on the North River, bet West 15th and West 18th sts and the east side of the marginal street, wharf or place adopted by the Board of Docks, and approved by the Commissioners of the Sinking Fund, and the North River pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund. Charles J. Leslie, commissioner of estimate and assessment in place of Charles N. Morgan, deceased.

**COURT HOUSE SITE, RICHMOND.**—Acquiring title to the lands, etc., in the block bounded by Stuyvesant pl, DeKalb st, Jay st and South st, 1st Ward (New Brighton) selected as a site for an additional COUNTY COURT HOUSE for RICHMOND COUNTY. George S. Scofield, Frank H. Innes and Horatio J. Sharrett, the commissioners appointed in the above matter, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on Aug. 30, at 10 a. m., to be examined as to their qualifications by anyone interested.

**WEST 172D ST, BRONX.**—Acquiring title to the lands, etc., required for opening and extending WEST 172D ST, from Aqueduct av to Plimpton av and from Shakespeare av to Jesup pl 24th Ward. Ernest Hall, James W. O'Brien and H. Adolph Winkoop, the commissioners appointed in the above matter, will attend Special Term, Part 2, Supreme Court, Manhattan, on Sept. 5, to be examined as to their qualifications by anyone interested.

**BILLS OF COST.**

**SEWERAGE AND DRAINAGE, FORT GEORGE.**—Acquiring title to the lands, etc., required for the purposes of SEWERAGE AND DRAINAGE, pursuant to section 327 of chapter 410 of the Laws of 1882, as amended by chapter 423 of the Laws of 1888, and chapter 31 of the Laws of 1892, from Amsterdam av, at FORT GEORGE, to the Harlem River, in the 12th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on Sept. 4, at 10.30 a. m.

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

**MORGAN AV, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending MORGAN AV, from Stagg st to Meeker av, 18th Ward. Samuel Evans Maires, Peter F. Lyman and Charles H. Wight, commissioners, have completed their amended and supplemental estimate and assessment, and all persons who are opposed to the same must present their objection, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before August 27, and they will hear all such parties, in person, on August 28, at 10.30 a. m.

**By Comm'rs of Estimate & Assessment**

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

MONDAY, AUG. 26.

**AMBOY RD, RICHMOND.**—From Great Kills rd to Ocean View Cemetery. At 11 a. m.

**CASTLETON AV, RICHMOND.**—From Richmond av to Jewett av. At 2 p. m.

TUESDAY, AUG. 27.

**BOSTON AND BEAR SWAMP RDS, BRONX.**

—BOSTON RD, bet Bronx Park and White Plains rd, and BEAR SWAMP RD, bet Boston rd and White Plains rd. At 10.30 a. m.

**BRONXWOOD AV, ETC., BRONX.**—BRONXWOOD AV, from Burke av to Gun Hill rd; BARNES AV, from Williamsbridge rd to Tilden st; WALLACE AV, from Williamsbridge rd to Gun Hill rd. (Assessment.) At 2 p. m.

**PUBLIC PARK AT ROCKAWAY BEACH.**—Regarding the right, title and interest of the owners thereof in and to the lands under the waters of Jamaica Bay and the Atlantic ocean, etc. At 2 p. m.

**BRONXWOOD AV, ETC., BRONX.**—BRONXWOOD AV, from Burke av to Gun Hill rd; BARNES AV, from Williamsbridge rd to Tilden st; WALLACE AV, from Williamsbridge rd to Gun Hill rd. At 1 p. m.

**ASSESSMENTS PAYABLE.**

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

**RICHMOND.**

**ANDERSON ST.**—Opening, from Clifton av to St. Mary's av, 4th Ward. Area of assessment: Beginning at a point on the east line of Tompkins av, distant 100 ft north from the north line of Virginia av, the said distance being measured at right angles to Virginia av, and running thence east and always distant 100 ft north from and parallel with the north line of Virginia av to a point distant 100 ft west from the west line of Anderson st, the said distance being measured at right angles to Anderson st; thence north and parallel with Anderson st to the south line of St. Mary's av; thence east along the south line of St. Mary's av to a point distant 100 ft east from the east line of Anderson st, the said distance being measured at right angles to Anderson st; thence south and parallel with Anderson st to a point 100 ft north from the north line of Virginia av, the said distance being measured at right angles to Virginia av; thence east and parallel with Virginia av to a point distant 100 ft west from the west line of New York av, the said distance being measured at right angles to New York av; thence south and parallel with New York av to a point distant 100 ft south from the south line of Clifton av, the said distance being measured at right angles to Clifton av; thence west and parallel with Clifton av to a point distant 100 ft east from the east line of Rosebank pl the said distance being measured at right angles to Rosebank pl; thence south and parallel with Rosebank pl to the north line of Pennsylvania av; thence west along the north line of Pennsylvania av to the east line of Anderson st; thence south along the prolongation of the east line of Anderson st to a point distant 100 ft south from the south line of Pennsylvania av, the said distance being measured at right angles to Pennsylvania av; thence west and parallel with Pennsylvania av to the prolongation of the east line of Tompkins av; thence north along the east line of Tompkins av and the prolongation thereof to a point distant 100 ft north from the north line of Pennsylvania av, the said distance being measured at right angles to Pennsylvania av; thence east and parallel with Pennsylvania av to a point distant 100 ft east from the east line of Tompkins av, the said distance being measured at right angles to Tompkins av; thence north and parallel with Tompkins av to a point distant 100 ft south from the south line of Virginia av, the said distance being measured at right angles to Virginia av; thence west and parallel with Virginia av to the east line of Tompkins av; thence north along the east line of Tompkins av to the point or place of beginning. (With the exception of Anderson st., none of the streets named have been laid out upon the City map, and the description is based upon their lines as in use and commonly recognized.) Oct. 13.

## REAL ESTATE NEWS.

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

#### Upper West Side Dwellings Sold To Make Way for Apartment House—Other Sales

The total number of mortgages recorded in Manhattan this week was 94 and in the Bronx 78. The total amount was \$2,356,597. The amount involved in auction sales this week was \$672,261 and since January, \$35,052,760.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

**PERRY ST.**—Ames & Co. sold for the Guaranty Trust Co., as trustee, 18 Perry st, south-east corner of Waverly place, 3-sty dwelling, on lot 22x31. The buyer is Maurice Mandelbaum, who has been identified with several recent transactions in the Greenwich Village section.

**WASHINGTON ST.**—George R. Read & Co. sold for Samuel Kilpatrick the property at 741 to 745 Washington st, between Bank and Bethune sts, old dwellings on plot 60x87xirregular. The buyers, a Boston steel concern, will improve the property with a warehouse for their own occupancy.

**11TH ST.**—George Hohenstein of Los Angeles, Cal., sold the 8-sty loft at 58 East 11th St, on plot 21.5x94.9, between Broadway and University pl. William Hutter was the broker, the buyer acquiring it for investment. The property has been held at \$100,000, and the selling price was close to that figure.

**18TH ST.**—Samuel Braunstein sold for the estate of Elizabeth Jantzer a 3-sty private house, on lot 22x78, at 304 East 18th st, near 2d av to Maria Anna Buhler. The new owner will occupy the premises.

**42D ST.**—Geo. A. Bowman sold for the estate of Margaret C. Wotton the 5-story business building, 25x100, at 110 West 42d st, 100 ft east of 6th av, to an out of town investor on private terms.

**25TH ST.**—The McKeon Realty Co., Thomas A. Larkin, president, sold to the 54 Barclay St Co. (George W. Loft), 418 to 426 West 25th st, an 8-sty loft building, on plot 125x98.9, bet 9th and 10th avs. It was in part payment for this that the buyer gave 302 West 106th st and 10½ lots at the southeast corner of Washington av and 188th st. The transaction involves about \$400,000.

**47TH ST.**—A. C. & L. A. Marks sold for T. Kelly to Mrs. M. George Ryttenberg 141 and 143 West 47th st, between Broadway and 6th av, adjoining the King Edward Hotel, on a plot 40x100. This is the first time this property has changed hands in over 20 years.

**MADISON AV.**—The Maximilian Fleischman Co. bought from the Lyman Building Co. the 8-sty Lyman Building on plot 47.9x100.5 at the southeast corner of Madison av and 53d st, held at \$400,000. In part payment the buyer gave the 5-sty flat on lot 25x100 at the southwest corner of West End av and 69th st. J. Edgar Leaycraft Co. were the brokers.

**9TH AV.**—William H. Archibald and S. B. Goodale & Perry sold for Catherine F. Shady the southeast corner of 9th av and 23d st. It comprises a 5-sty building on a lot 29 ft on 23d st, and 72 ft on 9th av. The place has been used as a hotel for many years and is well known in the Chelsea section.

#### Manhattan—North of 59th Street.

**69TH ST.**—Frank E. Smith sold 102, 104 and 106 West 69th st, three 4-sty dwellings, on plot 55x100.5, for Morris Aron, to George Robinson, representing a syndicate who will erect a 9-sty apartment house on the site. This is the first operation of its kind in this block on 69th st. A new 9-sty apartment house was completed recently on 71st st, and it is probable that this form of improvement will eventually supplant most of the private houses in that section.

**83D ST.**—The F. Dornberger Realty Co. sold for E. Pantle to W. Stapel the 5-sty flat, at 410 East 83d st, on lot 25x100. The same brokers sold the property to the seller a week ago.

**90TH ST.**—Ennis & Sinnott bought through William A. Darling & Son, from Katie Hoehn, 102 West 90th st, a 5-sty flat on lot 35x100, adjoining the southwest corner of Columbus av.

**93D ST.**—The estate of Josephine Steinwender sold 145 West 93d st, a 3-sty dwelling, on lot 20x101.1, between Columbus and Amsterdam avs.

**106TH ST.**—The 54 Barclay St Co. sold the 5-sty flat at 302 West 106th st, on plot 20x100.11.

**106TH ST.**—The Cruikshank Co. sold for Henry F. Schwartz to the Rev. W. D. Buchanan the property, 305 West 106th st, a 4-sty American basement dwelling, on lot 20x100.

**111TH ST.**—The New York Real Estate Security Co. bought from the Larkin-Thompson Realty Co. Kendall Court, a 6-sty elevator apartment, on plot 100x100, at 519 to 525 West 111th st, between Broadway and Amsterdam av, adjoining the De Peyster apartment and a short distance from the subway station at Broadway and Cathedral Parkway. The property has been held at \$250,000, and was acquired by the Larkin-Thompson Co. in 1910. This is the second purchase on West 111th st by the Security company, it having recently bought the Blennerhasset on the same block. The McVicker, Gaillard Realty Co. was the broker in both transactions.

**120TH ST.**—Joseph F. A. O'Donnell bought from Alida N. Scott the 4-sty flat at 119 East 120th st, on lot 20x100.11, between Lexington and Park avs. This is the 7th house purchased by Mr. O'Donnell along the line of the Lexington av subway.

**141ST ST.**—Arnold, Byrne & Baumann sold for the Stockton Realty Co., to a client 469 West 141st st, a 4-sty American basement dwelling, on lot 18x100.11.

**143D ST.**—The Rene Construction Co. (D. Krulewits, president), sold the new 5-sty apartment at 458 and 460 West 143d st, between Columbus and Amsterdam avs, to John J. Long. The apartment covers a plot 45x100, and is equipped with an elevator and all other conveniences of a high-class house. It has been held at \$75,000. In part payment Mr. Long gave the 4-sty residence, 31 East 130th st, on plot 17.6x100, valued at \$17,000.

**154TH ST.**—The Duff and Brown Co. sold for John Fleming 424 West 154th st, a 3-sty dwelling, on lot 23x100.

**163D ST.**—The F. R. Wood, W. H. Dolson Co. sold to an investor the two 5-sty apartment houses, each covering a plot 44.2x99.11, at 548 to 554 West 163d st, being 100 ft east of Broadway. The property was sold for the World Securities Co., Daniel G. Bogart, president, which acquired the parcels in December, 1909, from Isidor Wiesbader.

**BROADWAY.**—Paterno Brothers, Inc., Joseph Paterno, president and treasurer, sold through Slawson & Hobbs and the S. H. Masten Realty Co., the 12-sty Luxor apartment house on plot 100.11x75 at the southwest corner of Broadway and 115th st. The Luxor was only recently completed by the present sellers, and has been held at \$650,000. It was erected last year on land purchased from Klein & Jackson, who in turn had acquired the site from the Clark estate. This series of transactions was negotiated by Slawson & Hobbs.

**BROADWAY.**—William H. Hall, a retired fur merchant, bought from the Friedman Construction Co. the Oakley Hall apartments, a 6-sty elevator structure, on plot 55x100, at 3115 Broadway, opposite 124th st. It was held at \$125,000. In part payment Mr. Hall gave the Knowlton, a 5-sty apartment, on plot 75x60, at 623 to 627 West 185th st, which was held at \$75,000. This is the fourth time in the last year that Mr. Hall has exchanged tenement houses for modern buildings.

**WEST END AV.**—William E. Finn bought from the estate of James Wood 787 West End av, a 3-sty high stoop brownstone front dwelling, on lot 18x20. The house is on the west side of West End av, 73 ft north of 98th st.

#### Bronx.

**137TH ST.**—The D. H. Jackson Co. sold through Charles Kuntze to Henry Gundlick 635 and 637 East 137th st, a 6-sty modern apartment house on lot 37.6x100. This is the last to be resold of four similar houses purchased by the Jackson company a few months ago from Edward W. Browning.

**169TH ST.**—Alexander Selkin and D. Lichtig resold for Willam Greenberger, 409 East 169th st, a 4-sty flat, on plot 27x73, between Webster and Brook avs.

**193D ST.**—John Kelly sold for the John Boyland Co. to a client for investment another of their row of the Willow apartments, known as 357 East 193d st. This makes two of the same row sold this month by the same broker.

**INTERVALE AV.**—The Freehold Construction Co. resold the plot, 50x100, on the west side of Intervale av, 255 ft south of 165th st, to Mary C. Bishop, who will erect a 5-sty apartment house. In exchange the Freehold Construction Co. took the two-family houses, 2037 Harrington road, on lot 25x100, in Westchester village.

**WEST FARMS ROAD.**—The Henry Morgenthau Co. sold to Peter Castro and Nene Castro a plot of 10 lots fronting 125 ft on West Farms rd, and 125 ft on Longfellow st, south of Home st. The property will be improved with six 5-sty houses. This property is located near the Simpson street subway station and the 165th street crosstown trolley and is within a block of the New York, Westchester and Boston Railway station and the new proposed Broadway-Lexington avenue subway station. A. Arent & Co. and D. Rheims were the brokers.

#### Brooklyn.

**CARROLL ST.**—Charles E. Rickerson sold 748 Carroll st, a 3-sty brownstone dwelling, for Edwin H. Kaufman, to a client for occupancy.

**MADISON ST.**—The Bulkley & Horton Co. sold 88 Madison st a 3-sty brick filled dwelling on lot 16.8x100, between Bedford and Franklin avs for Rachel Gildersleeve to a client.

**PACIFIC ST.**—Henry Pierson & Co., Inc., sold 380 Pacific st a 3-sty brick house with extension 25x100 for Bettie Johnson to a buyer for investment.

**STERLING PL.**—Henry Pierson & Co., Inc., sold 396 Sterling pl, a modern 3-sty stone dwelling with extension dining room for Dorethia Bower to client for investment.

**73D ST.**—The Samuel Galitzka Co. sold for the Slickerman Realty and Improvement Co. to Mr. Levey the 2-sty brick bay window house, at 554 73d st.

**5TH AV.**—Tutino & Cerny sold for John H. Bahrenburg to William Lesnick for investment the 3-sty business building on a lot 19.5x100, at 5106 5th av. This is the second sale of this particular property in the past week.

#### Queens.

**ARVERNE.**—The Somerville Realty Co. sold at Somerville Park 18 lots on the south side of Elizabeth av, between Wavecrest and Remington av, to I. Zaret; 4 lots on the east side of Gaston av, south of Morris av to W. J. Marion, and 10 lots on the west side of Meredith av, south of Amstel Boulevard, to H. Loret.

#### Richmond.

**MARINER'S HARBOR.**—Samuel Ginsberg sold for John Thomason to Louis Dethoff a plot 100x114 on Simonson av, near Davidson av.

#### Suburban.

**NEW BRUNSWICK, N. J.**—Meyer & Taendler sold a 12-acre farm at Patrick's Corner, for Henry Patrick, to Gerhardt Gross, of Manhattan. The price was about \$300 per acre.

**JERSEY CITY, N. J.**—Patrick F. Higgins sold to St. Aloysius' Church the plot 100x150 at the northwest corner of West Side and Kensington avs.

**JERSEY CITY, N. J.**—Neil P. Cullom bought for the Central Railroad of New Jersey, from William Hutchins, 155 and 159 Phillip st, two frame dwellings, on plot 108x212.

**KENSINGTON, GREAT NECK.**—The Rickert-Finlay Realty Co. sold to Arthur Boomhower, a carpet manufacturer, the plot having a frontage of 300 ft on the north side of Beverly rd, 537 ft east of Park rd, for a consideration of \$15,000. The buyer has already begun the erection of a house on the property for his own occupancy, costing, including the garage, about \$40,000, from plans by Frederick H. Briggs, architect.

**KENSINGTON, GREAT NECK.**—The Rickert-Finlay Realty Co. sold to Dr. E. H. Pease a large plot on the northwest corner of Nassau rd and East drive, on which the buyer will immediately begin the erection of a Colonial house costing about \$15,000, for his own occupancy, from plans by Aymar Embury II.

**MORRISTOWN, N. J.**—Theodore N. Vail, president of the American Telegraph and Telephone Co. bought the Siedler home on South st, opposite Boykin st, formerly the home of Alfred Vail, coinventor with Samuel F. B. Morse, of the electric telegraph.

**NEWARK, N. J.**—John H. Dunn & Sons sold to Edwin Cassell, of Montclair, the new apartment house at 366 Clinton av, known as the Beaux Arts. The consideration is said to be \$60,000. The house is situated on a plot 57x100. It contains 8 apartments, all occupied.

**ROCKVILLE CENTRE.**—James C. McEachen, attorney, sold for the Innerburn Realty Co. the balance of the sixty-acre tract owned by the company. It was purchased four years ago and ¼ was sold in plots, about 40 houses being erected. The new owners are the Riverside Estates Co., which was organized by Lawson & Smith for a high class development of the property.

**RUTHERFORD, N. J.**—Joshua L. Evans sold for the Rutherford Heights Association the 2-sty frame house on plot 50x150 at 184 Santiago av; also for Estelle L. Mohl, a house on plot 43x145 on Lincoln av.

**WEEHAWKEN, N. J.**—Serafina Saldarini sold to Thomas Henry 232 Bull's Ferry road, corner of Highwood av, a 5-sty flat on plot 30x99.

**VALEY STREAM.**—The Windsor Land and Improvement Co. sold to B. Wolter a plot 40x100 on St. Mark's pl; to B. Siegan a plot 60x93 on Merrick boulevard; to A. J. Ross & J. Healy a plot 40x100 on Terrace pl; to H. L. Pence a plot 80x100 on Montgomery st.

**ROCKVILLE CENTRE.**—The Windsor Land & Improvement Co. sold to Raffaele Strano a plot 50x145 on Lake View av; to H. Timmermann a plot 60x120 on Cornell av; to J. Pohndorf a plot 60x100 on Cortesque av.

**FLORAL PARK.**—The Windsor Land & Improvement Co. sold to Margaret Crowley a plot 40x100 on Pine st; to Morris Schecter a plot 40x100 on Beach st; to J. J. Jennings a plot 40x100 on Sycamore st; to Alice Reilly a plot 40x100 on Gladiolus av; to James Kelly a plot 40x86 on Plainfield av.

**OCEANSIDE.**—The Windsor Land & Improvement Co. sold to M. E. Fuchs and J. Grinrod each a plot 40x128 on Anchor av; to J. H. & M. E. Katt a plot 60x121 on Anchor av; to Oskar Wolters a plot 40x98 on Hoke av; to M. Peterson a plot 40x100 on Windsor Parkway; to H. Timmermann a plot 103x117x60 on Merrifield, Bayside and Lawson avs.

**HEMPSTEAD.**—The Windsor Land & Improvement Co. sold to A. Scholtz and Ida Scholtz each a plot, 120x100, on Windsor Parkway; to L. & M. Unger a plot 40x100 on Allen st.

#### RECENT BUYERS.

**WYLLYS TORRY** is the buyer of the dwelling at 120 East 73d st sold recently.

**DR. GEORGE W. WARREN**, the buyer of the 4-sty American basement residence at 117 East 62d st, sold recently for Mrs. William H. Davidge by the Douglas Robinson-Charles S. Brown Co.

#### LEASES—MANHATTAN.

**THE JULIUS FRIEND-EDWARD M. LEWIS CO.** leased for Charles Roman space in 1143 Lexington av to W. Seller and in 1147 Lexington av store to E. Kupler; for Charles Roman space in 153 East 79th st to Dr. Weinberger; for the Fabian Construction Co. the 11th loft in building now in course of construction to Samuel November; and for Charles H. Roman 7th loft in 147 and 149 West 22d st.

# The Land Value Maps Of Greater New York For 1913

WILL BE PUBLISHED BY THE

## RECORD AND GUIDE

As a Supplement to Its Issue for September 28, 1912

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There will be 140 maps and an index map, showing the front foot values of inside lots on each side of every block and of acreage where the land has not been subdivided into blocks and lots, in the Boroughs of Manhattan, Bronx, Brooklyn, Queens and Richmond, as assessed for the year 1913.

The unit values of property shown on these maps will be of great assistance to Owners, Brokers, Operators and Appraisers in computing values, and, as each map shows the value of property over a large area, it affords an excellent opportunity to compare values of adjoining or adjacent property, as they will show at a glance the land values in different neighborhoods.

These Land Value Maps will be invaluable to any one intent upon making use of the opportunities for profitable investment that will be opened up by the new rapid transit lines.

Here is an excellent opportunity to call special attention to the value of your services or products, as all advertising will appear directly opposite the maps.

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**THE RECORD AND GUIDE CO.**

11 to 15 East 24th Street

New York City

DANIEL BIRDSALL & CO. rented for the Interstate Land Holding Co. 12,000 sq ft in the building 524 to 528 Broadway; also for E. C. Bridgman space at 86 Warren st. and for Gans & Co. to the Broadway Electrical Novelty Co. the store and basement in 427 Broadway.

PIERRE M. CLEAR & CO. leased for the estate of Edward J. H. Tamsen 52 Av A to a furniture concern.

N. BRIGHAM HALL & WM. D. BLOODGOOD rented for Ida Grossmayer the 4-sty private dwelling at 151 East 60th st to Bertha R. Heilbrun for a term of years; also the following apartments: For the Lesk Realty Co. in 413 Madison av. corner of 48th st. apartments to Elliot Lee, Mrs. Katherine Wyman and Edwin G. Dunning for the 59th St Realty Co., an apartment in 22 West 59th st to Mrs. E. Kent, and for G. Frederick Norton a studio suite in 4 West 40th st to Mrs. Margaret Livingston.

HENRY D. WINANS & MAY rented the following private dwellings: 774 Madison av for the Pentalfa Realty Corporation to Dr. William Tod Helmuth; 776 Madison av for the same owners to Drs. Stafford McLean and Mills G. Sturtevant, 39 West 131st st for Ernest A. Thomson of Pittsfield, Mass., to Mrs. Laura Basden; 7 East 62d st for Mrs. Mary E. Blodgett to Charles H. Keep, of the Columbia-Knickerbocker Trust Co.; 31 West 52d st for Mrs. Eleanor R. McCormick to Life Insurance Co.; 259 West 85th st for Dr. William Dean Howells to Louis P. Bayard; 38 East 73d st for the same owner to Mrs. Rachel Ranger; 138 East 54th st for Mrs. Cecilia F. Barrows to Mrs. Ellen Lahey, and 122 West 93d st for the estate of Mary C. Tompkins to Mrs. Anna Cowen.

BORGENICHT, KRONREICH & CO., manufacturers of childrens' dresses, leased three floors aggregating 60,000 ft in the building now being erected by the Gerry estate for Einstein & Woolf, at the southwest corner of 25th st and Broadway. Other recent rentals in the same building are by the firms of Moyes & Dreyfus and Durst & Rubin.

THE CROSS & BROWN CO. leased offices on the 4th floor of the Professional Building, 17 East 38th st. for a term of years to Dr. Louis Nash; also the 3d floor in 133 and 135 Amsterdam av to the Liberty Radiator Co.

THE DUROSS CO. leased for the U. S. Lithographing Co., 30,000 sq ft, comprising the store, basement and 1st loft in 213 to 227 West 26th st, to the Corrugated Paper Products Co. for a term of 5 years.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the Schermerhorn on Madison av. between 82d and 83d sts. to S. J. Frank; also a large apartment in 405 Park av for Moore and Wyckoff, agents, to Theodore F. Reynolds, and in conjunction with John J. Kavanagh, a store in 928 Madison av. from the plans to the Sheffield Farms, Slawson-Decker Co.

JACOB FINKELSTEIN leased the store in 87 Bowery to Ignatz B. Fleischer, the store in 153 Canal st to the New York Mercantile Co., and the store in 254 Grand st to Gerstein Brothers, Newark haters, who will open a chain of stores in New York.

LOWENFELD & PFEIFFER leased the corner store in 1267 5th av.

PEASE & ELLIMAN leased the following dwellings: 375 West End av. to John W. Frothingham; 310 West 94th st. to Otto Von Chrenk; 210 West 87th st. to Harriet A. Seymour; 454 Riverside Drive, to R. S. Oglesby; 230 Riverside Drive, to Mr. McClean; 114 West 72d st. to Mr. Kimball; 150 West 80th st. to S. Strode, and 310 West 79th st for Horace S. Ely & Co.

PEASE & ELLIMAN leased apartments in 104 East 40th st to Paul Chalgrin and 875 Park av to Frederick R. Martin, who is to become assistant to Melville R. Stone in the Associated Press; 510 Park av to Miss M. W. Ward and Miss Marjorie Burr, 56 West 11th st to Mrs. Daniel Griswold; also additional space in the business building, 31 West 44th st, to the Mooney Maxwell Co., a loft in 32 West 45th st, with Frederick Fox & Co., to Harold Reitch; also a store in 510 Park av to Mme. Nolte.

S. OSGOOD PELL & CO. leased the store and basement in 10 West 46th st for a term of years to Lybia Franko, milliner.

JAMES H. STRYKER leased for Paul Shotland, to J. J. Kelly, the 5-sty building at 17 West 24th st for a term of years.

WILLIAM H. WHITING & CO. leased to Webster Brothers, cutlery importers, the 3d floor in the new 12-sty building at 71 and 73 Murray st.

GEORGE R. READ & CO. leased for Charles F. Mattlage the entire building at 206 West st to Timothy Mullins, for a term of years; also for the Beaver Building Co. the store in 87 Beaver st to Pablo Hernandez.

PEASE & ELLIMAN leased for the United Cigar Stores Co. to Mark Harris the store at the northwest corner of Church and Liberty sts; also for Richard H. Bauer to George Meyers the basement store in 9 Cortlandt st; temporarily for McCue Brothers and Drummond to William E. Livingston the store in 156 Broadway; for a client the top loft in 38 Maiden Lane; offices in 123 Liberty st to David McClure; the Deutzman Press, at 55 Liberty st. offices to the Standard Fuel Reduction Co., and the store in 157 Greenwich st to David Bernbaum.

THE CROSS & BROWN CO. leased for the Broadway and 53d St Co., the store in 1694 Broadway, for a term of years, to the Montauk Garage Co., of Brooklyn.

DURST & ROBIN, manufacturers of cloaks and suits, rented the 8th floor, containing over 20,000 ft. in the building now being erected by the Gerry estate, for Einstein & Woolf, on the southwest corner of 25th st and Broadway.

FOLEY & HUGHES leased the 3-sty dwelling at 219 West 12th st to William Craw-

ford; also the store in 217 West 14th st to John and Anna Guth for 4 years.

GOODWIN & GOODWIN rented for the Behning Piano Co. as lessees to the Shaine Fur Co., the store in 313 Lenox av.

I. SHLIVEK & SONS, one of the best known manufacturers of women's suits and dresses in this country, leased through George B. Corsa from the Brunswick Realty Co., Robert P. Zobel, president, the 6th, 7th, 8th and 9th lofts in the 11-sty building now being erected at 3 to 7 West 35th st, on plot 75x98.9, for a term of ten years at an aggregate rental of about \$250,000.

This 11-sty structure, which is being erected on land leased from the late Colonel John Jacob Astor, last November, through the same broker, will be carried up to the full height of a 12-sty building, making the ceilings unusually high and affording excellent light and air.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 540 Park av. the northwest corner of 61st st, for Charles A. Sherman, to Hon. Nelson W. Aldrich, chairman of the National Currency Commission and ex-Senator of Rhode Island.

ALBERT B. ASHFORTH rented large space in the Tilden Building to the Tungstoller Co.

THE GEORGE BOCKHAUS CO. leased 418 to 424 East 121st st to H. B. Stemft; to the Madison Lumber Co. a plot 100x100, on the southeast corner of Madison av and 135th st, and to Jacob Cohen the store in 1833 Park av.

THE ERNESTUS GULICK CO. rented a part of the McGibbon Building, at 5th av and 37th st to George F. Crowley, importer, formerly of 36 West 34th st. This is the first lease made in the McGibbon Building since its completion.

M. & L. HESS leased the store and basement in 39 East 20th st to Frank & Tischenor, stationers, for a term of ten years; the 5th loft in 112 Spring st to the Accurate Rhinestone Novelty Works. The 6th loft in 56 East 11th st to L. Goldman & Sons and the 2d loft in 31 to 35 West 15th st to the Imperial Thread Co.

SAMUEL H. MARTIN leased for Mary M. Trageser the 4-sty dwelling, 145 West 70th st, to Mary V. Lynch.

THE REV. DR. CHARLES H. PARKHURST rented an apartment of ten rooms in the Ansonia, Broadway and 73d st Dr. Parkhurst's house, 133 East 25th st, is in the market for sale.

OSGOOD PELL & CLARK T. CHAMBERS leased for Dr. Joseph A. Blake the two private residences at 601 and 603 Madison av to the Madison-Chambers Co., a client of George Neiman. The lease is for a term of 21 years at an aggregate rental of over \$200,000. A sale as well as a lease have previously been reported on these two houses, but without foundation. The property is on the east side of the avenue, between 57th and 58th sts, adjoining the Madison Av Reformed Church, on the 57th st corner. Business alterations are contemplated.

H. C. SENIOR & CO. rented for Bolton Hall the 3-sty dwelling at 139 West 63d st to Edith Betts, for a term of years; for Louise Fletcher, the dwelling at 61 West 69th st, for a term of years to M. Ressler, the contents of the house were sold to the same party; for the estate of James Van Dyck Card, the dwelling at 282 West 70th st, to E. Allen; for Hooper C. Barrett, the 4-sty dwelling at 157 West 64th st to J. A. Martinez.

PEASE & ELLIMAN leased with Horace S. Ely & Co. a large apartment in 829 Park av. to Magistrate Frederick Kernochan; also an apartment in 970 Park av. for Bing & Bing, to Mrs. James J. Phelan; 104 East 40th st to Alfred Mestre, and 56 West 11th st to Mrs. L. C. Merrill and Mrs. D. E. Griswold.

GEORGE R. READ & CO. and O. G. Connelft leased to "Annette," the milliner, the 2d loft in 18 East 46th st, for a period of years.

DANIEL BIRDSALL & Co. rented 9,000 ft in 512 Broadway to the New York Ladies Underwear Co. and 3,000 ft in 84 and 86 Reade st to the Converse Rubber Co.

CHARLES BUERMANN & CO. leased the 7-sty stable and loft building at 23 Broome st to John H. Lang and Morris Wallach for 5 years, at \$11,400.

THE CROSS & BROWN CO. leased for Miss Martha E. Fitch, of Flushing, N. Y., the entire building at 16 West 37th st. The building is a 4-sty altered dwelling and has been leased by John R. McMurray, of Fort Edward, N. Y., who takes the lease for a long term of years to protect the light on the west side of the 12-sty building at 12 and 14 West 37th st, which Cross & Brown leased to Mr. McMurray for the Alclimac Realty Co., R. H. MacDonald, president, last October for a term of 21 years, at an aggregate rental of \$500,000.

DENZER BROTHERS leased for the Bartholdi Realty Co. for a term of years, the entire 4th floor in the Bartholdi Building, fronting 102 ft on Broadway and 92 ft on 23rd st. The lessees are Henry Sonneborn & Co., prominent Baltimore clothiers.

FREDERICK FOX & CO. leased for the Building Operation Co. the top loft in 14 West 40th st, to William Wells Bosworth, for the Midville Realty Co., the store in 6 West 37th st, for a long term of years to Madame Raymond, the 1st loft in the same building to "Roberts" and the 4th loft to Rudolph & Krell.

JOHN N. GOLDING leased for the Fire Companies Building Corporation in 80 Maiden la, running through to 27 Cedar st, space on the 16th floor to Ransom B. Fuller; on the 9th floor to Central San Cristobal; on the 18th floor to Walter F. Bassett; on the 19th floor to the Elumenthal Co.; on the 8th floor to David Rosengarten; on the 6th floor to the Levant American Commercial Bureau. Also leased in 1 East 45th st the ground and 1st floors to the Vendome Importation and Catering Co., a French corporation, and space on the 1st floor to Jean Butterfield, decorator.

JOHN N. GOLDING rented the dwelling at 16 West 55th st to Mme. L. Prevot for a long term of years.

THE ERNESTUS GULICK CO., managers of the new Graphic Arts Building at 207 to 217 West 25th st, leased 4 floors to the American Colorotype Co. for a period of 20 years at a gross rental approximating \$500,000. Lessees will remove from their present quarters at West and Hubert sts in December, to take possession of their new quarters.

EDGAR A. MANNING, leased 72 West 48th st for Mrs. Helen M. Constable to Mrs. C. H. Ward for a term of five years; also to Dr. Herbert L. Constable, for a like term, an apartment in 180 West 59th st.

JOHN MILLER rented for Martin Schrenkel-sen 154 East 61st st.

THE NEELAR REALTY CO. leased a store in 423 and 425 Lexington av, adjoining 44th st, and opposite the Grand Central Terminal, to the Yale Lunch Co., and the upper part of the buildings to M. Nathanson for long terms. The structure will be extensively altered. Corn & Co. negotiated the leases.

PEASE & ELLIMAN leased the 3-sty dwelling at 56 West 11th st to Mrs. L. C. Merrill and Mrs. D. E. Griswold.

CHARLES BUERMANN & CO. leased for T. Connolly, 23 Broome st, the 7-sty building, stable and lofts, to John H. Lang and Morris Wallach, for 5 years at \$11,400.

M'NAMEE & HALLORAN, proprietors of the Hotel St. Denis, leased the Hotel Marlborough, at the northwest corner of Broadway and 36th st. The lease, which is for a period of 10 years, at a rental aggregating about \$750,000, was negotiated for the owners, Samuel Snellenberg, S. M. Bloch and Harry M. Natanson, composing the Crosstown Realty Co., by Leopold Weil and Adolph Meyers. The lease does not include the store part of the property, for which negotiations are pending. The hotel will be remodeled and refurbished at a cost of \$250,000, and will be known as the Marlborough-Blenheim.

DOUGLAS L. ELLIMAN & CO. leased for Francis Bacon, Jr. 137 East 39th st, a 4-sty English basement house, to Dr. Arthur S. Vossburgh; a large apartment in 405 Park av for Moore & Wyckoff, agents, to Walter N. Stillman; a large duplex apartment (the last one) in 840 Park av to Phillip G. McFadden; an apartment in 901 Lexington av to Mrs. W. W. Rossiter; also at the "Westminster," 68 East 86th st, to Dr. J. S. Billings, Jr.

## LEASES—BRONX.

L. J. GREENBERGER leased to the Mullen & Hoff Co., contractors, 20 lots on the east side of Park av, between 135th and 138th sts, for five years, for the Nassau Investment Co.

## LEASES—BROOKLYN.

BURRILL BROTHERS leased 174 8th av for Walter Eristow to E. H. Hand for two years at \$1,500 per year; 518 2d st, near 8th av for the Chauncey Real Estate Co., to A. R. Clump for three years at \$800 per year; 214 6th av, near Carroll st, for A. R. Peck to George H. Hill for two years at \$720 per year; 217 Lincoln pl, near 8th av, for W. H. Gahagan to G. W. McDermott for two years at \$800 per year; 507 3d st, near 8th av, for Mrs. Ida G. Davis, to G. B. Farrington, for three years, at \$800 per year; 431 5th st, near 7th av, for Mrs. F. H. Levin, to Mrs. G. H. Lowrey, for one year, at \$600; 259 6th av, near Garfield pl, for B. G. Martin, to A. R. Hansey, for three years, at \$600 per year.

THE J. G. McGRORY CO., a western concern, has made a five-year lease with the Bush Terminal Co. for 10,500 sq ft of space in Model Loft No. 8, foot of 33d st, South Brooklyn. The McGrory company is the operator of a large number of five and ten-cent stores in the west. The Bush Terminal Co. also closed leases with the Jones Speedometer, Inc., in building No. 8, and with the Paragon Metal Cap Co., a new corporation, for a part of a floor in building No. 1. The Tidewater Paper Mills Co. has increased its space to 300,000 sq ft.

CHARLES E. RICKERSON rented 594 3d st for the Kings & Westchester Land Co., to Mrs. Southack for a term of years.

JOHN DOBBIN, owner, leased to Hergenhan & Harris, proprietors of Happyland Park, South Beach, the plot, 80x140, at the southwest corner of 4th av and 50th st, for ten years, with a privilege of renewal. A modern playhouse will be constructed under the supervision of Thomas W. Lamb, architect, which will have a seating capacity of 1,800 and will cost, approximately, \$150,000.

## REAL ESTATE NOTES.

VASA K. BRACHER has been appointed agent of the two 5-sty flats at 245 and 249 West 61st st for Henry K. Bogert.

THE F. R. WOOD-W. H. DOLSON CO. has opened a 5th av branch in the Alwin Building at 373 5th av. The office will be in charge of Frank M. Edwards.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 13-sty apartment building to be known as 246 West End av, which is being erected by the R. G. M. Realty Co., at the northeast corner of 71st st and West End av. They have also been appointed agents for the new store and apartment building being erected at 928 Madison av, southwest corner of 74th st, by Frank W. Bruns.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 13-sty apartment house, to be known as 635 Park av, which the Fullerton Weaver Realty Co. will erect on the present site of the "Adelaide" apartment house, at the southeast corner of 66th st and Park av.

THE CITY MORTGAGE CO. loaned \$107,000 to the Joseph Diamond Construction Co. on the new building to be erected at the northeast corner of Mapes av and 178th st, on plot 1432



x114.8 ft. The same company also loaned \$90,000 to the Pew Realty Co. on the improvements for the south side of Evergreen av, 104 ft north of Westchester av, a plot 200x100 ft.

BERT G. FAULHABER & CO. have been appointed by the Saranac Construction Co., agents for The Rio Grande, at 15 Fort Washington av, and The Rio Vista, at 21 Fort Washington av, two new buildings now in the course of completion. These houses contain 3, 4 and 5 rooms and bath; also 2 and 3 rooms and bath with kitchenette. The same firm has also been appointed agents for The Darlington, at 536 West 158th st and The Lincoln at 550 West 160th st.

JOHN H. BERRY negotiated the recently reported exchange of 418 to 426 West 25th st, 302 West 106th st and the southeast corner of Washington av and 188th st between the McKeon Realty Co. and George W. Loft. The transaction totalled nearly \$500,000.

THE CRUIKSHANK CO. negotiated the sale of 305 West 106th st, for Henry F. Schwarz to the Rev. Walter B. Buchanan.

THE M. MORGENTHAU, JR., CO. have negotiated a first mortgage of \$110,000 at 5 per cent for five years on the property of the Sellwell Realty Co., comprising block front on the north side of West 159th st, running from Amsterdam av to St. Nicholas av. A plot of about 50 ft and 130 ft improved with two 6-sty elevator apartments with stores, one at the northeast corner of Amsterdam av and West 159th st and the other at the northwest corner of St. Nicholas av and West 159th st.

FREDERICK ZITTEL & SONS were brokers in the sale of 146 West 92d st for Anna Hathaway to John Eylers.

PEASE & ELLIMAN have been appointed agents of the new store and apartment building to be erected by the Madison-Chambers Co., at 601 and 603 Madison av, on the site of Joseph Blake's former residences recently purchased by this company.

CORN & CO. have been appointed agents of the buildings, 423 and 425 Lexington av, adjoining the southeast corner of 44th st, opposite the new Grand Central Terminal. The Neelar Realty Co., who are the owners will make extensive alterations into street and parlor stores and apartments. Corn & Co. have already leased one street store to the Yale Lunch Co. and the entire upper part of both buildings to M. Nathanson. Both leases are for a long term of years.

**TITLE EXCHANGE.**

**Need of Reforms in Real Property Law  
—Examples From Other States.\***

By Harrison B. Riley,

(President Chicago Title and Trust Co.)

THE means for promoting and securing merchantability in titles and for the removing of all unreasonable delays and obstructions in the way of prompt transfers of real estate lie mostly within the province and action of the lawmakers of this country.

A lawyer's opinion of title is merely declaratory of what he believes the title is. Such an opinion removes no clouds and cures no objections. The lawyer's examination is based upon matters as they appear of record, or as they appear from an abstract of title purporting to show the material matters of record affecting the title. His opinion is no security against forgeries, undisclosed insanity or minority of the grantors, unlawful or fraudulent delivery of deeds, fraud in procuring and recording deeds, misstatements of facts or misrepresentation of facts appearing in deeds or in other instruments or proceedings, nor as to the rights of unknown heirs or devisees or other undisclosed and kindred defects in title.

Likewise a registrar's certificate of title is merely declaratory of the title and not curative of any defects in the title. Only in so far as persons having adverse rights in the premises are barred from the future assertions of such rights by proper judicial proceedings, to which they were duly made parties, can a purchaser for value be protected in his purchase from a registered title holder.

It is not the registrar's certificate of title, but it is the decree of court and the force and effect of that decree which affords protection to a purchaser for value from the registered title holder, precisely and in no greater degree and to no greater extent than it would be in all cases at law or in equity which are instituted and prosecuted in courts of proper jurisdiction; provided, of course, the parties to be precluded as to their rights were duly served with process according to law and the period of time limited to them under the law for questioning such judgments or decree has expired. The registrar's certificate of title, as such, can never be conclusive evidence of title under the laws of our land and the safeguards provided in our constitution for the protection of the property rights of its people.

\*From a paper read at the National Convention of Real Estate Exchanges, Louisville, June 21.

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**Clouds Can Gather Quickly.**

A title to real estate may be without a flaw to-day, and yet to-morrow it may become subject to substantial and serious defects. And so it is with the registrar's certificate of title. The first one issued may protect the holder, if the proceedings in court, preliminary to registration, were valid in all respects and the period of time in which the decree of court may be questioned has expired; but the bar created by the decree of court, in proceedings prior to the first registration can never extend to rights originating at a time subsequent to the entry of such decree; and, therefore, we may well conclude that no certificate of title issued by a registrar of titles in this country can ever be held to be unassailable or be conclusive evidence of title.

Neither is a policy of title issued by a title insurance company in the ordinary sense any more than an opinion or conclusion as to what the state of the title is. The only distinguishing feature between a title policy and a lawyer's opinion or a registrar's certificate is the insurance feature which the title policy contains. By means of this insurance feature the com-

pany issuing the policy undertakes to indemnify the party insured if it should prove that the title be not in fact as represented in the policy and the party insured should suffer loss by reason of such misrepresentation of title.

As to which is the best protection and the most satisfactory means to aid the real estate man in his business—a lawyer's opinion, or a registrar's certificate, or a title insurance policy—there can be hardly any question. Even without the insurance clause, a title insurance policy would seem to demonstrate its superiority in no uncertain manner. Both, the lawyer's opinion and the registrar's certificate, are supposed to show all the defects in title.

The lawyer is not an insurer of titles; he cannot omit from his opinion anything which materially affects the title and his omission, inadvertent or otherwise, of material defects in title cannot aid the merchantability of the title. Neither has the registrar authority to omit from his certificate of title reference to any defect which is material to the title. The system under which the registrar issues his certificate of title is governmental, and necessarily rigid and inflexible in its operation. He has no discretion as to his

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duties. His powers are defined and limited by statute and the statute does not grant him discretion as to whether or not he will show the true state of the title in his certificate. He must show the title as it is or suffer the consequences.

It is very different with a title guarantee policy issued by a private title insurance company. There may be defects in title, and yet the company may disregard them and be safe in doing so. If the adverse claim is a stale one, or the defect not of a serious nature, or if proceedings are pending, or are to be brought, to remove clouds or other objections to title, the company may take security, in its discretion, in some form or other for its protection and issue its policy without delay, thus directly and materially aiding the real estate man in his operations.

How often the company renders such material aid to the real estate man is well known to those who conduct their business in the large cities where title insurance is in effect. Notwithstanding, however, the effectiveness of private title insurance companies in aiding the transfer of real estate at times when all other methods now in vogue would seem either useless and wholly inadequate, there remains still much to be done to advance and promote the merchantability of titles. I can offer to you no better suggestion than to urge you to a combined, direct and persevering effort to have the laws of our States changed or amended in the particular interests which you represent.

It is my contention that a purchaser for value should be protected in his purchase as nearly and effectively as possible, and that no adverse rights not appearing of record or not plainly and clearly discernible from an inspection of the premises should in any manner affect the validity of the title which he has purchased in good faith. Any person who is in adverse possession to the record owner should be required by law to give notice of his rights in a manner which should leave nothing to doubt, but make his claims so apparent and unmistakable that a failure to take notice of such claim would amount to gross and unpardonable negligence.

Instead of favoring the person who desires as much as possible to conceal his interest in real estate, the law should visit his neglect to give notice of record and his consequent possible unfair intent with the disapproval and displeasure such action deserves. Mere dubious evidence of adverse possession should never be held to be notice, and particularly should a purchaser for value never be held charged with notice by such questionable evidence as fishing, at times, cutting grass during certain seasons, digging turf at intervals, and the like, or even by the erection of fences where no further disclosure is made of the identity of the person who erected them or who claims rights by reason of their existence.

**Dower Laws Antiquated.**

Examine into the laws of the various States and consider the statutes concerning real property and the rights in such property, which still govern many of them, and you will find such laws in many instances antiquated and entirely out of harmony with the present needs of our country and the progressive spirit of the age.

For example, our laws concerning dower

should be wiped off the statute books. What good purpose they once served is now wholly negated and overcome by the bad results we now experience by reason of them. In many States a person entitled to dower can delay, hinder or entirely prevent any transfer of real property from being made, if such person should wish to take advantage of the laws which provide that dower can only be sold with the consent of the person entitled thereto.

Likewise is it impossible, in such States, for creditors to acquire a clear title by sheriff's sale to property of their debtors for the reason that the right of dower of the spouse of the debtor is exempted from forced sale under the statutes of such States. There are, of course, many of the older States who have abolished dower, and most, if not all, of the newer States have done so. But wherever dower has been abolished, there at the same time a more just and liberal provision has been made under the statute of descent for the surviving widow or husband.

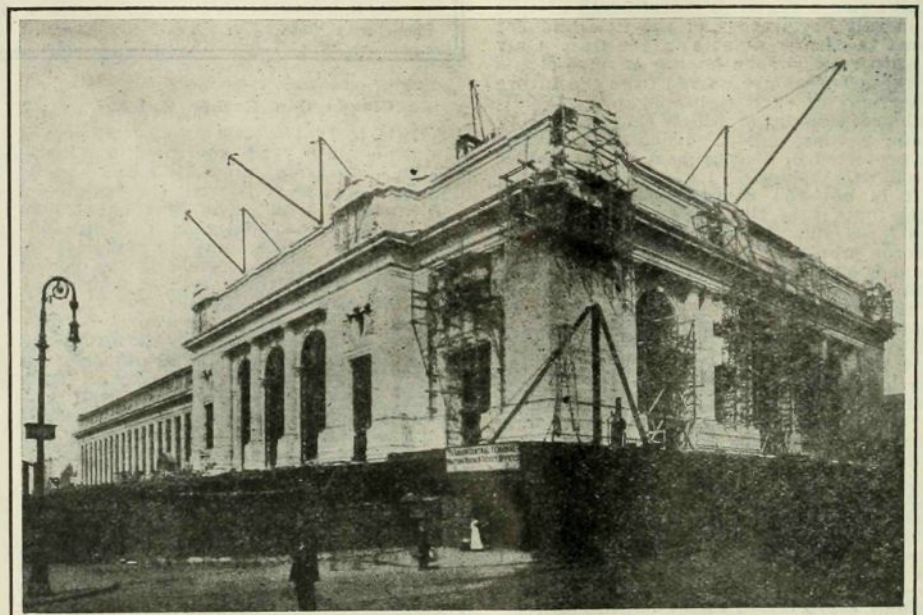
In this respect I am reminded of the laws of one of the great States of the far Northwest of this country. In the particular State to which I have reference there is no dower, but in its stead the surviving widow or husband becomes entitled to the homestead property absolutely and to one-half of the real property, the children receiving the other half. In this same State also there is no embargo upon the conveyance of real property as is the case in so many of the older States.

The real property which belongs to either husband or wife at the time of their marriage they have full right to convey without the consent or joinder of the other. The property which either of them acquired during marriage by conveyance, gift, devise or descent, may likewise be conveyed by the owner without the consent or joinder of the other, unless the other should have given notice of his or her claim in the premises as community property by filing such claim of record within a short period provided by law. It is the purpose of the law of that State to promote the sale and disposition of its lands, so as to induce settlers to establish their homes there by making their investment a safe one for themselves and consequently a profitable one for the State.

We may learn much from these new States. It is true, they started out anew, with the lesson, taught by the mistakes of the States of their birth, well learned, with nothing to prevent them from devising ways and means to correct or avoid such mistakes, and with a heart, throbbing with fresh and unbounded ambition, eager and anxious to achieve success and do all things possible to gain it. But while it may be urged that our new States had the advantage over the old ones in being privileged to make an entirely new beginning, it is nevertheless true that there is no State in the Union where the people have not the power to clean house at any time if they so desire. To do so means nothing more than a desire to make the reform and a will and a way to accomplish the desire.

**Suggestions for Improvement.**

Improvements may be made in every direction you may look. Every State should grant power to its courts by providing adequate, expeditious and inex-



MAIN BUILDING, GRAND CENTRAL STATION.  
From a Photograph Taken Recently.

pensive ways and proceedings, whereby wills may be construed, titles quieted and confirmed, trusts administered and estates settled.

Titles should be made more secure by liberal provisions in favor of the rights of the title holder. Possession should make such titles unassailable after some just and fair period of limitation.

There should be no secret and undisclosed lien permitted to disturb the title of a purchaser for value or the rights of a mortgagee under a trust deed or mortgage from the title holder.

There should be means provided whereby real estate may be sold and transferred by heirs or devisees during the period of administration, notwithstanding claims of creditors or rights of contest, provided the executor or administrator joins in the conveyance, for it should be made his duty under the law to account for the purchase price in the settlement of the estate and his bond should be fixed accordingly.

Purchasers for value should not be affected by claims or contests originating in foreign jurisdictions. A simple proceeding should be provided by law whereby courts may authorize sales, leases, mortgages or other transfers or dispositions of real property by trustees, masters in chancery, special commissioners, executors, administrators, or other persons or officers to be designated by the court, in all cases where titles may be uncertain or unascertainable or unmerchantable by reason of the rights of lost heirs or the existence of contingent reminders, base or determinable fees, shifting or springing uses and executory devises. There should be liberal measures for the selling, mortgaging or otherwise transferring of real property by guardians, conservators and other officers having similar powers and duties under the law, and also in cases of the insanity of the husband or wife, or the abandonment or desertion by either of the other.

Purchasers for value should always be exempted under the law from being obliged to see to the application of the purchase money. Nothing should be omitted to aid the disposition of real property.

The soil is the basis of all human activity, as it is the source and the agent by means of which the necessities of the human race must be satisfied. The laws regulating the use and enjoyment of the soil are, therefore, the most important of all laws; and it is the measure that such laws are just and fair, and conform to and satisfy the needs of the inhabitants of any given country most nearly and completely that such country is greatest and strongest and its people the most peaceful and the happiest.

It is the duty of every State towards its citizens to see to it that its laws and measures are directed to the use rather than the idleness of its soil. Use means energy, life, welfare and prosperity.

**SOUTH BROOKLYN DOCK PLANS.**

**Civic Bodies Impatient at Delay and Will Make Inquiry.**

There are indications that the civic bodies of South Brooklyn, which have carried on an agitation for the municipal improvement of the water front, are becoming restive. It is said that when they resume their meetings in September action will be taken looking towards an inquiry into the cause of the delays.

J. William Haviland, Jr., Chairman of the Committee on Piers and Bridges of the South Brooklyn Board of Trade, said: "I think that Dock Commissioner Tomkins should present another plan as soon as possible, if those now in existence are not sufficient. I think he can present his proposal before the money is released. If the Board of Estimate cannot adopt a plan for the development of the water front without the money being released, Mr. Tompkins should ask for it. We understand that the Corporation Counsel is not permitted to go before the Appellate Division with a request for the exemption of the dock bonds until ordered to do so by the Commissioner. The latter, therefore, is the official to start matters."

Secretary Anthony Huber, of the West End Board of Trade, had this to say:

"Something ought to be done for this section. It is time to begin on these improvements. Commissioner Tomkins wanted the civic bodies to back up his plans. This they have done. He asked that we approve the plan to buy the Conover street property. This he claimed was the key to the situation. Now he seems to think he should hold the key. He should show that he is sincere by presenting a plan to the Board of Estimate and show that he means to go ahead with the work."

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A lawsuit is the most useless and unprofitable and unamusing amusement that a business man can indulge in, said a speaker at the national convention of building owners and managers, as reported in Building Management. Nine-tenths of the litigation arises from a misunderstanding between the parties, and where an office is making, through its clerks and employes, dozens of contracts each day, too much care cannot be exercised to prevent a misunderstanding at the very outset.

The best prescription we have found is the "black and white prescriptions." It is the aim of our office not to have any contract made unless the terms in full are put down in plain English, in order that the tenant, or client, or lessor may understand it beyond any question.

Our business is conducted, from the time the original contract is made with the lessor to the time our relations are fully terminated with the tenant, by a series of printed forms.

Our connection with the property begins from the time the owner comes to our office to list his property, and here arises the opportunity for the first misunderstanding. We, therefore, ask the owner to sign a written authorization, which reads as follows:

"We hereby appoint you our agent for a term of ... years, from ..., and authorize you to take charge of the following described property, to wit: ...; to collect the rents arising therefrom and to remit the same to ... monthly; by ... at ... such and such a place—you to pay the taxes and assessments; you to pay the water rent. I hereby agree to pay you a commission of ... per cent. on all amounts collected from such premises during the term of this agreement. I also agree that you shall not be held responsible for any injury or damage to such premises, or for loss or of injury or damage to such premises, or for loss of or injury to any furniture, fixtures, or other article therein, or for loss arising from failure to pay any tax or assessment when due."

This form clearly states the necessary features of the understanding between the agent and the owner. It limits the agent's liability for damages for anything that may occur without fault on the part of the agent. The agent cannot afford, by reason of the small compensation he receives, to insure the lessor's property.

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### A Petition From Borough Park.

A committee for the retention of the 49th street and New Utrecht avenue station of the B. R. T., consisting of A. J. Murphy, Charles F. Stalb, M. Muksamer, Harry Goldfarb, Joseph T. Wright, L. Wolf, Gustav Baron, M. S. Harris, B. F. Goldin, H. A. Patterson, Saul T. Brown, William B. Severs, Herbert Reeves, Samuel Harris, T. Willard, Jacob Klotz, H. I. Levine and S. Hyams, is busily engaged obtaining signatures from residents of the section to petitions which will be forwarded to the Public Service Commission, demanding that the station be retained.

Five hundred residents of Borough Park attended a meeting held in the clubhouse to protest against abolishing the station.

—The principal hotels are doing a record business, and their managers have reports from everywhere that business is reviving.

### AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 23, 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 Advertisized Legal Sales.

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

JOSEPH P. DAY.

\*11TH st, 644 E (\*), ss, 108 w Av C, 25x94.9, 5-sty bk tnt & str; due, \$22,338.03; T&c, \$775; Klara Selig extrx. 18,500

\*82D st, 537 E, see East End av, 60.

\*108TH st, 103-7 W, ns, 100 w Col av 75x100.11, 1 & 2-sty bk garage; due, \$9,222.03; T&c, \$478.25; sub to pr mtg of \$24,000; Helena Rendsburg, party in interest. 36,800

\*138TH st W, nec Riverside dr, see Riverside dr, 610-12 on map 614.

\*141ST st, 239-41 W (\*), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; due, \$11,970.95; T&c, \$2,044.48; sub to first mtg \$50,000; David Harris. 58,654

\*153D st, 530 W (\*), ss, 425 w Ams av, 37.6x99.11, 5-sty bk tnt; due, \$3,139.32; T &c, \$1,517.56; Edw Elbaum. 49,117

\*Convent av, 451, es, 65.11 s 150th bk 50, 4-sty bk dwg; due, \$3,250.76; T&c, \$290; sub to mtg \$9,000; Ennis & Sinnott. 11,110

\*East End av, 60 (\*), nwc 82d (No 537), 25.1x98, 5-sty bk tnt & str; due, \$25,647; T&c, \$1,900; Henry W Ricklefs. 22,000

\*Riverside dr, 610-12 on map 614 (\*), n ec 138th, 100.3x145x99.11x132.6, 6-sty bk tnt; due, \$45,926.88; T&c, \$21,780.40; sub to pr mtg of \$200,000; Chas Klingenstein et al. 241,000

Washington av, 1207 (\*), ws, 90.11 s 168th, 24.5x140, 4-sty bk tnt; due, \$4,291.13; T&c, \$1,750; sub to pr mtg \$12,000; Mary A Howley. 18,000

\*1ST av, 413 (\*), ws, 24.9 n 24th, 27.9x100, 5-sty bk tnt & str; due, \$25,620.61; T&c, \$1,288.40; Danl Brubacher. 25,000

\*1ST av, 415 (\*), ws, 52.6 n 24th, 27.9x100, 5-sty bk tnt & str; due, \$25,622.61; T&c, \$3,549.20; Danl Brubacher. 25,000

JAMES L. WELLS.

\*Brook av, 1502 (\*), es, 25 s 171st, 25x100.9, 4-sty bk tnt; due, \$2,838.47; T&c, \$1,795.60; sub to pr mtg \$9,500; Jas S Bryant. 10,500

J. H. MAYERS.

\*120TH st E, nec Mad av, see Mad av, 1839.

\*Madison av, 1839 (\*), nec 120th, 17.9x83, 3-sty stn tnt & str & 1-sty bk str, due, \$1,197.79; T&c, \$788.54; sub to pr mtgs aggregating \$21,500; Edw Regenhard. 22,601

H. C. MAPES & CO.

\*William st (\*), es, 100 n Dudley av, 25x100, Throggs Neck; due, \$1,206.80; T&c, \$101.41; Dutchess Finance Co. 4,200

HENRY BRADY.

\*143D st, 114-16 W (\*), ss, 225 w Lenox av, 41.8x99.11, 6-sty bk tnt; due, \$10,598.22; T&c, \$573.32; Henry B Hess. 49,029

SAMUEL GOLDSTICKER.

\*Prince st, 131-5 (\*), ns, 100 e West Bway, 60x71.3, 7-sty bk loft & str bldg; due, \$78,165.46; T&c, \$2,400; Jno A Stewart et al as trstes. 74,000

\*Walton av, 2265 (\*), ws, 148 s 183d, 20x95, 2-sty bk dwg; due, \$1,251.86; T&c, \$219.66; sub to first mtg \$6,500; Edw Regenhard. 6,750

DANIEL GREENWALD.

\*82D st, 128 W, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; due, \$20,016.42; T&c, \$2,335.77; adj to Oct2.

Total ..... \$672,261  
Corresponding week, 1911... 514,985  
Jan. 1, 1912, to date..... 35,052,760  
Corresponding period, 1911... 33,024,349

### AUCTION SALES OF THE WEEK.

BROOKLYN.

\*The following are the sales that have taken place during the week ending Aug. 21, 1912.

WM. H. SMITH.

Water st, ns, 70.4 w Jay, 20.4x50; A B Roberts. 2,000

1ST st, sws, 97.10 se 7 av, 20x100; A B Roberts. 8,500

2D st (\*), sws, intersec ses 8 av, 95.9x95; United Cities Realty Corp. 80,000

3D pl, nes, 80 nw Court, 20x100; Cath Albrecht. 6,650

Bay 20TH st, 211, es, 100 n Cropsey av, 20x95.4x20x94.5, 2-sty bk dwg; voluntary; Geo Greenfield. 5,000

E 26TH st, es, 120 n Av Z, 69.6x26.6; Robt T Crossen. 3,050

W 35TH st (\*), ws, 200 s Canal av, 120x118.10; Orion H Cheney. 2,200

65TH st, nes, 280 nw 8 av, 60x100; Herman F Scharmann. 1,400

Bushwick av, nes, 175 nw DeKalb av, 25x100.5; Madeline Serenbetz. 6,000

Glenmore av (\*), nec Powell, 75x75; Mechanics Bank of Bklyn. 7,500

Johnson av (\*), ses, 25 sw Morgan av, 25x100; Geo A Beyer et al. 2,000

JAMES L. BRUMLEY.

E 17TH st (\*), es, 140 s Av O, 40x100; Jas E Campbell. 5,425

Eastern pkwy (\*), ss, 280 w New York av, 14x70x68.9; Jas S Lawson. 500

Ocean pkwy, ws, 100 n Beverly rd, 100x150; Saml Halperin. 13,700

WM. P. RAE CO.

17TH av (\*), ses, 37 ne 76th, 18x100; Jere J Andreas. 4,000

17TH av (\*), ses, 55 ne 76th, 18x100; Jere J Andreas. 4,000

21ST av, es, 400 n Benson av, 50x98.6; withdrawn.

J. H. MAYERS.

Madison st (\*), ns, 400 w Franklin av, 25x100; David Davis. 9,500

CHARLES SHONGOOD.

W 8TH st, ws, 260 s Av U, 40x100; Victor Beaver. 650

59TH st, ss, 260 e 19 av, see 60th, wc 15 av.

60TH st, wc 15 av, 20x100; also 59TH ST, ss, 260 e 19 av, 40x100.2; Wm C Kay. 1,335

61ST st, ns, 100 w 5 av, 40x100; Wm C Kay. 1,335

Jefferson av, ns, 375 e Knickerbocker av, 25x100; adj to Sept10.

Stone av (\*), ws, 100 s Eastern pkwy, 100x100; Collective Holding Co. 4,000

Total ..... \$168,745  
Corresponding week, 1911..... \$136,970

### 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 Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

AUG. 24.

No Legal Sales advertised for this day.

AUG. 26.

132D st, 51-5 W, ns, 485 w 5 av, 50x99.11, 6-sty bk tnt & str; Sigmund Ashner agt Morris Levy et al; Goldfogle, Cohn & Lind (A), 271 Bway; Jno F O'Ryan (R); due, \$9,497.60; T&c, \$2,014.84; Joseph P Day.

AUG. 27.

142D st E, sve Concord av, see Concord av, 355.

144TH st, 469 W, ns, \$3 e Ams av, 17.6x99.11, 3-sty & b str dwg; Henrietta L Ungrich extrx agt Mario C y Aldama et al; Johnston & Johnston (A), 256 Bway; Percy J King (R); due, \$3,141.71; T&c, \$37.80; sub to a first mtg of \$12,000; Henry Brady.

144TH st, 160 E, see Mott av, 384-90.

Concord av, 355, sve 142d, 20x100, 2-sty & b bk dwg; Jno Kudlich agt Brigida Lomonte et al; Herman C Kudlich (A), 299 Bway; Lester Lazarus (R); due, \$5,488.94; T&c, \$1,035.88; Joseph P Day.

Forest av, 1037-9, ws, 123.5 n 165th, 55x98.6, 2-2-sty & b fr dwgs; Jacob M Mandelbaum agt Frank A Hatton et al; Dutton & Kilsheimer (A), 203 Bway; Denis O'L Cohalan (R); due, \$2,262.06; T&c, \$388.92; sub to four prior mtgs aggregating \$10,600; Joseph P Day.

Mott av, 384-90, sec 144th (No 160), 100x100, 2-5-sty bk tnts, str on cor; Jno E Simons agt Rockville Real Estate Co; Morris S Hart (A), 7 Pine; Wm A Keating (R); due, \$6,476.13; T&c, \$—; sub to first mtgs aggregating \$72,000; Joseph P Day.

AUG. 28.

43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft bldg & 2-sty bk rear stable; Guardian Trust Co of N Y agt American Mineral Water Machine Co et al; Barber, McGuire & Ehlermann (A), 165 Bway; Wm Klein (R); T&c, \$47,611.38; T&c, \$7,439.60; sub to first mtg of \$40,000; Joseph P Day.

140TH st, 903 E, ns, 100 w Locust av, 25x100, 2-sty fr tnt & str & 1-sty fr bldg; Geo B Lowerre, trste agt Annie M Jones et al; Ronald K Brown (A), 320 Bway; Patk J Dobson (R); due, \$2,244.23; T&c, \$158.67; D Phoenix Ingraham & Co.

**179TH st, 815 W**, see Pinehurst av, 40-54.  
**180TH st, 820 W**, see Pinehurst av, 40-54.  
**186TH st, 601 E**, see Arthur av, 2372.  
**Arthur av, 2372**, nec 186th, (No 601), 25 x85.3x25x85.4, vacant; Julia Gleason agt Jos Schnurer et al; Edw F Moran (A), 51 Chambers; Edw A Acker (R); due, \$3,794.33; T&c, \$1,350; J H Mayers.  
**Pinehurst av, 40-54**, nwc 179th (No 815), 200.5 to 180th (No 820), 112.11x200x100, 2-5-sty bk tnts; Henry Heil agt Rountree Realty Constn Co; Bogart & Bogart (A), 61 Park row; Philip J Dunn (R); due, \$801.25; T&c, \$—; right, title, &c, which defendant had on Dec 15, 1911, or since; Joseph P Day.

AUG. 29.

**Reservoir Oval E, ns, 59.4 e Tryon av**, see Tryon av, es, 110.11 n Reservoir Oval E.

**19TH st, 151-3 W**, ns, 195.5 e 7 av, 46.2x 90.1x43.4x90, 12-sty bk loft & str bldg; Geo J Adams agt 151 West 19th St Co et al; Rose & Putzel (A), 128 Bway; Theo K McCarthy (R); due, \$3,346.74; T&c, \$—; sub to three mtgs aggregating \$85,478; Henry Brady.

**75TH st, 327 E**, ns, 256.8 w 1 av, 28.4x 102.2, 4-sty stn tnt; Lizzie Van Boskerck agt Wm L Hayward et al; Jas J Thornley (A), 51 Chambers; Jas S McDonogh (R); due, \$14,914.20; T&c, \$1,300; Joseph P Day.

**75TH st, 329 E**, ns, 228.4 w 1 av, 28.4x 102.2, 4-sty stn tnt; Loretta I Gallagher agt Wm L Hayward et al; Jas J Thornley (A), 51 Chambers; Walter L McCorkle (R); due, \$14,932.20; T&c, \$1,300; Joseph P Day.

**Concord av, 337**, ws, 173.4 s 142d, 16.8x 100, 3-sty bk dwg; Julius C Kurzman trste agt Kate Montague et al; Eldlitz & Hulse (A), 31 Nassau; Denis O'L Cohalan (R); due, \$5,423.27; T&c, \$190; Joseph P Day.

**Tryon av, es, 110.11 n Reservoir Oval E**, 36.9x148.4 to Reservoir Oval E x20.2x110.1; vacant; David Herman agt Isaac Moritz et al; Harold Swain (A), 176 Bway; Chas Putzel (R); due, \$253.62; T&c, \$17.22; Joseph P Day.

AUG. 30.

**114TH st, 31 W**, ns, 435 w 5 av, 20x100.11 5-sty bk tnt; Agnes H Nohn agt Jos Wolf et al; Edgar Whitlock (A), 2 Rector; Jno F Joyce (R); due, \$19,295.87; T&c, \$800; Joseph P Day.

AUG. 31 & SEPT. 2.

No Legal Sales advertised for these days.

**ADVERTISED LEGAL SALES.**

BROOKLYN.

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

AUG. 24.

No Legal Sales advertised for this day.

AUG. 26.

**Joralemon st, ns, 272.4 w Court**, 21.11x x97.3; Elbert H Gammans agt Hilda F Gray et al; Frank H Cothren (A), 2 Rector, Manhattan; Thos E Pearsall (R); Wm H Smith.

**Flatbush av, ws, 220 s Av P**, 20x100; Gennaro Gragnano agt Lucia Boniolo et al; Milton M Brooke (A), 149 Bway, Manhattan; Albt H T Banzhaf (R); Wm P Rae.

**Saratoga av, es, 95.7 n Park pl**, 80x100; Ethel Bernstein agt Max Schlesinger et al; Jos J Schwartz (A), 361 Stone av; Isaac Sargent (R); Wm H Smith.

AUG. 27.

**W 5TH st, es, 150 s Av T**, 20x100; Mortgage Securities Co of NY agt Rosaria Amato et al; Henry J Davenport (A), 375 Pearl; Harold H Seaton (R); Wm H Smith.

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

**57TH st, ss, 140 e 13 av**, 20x100; Jas S Alexander gdn agt Henrietta B Christensen et al; Henry J Davenport (A), 375 Pearl; Geo C Jeffrey, Jr (R); Charles Shongood.

**60TH st, ns, 260 w 13 av**, 20x100.2; Francis F Ripley agt Almerinda Prete et al; Henry J Davenport (A), 375 Pearl; Bernard I Finkelstein (R); Wm H Smith.

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

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

**78TH st, sws, 220 nw 19 av**, 120x100; Mary Davies agt Milton S Kistler et al; Smith, Doughty & Weynberg (A), 44 Court; Harry C Underhill (R); Jas L Brumley.

**Rogers av, es, 75 s Sterling**, 25x100; Saml Less agt Chas Lerner et al; Ralph K Jacobs (A), 215 Montague; Geo A Green (R); Chas Shongood.

**17TH av, nws, 80.2 sw 59th**, 20x100; Florence A Redfield agt Henry N Ahders et al; Caldwell & Holmes (A), 44 Court; Howard E Greene (R); Chas Shongood.

**Road from Village of Flatlands to Varken's Hook**, nes, intersec nwc Flatlands av, runs nw-xnc—to cl E 88th, xse to

Flatlands av, xsw—to beg; Herbert C Smith agt Geo W Cisney et al (Action No 2); Smith, Doughty & Weynberg (A), 44 Court; Harry B Ketcham (R); Jas L Brumley.

**Parcel of land beg at a point at wc of land of Abr Matthews**, distant 39.4 sw E 88th, runs ne326.1xse262.8xsw326.1xnw266.5 to beg; also VORIKERS HOOK RD, nes, adj land of Cornelius Waldron, runs ne381.1xse267.11xsw442.9xnw283.9 to beg; Herbert C Smith agt Geo W Cisney et al (Action No 1); Smith, Doughty & Weynberg (A), 44 Court; Chas Schwartzman (R); Jas L Brumley.

AUG. 28.

**Carroll st, ss, bet Schenectady & Utica avs, lot 30**; Chas E Ingersoll agt Amelia F Baker et al; Niebrugge & Maxfield (A), 487 Bway, Manhattan; Fred M Mathews (R); Wm H Smith.

**Cooper st, ses, 168.2 sw Bushwick av**, 34x100; Barbara A Schulle agt Abram Altman et al; Chas Oechler (A), 244 Bleecker; Jas T Williamson (R); Wm H Smith.

**Fulton st, sec Saratoga av, 40.4x64**; Fundy Co agt Hopkins Security Co et al; Jonas, Lazansky & Neuburger (A), 44 Court; Jas Gray (R); Chas Shongood.

**Sackett st, ss, bet Nevins st & 3 av, lot 17**; Tax Lien Co of NY agt Thos Egan et al; Wm Listgarten (A), 68 William, Manhattan; Wm Wills (R); Wm P Rae.

**E 58TH st, es, 280 n Av N**, 40x100; Harry G Ferguson agt Frances E Carmany; Niebrugge & Maxfield (A), 487 Bway, Manhattan; Fredk W Murphy (R); Wm P Rae.

**58TH st, es, 280 n Av N**, 40x100; Harry Ferguson agt Frances E Carmany et al; Niebrugge & Maxfield (A), 487 Bway, Manhattan; Fredk W Murphy (R); Wm P Rae.

**76TH st, sws, 311 nw 18 av**, 80x100; Francis U Johnstone agt Lawrence E Blake et al; Reeves & Todd (A), 165 Bway; Carl S Brown (R); Wm H Smith.

**Church av, swc Ocean av, 67.10x101.5**; Geo J Gillespie agt Miranda M Edwards et al; Wm F Delaney (A), 20 Vesey, Manhattan; Edw S Fowler (R); Wm H Smith.

**Beverly rd, nec E 21st, 100.9x100**; Fundy Co agt Brown Realty Co et al; Jonas, Lazansky & Neuburger (A), 44 Court; Alfred F Upson (R); Chas Shongood.

**Rogers av, ws, 50 n Hawthorne**, 19.6x 81.7; also ROGERS AV, ws, 89 n Hawthorne, 19.6x81.7; Horace J Moyer et al agt Sarah Siden et al; Chas C Suffern (A), 203 Montague; Edwin L Garvin (R); Wm H Smith.

**Lot 50, blk 769, sec 3**; Tax Lien Co of NY agt Emma P Berger et al; Wm Lustgarten (A), 68 William, Manhattan; Wm Wills (R); Wm H Smith.

AUG. 29.

**W 5TH st, ws, 522 n Av T**, 18x100; Claris Realty Co agt Antonio Aspromonte et al; Harry Cook (A), 299 Bway, Manhattan; Albt H T Banzhaf (R); Charles Shongood.

**Neptune av, swc W 35th**, 237.7 to W 36th, x100; Ann S Meserole agt Eliz M Eldridge et al; Darwin J Meserole (A), 188 Montague; Howard O Wood (R); Jas L Brumley.

**Lots 567 to 590, 594 to 635, 829 to 884**, map of property of Bensonhurst Land Co; Co-operative Bldg Bank agt Milton S Kistler et al; Lexow, Mackellar & Wells (A), 43 Cedar, Manhattan; Arnon L Squiers (R); Wm P Rae.

AUG. 30.

**92D st, sws, 400 se 2 av**, 20x100; Church Charity Foundation of Long Island agt Archibald D Brown et al; Omri F Hibbard (A), 56 Pine, Manhattan; Horatio C King (R); Jas L Brumley.

**Av L, ss, 40 e 15th**, 35x100; Teresa Alfani agt Donato Palmieri et al; Martin H Latner (A), 350 Fulton; Jno A Warren (R); Chas Shongood.

**Nostrand av, ws, 62.6 n Lincoln rd**, 20x 86.6; Henry Oberscheimer agt Henry Stengel, Jr et al; Martin T Manton (A), 31 Nassau, Manhattan; Edw Lazansky (R); Wm H Smith.

AUG. 31 & SEPT. 2.

No Legal Sales advertised for these days.

**Wants and Offers**

THOROUGHLY familiar with all details and economies of apartment house management and leasing, desire to make connection with firm having management of High Class Properties; ten years' experience; would consider proposition from owners to reside on premises and manage property. COMPETENT, Box 5, Record & Guide.

POSITION WANTED in Appraisal or Management Dept. of Real Estate Office or Trust Co.; have had 7 years' experience in two representative Real Estate offices; can furnish best of references. Box 7, Record & Guide.

YOUNG MAN with bookkeeping experience desires position with building firm as timekeeper; reasonable wages. Record and Guide, Box 3.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., Cor. 86.

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**THE RECORD AND GUIDE**

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.



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It is said that between 1866, when the Equitable bought the first plot in its famous home office site, and 1906, when the last lot was bought, the insurance company paid a trifle less than \$5,000,000 for the block which a week ago brought \$14,000,000.

The Des Moines Garden Club, founded this year by the Des Moines Real Estate Association, has proved a success. Thirty-seven acres inside the city limits have been cultivated. Vegetables were planted on 1,541,000 square feet of ground and flowers on 93,870 square feet.

Not least important to the real estate market among the current indications of a large scale revival in general industry is the number of out-of-town business buyers reported here by the Merchants' Association and the midtown hotels. A season or two of expanding trade would go far toward taking up the present surplus of loft space.

The International Association for Testing Materials will convene in New York, September 2 to 7. The object of this organization is to establish standard tests and rules for the materials of construction. Its membership includes representatives of engineering societies and construction and manufacturing companies in many different countries.

The growing danger to those using the streets of London owing to the change in the character of the traffic and the increased congestion is engaging serious attention. Various suggestions have been made with a view to reducing the number of accidents. At certain large open spaces where several converging lines of traffic meet, it is urged that there should be underground subways for pedestrians. Such subways already exist, two of which are in the city proper, and it is proposed that others should be constructed at the chief points of danger. Comparatively few people, however, make use of these subways owing to the loss of time and the exertion of descending and ascending the flights of stairs. Were the approaches made wider and on gentle declines and inclines, it is believed that they would be more used.

Since 1892 the United States Geological Survey in its topographic mapping in the State of New York, has been acting in cooperation with the State. The latest published result of this joint work is Bulletin 514 just issued by the Survey which contains Results of Spirit Leveling in New York, 1906 to 1911, under the direction of R. B. Marshall, Chief Geographer. The bulletin is in reality an index to the 1800 or more permanent bench marks set by the Survey and elevations adjusted by the Coast and Geodetic Survey, and the report should be consulted by engineers, surveyors, and others who have occasion to use the bench-mark elevations. The elevations have been determined by the Geological Survey in connection with its topographic surveying, and they afford starting points for a survey of any kind that may be contemplated.

### The Distribution of Supplies.

It is an encouraging fact that public opinion in Manhattan seems finally to have been aroused to the necessity of taking some effectual measures towards improving the machinery for handling freight in the borough. A really strong pressure is being brought to bear upon the Board of Estimate to take some effective action on the matter, and undoubtedly during the coming winter the most important task which confronts the board will be that of adopting the best plan for handling the incoming and outgoing freight which the city can afford. There has been hitherto an unfortunate division of opinion in the board about the character of the most available plan; but this difference of opinion is not likely to last. A group of men, all of whom are so able and so disinterested, should be able to agree upon some one scheme. The whole matter can be determined on definite engineering, economic and financial grounds, which render fundamental differences of opinion unnecessary.

An essential aspect of the matter which is not sufficiently understood is the preponderant position occupied by Manhattan in the industrial life of the whole city. In 1909 there were 554,000 wage-earners employed in the manufacturing industries of the metropolis, and of these 385,000 worked in Manhattan. In the same year the gross value of the industrial product of the whole city was \$2,029,000,000, of which \$1,388,000,000 was manufactured in Manhattan. Thus 69 per cent. of the manufacturing establishments situated in New York City carry on their business in Manhattan, and these establishments produce about the same percentage of the product. Although Manhattan contains only three-fifths of the population of New York, it manufactures over two-thirds of the value of the industrial product. The proportion contributed by the other boroughs is: Brooklyn, twenty per cent.; Queens, seven and one-half per cent.; the Bronx, two per cent., and Richmond, one and one-half per cent. The percentage attributed to the Bronx is surprisingly small; but it will undoubtedly increase rapidly in the future—as soon as proposed plans for the development of the Bronx waterfront are carried out.

In the past, moreover, Manhattan has been holding its own in competition with the other boroughs in retaining a good proportion of the increase in manufacturing output. During the five-year period covered by the census figures, the percentage of increase for the whole city was 33, while the corresponding percentage for the Boroughs of Manhattan and the Bronx combined was 37. During the same period Richmond's output increased 76 per cent. in value; that of Queens 63 per cent. in value, and that of Brooklyn only eleven per cent. in value. Thus, whereas all the other boroughs are gaining population at the expense of Manhattan, Manhattan as well as the other boroughs are gaining business at the expense of Brooklyn. If these figures mean anything they must mean that an increasing number of the residents of Brooklyn work in the factories of Manhattan, which is, of course, precisely the effect that the Brooklyn subway should have produced.

It is, however, doubtful whether Manhattan can continue to hold its manufacturing business in the face of the superior machinery for the handling of freight which the other boroughs will soon possess. It is true, no doubt, that its industries will be benefited by access to cheaper land, which the new subway system will render possible. Such access will mean somewhat cheaper rents and more wholesome living conditions for a large proportion of its manufacturing population. But the connecting railway from Long Island to the Bronx will be completed at about the same time as the subway system; and this great improvement will transform the conditions under which manufacturing has been carried on in Brooklyn and Queens. They will for manufacturing purposes cease to be situated on an island; cars can be loaded at the factories and sent direct to any market in the country. In the meantime unless some such plan as that advocated by Commissioner Tomkins is

adopted the industry of New York will be burdened by a vast amount of unnecessary and expensive hauling and handling. In case any method of accomplishing it can be found, Manhattan should be connected with New Jersey by a tunnel just as Long Island is being connected with the Bronx by a bridge. It is true that even after such a tunnel is built the factories of Manhattan will be hampered by a good deal of expensive trucking. They will not feel the benefit of sidings on a railroad as will so many factories on the outskirts of Queens. Still the construction of the freight tunnel in connection with a marginal freight railroad and a system of warehouses would enable the manufacturing industries of Manhattan to compete on very much fairer terms. They would of course be even more beneficial to the Manhattan consumer—whether of food products, clothes or raw materials. The real estate interests of the city will wait anxiously during the coming winter for some indication that the Board of Estimate, has reached a final decision on this all-important matter.

### The New Subway Stations.

Last week the Public Service Commission announced the list of local and express stations on the new subways. Hearings upon these decisions will be granted September 12 and 13, and some strong opposition may well develop to the location of the express stations in Manhattan. On the Interborough line express stations will be established at Chambers street, the Pennsylvania Station and Times Square. On the Broadway-Seventh avenue line they will be placed at Union Square, 34th street and 48th street. Presumably no criticism will be made of these locations in themselves. Strong arguments can be put up for all of them. But local interests are certain to demand the establishment of additional stations for the convenience of other neighborhoods. On the Seventh avenue line, for instance, the expresses will run all the way from Chambers street to 33d street without a single stop. The advantages of this arrangement will be enormous. It will bring the Pennsylvania Terminal and Herald Square within a few minutes' journey of the City Hall and the financial district, and this service will undoubtedly tend to develop the district around Herald Square into the uptown business center.

But great as are the benefits of the plan, it will be strongly opposed on the ground that it will hamper the growth of the intervening territory. Greenwich Village, which is rapidly increasing in business importance, will have to depend exclusively on a local service, and the same statement will be true of 23d street. Property owners in these neighborhoods can point out that the service on the East Side subway has not suffered from the fact that there was a station at 14th street between 42d street and Brooklyn Bridge. They can argue, moreover, in favor of the general policy of locating subway stations as much for the future as for the present, and more for the purpose of distributing than of concentrating business. Under the proposed arrangement Union Square will have express stations on two subways; 42d street or Long Acre Square will have express stations on all three subways, and 34th street will have stations on two of the subways. On the other hand, 23d street and Madison Square will be deprived of an express station on all the subways, notwithstanding the fact that its present and future business importance is much greater than that of 14th street and Union Square. In the same way, neither 7th nor 59th street is granted the convenience of an express station. This surely is a grave mistake. The latitude of 57th and 59th streets across the city is destined eventually to be the seat of a very dense concentration of business. Business will be dammed up at this line by Central Park and to condemn it forever to nothing but a local service will be to put many thousands of people to a considerable inconvenience. We understood that the planners of the original subway admitted that they made a mistake in not placing an express station at the Circle

rather than at 72d street, and the planners of the new subway should profit from this admission. It is too late to locate an express station at the Circle—except possibly on some future Eighth avenue line—but it is not too late to situate one at the Plaza on the Broadway-Seventh avenue route. It is a peculiarly fortunate fact for 59th street that the Broadway-Seventh avenue line reaches the Queensboro Bridge under its pavements, and this fact will in itself increase very considerably the business importance of the street; but the transaction of this business will always be hampered unless it is connected with Long Island and that part of Manhattan Island to the south by means of an express service.

### Public Health Precautions.

The current monthly bulletin of the Department of Health treats principally of the mosquito and the house fly. These insects are in ill repute because of their activity in transmitting typhoid fever and malaria, especially in the vicinity of sewer outfalls and stagnant pools. If there were no mosquitos, there would be no malaria, because they are the only means of conveying it.

Until city and State are able to put in operation the sewage disposal works and drainage systems they are engaged in planning, there are a few simple precautions which every householder can take. These are spelled out in the bulletin of the Board of Health. From the middle of March to the middle of October no one should keep any rainwater barrel, cistern or receptacle for rainwater without its being so absolutely screened or covered that no mosquito can enter. No pails, pans or anything holding water should be emptied so as to make a pool on the premises or allowed to stand uncovered.

It is not at all a chimerical project to seek to exterminate unnecessary evils which endanger life and health. Within natural limitations a community can determine its own death rate. It is absurd to permit ourselves to be surrounded with diseases, hardships, dangers and annoyances which we have learned how to prevent or ward off. Where is the wisdom of allowing oneself to be needlessly afflicted? Public health is purchasable. Fire prevention is purchasable at the price of good construction. Freedom from oppression of every sort can be secured through good government. Everything has its price—but not necessarily in coin. The price may be payable in labor, study, patriotism. Pay the price and the thing is yours.

### The Week in Real Estate.

The brokerage business of the week has been of a fairly substantial order, without presenting any new or otherwise notable features. The trading was well distributed, indicating a more or less general interest in the market on the part of both investors and professional operators. Mercantile buildings and apartment houses, together with sites intended for improvement with such construction, were in seasonably good demand. Some of the buyers were out-of-town business concerns and capitalists, the latter in some cases giving out-of-town property in part payment.

For several years a great deal of capital from other cities has been going into New York mortgages. At present it appears that the tendency to invest directly in freeholds is growing under the expectations of higher values entertained in consequence of the rapid transit and other great public works under way here. The general business outlook also is reacting upon the market, inducing out-of-town concerns which contemplate establishing themselves here or enlarging existing branches to acquire premises by purchase or long-term leases. Chief among such transactions during the week was the purchase by a Boston steel concern of a site on Washington street, near Bank street, on which a warehouse is to be erected. An investment transaction representing out-of-town capital was the purchase of the Wotton holding, at 110 West 42d street, which had been valued at \$250,000.

The support which local investors and operators gave to the market indicates that growth of population and industry in many districts and quarters of the town is expected in consequence of a variety of public improvements. A deal

which illustrates the temper of much of the current buying was the purchase of a flat at 119 East 120th street by Joseph F. A. O'Donnell. The property is between Lexington and Park avenues, and is the seventh holding acquired by the purchaser along the route of the Lexington avenue subway.

This optimistic temper, based upon reasoned convictions, was exhibited by builders as well as operators and investors. Despite the number of apartment houses recently finished or under construction, sites continued to be bought for improvement with structures of this kind. The tendency at present seems to be to seek choice locations, or to use designs which differ from the ordinary, so as not to produce something of which the supply is already sufficient.

An illustration of this tendency may be mentioned to operations, one in Manhattan and one in the Bronx. Thus, a syndicate which proposes to erect a nine-story elevator apartment bought as a site the plot at 102 to 106 West 69th street. The proposed structure will be the first of its kind in the street between Columbus avenue and Broadway. In the Bronx plans are being prepared for two five-story apartment houses, on a plot 100x200, on the west side of Franklin avenue, north of 169th street. Each building will be 110 feet in depth. There will be a common yard, 90x100 feet, which will be arranged as a playground and park for the exclusive use of the tenants, and having path walks, a large tennis court and ball ground. The buildings will be erected by Louis E. Kleban, and are expected to cost about \$130,000. He should have no difficulty in finding tenants for premises of this unique order.

Confidence and seasonable enterprise characterized the market in the outlying boroughs, as well as Manhattan. The suburban market, notably in Queens and in Nassau County, was better even than one usually expects to find it at this time of year. Many houses and not a few plots were bought by homeseekers, and operators acquired several large holdings. The suburban movement has come to be a most important factor in the New York real estate market. It is unquestionably expanding more rapidly than similar movements in other cities, according to figures contained in a recent bulletin published by the Census Bureau.

The bulletin gives the population of the metropolitan districts of the United States, each of which has for its nucleus a city of more than 200,000 inhabitants. In general the Census Bureau has included within the metropolitan population of each of these large cities all the territory located within ten miles of the city boundaries, excluding any areas which contain less than 150 to 200 inhabitants per square mile, but including the whole of a civil division if more than one-half of its population or area falls within the ten-mile limit.

The populations of the cities proper and of the metropolitan districts by the 1910 census, and arranged in the order of the population of the entire district, are given as follows: New York, 4,766,883; 6,474,568. Chicago, 2,185,283; 2,466,921. Philadelphia, 1,549,008; 1,972,342. Boston, 670,585; 1,520,470. Pittsburgh, 533,905; 1,042,855. St. Louis, 687,029; 828,733. San Francisco-Oakland, 567,086; 686,873. Baltimore, 558,485; 658,715. Cleveland, 560,663; 613,270. Cincinnati, 363,591; 563,804. Minneapolis-St. Paul, 516,152; 526,256. Detroit, 465,766; 500,982. Buffalo, 423,715; 488,661. Los Angeles, 319,198; 438,226. Milwaukee, 373,857; 427,175. Providence, 224,326; 395,972. Washington, 331,069; 367,869. New Orleans, 339,075; 348,109. Kansas City (Missouri and Kansas), 330,712; 340,446. Louisville, 223,928; 286,158. Rochester, 218,149; 248,512. Seattle, 237,194; 239,269. Indianapolis, 233,650; 237,783. Denver, 213,381; 219,314. Oregon, 207,214; 215,048.

For most building materials there continues to be a strong, full current of demand, especially typified by the movement in structural steel shapes, building stone, cement and fireproofing materials. Brick is one of the exceptions, for there have been years in the past when this trade was much more active. The retail trade in lumber is fair, but the wholesale lines are seasonably dull. Lumber shippers are sending out circulars of warning to the trade that the car shortage this fall is likely to be severe and that advantage should be taken of present opportunity to obtain a sufficient supply. Similar notices are being given in other lines, and there seems to be a general belief abroad that jobbers and builders will suffer some disappointments and delays this coming fall unless they are forehanded. Already bonuses are being paid for prompt deliveries of structural steel shapes. Another advance in prices in this line was announced by some manufacturers this week. The demand for steel is growing if anything. Bids went in this

week on 90,000 tons of structural shapes for Brooklyn Rapid Transit elevated extensions. An immense tonnage will be required for all the new underground and elevated railroad work.

It is not to be presumed that the full normal tide of building operations has returned in all departments. Certain forms of work, once plentiful, have passed from off the island almost entirely, but the larger and costlier forms of construction are multiplying, as represented by the total sums of money appropriated, the aggregate of which this year so far has kept the building trades as a whole fairly busy. The large amount of public works under construction and projected will utilize the labor, skilled and unskilled, of thousands of men. Common labor is even now in places reported to be scarce. It is also now reasonably certain that we have the basis for a prosperous period in abundant crops, both as to quantity and money value.

### Architects' Year Book.

The New York Society of Architects' Year Book for 1912 is out. This is the second year of publication of a handsome and what has also proved to be a very useful book of reference. It is an authoritative hand book for the members of the architectural profession, and contains information which is required in the daily routine of the architects' office.

It contains carefully arranged all the laws relating to building construction in the city of New York. The provisions regulating building come from a number of sources, and an architect must consult a variety of State laws, city ordinances, and the rules and regulations of a number of departments of the City and State governments for the desired information.

Building is regulated principally by the Building Code, but also by statutes of the State as follows: Regulations in regard to factories; the excise law in relation to hotels, the mechanics' lien law, the tenement house law, the Charter provisions relating to the Tenement House Department, the Superintendents of Buildings, the Board of Examiners, and the Fire, the Dock, and the Health departments.

Then there are the ordinances of the Board of Aldermen in relation to public dancing academies, court yards and fences; and the rules and regulations of the Municipal Explosives Commission, in relation to the construction of garages; and in relation to blasting; the Fire Department regulations in relation to fire prevention and stand-pipes; the sanitary code of the Health Department, and the regulations of the Borough Departments.

These statutes, laws, ordinances, rules and regulations, in their relation to building construction, have been collected in the Year Book of the New York Society of Architects.

There are also many useful tables which have been arranged for quick reference to the results of tedious computations. The Tenement House Law is complete, with the amendments of April, 1912, and includes a digest with marginal index notes. A checking list is also provided as a reminder for specification writing.

The lists of architects practicing in New York City is the most complete list heretofore published, and has been compiled by a systematic canvass.

The book also contains other valuable information, as building statistics, business men's law, rules for architectural competitions, uniform contracts, names of officers of the State, City and Borough governments; and a list of the societies which have special interest for the architect. Price, \$5.00 for anyone outside profession. Vice-President C. Schubert, Oscar Lowinson, and Secretary Wm. T. Towner are the publishing committee.

### A Protest From Merchants.

The Merchants' Association is to send a letter to the Public Service Commission setting forth in detail the complaints of property-owners over the additional costs which the fire insurance companies are forcing upon them as the result of the failure to provide adequate fire protection in the Public Service Commission contract with the subway builders. This letter will be forwarded to the commission in time to reach that body on the day that the absent members return.

### Richmond Court House Commissioners.

Supreme Court Justice Van Sienlen has appointed the following as commissioners to assess damages and benefits in the case of the site for the Richmond Court House: George S. Scofield, of Clifton; Frank H. Innes, of New Brighton; and Horatio J. Sharrett, of Port Richmond.

PAVING MATERIALS.

Experiments in Road Surfacing—Vitrified Brick Growing in Favor.

The cement and brick, as well as the stone and mastic interests, are giving more attention to road-building than ever before. The head of a cement company remarked last week that the State engineers were specifying and contractors were ordering large quantities of cement for road construction.

Cement is not only employed in various combinations with other materials, but is also sometimes used as the principal material. Even when a road is surfaced with brick, it must needs be laid on a concrete base, and the same is true of asphalt and other mastic pavements—when not laid over cobblestones they must be underlaid with concrete.

Automobile traffic has tested old-style macadam roads severely, and has demonstrated that the parkway which exemplified the best knowledge of road-building fifteen years ago is not equal to the hard requirements of a State road of the present day. According to certain authorities, the extra cost per mile of a brick pavement over the first cost of a macadam road is not large. It is also claimed for the brick that it will stand for fifteen years and still be good. All the Borough Presidents in New York City are making experiments with street pavements, and the Park Department is trying out road materials. The problem for State roads and parkways is different from the problem of finding a good pavement for city streets.

The expenditures on account of good roads throughout the country this year are expected to total \$140,500,000, for both construction and upkeep. Where both the touring and creamery traffic are heavy, as in Orange County, the problem of maintenance is almost as serious as that of construction. The paving-brick industry asserts that if more brick roads were built the maintenance cost would not only be reduced, but the roads would be continuously in better condition. Tourists would not be required at times to drive over long stretches of broken stone newly spread over worn places to the injury of their tires and the possible destruction of the day's pleasure. The State of Michigan is trying a combination highway consisting of sixteen feet of brick pavement with an equal breadth of good dirt road beside it, on the supposition that traffic prefers the dirt road when it is good, and can take to the other when desirable. An upstate paper recently said that if a brick road is actually cheaper than a macadam road when the cost of maintenance is figured in, then the public might yet see a system of brick roads spreading over the State, climbing the hills and winding along the valleys.

Paving brick and building brick are not one and the same. The clay used in the manufacture of paving brick is usually shale, almost as hard as rock, with which is mixed about thirty per cent. of fireclay, and paving brick are burned to vitrification and toughened by a method of controlling the heat until they can resist a crushing strength of at least eight thousand pounds per square inch.

Bids for Subway Section Invited.

The Public Service Commission for the First District has adopted the form of contract for Section No. 1 of the Broadway-Lexington Avenue Subway, and has instructed the secretary to advertise for bids for the construction of that section, bids to be opened September 10, 1912. Section No. 1 begins at a point under Trinity Place, Borough of Manhattan, near the intersection of Morris street, and extends thence under Trinity Place and Church street to a point near Dey street; with a station in Trinity Place at Exchange Alley and Rector street, and a station in Church street at Cortlandt and Dey streets. This section is part of the Broadway subway, which will be operated by the Brooklyn Rapid Transit Company under the dual system of subway development. The entire section is 2,014 feet long, and the plans call for a subsurface railroad having two tracks.

Mains For Whitestone.

About 25,000 feet of water mains are being laid through some of the principal streets of Whitestone. The mains are 12-inch pipes and are in some cases replacing smaller pipes; generally, however, there have been no pipes in these streets before. The work is being done by contract.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
Total No.	120	103
Assessed value	\$7,820,500	\$4,313,000
No. with consideration	9	1
Consideration	\$515,437	\$16,000
Assessed value	\$611,000	\$10,500
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
Total No.	6,108	6,410
Assessed value	\$496,922,045	\$362,733,125
No. with consideration	644	554
Consideration	\$42,116,490	\$33,931,563
Assessed value	\$40,947,000	\$30,601,075

MORTGAGES

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
Total No.	94	73
Amount	\$1,491,847	\$3,809,745
To Banks & Ins. Cos.	18	14
Amount	\$674,943	\$2,260,500
No. at 6%	36	39
Amount	\$352,697	\$376,370
No. at 5½%	2	2
Amount	\$280,000	\$1,300,000
No. at 5%	22	10
Amount	\$277,350	\$758,000
No. at 4½%	6	9
Amount	\$258,000	\$712,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	28	13
Amount	\$323,800	\$663,375
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
Total No.	4,190	5,093
Amount	\$231,445,557	\$180,118,408
To Banks & Ins. Cos.	910	1,128
Amount	\$147,109,403	\$84,610,394

MORTGAGE EXTENSIONS

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
Total No.	26	31
Amount	\$1,134,700	\$935,500
To Banks & Ins. Cos.	7	11
Amount	\$823,000	\$514,000
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
Total No.	1,526	1,588
Amount	\$51,985,704	\$62,085,776
To Banks & Ins. Cos.	461	554
Amount	\$32,722,100	\$34,745,705

BUILDING PERMITS

	1912 Aug. 17 to 23	1911 Aug. 19 to 25
New buildings	5	10
Cost	\$1,195,000	\$1,128,500
Alterations	\$201,680	\$151,425
Jan. 1 to Aug. 23		Jan. 1 to Aug. 25
New buildings	369	587
Cost	\$82,378,485	\$66,032,930
Alterations	\$8,012,228	\$8,539,015

BRONX CONVEYANCES

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
Total No.	98	112
No. with consideration	11	7
Consideration	\$72,750	\$27,360
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
Total No.	5,016	4,761
No. with consideration	1,347	331
Consideration	\$7,037,594	\$3,228,470

MORTGAGES

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
Total No.	78	82
Amount	\$864,750	\$726,171
To Banks & Ins. Cos.	9	12
Amount	\$120,500	\$201,500
No. at 6%	46	33
Amount	\$619,390	\$287,810
No. at 5½%	6	7
Amount	\$16,660	\$25,300
No. at 5%	7	18
Amount	\$53,600	\$303,200
Unusual rates	1	4
Amount	\$1,000	\$1,661
Interest not given	18	20
Amount	\$174,100	\$108,200
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
Total No.	3,980	4,158
Amount	\$36,947,006	\$37,874,357
To Banks & Ins. Co's	370	492
Amount	\$7,544,816	\$8,656,650

MORTGAGE EXTENSIONS

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
Total No.	6	9
Amount	\$42,100	\$41,500
To Banks & Ins. Cos.	.....	.....
Amount	.....	.....
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
Total No.	454	42
Amount	\$7,118,846	\$7,143,14
To Banks & Ins. Cos.	185	8
Amount	\$2,350,390	\$3,126,85

BUILDING PERMITS

	1912 Aug. 17 to 23	1911 Aug. 19 to 25
New buildings	24	26
Cost	\$366,915	\$310,500
Alterations	\$24,850	\$4,125
Jan. 1 to Aug. 23		Jan. 1 to Aug. 25
New buildings	930	891
Cost	\$25,239,385	\$15,213,285
Alterations	\$779,040	\$918,882

BROOKLYN CONVEYANCES

	1912 Aug. 15 to 21	1911 Aug. 17 to 23
Total No.	434	429
No with consideration	15	27
Consideration	\$71,943	\$206,630
Jan. 1 to Aug. 21		Jan. 1 to Aug. 23
Total No.	16,258	16,707
No. with consideration	1,047	1,053
Consideration	\$9,323,310	\$8,866,007

MORTGAGES

	1912 Aug. 15 to 21	1911 Aug. 17 to 23
Total No.	331	348
Amount	\$1,301,419	\$1,574,874
To Banks & Ins. Cos.	101	130
Amount	\$566,800	\$891,350
No. at 6%	173	181
Amount	\$547,369	\$694,667
No. at 5½%	45	51
Amount	\$149,150	\$349,950
No. at 5%	93	89
Amount	\$518,350	\$438,560
Unusual rates	4	1
Amount	\$36,150	\$600
Interest not given	16	26
Amount	\$50,400	\$91,097
Jan. 1 to Aug. 21		Jan. 1 to Aug. 23
Total No.	12,970	14,725
Amount	\$53,582,161	\$66,418,128
To Banks & Ins. Cos.	3,206	.....
Amount	\$32,322,348	.....

BUILDING PERMITS

	1912 Aug. 16 to 22	1911 Aug. 17 to 23
New buildings	101	76
Cost	\$478,790	\$747,010
Alterations	\$104,821	\$92,155
Jan. 1 to Aug. 22		Jan. 1 to Aug. 23
New buildings	3,761	3,340
Cost	\$27,219,553	\$21,621,468
Alterations	\$3,053,023	\$3,556,160

QUEENS BUILDING PERMITS

	1912 Aug. 16 to 22	1911 Aug. 18 to 24
New buildings	109	68
Cost	\$487,925	\$251,167
Alterations	\$12,415	\$10,408
Jan. 1 to Aug. 22		Jan. 1 to Aug. 24
New buildings	3,095	3,900
Cost	\$12,706,569	\$16,413,318
Alterations	\$585,550	\$565,272

RICHMOND BUILDING PERMITS

	1912 Aug. 16 to 22	1911
New buildings	19	.....
Cost	\$23,798	.....
Alterations	\$1,655	.....
Jan. 1 to Aug. 22		.....
New buildings	625	.....
Cost	\$2,063,758	.....
Alterations	\$204,821	.....

Interborough Route Changed.

The Public Service Commission has approved the declaration of abandonment by the New York City Interborough Railway Company of a portion of its route in The Bronx as follows: "Beginning at the intersection of St. Ann's avenue and 149th street, thence along St. Ann's avenue to its intersection with 156th street, thence along 156th street to its intersection with Leggett avenue and thence along Leggett avenue to intersection with the Southern Boulevard, in the Borough of The Bronx, City of New York."

—Among the building loans was one of \$390,000 by Otto L. Dommerich to the No. 252 Fourth Avenue Company on the big skyscraper to be erected at the northwest corner of Fourth avenue and 20th street. The loan holds good until February 1, 1928, at an interest of 5 per cent.

—Cream-tinted terra cotta has become a very popular building material, and is being used in a number of important buildings. It is not unlike the Tuckahoe marble of which the Metropolitan Tower is constructed, a material which is white when first quarried, but takes on with the years a cream tint that many architects admire.



# BUILDING SECTION

## THE COMMERCIAL PROBLEM IN BUILDINGS

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

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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OFFICE BUILDING CONTINUED.—FLOOR PLAN.

THE purpose of an office building being to provide the maximum of rentable floor space, the most desirable units of size for the offices having been determined, the planner must adjust these as well as possible in the space at his command, making proper allowances for halls and corridors, toilets and other accessories, and also for stairways, elevator accommodation, and other adjuncts to proper service. It is better to sacrifice a possible additional increase in the office accommodation than to cramp some space utilized by all the tenants of the building, such as public corridors; or the more desirable offices, those for instance which have some additional advertising value as well as better light by reason of their fronting on a good street or which are most accessible from the elevators; these should be given the preference over offices in less desirable portions of the building.

The large modern office building demands a good deal of additional space for the accommodation of its heating and mechanical plant, which it is customary to place in the basement or sub-basement, these portions not being as valuable for other uses.

The average proportion of rentable area for floors above the ground floor, which can generally be obtained

on corner lots, not exceeding thirty to forty feet in width, is after deducting walls, partitions, public passages and necessary light courts, from sixty to seventy per cent. of the total ground area; on interior lots it varies from forty-five to fifty-five per cent.

ECONOMY OF SERVICE.

In most buildings it is necessary to supply light and heat, and also to provide for the delivery of coal and goods and the removal of ashes and debris, and in buildings of five stories or over, and even where the floors are fewer in number, elevator service is generally supplied.

The cost of maintenance of the mechanical plant and the expenses of service in a building supplied with all the modern improvements are so great, being from thirty to forty per cent. of the total rental of the building, that it is as important to endeavor to secure economy of service as to provide the greatest possible degree of efficiency. The service with which the tenants of a high-class modern office building are generally supplied includes the following: steam heating (ventilating sometimes, but not often), hot and cold water, artificial lighting, elevator service, telephones, telegraph, mail chute and sometimes filtered and refrigerated drinking water.

Frequently such buildings are provided with restaurants in the basement or on the roof, in which case proper provision has to be made for cooking in such a manner as not to cause any annoyance to the other tenants.

CONSTRUCTION.

In buildings of steel skeleton construction of average height, erected to meet the demand of the average office tenants, the framework of the structure should be that which will do the required work at the minimum expense, depending on the height of the building and the spacing of the columns; the exterior walling can be faced with expensive stonework or with cheap brick and terra cotta or be of the cheaper concrete systems; the selection will depend on the individual judgment as to obtainable rents, on which should be based the proposed cost and consequent class of finish.

Sanitary appliances should be of sound manufacture and lasting qualities and the mechanical plant should be such as will render the most economical service during its life, which with most portions of the plant, may vary from five to twenty-five years, much shorter than the life of the structure proper.

In buildings of skeleton construction the flooring, doors, sash, trim, etc., or the so-called finish as distinguished from the structural portions and mechanical plant, constitute such a small percentage of the total cost that it is unwise to use any but materials of good and lasting qualities for this purpose. In the smaller office buildings, in which the proportionate cost of finish to structure is greater, it is sometimes wise to finish the building more cheaply, in keeping with the lower rentals which it will command.

DECORATION.

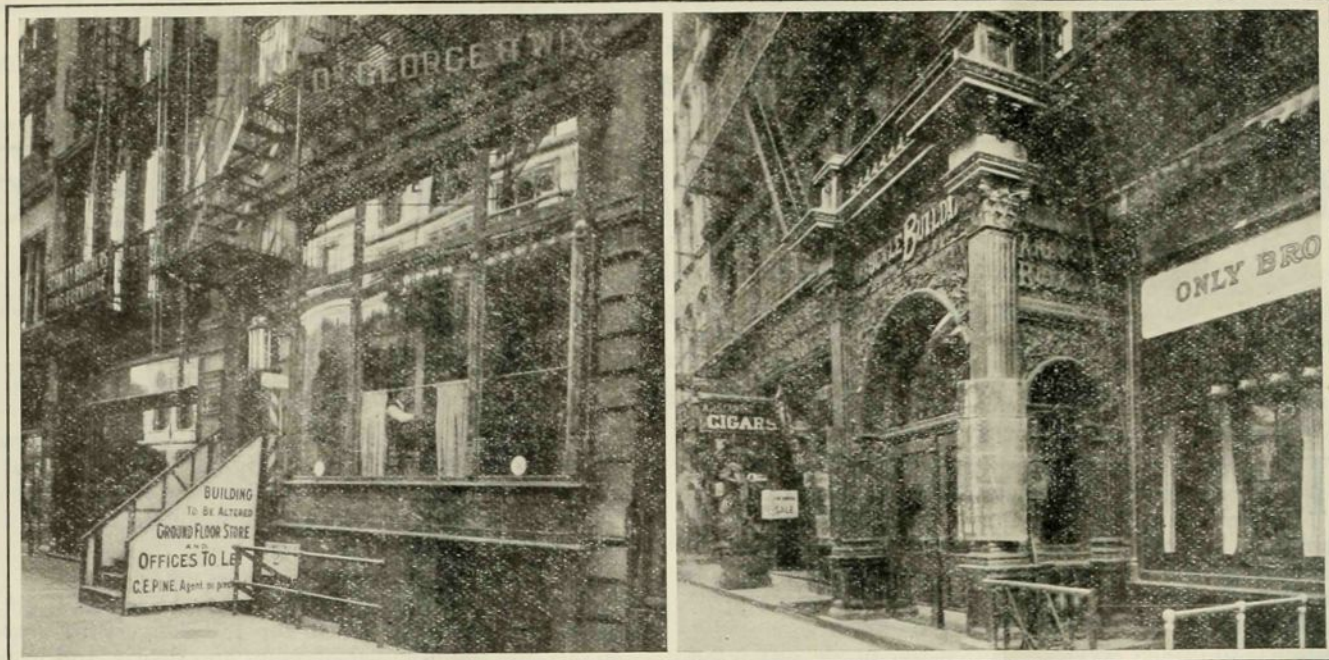
The amount and elaborateness of the exterior and interior decoration is in the case of office buildings mainly a question of advertising. The building is well advertised and for that reason becomes somewhat more desirable to tenants, if it is of pleasing exterior and with well-designed and well-executed interior decorations which should be especially devoted to the most conspicuous portions, such as the main entrance and rooms for public use.

The judicious expenditure of a proper amount in the decoration of a building may be a good investment and aid in the securing and holding of tenants.



CITY INVESTING CO.'S BUILDING, BROADWAY NEAR CORTLANDT ST., NEW YORK CITY.

The attempt made in this building "which cost about one million dollars more than was intended" to give Broadway values to Cortlandt St. property by the use of a comparatively narrow entrance lot on Broadway has not been successful. It should have included the corner, control of which was afterwards found necessary and is one of the heaviest carrying charges.—From the "American Architect."



EXAMPLES OF POOR ACCESS.

- (1) On strong traffic streets buildings like this are poor income producers, on account of the poor access. The sign shows what alterations it has been found necessary to make, the principal one being the establishment of the store entrance at the sidewalk level. East 23rd St., New York, N. Y.
- (2) The projecting entrance to this store and office building interferes with the access, light, and advertising value of the stores on either side of it. Fulton St., New York, N. Y.

#### SPECIAL OFFICE BUILDINGS.

Special office buildings, such as are erected by large corporations for their own uses, are generally quite similar to other office buildings and are needed for the housing of their office forces, with, at times, special requirements to adapt them to their peculiar need, such as the large general offices of life insurance companies, the operating rooms of telegraph and telephone buildings, etc. These buildings are sometimes erected with a view to the advertisement obtained by their owners from their use and possession; this is, however, usually overdone from the commercial standpoint and it has been recently figured that the buildings erected by the leading New York life insurance companies have cost them far more than they could be sold for and that the return on the amount expended is far less than that earned from the most conservative investments.

Exchanges and similar buildings are of special character and requirements and are not in a sense commercial buildings.

#### SHOPS AND STORES.

In this country it has been customary to use the word store to designate a shop, as it would be called in England; there is a tendency, however, especially in the larger cities, to use both words and to differentiate between them by calling the more local and smaller establishments shops, those of more general use and larger being known as stores.

Local shops supply the needs of the people living in their immediate vicinity and general shops or stores draw their trade from other parts of the city and sometimes from the surrounding country. The latter find their highest form of development in the type known as the "department store," almost always situated in the most active general shopping district and catering to the trade of the whole city in which it is situated, as well as to that of the smaller surrounding towns. Some shops have at the same time both local and general trade, and the aim of every local shopkeeper is to increase the number of his clients and to extend the territory from which he draws his customers. Many of the largest department stores have started as small local shops and have grown by extending their clientele and by absorbing adjacent buildings. An instance is that of the well-known London firm of "Whiteley's" which began in a small shop on the site which later became the center of the vast establishment doing business under that name.

In the smaller settlements, shops and stores are located on traffic streets running through residence sections; as they grow they tend to concentrate and eventually, in the large towns and cities, form separate sections.

In the small towns and villages, there is very little difference between the rental value of ground floor space and that of upper floors, just as there is but little

increase in value of corners over inside lots. When cities become of great size, the excess value of ground floor accommodation in shopping sections over that of upper stories, due to accessibility for the sale of goods and the advertising value of the display in show windows is accompanied by a largely increased value of corners over inside lots, which reaches its highest point at the junction of two traffic streets, permitting ready access and a display of goods to the very largest possible number of transients.

Local shops which carry but small stocks of goods do not need great depth; thirty or forty feet would be about the average. When they become more general in character, the depth is increased until in department stores large areas are needed for the proper display of the numerous classes of goods dealt in.

The importance of the strength of the traffic in any neighborhood when the establishment of new shops is under consideration is evidenced by the custom of some merchants who have an enumeration made of the passers by before settling on any location and who also note the number of people who enter the premises occupied for businesses similar to that which they contemplate starting.

#### LOCAL SHOPS.

In the cheaper sections, local shops tend to be scattered throughout the district, especially at corners. Their existence is called for by the unwillingness or inability of the poorer people to go further than is necessary to make their purchases, which consist mainly of provisions of one kind or another, so that we see local shopping sections composed mainly of butchers, bakers, grocers, delicatessen shops, etc. The tendency for these shops is to gradually group themselves on the streets and at the corners which are to be found within the easiest reach of the largest numbers. As a section grows in population, the best shopping street in it attracts an increasing number of purchasers and the shops gradually enlarge their stocks of goods and their facilities, the street tending to become a general shopping street. Eventually, if able to attract a sufficient number of customers, this street may become suitable for the establishment of department stores. A good example of a street running through all these changes is 125th street, New York, which, originally supplying merely a small local section, has become the main trade centre for a large portion of the Upper City.

The requirements of shops and stores are very similar, varying only in their intensity. Thus the necessity of climbing three or four steps to reach a small local shop would detract slightly from its value, but in a high class shopping section, this lack of accessibility would result in a greatly decreased rental and would render it less desirable than neighboring shops entered at the level of the curb.

# COMPETITION INVITED FOR COURT HOUSE PLANS

## Ten Notable Firms of Architects Will Take Part in the Final Competition, While the Preliminary Includes Many More Than That Number

THE Court House Board has invited a competition for the selection of an architect for the new court house in the County of New York. This competition is to be held in two parts—a preliminary competition and a final competition. The board by the issuance of a program this week institutes a preliminary competition.

The purpose, of this preliminary competition is the selection of ten architects, who together with certain invited architects will take part in the final competition.

The invited architects are Messrs. McKim, Mead & White, Carrere & Hastings, La Farge & Morris, Tracy, Swartwout & Litchfield, James Riley Gordon, H. V. Magonigle, York & Sawyer, Charles Butler & Charles Morris Associated, Trowbridge & Livingston, A. W. Brunner, Cass Gilbert, George B. Post & Sons.

The following architects, having sent their names, office address and statement of qualifications to the Secretary of the Board, have been accepted by the Board as competitors in the preliminary competition, viz.:

Messrs. F. M. Andrews & Co., Augustus N. Allen, Raymond F. Almirall, George and Edward Blum, Donn Barber, F. Hunt Bosworth, Jr., Charles W. Buckingham, Edward Pearce Casey, Robert N. Cleverdon, Clinton & Russell, Cross & Cross, Davis, McGrath & Kiessling, Delano & Aldrich, Dennison, Hirons & Darbyshire, Dillon, McLellan & Beadel,

D'Oench & Yost, William Emerson and Walter D. Blair Associated, J. H. Freedlander, George B. de Gersdorff, James C. Green, Griffin & Wynkoop, Hill & Stout, Charles C. Haight, A. M. Githens & Aymar Embury II, Hunt & Hunt, Hazzard, Erskine & Blagden, Hedman & Schoen, Max G. Heidelberg, Frank J. Helmle, Hoppin & Koen, Howells & Stokes, Charles P. Huntington and Schonewald & Kintzing Associated, Louis E. Jallade, Edgar A. Josselyn, Beverly S. King, H. P. Knowles, Francis H. Kimball, Henry P. Kirby & John J. Petit, Lord, Hewlett & Tallant, Guy Lowell, Mann & MacNeille, Maynicke & Franke, Kenneth M. Murchison & Howard Greenley Associated, Evan T. Macdonald & James Valentine, J. V. Reddy, Palmer, Hornbostel & Jones, F. Livingston Pell, Frank E. Perkins, Pilcher & Tachau, John Russell Pope, H. Brooks Price, Reiley & Steinback, R. H. Robertson & Son, James Gamble Rogers, Albert Randolph Ross, Goldwin Starrett & Van Vleck, Shire & Kaufman, Grenville Temple Snelling, Milton See & Son, Taylor & Levi, Trowbridge & Ackerman, John V. Van Pelt, Walker & Gillette, Richard A. Walker, James E. Ware & Sons, Werner & Windolph and William Van Alen Associated, J. C. Westervelt, Willauer, Shape & Bready, Wilder & White, Wallis & Goodwillie, William Albert Swasey, F. Burrall Hoffman, Jr., Gillespie & Carrel.

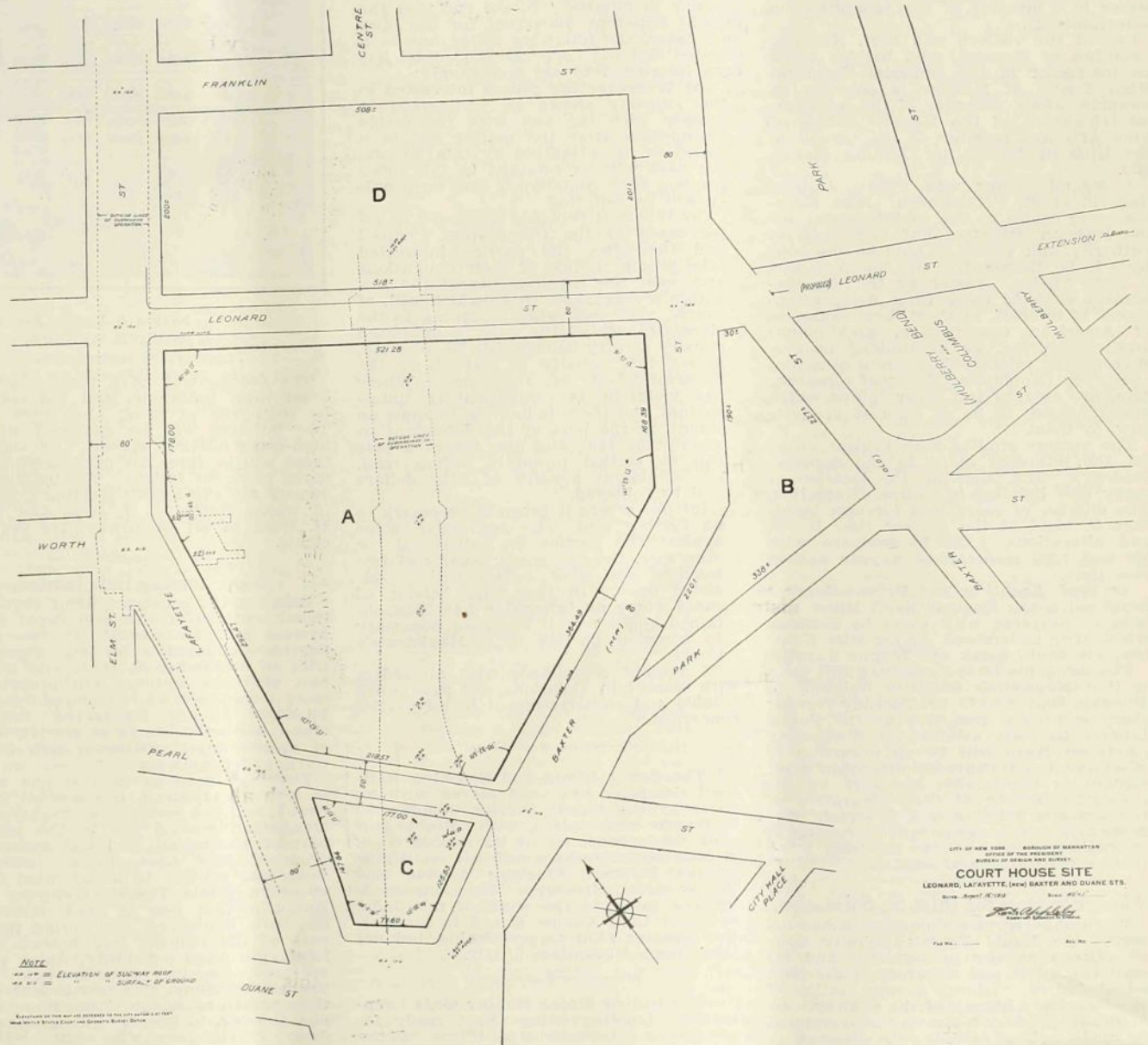
The drawings required to be submitted are described in the program. No alternative designs will be allowed. With

each set of drawings must be enclosed a plain sealed envelope without any superscription or mark of any kind, the same containing the name of the competitor. The design must be of his authorship, produced in his office under his personal direction. No name or mark which could serve as a means of identification must appear on any drawing, and the competitor shall not reveal the identity of his design.

Each set of drawings, wrapped and addressed to the Court House Board, must be delivered at 115 Broadway not later than noon (12 o'clock) on October 19. The designs will be examined by a jury composed of R. S. Peabody, Frank Miles Day and J. L. Mauran. This jury will select the ten designs which appear to it the most meritorious and make a written report to the Board, designating them. The report of the jury will be considered by the board, which will make the final and conclusive choice of ten designs.

The authors of the ten designs will be invited to take part in the final competition for the selection of an architect. The final competition will be held at a later date. The program for it will be issued as soon as possible. One thousand dollars will be paid to each competitor so selected who will submit a design in the final competition.

The drawings will not be made public. Even the jury will not know the names of the authors of the designs selected. The general requirements of the build-



ing and a detailed statement of the accommodations required are given in the program.

The plots of ground to be under the jurisdiction of the Court House Board are given in the accompanying survey. The building is to be placed on the plot marked A. The plots marked B and C may be treated as desired, as parts of the general composition. The streets shown are as projected, and must not be interrupted. The subway passes under the building site. The plot marked D is the proposed future site for an important public building or buildings, but is not controlled by the board.

The number of stories is not indicated. All stories containing court rooms are to be 27 feet in the clear. The general divisions of the building are: Supreme Court, City Court, County Clerk, Commissioner of Jurors, Library, Justices' Chambers, Janitor Service, Special Rooms for Various Purposes.

The total number of square feet required is not given, but the space required for many of the rooms is indicated in the program. The total of the surface specified is about 300,000 square feet. But this omits from the calculation a large auditorium capable of seating 1,500 persons, coat rooms, ante rooms, toilets, stenographers' rooms, elevator space, a general waiting room, telegraph and telephone rooms, staircases and passages.

The Court House Board consists of Morgan J. O'Brien, chairman; L. Laffan Kellogg, secretary; Edward M. Grout, E. Clifford Potter, Charles Steckler. Walter Cook is the consulting architect to the board.

## RUSSIAN DELEGATES.

### Interested in Examples of American Construction—Call at Bureau of Buildings.

The congress of the International Association for Testing Materials, which will assemble here during the first week in September, will attract many delegates from abroad, some of whom have already arrived. The Superintendent of Buildings for Manhattan, Rudolph P. Miller, received calls this week from several. Mr. Miller is a member of the committee on entertainment.

One of the visitors was Prof. Nicholas Lachtinn of Moscow, who besides being an instructor in the Imperial Technical High School of Moscow is engineer of communication, manager of the mechanical laboratory of the Moscow School of Fine Arts and member of the council of the Russian Society for Testing Materials.

A second visitor was Prince Andrew Gagarin of St. Petersburg. Miss Korolew, who comes to act as interpreter for the Russian delegates but is herself an authority and writer of note on the subjects to be discussed at the congress, was a third visitor. Yesterday the Superintendent escorted these three delegates to places of interest, to show them examples of American construction, architecture and engineering, as exemplified in new skyscrapers, reinforced concrete construction, deep foundations, fireproof construction, fire escapes and other things which might chance to be of interest or quite new to them.

The visitors studied with evident interest the reference maps in the Superintendent's office, showing the location of every new building in course of erection. The number of operations for new buildings in hand at the present time is 575, and alterations, 1,375, to compare with 480 and 1,000 respectively a year ago at this time.

As Prof. Lachtinn and Prince Gagarin could not speak English, Supt. Miller was able to converse with them in German, which they understood. As for Miss Korolew, she could speak our tongue fluently.

The delegates to the congress will meet in the Engineering Societies Building on Monday, Sept. 2 to 7. On Tuesday evening there will be a reception at the Public Library on Fifth avenue; on Wednesday afternoon there will be an excursion to West Point; on Thursday afternoon a reception to the foreign members by the American Society of Civil Engineers at the society's building in 57th street. The sessions of the congress will be conducted in sections, except on the last day, when there will be a general session.

### More Elevators for 181st St. Substation.

The Public Service Commission has directed the Rapid Transit Subway Construction Company to construct and install two additional elevators in the 181st street and St. Nicholas avenue station of the Broadway branch of the subway. An allowance of \$40,000 for this improvement is made. The company is directed to have the elevators ready for operation by January 1, 1913.

## BUILDING VIOLATIONS.

### A Stricter Policy at the Building Department—Sharp Prosecution For Wilful Offenders.

As it appears from the records of the Manhattan Bureau of Buildings that violations of the building law are constantly increasing in number, Superintendent Miller has considered it advisable to adopt, in conjunction with the City Law Department, a new policy for the handling and prosecution of these violations, to the end that the present apparent disrespect for the laws may cease. It is necessary to the welfare and safety of the public, as well as to the net efficiency of the Manhattan Building Bureau, Mr. Miller says, that the representatives of the city government should take a decided stand in this matter, and in order to give the public a clear understanding of his position for their future guidance, the following bulletin has been issued.

As shown by the division of these cases into three general classes, it will be the practice of the bureau to treat all cases on their merits,—according to the nature of the violation, the apparent motive of the parties liable, and the manner and expedition with which they comply with the orders of the bureau.

"It will be our desire in the future as it has in the past," says Mr. Miller, "to save owners and others interested as much expense and embarrassment as possible; but, in return for this consideration on our part, we shall expect the prompt cooperation of all persons against whom violations are filed in order that the building laws may be observed and the cases dismissed from our records.

"The Corporation Counsel has been requested in all cases sent to his office not only to follow up all judgments as soon as possible with executions, but also to start such proceedings as may be necessary to secure a compliance with the law."

The bulletin, which is No. 42 and dated August 21, is as follows:

"The records of this bureau show that violations of the Building Law are increasing in number. To the end that the present apparent disrespect for the laws may cease, the following policy has been adopted and the Corporation Counsel has been instructed to act accordingly:

(a) Wherever the person interested in the property shows an inclination to comply with the law with reasonable promptness after the matter has been called to his attention by this bureau, the case will be retained in this office pending such compliance, and no penalty will be collected.

(b) Where it becomes necessary to refer cases to the Corporation Counsel and thereafter the parties interested take prompt notice of their obligations and meet the requirements of the law within a reasonable time—which will, of course, vary somewhat according to the circumstances of the case, a minimum penalty of fifty dollars will be collected, unless this penalty is waived by the Superintendent of Buildings. Where the violation is comparatively unimportant and there is nothing to show an intent on the part of the defendant to violate the law, and also where a case can be settled promptly before trial, the minimum penalty of fifty dollars will be collected.

(c) But where it becomes necessary to go further and take aggressive steps against the parties by actual suit or otherwise, the maximum penalty of two hundred and fifty dollars will be insisted upon. In this class belong all cases where an injunction has been obtained and where it has been necessary to summon parties to a Magistrate's Court.

"A prompt compliance with all orders with respect to violations will save much trouble and embarrassment to all parties concerned."

—The Coney Island and Brooklyn Railroad Company has been served with an order by the Public Service Commission to remove and replace, with suitable new rails throughout, all of its double track electric street surface railroad on Wythe avenue between Flushing avenue and Taylor street, Brooklyn. The company is ordered to begin the work of rebuilding not later than August 15 and to complete the same as soon as practicable, but not later than November 1, 1912.

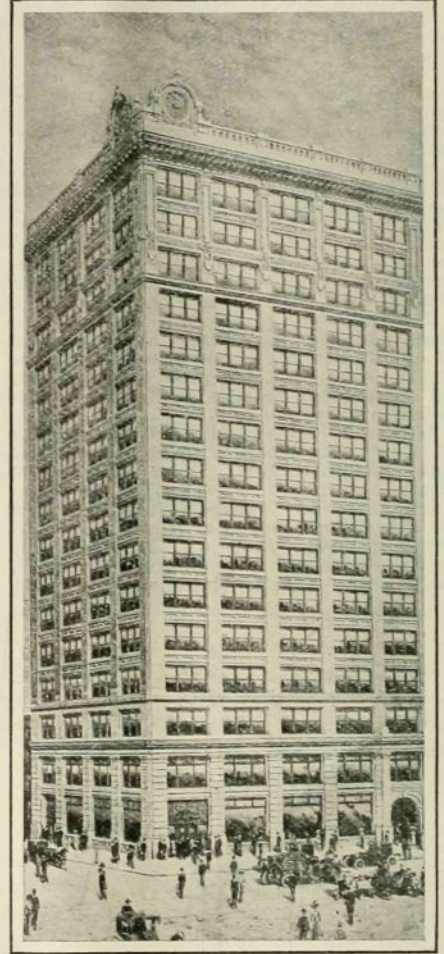
—The United States Rubber Co.'s twenty-story building being about ready for occupancy, the executive offices of the corporation will be moved there within a few days.

## A FOURTH AVENUE WORK.

### Fine Building For the Realty Holding Company Now Being Framed.

The loud rattle of steam-riveters is heard from all sides of Madison Square this summer. Ordinary conversational tones in the neighboring office buildings are drowned. But it is a noise which sounds good to business men after years of comparative inactivity.

One of the big buildings, the framework of which is being riveted together, is on the northwest corner of 4th avenue and 29th street, a sixteen-story mercantile fireproof construction. We print a perspective drawing which the architects, Neville & Bagge, have made. The exterior will be simple but pleasing to the eye.



Neville & Bagge, Architects.  
424-432 FOURTH AVENUE.  
In course of construction.

The facade will have three stories of ornamental limestone, and the rest will be composed of brick and terra cotta. The building will be equipped with a high-class heating system. Of elevators there will be three for passengers and as many more for freight. The builders and owners are the Realty Holding Company, in which Nathaniel J. Hess and Edwin H. Hess, of 907 Broadway, are the principals.

### More Subway Bids Invited.

Bids for the construction of four additional sections of the new rapid transit system will be opened by the Public Service Commission for the First District on September 10, 11, 12 and 13. The cost of these sections will probably be more than \$10,000,000, which, added to the \$61,000,000 already contracted for, will make, when the contracts are let, a total of more than \$71,000,000 of new subway work under contract.

The four sections include one section in lower Manhattan, one section in the Bronx, and two sections in Brooklyn. The Manhattan section lies in the southern part of Manhattan, and will connect the proposed East River tunnel with the Broadway subway to be operated by the Brooklyn Rapid Transit Company. The Bronx section lies in 138th street and Southern Boulevard, and forms the first part of the Pelham Bay branch of the Lexington Avenue Subway, which will be operated by the Interborough Rapid Transit Company. The two Brooklyn sections are an extension of the Fourth Avenue Subway, in Brooklyn, from 43d street down Fourth avenue to 89th street, and will be operated by the Brooklyn Rapid Transit Co.

**BUILDING MATERIALS.**

**Car Shortage Expected to Be Severe This Fall, and Shippers are Sending Warnings.**

**More Amicable Relations in the Brick Trade—Cement Interests Expect No Great Benefit From the State Barge Canal—Structural Steel Prices Ascending Again.**

Manufacturing interests are convinced that the car shortage for building materials will be severe this fall. In some lines, as in lumber and wire, shippers are sending out warnings to the trade and urging that due precautions be taken. Ocean freight rates are still soaring and are higher than many shippers can remember. The demand for materials is steadily increasing. Structural steel quotations on plain shapes were advanced again by some manufacturers at Pittsburgh points this week, and a notice was received of an advance in Virginia foundry iron, but for most other material prices were fairly steady.

The number of new building operations in hand at the present time in the Borough of Manhattan alone, according to official report, is 575, or about 100 more than were in hand last year at this date. The number of alterations is 1375, which is a total of about 375 larger than the number of alterations going on a year ago in Manhattan. The number of new buildings being erected is much less than in some former years, but the average cost has nearly doubled, and there is more heavy construction than ever before at one time.

**Brick.**

Brick market quotations are the same as last week, \$6.75 to \$7 per thousand for Hudson River common hards, to dealers, in cargo lots, at the wharf. Cargo sales are fewer than when last reported, numbering 49, as compared with 67 in the previous week. The undertone of the market is strong, but with the top price not so easily obtainable as a fortnight ago.

The relations between manufacturers, dealers and mason builders are reported to be more satisfactory at the present time than they were for more than a year. The manufacturer is receiving what the dealer considers a good price for his product; the dealer, who stands as a buffer between manufacturer and the mason builder, is asking, and in some cases receiving more margin between cost and selling price, and the dealer seems to be willing to meet existing conditions and pay a fair price for deliveries.

Francis N. Howland, of Candee, Smith & Howland Co., president of the dealers' association, in answer to a question, estimated the prospects as good for a long-continued era of fair business.

"The business public," said Mr. Howland, "are gradually coming to understand the political situation as to difference in parties, and are feeling that business must go on regardless of who is elected, and that nothing can stop the wave of prosperity coming to this country from the bumper crops of corn, wheat, oats, and other cereals, as spoken of in the news of the day."

"The facilities of the port for receiving and distributing supplies are not all that we could wish for, but under our very efficient Dock Commissioner they are improving, and if it is easier to get to distant points in upper Manhattan and the Bronx than ever before, and the dealers' association is grateful to the municipality for every added facility toward reducing the cost of delivery of building material to the consumer."

"You can readily understand how essential it is for the building material interests to have short hauls to the work, as the longer hauls add to the cost of delivery very materially."

The transactions in the Hudson River brick market last week were as follows:

Left from Aug. 10 for Aug 12, 21.		
Arrived August 12.....	15	Sold 17
Arrived August 13.....	4	8
Arrived August 14.....	7	4
Arrived August 15.....	7	8
Arrived August 16.....	13	8
Arrived August 17.....	7	53 4
Total .....	74	49
Sold .....	49	
Left for Aug. 19.....	25	

**Cement.**

The great problem of the cement manufacturers, as of the brick manufacturers, has ever been to regulate production so that it does not considerably exceed the consumption in the markets immediately available to the point of manufacture.

With the mills in the Lehigh and Hudson River districts running to about 90 per cent. of full capacity, on the average, an immense quantity of material is being produced. Not all the mills that ever made cement of any kind are running, because some did not survive the long depression. But it is evident that a turning point has been passed when demand is able, as it now is, so readily to absorb the current output. The recent advance of ten cents per barrel to a base quotation of \$1.38 to \$1.48, in cargo lots to dealers, alongside dock, within lighterage limits, is being well maintained.

**Effect of the Barge Canal.**

Manufacturers and dealers in the cement trade do not believe that the State Barge Canal when completed will either increase the consumption of Portland cement or materially reduce the cost of transportation. For this reason the Lehigh Valley producers do not believe that the Hudson River mills will have any advantage over theirs.

Albert Moyer, manager of sales for the Vulcanite Portland Cement Company, pointed out this week that a number of mills have been erected in the past with a view of utilizing water transportation, but with a few exceptions such mills have not been a success. The old Hudson plant went out of existence, and the Seaboard plant has never been completed. The plant at Norfolk, built entirely with water transportation in view, is bankrupt.

"The nearness of raw materials and coal, short distances to large markets, equitable rates for transportation, and the ability to ship in small units, is of far greater importance than water transportation," declared Mr. Moyer. The Lehigh Valley enjoys these natural advantages and will always be the most prominent factor in the manufacture of Portland cement in the East and for export.

**Facilities for Handling Cement.**

"We are paying more today," Mr. Moyer added, "for lighterage and more for trucking because the lightermen have to pay the labor more and the fuel and feed is higher. A possible saving might be made in certain localities in and adjacent to New York by providing means for handling cement in bulk, the handling to be done by machinery similar to the manner in which grain is handled. Strange to say this is nothing new, but was actually accomplished seventeen years ago."

"The handling of cement in Greater New York is a problem not well understood even by some of the manufacturers themselves. Water transportation has always been a lure and sometimes a snare. In the handling of Portland cement water transportation, from the economical standpoint, requires large units, whereas the geography of the City of New York necessitates the dividing up of these large units into small ones. The congestion of the harbor and docks makes this a considerable problem. Therefore, the larger portion of cement delivered in New York is handled from the Lehigh Valley and not the Hudson River plants. It probably will always be this way even though the quality might be equal. The Lehigh Valley has the advantage of shipping in carload lots into New York, trucking from cars at Jersey City and Hoboken across the ferry or lightering in 250 barrel lots from the Jersey terminals to the various docks in New York. Therefore, small units can be handled economically from the Lehigh Valley, whereas the larger units would have to be handled from the Hudson River plants."

"A belt line railway around the water front of Manhattan would certainly assist in the economical handling of all materials coming in by rail to Jersey City or Hoboken, as these materials can be handled then in carload lots by means of floats and float bridges to the belt line railroad, and there distributed in carload lots to points nearest the job."

"The small space available for the contractor in erecting a large building does not enable him to take a large quantity of cement in at any one time. He can handle a carload very easily, but he cannot handle 1,000 barrels. The contractor must have the cement promptly as he needs it, he cannot wait for a barge containing 1,000 barrels to be towed down the river, and the manufacturer cannot afford to store a large quantity of cement on a number of barges, distributing it around the immense water front of New York."

"It would be difficult to handle cement as brick is handled. Cement is consigned to one dealer and that dealer only can truck from this particular barge. In the matter of brick, all dealers can handle from any one barge, and they select the barge nearest to the job. If cement could be handled the same as brick, by means

of a cement exchange, some economies would naturally result."

**Large Outgo of Limestone.**

The stone trades throughout the metropolitan district are enjoying a better market than for years. This applies to quarrymen, dealers, contractors and mechanics in every branch of the industry. It depends on individual circumstances and also upon one's point of view if the status of affairs are judged entirely normal. While the work may not be distributed throughout the city with the even hand characteristic of unalloyed good times, it can be said that whatever congestion there may be is where it can be most conveniently handled—in Manhattan.

Indiana limestone is in particularly strong demand. We have recently seen a photograph of a train of thirty carloads of buff limestone, all in large blocks and representing sixteen thousand cubic feet, and all from one quarry and consigned to one firm of dealers, Michael Cohen & Co., of this city, who said that from their point of view there was nothing extraordinary in the shipment, under the present flow of business in this city.

Values in the stone trades have, during the last three months, been steadily recovering lost ground. While it cannot be said that quotations for dressed stone have yet reached new territory, it is still true that they have gained nearly twenty-five per cent. over the figures which prevailed a year ago.

**Iron and Steel.**

Structural work is being freely placed. The minimum price of structural shapes, which for some time has been \$1.30 per 100 pounds, Pittsburgh, was advanced this week by most of the leading manufacturers to \$1.40, and transactions in plates are being made at prices as high as \$1.50. Merchant bars are still nominally quoted at \$1.30 per 100 pounds, but sales are reported at \$1.35 and \$1.40. Some sales for prompt delivery have recently been effected at \$1.60 per 100 pounds.

In most lines of finished steel products the mills are being pressed for deliveries. The volume of new business is increasing rather than otherwise. Most of the steel companies are behind in deliveries on contracts.

Bids were again asked this week on the steel for the Eighth Regiment armory. Awards are expected on the Hell Gate Bridge approaches for the New York-Connecticut Railroad, bids for which went in on August 15. A moderate tonnage of concrete bars and a small lot of steel beams is required, as most of the approaches will be of concrete construction.

The American Bridge Company will supply 14,000 tons for the Biltmore Hotel, as well as 10,000 tons for the Western Union building in this city. It is stated that the office building to be erected at 42 to 50 Broad street will require 2,500 tons of steel.

Bids went in on 90,000 tons of structural shapes for the Brooklyn Rapid Transit Co., which, it is claimed, is for elevated railroad extensions, rather than for subways, but no awards are expected until formal contracts have been signed by the B. R. T. Co. with the city.

Copper is selling in the local market, by second hands, almost entirely in small lots, at 2 to 4 cents under the prices asked by the largest selling interests, who are holding out for 17½ delivered thirty days.

**Linseed Oil.**

Because of the prospects of a big crop of flax seed, lower prices continue to be quoted for linseed oil. City brands, raw, American seed, 67 to 70 cents per barrel in 5-barrel lots.

**Lumber.**

The wholesale trade in lumber is seasonably slow. From the retail yards there is a fair outgo, but the dealers are not yet in a position where they will be required to stock up heavily. The higher price list is also an argument for postponing this class of ordering, if not now imperative. Some of the Bronx and Brooklyn yards report a very active trade.

Wholesale houses report that spruce cargoes hold all the ground gained earlier in the season. Schedules calling for custom sawing are placed at figures ranging from \$22.50 to \$27. Sales of standard slab lath range in price from \$3.70 to \$3.80, either by car or vessel. Hemlock is selling on the base price of \$22 established a month ago. White pine is firm and active in all the cutting-up grades below "fine common," with quotations unchanged.

For thirty days there has been a very strong requirement for low-grade hardwoods. Mahogany is reported by shippers to be a very scarce article,

# CURRENT BUILDING OPERATIONS

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

## Date For Fire House Bids.

The Fire Department of the City of New York, 157-159 East 67th street, announces that the time for the closing of bids for the construction of six fire houses in various locations in Greater New York, has been set for Friday, August 30, at 10.30 a. m. The locations are as follows: (1) Southwest corner of Seneca avenue and Faile street, Bronx; (2) Nelson avenue and 166th street, Bronx; (3) 79th street, near 12th avenue, Brooklyn; (4) Bristol street, near Blake avenue, Brooklyn; (5) 5th avenue, near Newport avenue, Rockaway Park; (6) Oakley avenue, near Belmont avenue, Woodhaven, Queens. The security required is fifty per cent. of the amount of the bid.

## Plans For New Fifth Avenue Hotel.

Donn Barber, of 25 East 26th street, architect, has prepared tentative plans and is taking preliminary estimates for the improvement of the northwest corner of 5th avenue and 31st street, a plot measuring 30x126x30x67½ feet, on which will be built a twenty-one story fireproof hotel costing about \$650,000. The name of the owner is for the present withheld. The plot is owned by the Dinsmore estate, who disclaim all connection with the building enterprise. The Theodore Starrrett Company, 103 Park avenue, has submitted an estimate.

## Figuring For Y. M. C. A. Building.

Warren & Wetmore, 70 East 45th street, are taking preliminary estimates for the erection of the new Young Men's Christian Association Building, on Park avenue, the east side, between 49th and 50th streets, for the Railroad Y. M. C. A., of 361 Madison avenue, to cost approximately \$360,000. The building will be seven stories, 65x200 feet. Final estimates will be taken by the architects about September 4.

## Westchester Hospital Plans.

James Brite, 1170 Broadway, New York City, has been selected architect for the new tuberculosis hospital to be erected by the County of Westchester Board of Supervisors, in Westchester County. The building site has not yet been selected. Alex. M. Crane, of Scarsdale, N. Y., is chairman of the building committee. The other members include, Benjamin Taylor, of Portchester; Dr. H. Eugene Smith, of Mount Vernon; James Haight, of Portchester; and Alfred Bailey, of Yonkers.

## Syndicate to Build in 69th Street.

Schwartz & Gross, 347 5th avenue, have been selected to prepare plans for a nine-story apartment house, 50x100 feet, for a syndicate in which George Robinson, care of Morris Cooper, 20 Vesey street, is interested, to be erected at 102 to 106 West 69th street. No contracts have yet been issued.

## Park Presbyterian's Select Architects.

The West Park Presbyterian Church, Rev. A. H. Evans, 336 West 86th street, pastor; W. J. Campbell, 41 Park row, secretary of the Board of Trustees, have commissioned Carrere & Hastings, 225 5th avenue, to prepare plans for the new edifice to be erected on the block front, east side of Wadsworth avenue, between 174th and 175th streets.

## CONTEMPLATED CONSTRUCTION

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

69TH ST.—A syndicate represented by Geo. Robinson has purchased from Morris Aron 102, 104 and 106 West 69th st, three old-fashioned 4-sty brownstone dwellings, on a plot 55x100.5 ft. Ground is to be broken shortly for the erection of a 9-sty apartment house on the site.

39TH ST.—Ross & McNeil, 39 East 42d st, have prepared plans for a 9-sty apartment house, 53.1x83.8 ft, for the Murray Hill Realty Co., 500 5th av, to be erected at 143-147 East 39th st, at a cost of \$185,000.

THOMPSON ST.—The Citizens' Investment Co., 226 Lafayette st, will erect a 6-sty tenement, 60xirregular, at 132-134 Thompson st, to cost \$55,000. L. A. Sheinart, 194 Bowery is architect.

10TH AV.—Francis J. Maikham, 123 West 123d st, will alter the 4-sty tenement, 295 10th av. J. C. Cocker, 2017 5th av, has prepared plans. Estimated cost, \$5,000.

WEST END AV.—Work has been started on the 12-sty apartment house at the northeast corner of West End av and 71st st, for the Fullerton Weaver Realty Co., 1 Madison av, Spencer F. Weaver, president, from plans by J. E. R. Carpenter, 1 Madison av. The contract for the brick work has been awarded to Harry Turner & Son, 82 West 175th st.

#### DWELLINGS.

91ST ST.—Charles A. Rhind, architect, 157 East 59th st, has completed plans for alterations to the 3-sty brick residence at 105 East 91st st for Mrs. Charles Randwitz, 105 East 91st st, to cost \$4,000. Joseph Dillon & Son, 850 6th av, have the general contract.

60TH ST.—Ludlow & Peabody, 12 West 31st st, are preparing plans for a nurses' home in connection with the Manhattan Maternity Dispensary, at 325-27 East 60th st. The building will be 5-sty, semi-fireproof.

#### FACTORIES AND WAREHOUSES.

GREENWICH ST.—M. W. Dell Gaudio, 1910 Webster av, is ready for bids on the 6-sty warehouse, brick and limestone, slag roof, fireproof shutters, sprinkler system, to be erected in the west side of Greenwich st, 45 ft south of Charles st, to cost \$16,000. The Canebrake Realty Co., 35 Nassau st, is owner. The work will be let under general contract.

MORNINGSIDE AV.—Frank Hansle, architect, 81 East 125th st, has completed plans for alterations to the 5-sty brick warehouse and loft 120 and 122 Morningside av and 401 West 124th st for the Amsterdam Grocery Co., 120 and 122 Morningside av, George Buckman, president, 538 West 125th st; H. B. Crisman, vice president, 2849 Broadway, and A. D. Ritterhoff, treasurer, 887 Columbus av. The owner will build and is taking estimates on all sub-contracts. Estimated cost, \$5,000.

#### HOSPITALS AND ASYLUMS.

59TH ST.—Crow, Lewis & Wickenhoefer, architects, 200 5th av, are taking bids for changes to the operating room and new solarium at 430 West 59th st for the Roosevelt Hospital, on premises, Charles B. Grimshaw, superintendent. H. H. Oddie, Inc., 251 4th av, is figuring the general contract. Estimated cost, \$15,000.

RANDALL'S ISLAND.—The Department of Public Charities, Michael J. Drummond, commissioner, foot of East 26th st, Manhattan, will take bids until August 29, for the addition to the 2-sty fireproof, brick, Children's Hospital, Frank J. Helmle, 190 Montague st, Brooklyn, is the architect. Durkin & Laas, 103 Park av, N. Y. C., are figuring on the general contract. Estimated cost, \$83,000.

16TH ST.—The Willard Parker Hospital, Department of Health, 55th st and 6th av, will take bids until August 28, for the dormitory addition to the Willard Parker Hospital, foot of East 16th st. Clinton & Russell, 32 Nassau st, N. Y. C., architects; Durkin & Laas, 103 Park av, are figuring the general contract.

BLACKWELL'S ISLAND.—The Department of Charities, M. J. Drummond, commissioner, foot of East 26th st, N. Y. C., is taking bids to close August 29th for alterations and addition to the 3½-sty fireproof stone kitchen and dining room of the Metropolitan Hospital, Charles B. Meyers, 1 Union Square, N. Y. C., architect. The cost is estimated at \$125,000.

#### STABLES AND GARAGES.

22D ST.—M. W. Dell Gaudio, 1910 Webster av, has prepared plans for a 4-sty brick stable to be erected at 417 East 22d st, to be let under general contract. Owners, Codevilla Realty Co., 638 West 131st st. Estimated cost, \$12,000.

26TH ST.—C. H. Caldwell, 160 5th av, is taking bids for the erection of the brick garage at 537-547 West 27th st, for the North River Garage, 537 West 27th st. Cost, \$15,000. J. Williams, Inc., 556 West 27th st, owner the land.

#### STORES, OFFICES AND LOFTS.

5TH AV.—Herbert M. Baer, 21 West 45th st, has been commissioned to prepare plans for extensive alterations at 429 5th av, which has just been leased for a long term of years by William Coulson & Sons, the well-known linen house, through George B. Corsa. The firm will occupy the store and basement itself; the second floor will be remodelled for lofts, and the two upper floors for bachelor and studio apartments.

25TH ST.—Excavating is going on for the 12-sty store and loft building at 164 and 166 West 25th st for the Nodrog Realty Co., 164 and 166 West 25th st, A. Gordon, president; S. Maidas, treasurer, from plans by C. B. Meyers, 1 Union sq., N. Y. C. William P. Seaver, 322 5th av, N. Y. C., is steel engineer. Rosenberg & Aronson, 89 Delancey st, have the mason contract. Estimated cost, \$125,000.

147TH ST.—Steel work has been completed for the 8-sty fireproof sub-station, garage and loft building in 147th st, near Broadway, for the United Electric Light and Power Co., 1170 Broadway, H. F. Brady, president, 55 Duane st; W. E. McCoy, 1170 Broadway, architect. George A. Fuller Co., 111 Broadway, has the general contract. Peter McKay, 167 East 60th st, has been awarded the painting. Estimated cost, \$130,000.

48TH ST.—Work has been started on alterations consisting of partitions and new stairs to the residence, 16 East 48th st, for store and offices, Julia Ward, premises, owner; Samuel E. Gage, 340 Madison av, architect. Martin & Mandell, 1133 Broadway, have received the general contract. Estimated cost, \$35,000.

WILLIAM ST.—The Liverpool & London & Globe Insurance Co., Inc., is taking bids for alterations, consisting of changes to doorways, entrance hall, new fireproof partitions and elevator enclosures to the office building, southeast corner William st and Maiden Lane, H. J. Hardenburgh, 47 West 34th st, is architect.

#### MISCELLANEOUS.

33D ST.—Plans have been completed and bids will soon be called on general contract for the steel and timber freight transfer bridge to be erected at Pier No. 72, foot of West 33d st, for the New York Central R. R. Co., 70 East 45th st. G. W. Kittredge is chief engineer. Cost, \$30,000.

## Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

WEST FARMS ROAD.—P. & N. Castro have purchased from the Henry Morgenthau Co. ten lots fronting 125 ft on West Farms rd and 125 ft on Longwood av, south of Howe st. The buyers will improve the plot with 5-sty apartment houses.

FRANKLIN AV.—Maximilian Zipkes, 220 5th av, has been commissioned to prepare plans for two 5-sty apartments to be erected on the west side of Franklin av, north of 169th st, on a plot 100x200 ft. The buildings will be 110 ft in depth and will accommodate 60 families. Features will be a yard, 90x100 ft, arranged as a playground and recreation park for the exclusive use of the tenants, and a large tennis court and ball ground will be provided. Louis E. Kleban is the owner. Cost, about \$130,000.

INTERVALE AV.—Mary C. Bishop has purchased from the Freehold Construction Co. a plot, 50x100 ft, on the west side of Intervale av, 225 ft south of 165th st. The buyer will improve the property with a 5-sty apartment house.

BARRETTO ST.—C. B. Meyers, 1 Union sq, has plans under way for three 5-sty semi-proof brick apartments and stores, to be erected at the southeast corner of Barretto and Simpson sts for the B. V. Construction Co., 992 East 163d st, Samuel Behrman, president, Julius Vogel, secretary and Joseph Schwartz, treasurer. The owner will build. Estimated cost, \$125,000.

CROTONA PARKWAY.—Foundations have been started for the 5-sty brick tenement on the east side of Crotona Parkway, 603 ft south of 177th st, for the Defender Construction Co., Max J. Kramer, 35 Nassau st, N. Y. C. George F. Pelham, 507 5th av, architect; The Kramer Contracting Co., 35 Nassau st, general contractors. The wiring contract has been awarded to I. A. Adler, 132 Nassau st, and the limestone contract to I. W. & C. Horn Co., 2514 Park av. Estimated cost, \$100,000.

WEST FARMS RD.—Lucian Piscioffa, 39 East 149th st, is preparing plans for a 5-sty apartment house, to be erected fronting on West Farms rd and Longfellow av. Peter and N. Costro, South Howe st, and Mimford pl, N. Y. C., are the owners. Estimated cost, \$150,000.

#### DWELLINGS.

BARNES AV.—Foundations have been started for two 2-sty brick residences on the east side of Barnes av, 64 ft north of 230th st, for the R. E. K. Realty Co., Richard Kaiser, 341 East 141st st, Anton Pirner, 2066 Blackrock av, is the architect; H. C. Cook, 2311 St. Raymonds av, mason, and Salvatore Boecazzo, 3562 Bronx boulevard, carpenter. Total cost, \$10,000.

#### HOSPITALS AND ASYLUMS.

EASTCHESTER ROAD.—H. F. Ballantyne, architect, 244 5th av, has completed plans and will soon take bids for a 1-sty frame extension, 15x19 ft, and partitions, to the 2-sty frame hospital on Eastchester road, from Mace to Atherton av, for the Hospital Estates, Inc., 30 Broad st, at a cost of about \$6,000.

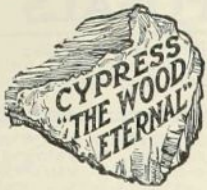
#### STORES, OFFICES AND LOFTS.

JACKSON AV.—Work has been started for alterations to the 4-sty brick stores and lofts at the northeast corner of Jackson and Westchester avs for the Killwood Realty Co., James F. Meehan, 815 Hunts Point av, N. Y. C., president. Carl J. Itzel, 1338 Wilkins av, is the architect and the Keystone Construction Co., 28 East 85th st, N. Y. C., has the mason work. Estimated cost, \$12,000. The owner builds.

#### MUNICIPAL WORK.

ZOOLOGICAL PARK.—The Department of Parks, Arsenal Building, 5th av and 64th st, and Zbrowski Mansion Borough of Bronx, Chas. B. Stover, president; Thomas J. Higgins, Michael J. Kennedy, Walter G. Elliot, commissioners, will take bids until 3 p. m. August 29 for the erection of a 2-sty brick power plant and workshop building, La Farge & Morris, 23 East 26th st, are the architects. Nygren Tenny & Ohmes, 130 Fulton st, steam engineers.

ZOOLOGICAL PARK.—La Farge & Morris, architects, 23 East 26th st, have completed plans for an addition and general interior alterations to the "Rocking Stone" restaurant for the City in Zoological Park. The cost is estimated at \$5,000.



# U. S. Government Report

(Department of Agriculture, Forest Service, Bulletin 95)  
issued June 30, 1911, says of



## CYPRESS:

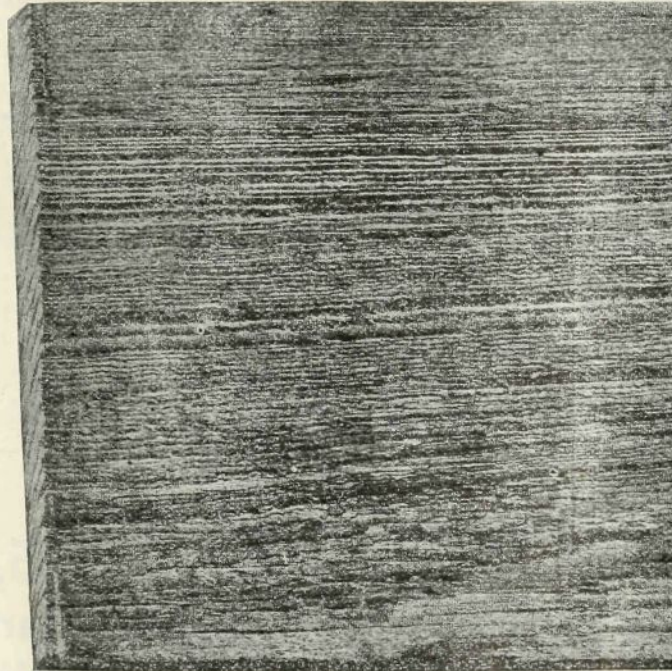
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(From page 44,  
U. S. Government  
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### Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
PIERREPONT ST.—Hinchman & Pilat, 52 Broadway, N. Y. C., have plans for changing the residence, 140 Pierrepont st, into bachelor apartments, at a cost of \$10,000. Estate of James S. Connell, 105 Wall st, N. Y. C., is owner.

### FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—H. S. Ferguson, engineer, 200 5th av, N. Y. C., is taking bids on the general contract for the erection of a 2½-sty steel and iron shredder factory, to be erected at 33d st and 1st av for the Tide-water Paper Mills Co., 1182 Broadway, N. Y. C. Estimated cost, \$15,000.

BROOKLYN, N. Y.—Robert T. Buttelman, Ridgewood Times Building, Ridgewood, L. I., is figuring on the general contract and desires bids on all sub-contracts at once for the 2-sty brick warehouse to be erected at the corner of Wyckoff av and Decatur st, for the Brooklyn Masters Bakers Working Association. H. Holder, 242 Franklin av, Brooklyn, architect. The cost is estimated at \$15,000.

BROOKLYN, N. Y.—Theodore A. Crane & Sons, Erie Basin, Brooklyn, owner, are taking bids on piling for the frame shop to be erected on the Erie Basin Breakwater. Parfitt Bros., 26 Court st, Brooklyn, are the architects.

### HALLS AND CLUBS.

GATES AV.—Otto Thomas, 354 Fulton st, Jamaica, L. I., is completing plans for alterations to the hall at Gates and Myrtle avs.

### MUNICIPAL WORK.

CONEY ISLAND.—The Altrades Co., 34 West 33d st, N. Y. C., at \$2,245, submitted the lowest bid for the storage building to be erected at the Coney Island Pressure Pumping Station, for the Department of Water Supply, Gas and Electricity, 13-21 Park Row. Wm. Horne & Co., 71 West 132d st, N. Y. C., put in a bid of \$2,270.

CONEY ISLAND AV.—Newman & Carey Co., 215 Montague st, Brooklyn, at \$67,101, submitted the lowest bid for installing sewers on Coney Island av between Av O and U, for the city.

### SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Bids close August 29 for the manufacturing, furnishing, delivering and erection of steel cases and other equipment in the central museum of the Brooklyn Institute of Arts and Sciences at Eastern Parkway and Washington av, for the Brooklyn Institute of Arts and Sciences. McKim, Mead & White, 160 5th av, are the architects. Nygren, Tenney & Ohmes, 130 Fulton st, N. Y. C., steam engineers, and C. O. Mailloux & C. E. Know, 90 West st, N. Y. C., electric engineers.

### STORES, OFFICES AND LOFTS.

BROOKLYN, N. Y.—L. Berger & Co., Cypress and Myrtle avs, have plans under way for a store to be erected at 228 Wyckoff av, for Henry Meyer, on premises. The owner will build. Estimated cost, \$3,000.

### THEATRES.

HALSEY ST.—Wm. R. Young, Jr., Inc., 169 Lorimer st, has received the roofing contract and Augusta Kuhnla, 10 Lorimer st, sheet metal work for the theatre in the south side of Halsey st, 160 ft east of Saratoga av, to cost \$300,000. Thomas A. Clark Co., 26 Court st, is owner. Harde & Short, 3 West 29th st, architects.

The Rosedon Realty Co., care Benjamin F. Hudson, 319 9th st, architect, will erect a moving picture theatre to seat 500, brick, and fireproof. The exact location has not yet been determined.

### Queens.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Mr. Graham, care of the Ford Motor Co., 1723 Broadway, N. Y. C., will call for bids on the general contract about Sept. 3 for the erection of an addition, 95x195 ft, to the 4-sty fireproof brick and steel factory at Jackson and Honeywell avs. The cost is estimated at \$200,000.

#### STABLES AND GARAGES.

LONG ISLAND CITY.—Griffin & Wynkoop, architects, 30 Church st, N. Y. C., are taking bids for the 3-sty fireproof brick and steel auto service building to be erected on the north side of Freeman st, between 5th and 6th avs, for the Harold Motor Co., 233 West 54th st, N. Y. C. The Thomas J. Steen Co., 30 Church st, N. Y. C., and the Industrial Engineering Co., 30 Church st, N. Y. C., are figuring on the general contract.

#### MISCELLANEOUS.

JAMAICA, L. I.—The Long Island Railroad Co., Jamaica, L. I., and Pennsylvania Terminal, N. Y. C., Ralph Peters, president; Frank E. Haff, secretary; James F. Fahnestock, treasurer, will call for bids about August 30, on the general contract for the erection of a 2-sty brick and frame freight house, on Johnson av, northeast corner of Van Wyke st. J. R. Savage, Jamaica, is chief engineer. Estimated cost, \$15,000.

### Suffolk.

#### SCHOOLS AND COLLEGES.

SOUTHAMPTON, L. I.—Hewitt & Bottomley, 527 5th av, N. Y. C., have been selected architects to prepare plans for the new Suffolk County high school, to be erected here. Charles Jagger, W. D. Van Brunt and H. Schwenk are members Board of Education.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., August 12, 1912.—SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 23d day of September, 1912, 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 Johnstown, N. Y. The building is one story and basement, with a ground area of approximately 6,180 square feet. Fireproof construction; stone facing; slag roof. Drawings and specifications may be obtained from the custodian at Johnstown, N. Y., or at this office at the discretion of the Supervising Architect.

OSCAR WENDEROTH,  
Supervising Architect.

**TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., August 15, 1912.—SEALED PROPOSALS** will be received at this office until 3 o'clock P. M. on the 14th day of October, 1912, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Oldtown, Me. The building is two stories and basement, and has a ground area of approximately 3,300 square feet; fireproof construction except the roof, granite and limestone facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Oldtown, Me., or at this office, at the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery after September 1st, 1912.

OSCAR WENDEROTH,  
Supervising Architect.

## BUILDING

**STATE OF NEW YORK, HEALTH OFFICER'S DEPARTMENT, Rosebank, Staten Island.—NOTICE TO CONTRACTORS.—Sealed proposals for Pathological Laboratory Building, Construction, Heating, Plumbing and Electric work for the port of New York at the Quarantine Station, Rosebank, Staten Island, N. Y., will be received by Dr. Jos. J. O'Connell, Health Officer of the Port of New York, Rosebank, Staten Island, N. Y., until August 28th, 1912, noon, when they will be opened and read publicly. Only separate bids will be received for each division of the work; no combination bids will be considered. Proposals shall be accompanied by certified check in the sum of 5% of the amount of bids, and the Contractors to whom the awards are made will be required to furnish Surety Company bond in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract, in accordance with the terms of specifications Nos. 12003. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank form of proposals obtained at the office of Dr. Jos. J. O'Connell, Rosebank, Staten Island, N. Y., or at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Herman W. Hooper, Capitol, Albany, N. Y.**

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### Richmond.

#### MUNICIPAL WORK.

ROSEBANK, S. I.—The State of New York, Dr. J. J. O'Donnell, health officer, Rosebank, S. I., will receive bids until 12 noon August 28 for the fireproof reinforced concrete quarantine station at this place. Herman W. Hoefler, State Capitol, Albany, N. Y., is the architect. Durkin & Laas, 103 Park av, N. Y. C., are figuring on the general contract.

CASTLETON, S. I.—The Department of Public Charities, Ft. of East 26th st, N. Y. C., Frank H. Quinby, 99 Nassau st, architect, is taking bids until Aug. 30, at 2:30 p. m., for the erection and equipment of a dining hall building, kitchen, service building, bakery and laundry on Manor rd, to cost \$150,000. Security required is \$115,000.

### Out of Town.

#### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Charles L. Steimbrenner, Essex Bldg., Newark, has completed plans for the erection of two 3-family flats at 93 and 95 19th av for Mathias Hiltgen, 701 South 18th st., Newark. The owner will build. The cost is estimated at about \$5,200 each.

YONKERS, N. Y.—William Katz, 15 North Broadway, has completed plans for the 4-sty brick apartment house, 27x65, to be erected on Hawthorne av, for Sarah, Abraham and Kate Engel, 17 Carroll st, S. Polito, 70 School st, has masonry, and Andrew Kustiff, 24 Riverdale av, carpenter work. The cost is estimated at \$14,000.

YONKERS, N. Y.—Wm. F. Snyder, Radford Building, Yonkers, has taken bids for the apartment and store, 4-sty, 50x70 ft, to be erected by Wm. Fay, on Warburton av, to cost \$30,000.

LARCHMONT, N. Y.—Foundations are being installed for the 3-sty apartment and store, 25x50 ft, on the Boston Post Road, for John Regan, of this place. Cost, \$9,000. J. B. Gahan, New Rochelle, N. Y., architect. Hayner & Cronin, of Larchmont, have the heating and plumbing. Michael Hannan, Dillion Park, New Rochelle, masonry.

JERSEY CITY.—George Von Arx, 15 Exchange pl, is taking bids for a 4-sty apartment, 17 families, 90x51 ft, to be erected at Bergen and Clinton avs, to cost \$50,000.

#### DWELLINGS.

WHITE PLAINS, N. Y.—Plans are being prepared for a 2½-sty frame dwelling, 28x34 ft, to be erected on Odell av, for Elie Ouimette, builder, 40 Summit av, owner. Cost, \$5,000.

MOUNT VERNON, N. Y.—Harry J. Robinson, Jr., 1st National Bank Building, architect, is taking bids on the 2½-sty frame cottage, 26 x34 ft, to be erected on Oakwood Heights, for C. A. Welcke, 265 Corona av, Pelham Heights, owner. Cost, \$4,500.

MOUNT VERNON, N. Y.—C. Ritterbush and H. T. Otto, 156 5th av, N. Y. C., have completed plans for a 2½-sty residence, 30x40 ft, to be erected at Chester Hill, for John J. O'Conner, 44 North st, owner, who is ready to take bids on subs. Cost, \$7,000.

ELMIRA, N. Y.—Murphy & Dana, 331 Madison av, N. Y. C., are taking figures for a 2½-sty frame residence, to be erected here for M. D. Thompson, of this city. Estimated cost, \$10,000.

ELIZABETH, N. J.—Plans have been completed for the erection of six 2½-sty frame residences at 910 to 920 Lafayette st, for Phillip N. Hammer, 143 Reid st, Elizabeth. Estimated cost about \$3,500 each.

MIDDLETOWN, N. J.—Thomas J. Emery, architect, Atlantic Highlands, N. J., is taking bids on the general contract for a 2½-sty semi-fireproof brick and terra cotta residence, 32x56, a 2-sty terra cotta block garage, 25x18, and a 2-sty terra cotta block barn, 52x32, for Mrs. L. R. Maehl, Atlantic Highlands, N. J., at a cost of \$12,000.

YONKERS, N. Y.—Plans have been completed for the 3-sty frame residence, to be erected here for H. Pylman, 164 Ridge av, Yonkers, at a cost of \$5,000. A. Fyfe, 198 Yonkers av, Yonkers, is the general contractor.

ALLENHURST, N. J.—McIlvain & Roberts, Land Title Building, Philadelphia, Pa., are preparing sketches for a 2½-sty hollow tile residence to be erected at this place, at a cost of \$8,000. More definite information will be given later.

ELIZABETH, N. J.—E. H. Schmieder, architect, 286 North Broad st, Elizabeth, has prepared plans for alterations to the 2-sty hollow tile and stucco building for theatre purposes, at 1st and Marshall sts, for W. J. Lawrie.

YONKERS, N. Y.—D. W. Riley, architect, 418 East 138th st, N. Y. C., has completed plans for the 2½-sty frame residence, 22x31, to be erected on Ramsey av, for Mrs. J. M. Grott, Bryn Mawr Park, Yonkers, at a cost of \$4,000. J. A. Cosgrove, 80 Palmer av, Yonkers, is general contractor.

ALBANY, N. Y.—H. H. De Forest, 138 State st, Albany, is preparing sketches for four or five 1½-sty frame bungalows to be erected in Morris st to cost \$5,000 each.

YONKERS, N. Y.—E. K. Martin, Alta av, Yonkers, will erect a new residence at Park Hill, from plans by E. S. Child, 29 Broadway, N. Y. C.

#### FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—T. H. Mueller, engineer, care of owner, 138 Front st, N. Y. C., will call for bids on general contract about Sept. 10 for an addition to the 3-sty fireproof brick and steel factory for the Federal Sugar Refining Co., 138 Front st, N. Y. C., and Yonkers, N. Y. Mr. Wagner, of Yonkers, is in charge. Cost, \$40,000.

WEEHAWKEN, N. J.—Work is to be started at once on the 5-sty reinforced concrete manufacturing building, 122x100, at Gregory av and Hackensack Plank rd. The Turner Construction Co., 11 Broadway, N. Y. C., has the general contract.

CARTERET, N. J.—The Wheeler Condenser and Engineering Co., J. J. Brown, president, Carteret, N. J., owner, is taking bids on the general contract for an addition to the 1-sty brick machine shop. Estimated cost, \$25,000.

#### HALLS AND CLUBS.

BUFFALO, N. Y.—Colson & Hudson, architects, 35 Dun Building, Buffalo, are taking bids for the 2-sty non-fireproof brick clubhouse to be erected at Jefferson and Mortimer sts, for the Jewish Federation of Buffalo, Solomon Ginsberg, president, 360 Linwood av; Miss Cecil B. Wiener, secretary, 174 West Chippewa st, Buffalo. Estimated cost, \$50,000.

PELHAM MANOR, N. Y.—Bids recently received were too high for the Pelham County Clubhouse, Ewing & Chappell, 345 5th av, N. Y. C., architects, 2 stys, frame, to cost about \$20,000. Plans will most likely be revised.

#### HOSPITALS AND ASYLUMS.

POUGHKEEPSIE, N. Y.—The Dutchess Construction Co., Fishkill Landing, N. Y., was low bidder, at \$32,300, for alterations to the sewerage system at the Hudson River State Hospital for the New York State Hospital Commission, Capitol, Albany, N. Y. Herman W. Hoefler, Capitol, Albany, is the architect.

#### MUNICIPAL WORK.

WATERVLIET, N. Y.—John H. Gleason, Troy, N. Y., has received the general contract for paving 24th street with Hassam pavement, for the city of Watervliet, William B. Daubney, clerk.

OSSINING, N. Y.—On September 3d a special election will be held in Ossining to decide on the proposition whether there is to be a municipal building. The proposition will include the bond issue of \$75,000 and choice of property to be purchased.

MAMARONECK, N. Y.—Plans are in progress for a sewage disposal plant for the town of Mamaroneck; engineers, Herings & Gregory, 170 Broadway, N. Y. C. Owner will call for bids in about one month.

WILLARD, N. Y.—The Hammond Engineering Co., Warren, Pa., at \$32,000, submitted the lowest bid for the sewage disposal plant and changed to the water supply for the Willard State Hospital. The next lowest bid was put in by the New York Disposal Co., 37 East 28th st, N. Y. C., at \$44,097. Herman W. Hoefler, Capitol, Albany, N. Y., architect.

MILLINGTON, N. J.—The Board of Chosen Freeholders of the Counties of Somerset and Morris, Thomas Douglas, chairman, will take bids until 11 a. m., August 26, for the construction of a highway bridge over the Passaic River, near Harrow factory.

HOBOKEN, N. J.—The Mayor and Council of the City of Hoboken, James H. Londrigan, City Clerk, is taking bids which will close 4 p. m., August 28, for the construction of a concrete retaining wall, iron fence, concrete sidewalks, laying vitrified pipe sewers, catch basins, culverts, etc., alterations to toll house and doing all necessary excavating, back filling and grading at Elysian Park.

CANADICE AND HEMLOCK LAKES, N. Y.—Barrally & Ingersoll, Powers Block, Rochester, N. Y., have received the conduit contract for the water system for the City of Rochester, Board of Contract and Supply. E. A. Fisher, City Hall, Rochester, City Engineer. The cost is estimated at \$116,000.

#### PUBLIC BUILDINGS.

ROCHESTER, N. Y.—Crandall & Strobel, 401 E and B Building, this city, are preparing plans for an addition, 5-sty and an additional story to the present county courthouse building at the southeast corner of West Main and Fitzhugh sts, for the Board of Supervisors of Monroe County. Estimated cost, \$500,000. Bids will probably be called for in September.

#### SCHOOLS AND COLLEGES.

HERKIMER, N. Y.—E. H. Owen, Rome, N. Y., at \$87,560, submitted the lowest bid for the erection of the new high school for Herkimer County. Fuller & Robinson Co., 95 State st, Albany, N. Y., architects. Frank A. Dwyer, Amsterdam, N. Y., steam engineer, 2-stys, 90x150 ft.

CLYMER, N. Y.—H. B. Nurse, architect, 304 Cutler Building, Rochester, is preparing plans and will call for bids about August 25, for the non-fireproof brick high school to be erected for the Board of Education, of Clymer, at a cost of about \$10,000.

MT. VERNON, N. Y.—Bids close 8 p. m., Sept. 3, for the new high school, to be erected here. Goldwin Starrett & Van Vleck, 45 East 17th st, N. Y. C., architects. Estimated cost, \$250,000.

NASHVILLE, TENN.—Ludlow & Peabody, 12 West 31st st, N. Y. C., are preparing plans for a manual training building for the George Peabody College for Teachers at Nashville, Tenn., 3 stys and basement. Approximate dimensions, 190x92 ft. There will also be a power plant in the basement. Plans have also been prepared for the Domestic Economy Building of the George Peabody College, 3 stys and basement, 167x82 ft. These buildings are to be fireproof, of red brick and limestone.

#### STABLES AND GARAGES.

JERSEY CITY, N. J.—R. W. Sailer, architect, 76 Montgomery st, Jersey City, will take bids until August 24 for a 2-sty fireproof brick and steel stable and garage, 50x100, to be erected at 472 Montgomery st, for the National Grocery Co., 480 Montgomery st, at a cost of \$30,000.

ALBANY, N. Y.—C. A. Heidrich, architect, 423 State st, Schenectady, N. Y., is preparing sketches for a 3-sty semi-fireproof stable, 25x90, to be erected at Broadway and Arch st

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MISCELLANEOUS.

GRAHAM, N. Y.—The Erie R. R. Co., 50 Church st, N. Y. C., is taking bids for the new passenger station, brick and stucco, 30x70 ft, to be erected here at a cost of about \$10,000. G. B. Owen, care of owner, is division engineer.

NORTH TONAWANDA, N. Y.—The Erie R. R. Co., 50 Church st, N. Y. C., will start work at once on a \$10,000 passenger station, 1-sty, 30x90 ft, frame and stucco. W. J. Harahan, 50 Church st, N. Y. C., chief engineer. Owner builds by days' work.

FORT EDWARD, N. Y.—Aldrich & Hall, Schenectady, N. Y., was low bidder, at \$39,309, for the two terminals for the Barge Canal Terminal at this place. The New York State Dredging Co., Rochester, at \$49,670, was next lowest. The owner is the New York State Department of Public Works, Duncan W. Peck, superintendent, Capitol, Albany; John A. Bessel, State House, Albany, State Engineer; John A. O'Connor, Lyon Block, Albany, Terminal Engineer.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Wm. Simon & Co., at site, has received the general contract to erect a 3-sty, 6-family tenement, at 175 Bostwick av, for the Simon Realty Co., owner.

YONKERS, N. Y.—Sarubbi Bros., 2 Oak pl, Yonkers, have received the mason contract and Matheas Leonhardt, 358 Ashburton av, Yonkers, the carpentry for the 4-sty brick apartment and stores, 50x70, on Ashburton av, for William Fay, Warburton av, at a cost of \$30,000. William F. Snyder, Radford Building, Yonkers, architect.

85TH ST.—Harry Turner & Son, 82 West 175th st, have received the contract for brick work necessary for the 9-sty fireproof apartment house at 3 and 5 East 85th st, for the Fullerton Weaver Realty Co., Metropolitan Tower, 1 Madison av, Spencer F. Weaver, president. Plans have been prepared by J. E. R. Carpenter, architect, 1 Madison av.

DWELLINGS.

DOBBS FERRY, N. Y.—J. H. Wealhecloer, 25 West 42d st, N. Y. C., has received the wiring contract for the 2½-sty hollow tile and stucco residence, 25x35 ft, for C. D. Corson, owner, care of F. Witt, 105 West 40th st, N. Y. C., architect, who builds by days' work. Cost, \$8,000.

FOREST HILLS, L. I.—J. H. Weatherlow, 25 West 42d st, N. Y. C., has received the wiring contract for the three residences, which the Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is erecting in South Greenway st, 101 ft west of Ascan av, costing \$15,000. G. Atterbury, 20 West 34th st, N. Y. C., architect. Weatherlow & Korn, 25 West 42d st, N. Y. C., general contractors.

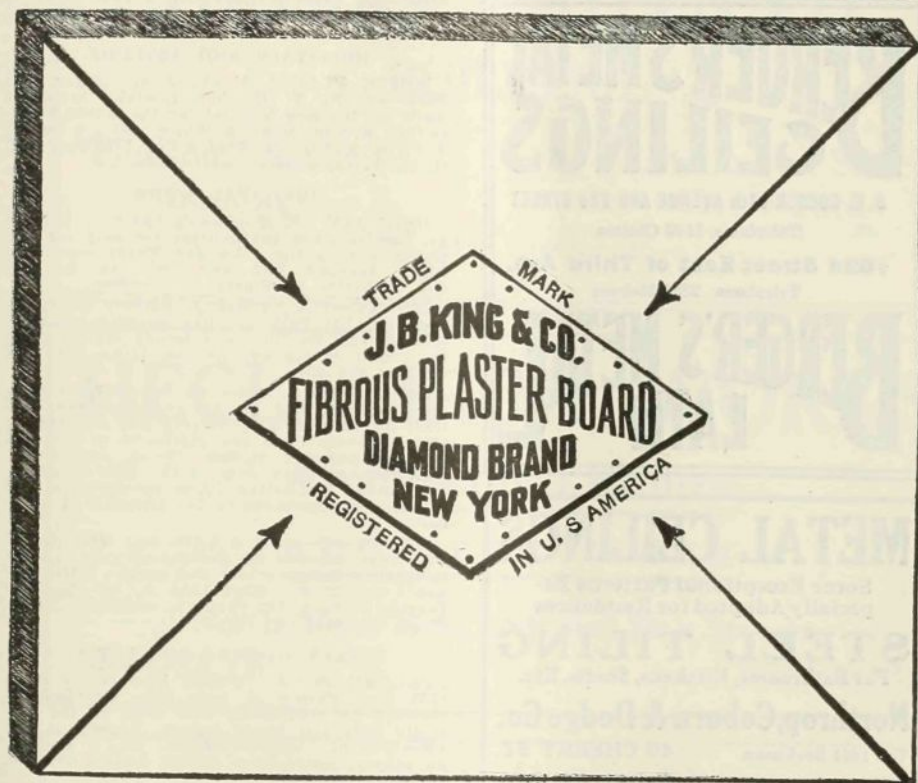
LARCHMONT, N. Y.—John W. Colby, 8 Centre av, New Rochelle, has awarded to Wm. McKee, Paine av, New Rochelle, the general contract to erect his new residence, 2½-stys, on Murray av, to cost \$6,000.

WESTBURY, L. I.—J. Livingston & Co., 70 East 45th st, N. Y. C., have received the electric work, including a power plant for the residence and out buildings for F. A. Clark, 149 Broadway, N. Y. C., Rogers & Zogbaum, 437 5th av, N. Y. C., architects; Jacob & Youngs, 1133 Broadway, N. Y. C., general contractors. Cost, \$150,000.

TROY, N. Y.—J. T. Young, 92S 19th st, Troy, has received the general contract to erect the residence for Edgar H. Betts, of the Earl & Wilson Shirt Co., 1729 7th av, owner. Estimated between \$40,000 and \$50,000. John P. Benson, 331 Madison av, N. Y. C., architect.

GUTTENBERG, N. J.—Fred Lacher, West New York, N. J., has received the general contract for alterations to the 2-sty frame residence on the west side of Bergenline av for Joseph Hitchler, 27 Bergenline av. Robert C. Diven, Jr., 148 Park av, Weehawken, N. J., is the architect. Cost, \$3,000.

PLAINFIELD, N. J.—Cohen, Israsky & Schwartz have received the general contract to erect the 2½-sty frame residence for Peter



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Piesher, care of the architect, W. H. Clum, 152 Park av, Plainfield, N. J., at a cost of \$4,000.

ATLANTIC HIGHLANDS.—William Wells, Atlantic Highlands, has received the mason contract and Craig Quackenbush, Atlantic Highlands, the carpentry for the 1-sty frame bungalow on Mount av for A. H. Magee, Atlantic Highlands. Work is to be started at once. Cost, \$4,000.

MONTCLAIR, N. J.—Valentine Denoth, 6 Tichenor pl, Montclair, has received the mason contract for the 2½-sty frame and stucco residence on Erwin Park Road, for Miss Edna Harrison, Montclair; D. S. Van Antwerp, 483 Bloomfield av, Montclair, N. J., architect. Estimated cost, about \$7,000.

MADISON, N. J.—Corbett & Clark, Madison, N. J., have received the general contract for alterations to the residence of A. G. Evans, at a cost of about \$10,000. Harold Hall, 244 5th av, N. Y. C., architect.

BROOKLYN.—Ormond & O'Brien, 909 President st, have received the general contract to erect the 3-sty brick rectory, 40x60 ft, at 421 Linden st, for St. Brigid's R. C. Church, Rev. Patrick J. Farrelly, pastor. Elliott Lyr h, 341 5th av, N. Y. C., architect.

BAYONNE, N. J.—Emil Widmer, Bayonne, N. J., has received the general contract to erect the frame and stucco residence on the west side of the boulevard, at 35th st, for Theodore Morris Ten Broeck, 85 West 34th st, Bayonne. Robert C. Hutchinson, 126 Liberty st, N. Y. C., architect. Estimated cost, \$7,000.

PLEASANTVILLE, N. Y.—Ludwig Jacobson, of Pleasantville, has received the general contract, to erect the 2½-sty residence, 20x50 ft, here, for P. Dudley, Griffen & Wynkoop, 30 Church st, N. Y. C., architects.

FACTORIES AND WAREHOUSES.  
TROY, N. Y.—George Betke, 165 Church st, Troy, has received the general contract for alterations to the power plant and general remodeling and repairing of structures to the brick bleachery on Laureate av for the Collar City Bleachery Co., H. J. Schaller, 64 2d st, Waterford, N. Y. Estimated cost, between \$10,000 and \$15,000.

AMSTERDAM, N. Y.—The B. F. Smith Construction Co., 22 Mason st, Pawtucket, R. I., has received the general contract to erect the 4-sty and basement brick factory, 50x300, a 4-sty and basement warehouse, 70x90 ft, a 2-sty and basement dye house and the 2-sty and

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basement office, 40x50 ft, for the Chalmers Knitting Co., 23 Washington st. C. D. Makepeace & Co., Butler Exchange Building, Providence, R. I., are the architects. Estimated cost, \$100,000.

20TH ST.—A. Perlman Iron Works, Inc., 1735 West Farms rd, have been awarded the contract for the ornamental iron work on the new 7-sty warehouse, for Baker & Williams, 521 to 527 West 20th st. The Cauldwell-Wingate Co., general contractors; Renwick, Aspinwall & Tucker, 320 5th av, architects.

WORONOCO, MASS.—The Barrows-Stewart Co., Boston, Mass., and 17 Battery pl, N. Y. C., have just been awarded the general contract for the superstructure of the following buildings for the Strathmore Paper Co., at Woronoco, Mass., reinforced concrete throughout, Samuel M. Green Co., Springfield, Mass., architects and engineers; work to be started immediately for occupancy in the spring. Stockhouse 6 stys, 146x82 ft; beater room, 2 stys, 140x55 ft; nishing room, 2 stys, 184x146 ft; machine room, 2 stys, 200x72 ft.

### HALLS AND CLUBS.

104TH ST.—The Hinkle Iron Co., 534 West 56th st, has received the structural steel contract for the 5-sty addition to the 5-sty institution building, 231 to 235 East 104th st, for the Union Settlement Association, on premises, Rev. Francis Brown, president; Thatcher M. Brown, treasurer, 59 Wall st; Gaylord S. White, secretary, Hill & Stout, 1123 Broadway, are the architects. The Whitney Co., 1 Liberty st, is general contractor. The cost is estimated at \$70,000.

### HOSPITALS AND ASYLUMS.

WHITE PLAINS, N. Y.—James Elgar, 103 Park av, N. Y. C., has received carpenter work for the new hospital for the Burke Foundation, McKim, Mead & White, 160 5th av, N. Y. C., architects; M. Reid & Co., 114 West 39th st, N. Y. C., general contractors.

### MUNICIPAL WORK.

JOHN JAY PARK.—Joseph Balaban, 156 5th av, has received the general contract for improvements to the John Jay Park, near East River, between 76th and 78th sts, for the city. Charles B. Stover is president.

6TH AV.—The Thomas J. Buckley Construction Co., 103 Park av, has received the general contract for the water supply system along the center of 6th av, between 110th and 153d sts, for the City.

BRONX.—The Altrades Co., general contractors, 34 West 33d st, has received the contract for furnishing, delivering and erecting an office, a pump room and platforms in the Jerome av pumping station, Bronx, and stairs, platforms, gratings, etc., in the 98th st pumping station, Manhattan. Also for scraping and painting fire hydrants in the Borough of Manhattan.

123D ST.—Cockerill & Little Co., 1968 Broadway, have received the general contract to erect the station house, prison and garage (37th precinct), at 229-235 West 123d st, for the city. Beverly S. King, 103 Park av, architect; 5 stys, 57x95 ft, fireproof.

### STORES, OFFICES AND LOFTS.

BROOME ST.—A. Perlman Iron Works, Inc., 1735 West Farms rd, have been awarded the contract for ornamental iron work on the new 10-sty lofts and candy factory, Broome st and Cleveland pl. Gillies-Campbell Co., 1 Madison av, general contractors. Foster, Gade & Graham, architects.

TROY, N. Y.—William T. Behan, 12 1st st, Troy, has received the general contract for alterations and remodeling the 3-sty brick store and flat at Hoosick st and 7th av for Alida Von Schoonhoven, 65 First st, Troy. H. P. Fielding, 242 River st, Troy, is the architect. Estimated cost, \$3,000.

27TH ST.—Dennis G. Brussel, 39-41 West 38th st, has received the contract for installing the electric light and power wiring and electric equipment necessary for the 18-sty store and loft building at 12-16 West 27th st. Buchman & Fox, 11 East 59th st, architects.

MADISON AV.—The contract for \$25,000 worth of alterations at 601 and 603 Madison av, has been let to the Grant Contracting Co. These premises have been leased for a long term of years by the Madison Chambers Corporation, of which Arthur Garfield Hays, 60 Wall st, is president. The lessees also have an option to buy. The two houses, which were formerly occupied by the owner, Dr. Joseph Blake, will be remodelled with stores at the street level; doctors' offices on the second floor, and two and three-room apartments and studios on the upper floors. There will be a large artist's studio and pent house on the roof. The building will be equipped with a high-speed elevator and all modern conveniences. Pease & Elliman have been appointed agents for the building, which will be ready for occupancy by November 1. Herbert M. Baer, 21 West 45th st, is the architect.

47TH ST.—James Elgar, 103 Park av, has received the carpenter work necessary for the 5-sty store and office building at 8-14 East 47th st, for the Goelet Realty Co., 569 5th av, owner of building. Eldridge Gerry, 291 Broadway, is owner of land. W. & J. Sloane, 5th av and 47th st, lessees; Warren & Wetmore, 16 East 47th st, architects. M. Reid, 114 East 39th st, is general contractor. Estimated cost, \$75,000.

### MISCELLANEOUS.

LOWVILLE, N. Y.—Charles Wisner & Son and Charles H. Arthur, have received the general contract to erect the brick and stone 1½-sty passenger station, 30x100, for the New York Central and Hudson River Railroad Co., 70 East 45th st, N. Y. C., William C. Brown, president. D. R. Collin, 70 East 45th st, N. Y. C., is the architect and G. W. Kittredge, care of owner, the chief engineer. Estimated cost, \$20,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV, 1227, 12-sty apartment house, 80.11x140; cost, \$450,000; owner, Carnegie Construction Co., 420 West 119th st; architects, Schwartz & Gross, 347 5th av. Plan No. 515.

AMSTERDAM AV, 1241-1247, 10-sty apartment house, 100.11x115, slag roof; cost, \$600,000; owner, The Edmund Francis Realty Co., 20 Nassau st; architect, George F. Pelham, 507 5th av. Plan No. 518.

#### FACTORIES AND WAREHOUSES.

42D ST, 348 West, 2-sty auto repair shop, 25x95, tar and slag roof; cost, \$10,000; owner, Frederick B. Sewall, 1133 Broadway; architects, Wallis & Woodville, 346 4th av. Plan No. 519.

#### HOSPITALS AND ASYLUMS.

10TH AV, s w cor 57th st, 7-sty brick hospital, 75.5x80x40; cost, \$100,000; owner, N. Y. Ophthalmic & Aural Inst., 46 East 12th st; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 516.

#### STORES AND TENEMENTS.

CHRISTIE ST, 56, 6-sty store and tenement, 49x86.4; cost, \$35,000; owner, Alexander Baum, 170 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 517.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

185TH ST, n s, 100 e Park av, 5-sty brick tenement, slag roof, 49.11x87; cost, \$40,000; owner, Wm. H. Kirchner, 3608 3d av; architect, Maximilian Zipkes, 220 5th av. Plan No. 658.

STEBBINS AV, e s, 563 n 165th st, 6-sty brick tenement, slag roof, 50x108; cost, \$50,000; owner, Louis E. Kilban, 116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 657.

TRINITY AV, e s, 75.73 s Westchester av, 6-sty brick tenement, slag roof, 70x91; cost, \$50,000; owners, Alt Realty Co., I. Julius Mayer, 15 West 45th st, president; architects, Schwartz & Gross, 347 5th av. Plan No. 665.

VYSE AV, w s, 275 n Jennings st, two 5-sty brick tenements, tin roof, 37.6x88; cost, \$80,000; owners, Harrington Building Co., Adela M. Harrington, 1478 Vyse av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 662.

WEST FARMS RD, northerly intersection Hoe av, 5-sty brick tenement, plastic slate roof, 128x89.7; cost, \$75,000; owners, V. B. Construction Co., Vincent Bouagur, 789 Home st, president and architect. Plan No. 668.

#### DWELLINGS.

226TH ST, s s, 505 e White Plains av, four 2-sty frame dwellings, tin roof, 21x55; total cost, \$20,000; owner, Mickile Agugliaro, 848 East 213d st; architect, Robert Glenn, 363 East 149th st. Plan No. 664.

MULINER AV, e s, 165.4 n Neil av, three 2-sty frame dwellings, shingle roof, 21x50; total cost, \$18,000; owners, Moran, Hahn & Moran, 700 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 663.

KATONAH AV, w s, 25 n 241st st, 2½-sty brick dwelling, slate roof, 15.4x42; cost, \$4,500; owner, Peter Hopkins, East 240th st; architects, Ebbinghaus & Irving, 752 East 220th st. Plan No. 667.

MIDDLETOWN RD, n s, 116.4 e Mahon av, 2-sty frame dwelling, shingle roof, 22x33; cost, \$4,000; owners, Charles R. Baxter Construction Co., Charles R. Baxter, 1587 Grant av, president and architect. Plan No. 660.

MIDDLETOWN RD, n e cor Edison av, 2-sty frame dwelling, shingle roof, 21x35½; cost, \$4,500; owner, Charles Pillsbury, South Boulevard and Westchester av; architect, Charles R. Baxter, 1587 Grant av. Plan No. 661.

NEWMAN ST, w s, 200 s 150th st, 1½-sty frame bungalow, shingle roof, 20x27.10; cost, \$1,000; owner, Elizabeth A. McGrath, 883 East 162d st; architect, Harry B. Van Benschoten, 1296 Union av. Plan No. 669.

QUIMBY AV, s s, 450 w Havemeyer av, 2-sty frame dwelling, tin roof, 21x40.6; cost, \$3,500; owner, Gus Yoerges, 2224 Havemeyer av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 666.

WEBSTER AV, w s, 33.64 s 193d st, 1-sty brick garage, slag roof, 50x104.10; cost, \$6,000; owners, Wedgewood Co., Henry F. Keil, 401 East 163d st, president; architect, Andrew J. Thomas, 2524 Webster av. Plan No. 670.

#### STORES, OFFICES AND LOFTS.

AQUEDUCT AV, n w cor 188th st, 1-sty frame stores, tar and gravel roof, 59.8x49; cost, \$5,000; owner, Martin Hoffman, 22 Lenox av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 655.

WASHINGTON AV, w s, 25 n 159th st, 1-sty brick store, slag roof, 25x100; cost, \$5,000; owner, Mrs. A. J. L. Titus, 838 Elton av; architect, Edward J. Byrne, 3029 3d av. Plan No. 656.

#### MISCELLANEOUS.

RIVER AV, 587, 1-sty brick shed, 36x45.6; cost, \$325; owner, L. H. Mace, on premises; architect, Robert E. Moss, 126 Liberty st. Plan No. 659.

CONCORD AV, 441, two 1-sty frame sheds, 11x13.6, 15x9.0; cost, \$45; lessee, L. P. Winkelman, on premises; architect, Chris F. Lohse, 563 Eagle av. Plan No. 671.

EAGLE AV, 555, 1-sty frame shed, 30.6x11.6; cost, \$50; owners, Drexler & Fastenberg, on premises; architect, Chris F. Lohse, 563 Eagle av. Plan No. 672.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

**EASTERN PARKWAY**, s s, 44 e Rogers av, three 4-sty brick tenements, 49x32, gravel roof, 16 families each; total cost, \$90,000; owner, Philip Bierschenk, 668 Eastern Parkway; architect, F. L. Hine, 370 Jefferson av. Plan No. 5073.

**WILLOUGHBY AV.**, n s, 94 e Wyckoff av, twelve 3-sty brick tenements, 20x75, tar and gravel roof, 6 families each; total cost, \$66,000; owner, R. H. Barringer, 1019 East 38th st; architect, Maurice J. Sullivan, 391 Fulton st. Plan No. 5069.

**DWELLINGS.**

**CRESCENT ST.**, e s, 220 s Pitkin av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$3,000; owner, George Helf, 527 Crescent st; architect, Robert E. Noback, 194 Ridgewood av. Plan No. 5063.

**BARBEY ST.**, e s, 100 n Dumont av, two 2-sty brick dwellings, 16.6x40, tin roof, 1 family each; total cost, \$7,000; owner, Druss Realty Co., 2875 Atlantic av; architect, Henry Rockmore, 1729 President st. Plan No. 5042.

**HINSDALE ST.**, e s, 109.4 n New Lots av, two 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families; cost, \$5,200; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5068.

**MAGENTA ST.**, n s, 101.6 w Forbell, two 2-sty brick dwellings, 16.6x40, tin roof, 1 family each; total cost, \$7,000; owner, Magenta Development Co., 376 Grant av; architect, Henry Rockmore, 1729 President st. Plan No. 5041.

**PRESIDENT ST.**, n s, 160 w Brooklyn av, 2-sty brick dwelling, 22x53, tar and gravel roof, 1 family; cost, \$20,000; owner, Rudolph Norek, 154 Union st; architect, Cohn Bros., 361 Stone av. Plan No. 5098.

**UNION ST.**, n s, 124 w Utica av, six 2-sty brick dwellings, 20x54.6, tin roof, 2 families each; total cost, \$30,000; owner, George Polts, Jr., 210 Schenectady av; architects, Adelson & Fernberg, 1726 Pitkin av. Plan No. 5077.

**EAST 5TH ST.**, e s, 597 n Glenwood av, 2-sty frame dwelling, 22x50, tin roof, 2 families; cost, \$3,200; owner, Wm. Schuhmann, 239 East 5th st; architect, Charles G. Wessel, 1456 35th st. Plan No. 5080.

**EAST 5TH ST.**, e s, 390 s Cortelyou rd, three 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$13,500; owner, Peter Falvey, 616 East 3d st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 5079.

**EAST 22D ST.**, e s, 420 s Av J, 2-sty frame dwelling, 24x44, shingle roof, 1 family; cost, \$5,000; owner, James Warnock, 1441 East 12th st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 5067.

**BAY 23D ST.**, w s, 315 n Benson av, 2-sty and attic frame shingle roof, 1 family; cost, \$4,800; owner, Julia Van Wart, 64 West 23d st; architect, Thomas Barnett, 3d av and 52d st. Plan No. 5032.

**56TH ST.**, n s, 80 e 8th av, three 2-sty brick dwellings, 20x50, tar and slag roof, 2 families each; total cost, \$10,500; owner, Arthur Iba, 526 56th st; architect, W. H. Harrington, 5906 5th av. Plan No. 5024.

**66TH ST.**, n s, 180 e 11th av, 3-sty brick dwelling, 20x40, tar and gravel roof, 2 families; cost, \$4,000; owner, Christen Monad, 1123 66th st; architect, Joseph Hartung, 548 2d st. Plan No. 5023.

**80TH ST.**, s s, 320 e 21st av, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$4,000; owner, Stucco House Building Co., 18th av cor 84th st; architect, O. L. Perfect, Plan No. 5093.

**80TH ST.**, s s, 360 e 21st av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$4,000; owner, Stucco Building Co., 18th av cor 84th st; architect, O. L. Perfect, Plan No. 5092.

**80TH ST.**, s s, 280 e 21st av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$4,000; owner, Stucco House Building Co., 18th av and 84th st; architect, O. L. Perfect, Plan No. 5091.

**AV H.**, n s, 80 w Brooklyn av, 2-sty frame dwelling, 18x36, slag roof, 1 family each; total cost, \$9,000; owner, John J. Smith, 927 East 35th st; architect, Charles G. Wessel, 1456 35th st. Plan No. 5028.

**HOPKINSON AV.**, w s, 240 s Lott av, 2-sty brick dwelling, 22x50, tin roof, 1 family; cost, \$3,000; owner, Gateno Longo, 975 Rockaway av; architect, John M. Ricca, 90 New Lots rd. Plan No. 5084.

**LIVONIA AV.**, s s, 50 e Saratoga av, 3-sty brick stores and dwelling, 44x20, gravel roof, 2 families; cost, \$4,500; owner, Joseph Aragona, 2306 Atlantic av; architect, Charles P. Cannella, 60 Graham av. Plan No. 5033.

**SARATOGA AV.**, e s, 20 s Livonia av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Joseph Aragona, 2306 Atlantic av; architect, Charles P. Cannella, 60 Graham av. Plan No. 5034.

**SARATOGA AV.**, s e cor Livonia av, 3-sty brick store and dwelling, 20x44, gravel roof, 2 families; cost, \$4,500; owner, Joseph Aragona, 2306 Atlantic av; architect, Charles P. Cannella, 60 Graham av. Plan No. 5035.

**14TH AV.**, s w cor 79th st, five 2-sty brick dwellings, 20x40, tin roof, 1 family each; total cost, \$15,000; owner, Sim Construction Co., 202 Bath av; architect, C. Schubert, 13th av. Plan No. 5040.

**56TH ST.**, n s, 100 w 11th av, two 2-sty frame dwellings, 18x36, tar and gravel roof, 1 family each; total cost, \$8,000; owner, Halberg Realty, 315 Washington st; architect, Eisenla & Carlson, 16 Court st. Plan No. 5108.

**25TH AV.**, e s, 1100 s Harway av, five 1-sty frame bungalows, 16x28, shingle roof; cost, \$250 each; owner, Wm. Terter Ulmer Park; architect, Richard Manzani, 2818 West 6th st. Plan No. 5105.

**PRESIDENT ST.**, n s, 150 e Nostrand av, nine 2-sty brick dwellings, 20x68.4, tin and gravel roof, 2 families each; total cost, \$59,500;

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owner, Eli H. Bishop & ano., on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5133.

3D AV. 301, 2-sty brick storage and dwelling, 20x100, tar and gravel roof, 2 families; cost, \$4,000; owner, Lorenzo Apuzzo, on premises; architect, W. J. Conway, 400 Simon st. Plan No. 5152.

12TH AV, e s, 60 n 43d st, 2-sty and attic frame dwelling, 25x58.6, shingle roof, 2 families; cost, \$10,000; owner, Dr. Charles Blum, 4209 12th av; architect, Klein & Koen, 9 Debevoise st. Plan No. 5150.

19TH AV, w s, 16.8 n 67th st, ten 2-sty frame dwellings, 16.8x42.4, tin roof, 1 family each; total cost, \$35,000; owner, Highway Construction Co., 125 Bristol st; architect, Cohn Bros., 361 Stone av. Plan No. 5131.

19TH AV, n w cor 67th st, 2-sty frame dwelling, 16.8x42.4, tin roof, 1 family; cost, \$3,500; owner, Highway Construction Co., 125 Bristol st; architect, Cohn Bros., 361 Stone av. Plan No. 5129.

19TH AV, s w cor 66th st, 2-sty frame dwelling, 16.8x42.4, tin roof, 1 family; cost, \$3,500; owner, Highway Construction Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 5130.

**FACTORIES AND WAREHOUSES.**

HUMBOLDT ST, 780, 1-sty brick factory, 20 x75. — roof; cost, \$3,000; owner, Adolph Mandel; architect, F. J. MacFarland, 671 Leonard st. Plan No. 5025.

49TH ST, s s, 140 e 19th av, 2-sty brick storehouse, 35x85, tar and gravel roof; cost, \$2,000; owner, Sage Bros., Inc., 4515 16th av; architect, A. White Pierce, 59 Court st. Plan No. 5145.

WORTMAN AV, n e cor Shepherd av, 1-sty frame storage, 12x40, felt and pitch roof; cost, \$200; owner, Louis Wang, Berriman st, near Wortman av; architect, Ernest Dennis, 241 Schenck av. Plan No. 5148.

**HOTELS.**

NEPTUNE AV, n e cor, w 3d st, 2-sty brick hotel, 25x55, plastic slate roof; cost, \$6,500; owner, Obermeyer & Liebmann, 58 Bremen st; architect, Adam E. Fischer, 23 Park Row, N. Y. Plan No. 5121.

**STABLES AND GARAGES.**

KENMORE PL, 34, 1-sty brick garage, 17.6 x20, galvanized iron roof; cost, \$300; owner, Benjamin Bloom, 55 Willoughby st; architect, E. L. Burwell, 55 Willoughby st. Plan No. 5049.

PRESIDENT ST, n s, 160 w Brooklyn av, 1-sty brick garage, 16x18, tin roof; cost, \$800; owner, Rudolph Norek, 154 Union st; architect, Cohn Bros., 361 Stone av. Plan No. 5099.

58TH ST, n w cor 14th av, 1-sty frame garage, 18x20, shingle roof; cost, \$300; owner, Mrs. Wm. F. Conely, 5714 14th av; architect, James Hartnett, 1370 60th st. Plan No. 5085.

CLINTON AV, w s, 110 s Flushing av, 1-sty brick garage, 23.9x40. — roof; cost, \$1,500; owner, Christopher Felter, 11 Wallabout Market; architect, Benj. Finkensieper, 134 Broadway. Plan No. 5097.

PLOT, beginning 23 n Av R and 66.10 w West 8th st, 1-sty frame garage, 10.8x16, tar paper roof; cost, \$80; owner, Thomas H. Wight, 1798 West 8th st; architect, M. Davidson, 11th av and 63d st. Plan No. 5047.

EAST 91ST ST, e s, 160 n Church av, 2-sty frame stable, 40x22, tin roof; cost, \$200; owner, Jessie O'Connor, on premises; architect, Louis Dananacher & Co., 7 Glenmore av. Plan No. 5138.

**STORES AND DWELLINGS.**

DE KALB AV, 625, 1-sty brick stores and dwelling, 25x55, tar and slag roof, 1 family; cost, \$3,500; owner, Julius H. Zochoma, 627 De Kalb av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 5027.

**STORES, OFFICES AND LOFTS.**

ROEBLING ST EXTENSION, s e cor Division av, 1-sty brick stores, 75.4x83, tar and slag roof; cost, \$3,000; owner, Hugo R. Kirsten, 30 Lee av; architect, Willard Parker, 34 McDonough st. Plan No. 5039.

VARET ST, n s, 100 w Bogart st, 4-sty brick lofts and light manufacturing, 60x84, tar and gravel roof; cost, \$8,000; owner, B. Zirinsky, 67 Morrell st; architect, Klein & Koen, 9 Debevoise st. Plan No. 5031.

**THEATRES.**

HAMBURG AV, s w cor Decatur st, 1-sty frame moving pictures, 25x99.6, rubberoid roof; cost, \$1,500; owner, Anna Merster, 221 Suydam st; architect, Louis Berger & Co., 300 St. Nicholas av. Plan No. 5058.

**MISCELLANEOUS.**

MOFFAT ST, s s, 125 e Hamburg av, 1-sty frame wagon shed, 51.6x20, tar and gravel roof; cost, \$150; owner, Frank Netschert Co., 250 Moffat st; architect, Wm. Werner, 798 Knickerbocker av. Plan No. 5056.

EAST 34TH ST, w s, 80 n Lenox rd, 1-sty frame greenhouse, 89.5x8.10, glass roof; cost, \$850; owner, Dailedonze Bros., Troy av and Lenox rd; architects, Lord & Burnham Co., 1133 Broadway, N. Y. Plan No. 5032.

HAMBURG AV, n e cor Moffat st, 1-sty frame wagon shed, 20x90, tar and gravel roof; cost, \$175; owner, Henry J. Kordes, on premises; architect, Wm. Werner, 798 Knickerbocker av. Plan No. 5057.

PLOT 390 n Av I and 490 w Nostrand av, 1-sty frame coal screen, 25x10, — roof; cost, \$400; owner, Nassau Coal Co., 2226 Nostrand av; architect, Halberg Construction Co., 50 Church av. Plan No. 5054.

SCHENECTADY AV, 34, 1-sty frame tool shed, 17x22. — roof; cost, \$50; owner, S. L. Boyton, 308 West End av, N. Y.; architect, Thomas Proctor, 563 Herkimer st. Plan No. 5120.

ST. MARKS AV, s w cor Hopkinson av, 1-sty frame stand, 10x10, tin roof; cost, \$35; owner and architect, Jacob Abramowitz, 330 Hopkinson av. Plan No. 5126.

**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**

LONG ISLAND CITY.—2d av, w s, 100 s Grand av, 4-sty brick tenement, 25x66, tar and gravel roof, 8 families; cost, \$10,000; owner, Joseph Zoccola, 234 15th av, Long Island City; architect, Frank Braun, 311 Steinway av, Long Island City. Plan No. 2586.

LONG ISLAND CITY.—9th av, w s, 131 w Washington av, 4-sty brick tenement, 35x89, tar and gravel roof, 16 families; cost, \$18,000; owner, Queens Bohemian Realty Co., 65 6th av, Long Island City; architect, Frank Braun, 211 Steinway av, L. I. C. Plan No. 2371. Corrects error previous issue when address of architect was given as 65 6th av, N. Y. C.

**DWELLINGS.**

ARVERNE.—Elizabeth av, s s, 84 w Remington av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$1,500; owner, Isaac Zaret, 540 Boulevard, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 2565.

ARVERNE.—Elizabeth av, s s, 204 w Remington av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$6,000; owner, Isaac Zaret, 540 Boulevard, Rockaway Beach. Plan No. 2607-8-9-10.

ARVERNE.—Remington av, e s, 80 s Story pl, 1-sty frame dwelling, 14x36, shingle roof, 1 family; cost, \$950; owner, Remington Realty Co., Arverne, L. I.; architects, Howard & Callman, Far Rockaway. Plan No. 2611.

ARVERNE.—Amstel Boulevard, n s, 60 w Vernam av, 2½-sty frame dwelling, 22x34, shingle roof, 1 family; cost, \$4,000; owner, G. L. Ryan, 10 Maple pl, Rockaway Beach; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 2602.

BAYSIDE.—Willets st, n s, 375 s Braddish av, 2½-sty frame dwelling, 28x38, shingle roof, 1 family; cost, \$6,500; owner, Mary Cornish, 6 Bedford av, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford av, Brooklyn. Plan No. 2593.

BELLE HARBOR.—Suffolk av, w s, 260 n Boulevard, 2½-sty frame dwelling, shingle roof, 1 family; cost, \$6,000; owner, Thomas Galvin, South Bond av, Rockaway Beach; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 2603.

COLLEGE POINT.—15th st, w s, 100 n High st, 2-sty frame, 16x36, dwelling, shingle roof, 1 family; cost, \$3,000; owner, C. W. Weddle Contracting Co., 321 13th st, College Point; architect, Henry T. Morris, Jr., 609 14th st, College Point. Plan No. 2588.

CORONA.—Cambridge st, s s, 150 w Shpoler av, 2-sty frame dwelling, 17x34, shingle roof, 1 family; cost, \$3,200; owner, Castro Biddell, 20 Montgomery av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2559.

CORONA.—Hillside av, w s, 140 s Shpoler av, 2-sty frame dwelling, 23x34, tin roof, 2 families; cost, \$3,000; owner, Matte Mauro, 20 Hillside av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2566.

CORONA.—Colonial av, w s, 50 s Hillside av, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,500; owner, John J. Connolly, Highland av, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 2558.

CORONA.—Shell rd, n s, 80 e Lincoln st, two 2-sty frame dwellings, 17x35, tin roof, 1 family; cost, \$3,800; owner and architect, Axel Y. Nelson, Dakota av, Dunton. Plan No. 2605.

DUNTON.—Atfield av, e s, 168 s Liberty av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner and architect, Axel Y. Nelson, Dakota av, Dunton. Plan No. 2606.

FLUSHING.—Beaufirt st, 100 w Highland av, 2-sty frame dwelling, 32x36, shingle roof, 1 family; cost, \$8,000; owner, Emil Erber, 611 West 112th st, N. Y. C.; architect, D. Timendorfer, 103 West 138th st, N. Y. C. Plan No. 2612.

FLUSHING.—22d st, e s, 134 n Laburnam av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$3,000; owner, W. S. Samit, 41 Fulton av, Long Island City; architect, C. L. Varrone, Corona av, Corona. Plan No. 2569.

FLUSHING.—Quince st, n s, 300 w Parsons av, 2½-sty frame dwelling, 24x43, shingle roof, 1 family; cost, \$3,000; owner, William B. Bobb, 27 Jagger av, Flushing; architect, John G. Dryer, 75 Oakland st, Brooklyn. Plan No. 2572.

HOLLIS.—Atlantic av, s s, 40 w Roundout st, two 2-sty brick dwellings, 20x47, tar and gravel roof, 2 families and store; cost, \$7,500; owner, Leonard Mal, 1122 Manhattan av, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford av, Brooklyn. Plan No. 2594.

HOLLIS.—Max Weber av, e s, 252 s Hillside av, 1½-sty frame dwelling, 25x36, shingle roof, 1 family; cost, \$1,400; owner, John G. Ham, 837 West End av, N. Y. C.; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 2616.

JAMAICA.—Oceanview av, s s, 185 e Alsop av, 2-sty frame dwelling, 19x39, shingle roof, 1 family; cost, \$4,500; owner, Emma S. Woodin, Willow st, Kew, L. I.; architect, Charles W. Vanderbeck, Richmond Hill. Plan No. 2597.

JAMAICA.—Cannonbury rd, s s, 190 e Madison av, 2½-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$4,250; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellon, 5618 4th av, Brooklyn. Plan No. 2601.

JAMAICA.—Minnesota av, w s, 50 n Wyoming av, five 2½-sty frame dwellings, 20x30, shingle roof, 1 family; cost, \$10,000; owner, Renaldi

& Ammenworth, 328 Fulton st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2576-7-8-9-80.

JAMAICA.—Amherst av, s e s, 225 w Victoria st, two 2½-sty frame dwellings, 22x34, shingle roof, 1 family; cost, \$6,000; owner, Ignatz Wohl, Jamaica; architect, I. M. Kirby, Jamaica. Plan No. 2561-2.

JAMAICA.—Maure av, s e cor Chichester av, two 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, \$4,000; owner, T. A. Thompson, 1022 Atfield st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2574-75.

NEPONSET.—Ontario st, e s, 488 s Washington st, 2-sty brick dwelling, 63x60, tile roof, 1 family; cost, \$10,000, and 1½-sty brick garage, 22x22, tile roof; cost, \$800; owner, Neponset Building Co., Neponset, L. I.; architect, Arnold Johnson, Neponset, L. I. Plan Nos. 2584-5.

RICHMOND HILL.—Welling st, e s, 250 s Atlantic st, three 2-sty frame dwellings, 19x55, tin roof, 2 families; cost, \$9,000; owner, Lydia P. Hall, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill. Plan Nos. 2598-99-2600.

ROCKAWAY PARK.—Columbus av, w s, 220 s Washington av, 2½-sty brick dwelling, 32x46, tile roof, 1 family; cost, \$11,000; owner, Herman G. Halstead, Rockaway Park; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 2604.

WOODHAVEN.—Dennington av, e s, 290 n Jamaica av, two 2½-sty frame dwellings, 20x35, shingle roof, 1 family; cost, \$6,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2570-71.

ARVERNE.—Remington av, e s, 80 s Alameda av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$3,500; owner, Olinto Batini, 211 Remington av, Arverne; architect, J. E. Moore, 225 Remington av, Arverne. Plan No. 2647.

ARVERNE.—Amstel boulevard, n s, 130 w Remington av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$3,500; owner, Julius Springhill, No. 4 Boulevard, Rockaway Beach; architect, J. E. Moore, 225 Remington av, Arverne. Plan No. 2648.

FLUSHING.—Parsons av, w s, 60 s Beech st, 2½-sty frame dwelling, 33x36, shingle roof, 1 family; cost, \$6,000; owner, Frank L. Stiles, 375 Fulton st, Jamaica; architect, W. W. Knowles, 1133 Broadway, N.Y. C. Plan No. 2622.

FLUSHING.—12th st, w s, 191 s Myrtle av, 2½-sty frame dwelling, 22x48, shingle roof, 2 families; cost, \$4,000; owner and architect, Wm. Wright, McKinley st, Corona. Plan No. 2644.

JAMAICA.—Grand av, e s, 120 s Hillside av, 2½-sty frame dwelling, 24x35, asbestos shingle roof, 1 family; cost, \$4,200; owner, Wilner Const. Co., 258 Thadford st, Brooklyn; architect, Robert Kurz, 234 Fulton st, Jamaica. Plan No. 2617.

JAMAICA.—Grand av, w s, 362 n Hillside av, 2½-sty frame dwelling, 31x35, asbestos shingle roof, 1 family; cost, \$4,500; owner, Henry S. Griffin, 9 Madison av, Jamaica; W. J. Conway, 400 Union st, Brooklyn Plan No. 2639.

JAMAICA.—South st, s s, 50 E Allen st, 2½-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$3,000; owner, Max Gross, South and West st, Jamaica; architect, Ole Harrison, 828 Fulton st, Jamaica Plan No. 263.

JAMAICA.—Minnesota av, e s, 375 s Wyoming av, four 2½-sty frame dwellings, 18x32, single roof, 1 family; cost, \$10,000; owner, D. & H. Construction Co., Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica Plan No. 2629-30-1-2.

JAMAICA.—Allen st, s s, 75 s South st, 2½-sty frame dwelling, 16x33, shingle roof, 1 family; cost, \$2,000; owner, Max Gross, South and West st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica Plan No. 2628.

LONG ISLAND CITY.—Steinway av, e s, 440 s Grand av, two 1-sty frame dwellings, 50-73, tar and slag roof, 1 family; cost, \$5,000; owner, Geo. Boettinger, Theodore st, nr Ditmars av, L. I. C.; architect, Frank Chmelnik, 796 2d av, L. I. C. Plan No. 2621.

MASPETH.—Jay av, s s, 350 w Columbia av, 2-sty frame dwelling, 25x31, tin roof, 2 families; cost, \$1,800; owner, Jacob Woliski, Jay av, Maspeth; architect, Jos. Kenyon, 174 Cauldwell av, Maspeth. Plan No. 2638.

MORRIS PARK.—Oak st, w s, 170 n Belmont av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$3,200; owner, Margaret J. Steine, 17 Moffat st, Brooklyn; architect, George Josiah, 62 Suediker av, Union Course. Plan No. 2626.

RICHMOND HILL.—Waverly pl, w s, 230 n Hillside av, eight 2-sty brick dwellings, 20x54, tar and gravel roof, 2 families; cost, \$40,000; owner, Fred H. Hass & Co., 317 Fulton st, Jamaica; architect, D. J. Evans, 3 Harriman av, Jamaica. Plan No. 2640-1-2-3.

RIDGEWOOD.—Summerfield, s s, 283 e Forest av, sixteen 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$64,000; owner, Jacob Erbach, 39 Halleck av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av. Ridgewood Plan No. 2623-4.

**FACTORIES AND WAREHOUSES.**

LONG ISLAND CITY.—Albert st, e s, 106 n Winthrop av, 1-sty brick storage and factory, 50x50, tar and gravel roof; cost, \$9,000; owner, Presto-Lite Co., 2104 Broadway, N. Y. C.; architect Herbert L. Bass, Indianapolis, Ind. Plan No. 2560.

LONG ISLAND CITY.—3d st, Borden av and Oliver st, 1-sty frame storage, 19x78, slag roof; cost, \$700; owner, Marks Listberger & Son, Borden av, L. I. C. Plan No. 2596.

RICHMOND HILL.—Vine st, w s, 578 s Jamaica av, 2-sty brick storage and factory, 65x65, tar and gravel roof, 1 family; cost, \$7,500; owner, Heiner-Williams Stamping Co., Richmond Hill; architect, H. T. Jeffrey & Son, 923 Leffert av, Richmond Hill. Plan No. 2567.

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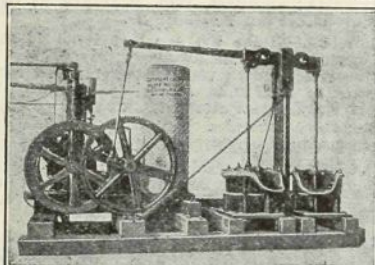
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RIDGEWOOD.—Decatur st, s s, 189 w Wyck-off av, 2½-sty brick warehouse, 80x81, tar and slag roof; cost, \$15,000; owner, Brooklyn Masters Bakers Purchasing Association, 64 Park av, Brooklyn; architect, Henry Holder Jr., 242 Franklin av, Brooklyn. Plan No. 2595.

#### STABLES AND GARAGES.

JAMAICA.—Bandman av, n e cor Elm st, 1-sty brick garage, 18x27, gravel roof; cost, \$150; owner, Wm. Daupis, premises; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 2573.

JAMAICA.—Ayling av, n s, 100 w Park av, 1½-sty frame garage, 16x18, shingle roof; cost, \$400; owner, Charles Werz, Ayling av, Jamaica. Plan No. 2613.

METROPOLITAN.—Metropolitan av, n s, 20 e Nagy st, 1-sty frame barn, 30x16, shingle roof; cost, \$100; owner and architect, Chas. W. Losee, 2161 Metropolitan av, Metropolitan. Plan No. 2627.

WINFIELD.—Burroughs av, No. 94, 1-sty. frame barn, 10x13, paper roof; cost, \$30; owner, Alex. S. Mandel, 94 Burroughs av, Winfield. Plan No. 2646.

MORRIS PARK.—Jerome av, s s, 80 w South Cocherson av, 2-sty frame stable, 20x52, tar and gravel roof; cost, \$300; owner, Joseph & Bernhard Ebel, 4742 Jerome av, Morris Park. Plan No. 2614.

ROCKAWAY BEACH.—North Pleasant av, w s, adjoining L. I. R. R., 1-sty garage, 20x30, felt and gravel roof; cost, \$500 (brick); owner, Charles Crabbe Co., premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 2564.

ROCKAWAY BEACH.—Saratoga st, w s, 442 s Washington st and Ontario st, w s, 284 s Washington st, two 1½-sty brick garages, 24x36, tile roof; cost, \$1,600; owner, Neponset Building Co., Neponset, L. I.; architect, Arnold Johnson, Neponset, L. I. Plan No. 2581-2.

RIDGEWOOD.—Gates av, s s, 200 e Forest av, 1-story frame stable, 20x16, tar roof; cost, \$500; owner, Peter Harris, Gates av, Ridgewood. Plan No. 2649.

#### STORES AND DWELLINGS.

LONG ISLAND CITY.—Crescent st, 276, 2-sty brick store and dwelling, 25x95, felt and slag roof, 2 families; cost, \$5,000; owner, James Murnane, 37 Beebe av, Long Island City; architect, owner. Plan No. 2588.

CORONA.—Corona av, n s, 111 e Southern boulevard, 2½-sty frame store and dwelling, 34x24, shingle roof, 1 family; cost, \$3,500; 2 buildings, \$7,000; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 2619-20.

JAMAICA.—Globe av, s w cor Atlantic st, 2-sty brick store and dwelling, 25x50, tar and slag roof, 1 family; cost, \$8,000; owner, Morris Strachman, 1551 52d st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 2618.

#### STORES, OFFICES AND LOFTS.

WINFIELD.—Woodside av, s s, 30 e Fisk av, 1-sty frame office, 20x20, gravel roof; cost, \$200; owner, Chas. Herschberger, 5 Burroughs av, Winfield. Plan No. 2625.

#### MISCELLANEOUS.

BAYSIDE.—Bell av, n e cor Elsie pl, 1-sty frame shed, 14x18, paper roof; cost, \$50; owner, John Muller, Bell av, Bayside. Plan No. 2615.

JAMAICA SOUTH.—Johnson av, s s, 141 w Bryant av, 1-sty frame shed, 8x10, paper roof; cost, \$30; owner, Joseph Hay, Dakota av, Richmond Hill. Plan No. 2589.

JAMAICA SOUTH.—Johnson av, s s, 78 w Bryant av, two 1-sty frame sheds, 8x10, paper roof; cost, \$60; owner, Joseph Hay, Dakota av, Richmond Hill. Plan Nos. 2591-2.

JAMAICA SOUTH.—Johnson av, s s, 108 w Bryant av, 1-sty frame shed, 8x10, paper roof; cost, \$30; owner, Joseph Hay, Dakota av, Richmond Hill. Plan No. 2590.

LONG ISLAND CITY.—Jane st, s s, 50 w Radde st, frame fence, 25x18; cost, \$75; owner, L. I. Bill Posting Co., 13 Queens st, L. I. C. Plan No. 2587.

METROPOLITAN.—Metropolitan av, n s, 291 w Collins av, 3-sty brick fire house, 50x76, tile roof; cost, \$48,500; owner, Fire Dept., 157 e 67th st, N. Y. C.; architects, Morgan & Trainor, 331 Madison av, N. Y. C. Plan No. 2637.

RICHMOND HILL.—Church st, w s, 200 s Ridge av, 1-sty frame shed, 20x15, shingle roof; cost, \$20; owner, Lucia Du Flon, premises. Plan No. 2585.

WHITESTONE.—10th av, w s, 203 s 14th st, 1-sty, frame coop, 80x16, paper roof; cost, \$600; owner, estate of J. J. Hertel, 9th av, Whitestone; architect, James E. Armstrong, 22 Whitestone av, Whitestone. Plan No. 2563.

COLLEGE POINT.—17th st, No. 404, 1-sty frame shop, 17x45, paper roof; cost, \$450; owner, Frank H. Schmitz, premises. Plan No. 2634.

GLENDALE.—Myrtle av, s s, 40 e Witte st, 1-sty brick fire house, 40x76, tile roof; cost, \$50,000; owner, Fire Dept., 157 e 67th st, N. Y. C.; architects Morgan & Trainor, 331 Madison av, N. Y. C. Plan No. 2635.

WINFIELD.—Burroughs av, w s, 300 n Clinton st, 1-sty frame shed, 20x20, paper roof; cost, \$30; owner, V. Campiglia, 96 Burroughs av, Winfield. Plan No. 2650.

WHITESTONE.—7th av, e s, 63 s 17th st, 3-sty brick fire house, 56x72, tile roof; cost, \$48,500; owner, Fire Dept., 157 e 67th st, N. Y. C.; architects, Morgan & Trainor, 331 Madison av, N. Y. C. Plan No. 2636.

#### Richmond. DWELLINGS.

NEW DORP LA, n s, 140 s Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x37; cost, \$500; owner, J. Meryer, New Dorp; builder, Aug. Mathorn, Grant City. Plan No. 541.

FAIRVIEW & PROSPECT AVS, n e s, New Brighton, 2-sty frame dwelling, 24x32; cost, \$3,000; owner, M. J. Smith, New Brighton;

architect, John Haiabestact, Port Richmond; builder, John F. From, Port Richmond. Plan No. 547.

BARETT AV, n s Arrochar, 2-sty frame dwelling, 51x29.10; cost, \$5,500; owner, Jennie A. Moffatt, Tompkinsville; architect, Walter Greer, New Brighton; builders, Hesse & Offenjost, Stapleton. Plan No. 548.

#### STABLES AND GARAGES.

CRESCENT AV, n s, 600 s Boulevard, Great Kills, 1-sty frame stable, 24x12; cost, \$75; owner, Frank Hetzel, West New Brighton; architect, Wm. Peters, Great Kills; architect builds. Plan No. 538.

CORNER RD, n s, 350 n Richmond rd, Dongan Hills, 1-sty frame auto shed, 11x18; cost, \$150; owner and builder, G. Letteroil, Dongan Hills. Plan No. 542.

#### MISCELLANEOUS.

HOLLAND AV, w s, 2000 s Richmond Terrace, Mariner's Harbor, 1-sty concrete bake oven, 10 x12; cost, \$250; owner, Thomas Samordzia, Mariner's Harbor; owner builds. Plan No. 539.

SOUTHFIELD BOULEVARD, n w s Emmett av, Whitlock, 1-sty concrete pumping station, 21.6x23.6; cost, \$3,000; owner, City of N. Y.; architect, I. M. de Varona, 21 Park Row, N. Y. C. Plan No. 534.

SOUTHFIELD BOULEVARD, 360 n Evergreen av, Grant City, 1-sty concrete pumping station, 21.6x23.6; cost, \$3,000; owner, City of N. Y.; architect, I. M. de Varona. Plan No. 538.

SOUTHFIELD BOULEVARD, n s, 450 s N. D. La, New Dorp, 1-sty concrete pumping station, 21.6x23.6; cost, \$3,000; owner, City of N. Y.; architect, I. M. de Varona, 21 Park Row, N. Y. C. Plan No. 535.

SOUTHFIELD BOULEVARD, n s, 120 n Liberty av, Dongan Hills, 1-sty concrete pumping station, 21.6x23.6; cost, \$3,000; owner, City of N. Y.; architect, I. M. de Varona. Plan No. 537.

SIMONSON AV, e s, 150 n Washington av, Port Richmond, 1-sty frame tool house, 14x13; cost, \$25; owner and builder, George Ford, Port Richmond. Plan No. 540.

RICHMOND TURNPIKE, s s, 173 Todt Hill rd, 4 Corners, stone wall; cost, \$250; owner, Charles klier, 4 Corners; builder, Raphael Langere, Rosebank. Plan No. 543.

AMBOY RD, n s, 600 n Washington av, Annadale, 1-sty frame carpenter shop, 100x175; cost, \$150; owner, Mrs. E. Heinming, Pleasant Plains; builder, Wm. Warren, Annadale. Plan No. 545.

FAIRVIEW AV, n e s Prospect av, New Brighton, retaining wall; cost, \$100; owner, M. J. Smith, New Brighton; builder, Joseph Miller, Four Corners. Plan No. 546.

PROSPECT RD, e s, 1000 e Todt Hill rd, Four Corners, stone wall; cost, \$250; owner, J. C. Muller, Four Corners; builder, Raphael Langere, Rosebank. Plan No. 544.

MILL RD, n s, 300 s Guyon av, four 1-sty frame hangars, 170x40; total cost, \$1,548; owner, Aeronautical Aerodrome Co., N. Y. C.; architect, Wm. E. Finn, Mineola, L. I.; builder, Charles O. Conklin, Jamaica, L. I. Plan No. 549.

### PLANS FILED FOR ALTERATION WORK.

#### Manhattan.

BEEKMAN ST, 1; Park Row, 35, stairs, change show windows to 10-sty store and office; cost, \$1,000; owner, James Hart, premises; architect, George Hof, Jr., 328 East 154th st. Plan No. 2211.

BLEECKER ST, 41, stairs, steps to 3-sty loft; cost, \$500; owner, estate F. M. Gross, 34 Nassau st; architect, Jacob Fisher, 25 Av A. Plan No. 2209.

COLUMBIA ST, 26, install steel beams to 4-sty loft; cost, \$500; owner, estate Richard Dudgeon, Cold Spring Harbor, L. I.; architects, Ewing & Chappell, 345 5th av. Plan No. 2218.

DELANCEY ST, 173, alter columns to 1-sty storage and stable; cost, \$25; owner, M. Goldstein, 173 Delancey st; architect, O. Reissmann, 30 1st st. Plan No. 2239.

EXCHANGE PL, 43-49, change front, other interior changes to 25-sty office; cost, \$12,000; owner, Wall St Exchange Building Association, premises; architect, Alfred C. Bosson, 306 5th av. Plan No. 2203.

GREENWICH ST, s e cor Edgar st, new entrance to 5-sty tenement; cost, \$250; owner, Elenore Murphy, 226 Clinton st; architect, C. H. Dietrich, 300 East 74th st. Plan No. 2242.

GREENWICH ST, 708-710-712, 6-sty side extension, 25x81, to 6-sty warehouse; cost, \$15,000; owner, Canebrake Realty Co., 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 2210.

GREENWICH ST, 13, columns, posts to 5-sty shops; cost, \$1,200; owner, Interborough Rapid Transit Co., 165 Broadway; architect, George H. Pegram, 165 Broadway. Plan No. 2178.

HOUSTON ST, 116-122 West, stairs, doors to 6-sty laundry; cost, \$2,000; owner, Wendell & Evans Co., Inc., premises; architect, J. O'Dell Whitenack, 231 West 18th st. Plan No. 2223.

MAIDEN LA, 44, alter windows to 4-sty store and loft; cost, \$175; owner, The Mutual Life Ins. Co. of N. Y., 32 Nassau st; architect, John J. Downey, 410 West 34th st. Plan No. 2176.

MOTT ST, 301-305, partitions, elevator shaft to 5-sty store and police department; cost, \$7,500; owner, City of N. Y., 240 Centre st; architect, Bureau of Repairs, 240 Centre st. Plan No. 2234.



MURRAY ST. 74-86; Greenwich st, 261-263, change vault lights, entrance to three 5-sty stores and offices; cost, \$3,000; owners, C. S. G. T. and H. L. Sackett, 31 Nassau st; architect, Ernest Greene, 5 Beekman st. Plan No. 2227.

RIVINGTON, 325, brick wall to 6-sty tenement; cost, \$500; owner, Anna V. Sullivan, 111 East 80th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2188.

RIVINGTON ST. 64, partitions, windows, toilets to 4-sty tenement and store; cost, \$500; owner, Jacob Rogers, 2 East 107th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2202.

TRINITY PL. 16, stairs, entrance, windows to 4-sty tenement; cost, \$300; owner, Patrick J. Kerwen, 527 72d st, Brooklyn; architect, C. H. Dietrich, 300 East 74th st. Plan No. 2243.

WALL ST. 40-42, new iron beams to 12-sty office; cost, \$1,000; owner, Bank of the Manhattan Co., premises; architect, C. T. Wills, Inc. 286 5th av. Plan No. 2206.

WARREN ST. 114, walls, remove obstruction to 4-sty store and loft; cost, \$600; owner, Guaranty Trust Co., 30 Nassau st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 2190.

WILLIAM ST. 199, change stairs to 4-sty store and loft; cost, \$275; owner, Wm. McKellar estate, 43 Cedar st; architect, Willred C. Reid, 1023 Summit av. Plan No. 2213.

3D ST. 15-17 East; 4th st, 66-68 East, interior changes to 4-sty theatre and hall; cost, \$450; owner, Dora Levy, premises; architect, M. J. Hackett, 210 West 108th st. Plan No. 2198.

12TH ST. 82-84 West, iron beams, windows to 6-sty apartment; cost, \$500; owner, Harry & Morris Rosenwasser, 472 Broadway; architect, G. A. Geist, 35 West 38th st. Plan No. 2231.

13TH ST. 105-107 East, interior changes to two 4-sty storage and dining rooms; cost, \$20,000; owner, August Luchon, 106 East 14th st; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 2195.

14TH ST. 234-240 East, partitions, windows to two 6-sty stores and tenements; cost, \$1,000; owner, Louis Neiberg, 5 West 111th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2192.

14TH ST. 8 East, iron columns enclose elevator to 5-sty loft and store; cost, \$2,000; owners, Adolph & Henry Finkelstein, 8 East 14th st; architect, O. Reissmann, 30 1st st. Plan No. 2219.

15TH ST. 117 West, partitions, windows to 5-sty tenement; cost, \$500; owner, estate Jacob Marshall, 305 West 87th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2245.

19TH ST. 527-529 East, change windows, entrance door to 1 and 2-sty storage; cost, \$200; owner, John A. Brookman, 88 Wall st; architect, Richard Rohl, 128 Bible House. Plan No. 2237.

19TH ST. 147 East, rear extension, 21x14, to 4-sty dwelling; cost, \$300; owner, John Fowler, 147 East 19th st; architects, Farber & Nurick, 1028 Gates av, Brooklyn. Plan No. 2238.

27TH ST. 104-108 West, partitions, windows, toilets to 12-sty store and loft; cost, \$5,000; owner, Isaac Unterberg, premises; architects, Schwartz & Gross & Marcus, 347 5th av. Plan No. 2183.

28TH ST. 109 East, partitions, show windows, plumbing fixtures to 4-sty dwelling; cost, \$750; owner, estate Jane Daly, 110 4th av; architects, J. B. Snook & Sons, 261 Broadway. Plan No. 2180.

31ST ST. 102-104 West, new stairs, iron columns, show windows to 4-sty store; cost, \$5,000; owner, A. & S. Mahler, 507 5th av; architects, Howell & Howell, 1182 Broadway. Plan No. 2212.

34TH ST. 304-308 East, partitions, windows, toilets to three 4-sty tenements; cost, \$3,000; owner, John H. Henshaw, 20 Nassau st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2193.

41ST. 209-219 West; 42d st, 214 West, alter boiler stack to 9-sty theatre; cost, \$1,500; owner, Marc Klaw & A. L. Erlanger, 214 West 42d st; architects, Willauer, Shape & Bready, 156 5th av. Plan No. 2207.

41ST ST. 308 West, partitions, windows toilets to 5-sty store and tenement; cost, \$1,000; owner, Max Heller, 345 West 38th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2182.

41ST ST. 252 West, piers, windows, partitions to 5-sty tenement; cost, \$200; owner, Ludin Realty Co., 261 West 34th st; architect, Eugene C. Ludin, 261 West 34th st. Plan No. 2222.

45TH ST. 139 East, partitions, windows toilets to 4-sty dwelling; cost, \$1,500; owner, Charles E. Minor, 416 West 13th st; architect, J. R. Pope, 527 5th av. Plan No. 2175.


46TH ST. 28 West, partitions, windows to 4-sty loft; cost, \$500; owner, Josephine Richards, premises; architect, F. W. Burnham, 7 East 42d st. Plan No. 2229.

47TH ST. 224 East, partitions, windows to 5-sty tenement; cost, \$700; owner, Ellen Curry, 127 East 94th st; architect, T. J. McMahon, 897 2d av. Plan No. 2194.

50TH ST. 619 West, posts, columns to 6-sty factory; cost, \$600; owner, Charles Kohler, owner of building; Wm. W. Astor, owner of land; architects, Ross & McNeil, 39 East 42d st. Plan No. 2184.


51ST ST. 15 West, partitions, windows to loft; cost, \$800; owner, Anna McNally, 47 West 34th st; architect, Henry Regelmann, 133 7th st. Plan No. 2180.

55TH ST. 30 East; Madison av, 545-549, partitions, plumbing fixtures to 12-sty apartment house; cost, \$2,500; owner, Henry S. Van Duzen, premises; architect, Charles Thain, 4 East 42d st. Plan No. 2228.



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56TH ST, 543-545 West, interior changes to 3-sty factory; cost, \$2,600; owner, Republic Motor Co., 11th av and 57th st; architect, Charles L. Peden, 1737 Broadway. Plan No. 2179.

59TH ST, 230 East, partitions, windows, to 5-sty store and tenement; cost, \$75; owner, Minnie Seligman, 195 Hollywood av, East Orange, N. J.; architect, J. Ph. Voelker, 979 3d av. Plan No. 2191.

62D ST, 211 West, windows, partitions to 5-sty tenement and store; cost, \$700; owner, Sarah A. Hartin, 47 Orchard st, Bloomfield, N. J.; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 2200.

70TH ST, 56 West, baths, partitions, to 4-sty residence; cost, \$300; owner, Barron G. Collier, Surf av and 42d st, Seagate; architect, M. T. Ash, 175 5th av. Plan No. 2241.

73D ST, 334 East, partitions to 5-sty tenement; cost, \$150; owner, Jacob Laschan, 212 West 140th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2205.

93D ST, 62-64 West, partitions, toilets, windows to two 5-sty tenements; cost, \$3,000; owner, Mary A. Deering, 70 West 88th st; architect, George A. Fitting, 2432 Broadway. Plan No. 2181.

104TH ST, 235-243 East, general interior changes to five 3-sty settlement houses; cost, \$9,000; owner, The Union Settlement Association, premises; architects, Hill & Stout, 1123 Broadway. Plan No. 2197.

115TH ST, 70-72 East, partitions, windows, toilets to two 5-sty tenements and stores; cost, \$12,000; owner, Elias Schlomowitz, 55 Lenox av; architects, Cantor & Levingson, 29 West 38th st. Plan No. 2204.

121ST ST, 506-512 West, pers to 5-sty Teachers College; cost, \$2,500; owner, Teachers College, premises; architect and builder, The Louis Weber Building Co., Madison av. Plan No. 2226.

125TH ST, 124-128 WEST, change store fronts to 1-sty store; cost, \$800; owner, George Ehret, 235 East 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 2226.

125TH ST, 130 West, change store fronts to 5-sty store and dwelling; cost, \$450; owner, George Ehret, 235 East 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 225.

125TH ST, 155 East, alter show windows, vault lights to 4-sty storage; cost, \$500; owner, George Merle, 155 East 125th st; architect, Wm. A. Keany, 420 West 259th st. Plan No. 2221.

125TH ST, 43-45 East; Madison av, 1958, alter vault lights to 5-sty store and apartment; cost, \$200; owner, George Ehret, 235 East 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 2224.

125TH ST, 123-125 West, alter show windows, girders to 3-sty store and loft; cost, \$1,000; owner, Frank Wanier, 75 West Houston st; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 2244.

128TH ST, s s, 320 e Amsterdam av, columns, girders to 2-sty storage; cost, \$1,500; owner, Bernheimer & Schwartz Pilsner Brewing Co., 128th st and Amsterdam av; architect, Frederick S. Keller, 140 Cedar st. Plan No. 2214.

BROADWAY, 18, change front, other interior changes to 9-sty office; cost, \$15,000; owner, Hunnewell estate, 87 Milk st, Boston, Mass.; architect, A. C. Bossom, 366 5th av. Plan No. 2201.

BROADWAY, 756-760, change entrance to 9-sty loft; cost, \$1,185; owner, John Wanamaker, Inc., 761 Broadway; architect, A. T. Flack, 64 Carlton av, Jersey City. Plan No. 2208.

BROADWAY, Thames st, Trinity pl and Trinity Churchyard, bridge to 21-sty office building; cost, \$5,000; owner, U. S. Realty & Improvement Co., 111 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 2187.

BROADWAY, Cedar st, Trinity pl, Thames st, block, bridge to 21-sty office building; cost, \$5,000; owner, U. S. Realty & Improvement Co., 111 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 2186.

BROADWAY, n w cor 26th st, partitions, stairs to 5-sty loft and store; cost, \$2,500; owners, James E. Black, Jobston, N. J., and H. S. Dyer, 25 Broad st; architect, M. J. Harrison, 230 Grand st. Plan No. 2232.

BROADWAY, n w cor Audubon pl and 157th st, store fronts to 2-sty store; cost, \$1,200; owner, Adolph Lewisohn, 42 Broadway; architect, George F. Pelham, 507 5th av. Plan No. 2236.

MADISON AV, 987, partitions, windows, to 8-sty apartment; cost, \$300; owner, Jacob Lippmann, premises; architects, Gross & Kleinberger, Bible House. Plan No. 2196.

2D AV, 162-168, interior changes to 5-sty church and parish house; cost, \$12,000; owner, N. Y. City Baptist Mission Society, premises; architects, Ewing & Chappell, 345 5th av. Plan No. 2199.

3D AV, 1031, toilets, partitions to 5-sty tenement; cost, \$200; owner, J. D. Crimmins, 624 Madison av; architect, J. H. Friend, 148 Alexander av. Plan No. 2240.

5TH AV, s e cor 16th st, alter vault to 16-sty store, loft and office; cost, \$3,500; owner, Rothschild Realty Co., 98 5th av; architect, Albert S. Gottlieb, 156 5th av. Plan No. 2230.

5TH AV, n w cor 15th st, change curb line to 15-sty store and loft; cost, \$2,500; owner, Rothschild Realty Co., 98 5th av; architect, A. S. Gottlieb, 156 5th av. Plan No. 1235.

5TH AV, 111-115; 18th st, 1-7 East; 19th st, 2-6 East, alter ceiling over vault to two 7 and 12-sty store and office; cost, \$10,000; owner, The Estate Henrietta Constable, 111 5th av; architect, I. E. Ditmars, 111 5th av. Plan No. 2215.

6TH AV, 805, 1-sty rear extension, 19.6x30, to 4-sty store and dwelling; cost, \$1,200; owner, Wm. Pollak, 973 1st av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2217.

9TH AV, n e cor 43d st, walls, alter stairs, partitions to 4-sty store and tenement; cost, \$3,000; owner, Peter Doelger, 55th st and 1st av; architect Jackson & Chambers, 500 5th av. Plan No. 2233.

10TH AV, 140-142, partitions, toilets, windows to two 5-sty tenements; cost, \$5,000; owner, Frederic Bronson, 242 East Houston st; architect, Henry Regelman, 133 7th st. Plan No. 2185.

## Bronx.

FOX ST, 1087, 1-sty frame, built upon 2-sty frame dwelling; cost, \$1,500; owner, Walter Hartwig, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 386.

148TH ST, 415 and 417, new partitions, new toilets, etc., to 6-sty brick store and tenement; cost, \$500; owner, Jennie Rosenbaum, 500 West 111th st; architect, George Hof, Jr., 328 East 154th st. Plan No. 393.

156TH ST, 419, 1-sty brick extension, 7.6x4.10, to 3-sty frame store and tenement; cost, \$300; owners, Bronx Torrens Land Co., Joseph J. Silver, 1738 Clay av, president; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 385.

183D ST, 51, new stud partitions to 3-sty brick store and tenement; cost, \$200; owners, Janpole Werner Construction Co., 206 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 389.

204TH ST, n s, 400 w Cadiz pl, raise 8 and new show windows, etc., to 3-sty frame store and dwelling; cost, \$1,500; owner, Rachel Defew, on premises; architect, U. S. Banderson, 2136 Clinton av. Plan No. 388.

ARTHUR AV, e s, 195 n 187th st, new partitions, new stairs, etc., to 2-sty frame store and dwelling; cost, \$200; owner, Serafino Porcelli, on premises; architect, R. F. Knockenbauer, 1901 Bathgate av. Plan No. 387.

WASHINGTON AV, w s, 115.5 s 168th st, 2-sty brick extension, 96.1x45, to 2-sty frame church and gymnasium; cost, \$20,000; owners, Morrisanna Presbyterian Church, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 391.

WENDOVER AV, s e cor Washington av, new partitions to 5-sty brick tenement; cost, \$300; owner, Julius Powle, 119 West 17th st; architects, Horenberger & Bades, 122 Bowery. Plan No. 392.

WESTCHESTER AV, Nos. 2055 to 2059, new toilets, etc., to 2-sty and attic frame store and dwelling; cost, \$450; owner, George H. Wohnsieder, on premises; architect, Chris F. Lohse, 563 Eagle av. Plan No. 390.

## Brooklyn.

BERGEN ST, s e cor Albany av, new plumbing, etc.; cost, \$150; owner, Thomas Gorman, on premises; architect, Fred Hess, 59 Beaver st. Plan No. 5149.

CORNELIA ST, n e cor Hamburg av, fireproof stairways, etc.; cost, \$10,000; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 5110.

DEBEVOISE ST, n s, 125 e Morrell st, new extension, 25x9.8; cost, \$5,000; owner, Berger Realty Co., 27 Morrell st; architect, Shampain & Shampain, 772 Broadway. Plan No. 5090.

ECKFORD ST, 125, new extension; cost, \$800; owner, W. P. & C. J. Sheehan, 200 Greenpoint av; architect, Phil Tillion & Son, 381 Fulton st. Plan No. 5089.

ESSEX ST, e s, 55 s Glenmore av, new extension, 9x18.6; cost, \$900; owner, Isidore Shapiro, 149 Alabama av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5045.

FLOYD ST, 314, interior alterations; cost, \$300; owner, Lena Gorse, 314 Floyd st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5095.

FULTON ST, 1740, repair flooring; cost, \$200; owner, Wm. Reitman, 1528 Bedford av; architect, T. E. Cook, 234 East 14th st. Plan No. 5125.

GRAND ST, 873, new bathroom; cost, \$250; owner, Christian Knopp, 875 Grand st; architect, Emil Meisinger, 394 Graham av. Plan No. 5026.

HENSDALE ST, e s, 100 n Glenmore av, fireproof flooring, etc.; cost, \$3,500; owner, City N. Y.; architect, C. B. Snyder, 131 Livingston st. Plan No. 5061.

HERKIMER PL, n s, 300 w Nostrand av, replace elevator; cost, \$100; owner, Morgan Drug Co., Atlantic and Kingston avs; architect, R. M. Rogers & Co., 74 Emerson pl. Plan No. 5118.

JEROME ST, 175, new extension, 15x20; cost, \$1,200; owner, Phillip Huettle, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 5147.

KOSCIUSKO ST, 13, new m. p. booth; cost, \$125; owner, John H. Holler, 229 Franklin av; architect, Wm. Springer, 110 3d av, N. Y. Plan No. 5055.

MADISON ST, 880, new extension; cost, \$255; owner, Mary O'Callaghan, on premises; architect, James McMillon, Jr., 154 India st. Plan No. 5142.

MATTHEWS PL, n s, 100 e East 91st st, new extension, 14x14; cost, \$250; owner, Michael McNamara, on premises; architect, Louis Damacher & Co., 7 Glenmore av. Plan No. 5137.

MONTAGUE ST & HICKS ST, "Hotel Bossert," new elevator; cost, \$6,465; owner, Hotel Bossert, on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5106.

NAVY ST, 253, new plumbing; cost, \$150; owner, Angelo Coppolo, 105 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5103.

NELSON ST, s w cor Hicks st, fireproof stairways; cost, \$1,700; owner, City N. Y.; architect, C. B. Snyder, 131 Livingston st. Plan No. 5059.

NORTH ELLIOTT PL, 126, new store front; cost, \$250; owner, Gaetano Lapenta, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5119.

PACIFIC ST, s s, 150 w 3d av, fireproof stairways; cost, \$6,000; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 5109.

PACIFIC ST, s s, 150 w Court st, fireproof stairway; cost, \$3,500; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 5113.

PIERREPONT ST, n s, 133.3 w Fulton st, interior alterations; cost, \$5,000; owner, S. A. Clark, 26 Court st; architect, Slee & Bryson, 153 Montague st. Plan No. 5124.

ST. MARKS PL, 5, new stairway, etc.; cost, \$100; owner, Frank G. Muefrane, 143 3d av; architect, Harry C. Levensen, 86 3d av. Plan No. 5128.

SANDS ST, 206, new extension, 19.3x7.2; cost, \$800; owner, Max Mencher, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 5087.

SACKETT ST, s s, 95 e Columbia pl, new plumbing, etc.; cost, \$45; owner, Scotto Son, 238 Columbia st; architect, John Esposito, 504 Henry st. Plan No. 5044.

SOMERS ST, 3, interior partitions, etc.; cost, \$200; owner, Mary Grochen, 1069 Bedford av; architect, F. L. Hine, 370 Jefferson av. Plan No. 5074.

STANHOPE ST, s s, 66 e Bushwick av, new extension, 10.7x11; cost, \$100; owner and architect, E. H. Bauer, 6 Stanhope st. Plan No. 5038.

SKILLMAN ST, 119, new extension, 10x16; cost, \$400; owner, Emmanuel Sodano, on premises; architect, Charles P. Cannella, 60 Graham av. Plan No. 5022.

STAGG ST, Nos. 138-140, new extension, 4.6x7; cost, \$600; owner, Wm. Kuhn & ano., on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5072.

NORTH 6TH ST, 256, add new sty to present building; cost, \$400; owner, Erselia Percuoc, on premises; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5102.

7TH ST, s s, 297.10 w 5th av, new extensions; cost, \$100; owner, Paulin Haberlein, 302 7th st; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 5117.

WEST 8TH ST, s s, 140 at int s s Sheepshead Bay rd, new extension, 20x50; cost, \$1,200; owner, Alex E. Zack, Sheepshead Bay rd and West 3d st; architect, James A. McDonald & Son, Surf av and West 24th st. Plan No. 5053.

EAST 8TH ST, w s, 260 s Ditmas av, new extension; cost, \$500; owner, Mary A. Kennedy, 588 East 8th st; architect, Harry Rocker, 371 Fulton st. Plan No. 5081.

WEST 10TH ST, 65, interior alterations; cost, \$500; owner, Guseipe Tripani, on premises; architect, Emil J. Meisinger, 926 Broadway. Plan No. 5088.

BAY 17TH ST, n e cor Benson av, raise building, etc.; cost, \$200; owner and architect, Mary E. Hirsch, 8812 17th av. Plan No. 5050.

EAST 42D ST, e s, 157.6 s Av I, add new sty to present extension; cost, \$175; owner, B. C. Connors, 1053 East 42d st; architect, C. Mondes, 1096 42d st. Plan No. 5029.

50TH ST, n s, 200 w 9th av, add new sty to present extension; cost, \$200; owner, Cieste Volpe, 863 50th st; architect, John C. Wandell Co., 405 Court sq. Plan No. 5144.

65TH ST, s s, 100 e 14th av, new extension, 18x85; cost, \$5,000; owner, Peter Bresler, 1406 65th st; architect, Charles B. White, 6323 New Utrecht av. Plan No. 5036.

AV U, s s, 40 w West 8th st, new plumbing, etc.; cost, \$50; owner, John Moore, on premises; architect, James S. Cavanaugh, Harway av and Bay 39th st. Plan No. 5100.

ARLINGTON AV, n e cor Linwood st, fireproof stairway, etc.; cost, \$10,500; owner, City N. Y.; architect, C. B. Snyder, 131 Livingston st. Plan No. 5062.

ATLANTIC AV, n e cor Nevins st, new extension, 15x27; cost, \$1,000; owner, Welz & Zerweck, Myrtle av and Wyckoff av; architect, Louis Allmendinger, 926 Broadway. Plan No. 5082.

ATLANTIC AV, 2661, new extension, 5.3x23; cost, \$1,500; owner, Schluchner Bros., 2667 Atlantic av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 5116.

BROADWAY, 1549, opening for land lift; cost, \$200; owner, Charles Brand, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 5076.

CARLTON AV, 66, new flooring, etc.; cost, \$150; owner, Joseph Danes, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5153.

CONY ISLAND AV, w s, 97 s Church la, new extension, 3.3x87.10; cost, \$200; owner, Ada F. Spetzer, 196 Malbone st; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 5037.

GATES AV, 42, new extension; cost, \$500; owner, Le Grand Kerr, M. D., on premises; architect, James F. Bly, 422 St. Marks av. Plan No. 5080.

GREENE AV, n s, 200 w Classon av, new plumbing, etc.; cost, \$4,000; owner, Bristol Myers Co., 363 Washington av; architect, C. Christenson, 133 Clifton pl. Plan No. 5040.

JACKSON AV, 103, new plumbing, etc.; cost, \$1,000; owner, Emanuele Summecca, on premises; architect, Charles P. Cannella, 60 Graham av. Plan No. 5123.

**DEPARTMENTAL RULINGS.**

**Monthly Bulletin of Approvals By the Manhattan Bureau of Buildings.**

**Fireproof Floor Fillings and Cements—Thickness of Material—New Orders on Wire Glass Panels—Dumbwaiter Shafts in Restaurants.**

**Fireproof Floor Fillings—Fireproof Partitions—Cements—Thickness of Material—New Orders From Supt. Miller on Wire Glass Panels and Dumbwaiter Shafts—A Limit Placed to the Size of an Unsupported Pane of Glass.**

The following orders have been posted in the Bureau of Buildings for the Borough of Manhattan by Superintendent Rudolph P. Muller:

**NEW MATERIALS OF CONSTRUCTION.**

(Bulletin 33, 1912.)

**FIREPROOF FLOOR FILLINGS:**

Name.	Span Ft.	Live Load in. Sq.ft.	Thickness of Material.
National Fireproofing Co., N. Y.	8 0	120 lbs.	4-inch cinder concrete flat slab, A. S. & W. Co.'s triangular mesh continuous reinforcement, Style 2, Tracing 90-A.
Adin C. Pierce Co., N. Y.	8 0	96 lbs.	4-inch cinder concrete flat slab, 1x1/4 in. twisted steel bars, 8 ins. o. c. hooked over beams. Tracing 96-C.
W. N. Wight & Co., N. Y.	8 0	150 lbs.	5-inch cinder concrete flat slab, continuous Lock Woven Steel fabric No. 11 and No. 14 wires, 3x12-in. mesh. Tracing 183.
W. N. Wight & Co.	7 0	150 lbs.	4-inch cinder concrete flat slab, Lock Woven fabric No. 11 and No. 14 wires, 3x12-in. mesh. Tracing 184.
W. N. Wight & Co.	7 0	175 lbs.	4-inch cinder concrete flat slab, Lock Woven fabric No. 9 and No. 14 wires, 3x12-in. mesh. Tracing 185.
W. N. Wight & Co.	6 0	330 lbs.	4-inch cinder concrete flat slab, Lock Woven fabric No. 9 and No. 14 wires, 3x12-in. mesh. Tracing 186.
W. N. Wight & Co.	6 0	130 lbs.	4-inch cinder concrete flat slab, Lock Woven fabric No. 12 and No. 14 wires, 3x12-in. mesh. Tracing 187.
American Steel & Wire Co., Church St., N. Y.	30 8 0	200 lbs.	4-inch cinder concrete flat slab, triangular mesh reinforcement, 1/4 in. longitudinals, 4 ins. on centres and No. 14 cross wires. Tracing 14B.

**Richmond.**

**AMBOY RD.**, n s, 300 e Richmond Valley rd, Richmond Valley, add to frame dwelling; cost, \$200; owner, Charles P. Cole, Tottenville; builder, Gabriel Dissosway, Tottenville. Plan No. 315.

**AMBOY AV.**, n s, 200 w Fisher av, Tottenville, alterations to frame dwelling; cost, \$500; owner and builder, Herbert Huntington, Tottenville, S. I. Plan No. 313.

**BAYVIEW AV.**, n s, 200 s Amboy rd, Huguenot Park, add to frame dwelling; cost, \$855; owner, Peter Polworth, Huguenot Park; architect, Albert McGeehan, Princess Bay; builders, E. Klein & Co., Huguenot Park. Plan No. 312.

**CEDAR GROVE BEACH.** New Dorp, add to frame bungalow; cost, \$100; owner and builder, Lewis Buddy, New Dorp. Plan No. 314.

**Personal and Trade Notes.**

**FRANK MARION WRIGHT**, architect, Larchmont, N. Y., requests catalogues on ornamental iron electric light lampposts of Gothic design.

**POSTOFFICE FIXTURES.**—The contract for the installation of lighting fixtures in the new postoffice building, New York City, has been awarded to Gaites-Peace & Co., 661 Manhattan av, Brooklyn, N. Y., at \$11,141.80; time to complete, Dec. 30, 1913.

**REGINAL PELHAM BALTON**, consulting engineer and secretary of the Washington Heights Taxpayers' Association, is spending a vacation in Canada.

**ENGINEER DRAFTSMEN.**—At the August meeting of the American Society of Engineer Draftsmen, held in the Engineering Societies' Building, a paper was read by W. T. Walters, of Chicago, on "Safety Devices, Their Application and Design." Prof. Charles W. Weick then lectured on "Practical Perspective." Walter M. Smyth, of 116 Nassau st, is secretary of the society.

**Will Be Built All of Stone.**

The new School of Journalism will be built of limestone and granite. Most of the existing buildings on the university grounds have facades of brick. The design of the new building will, however, show relationship to the rest of the group. With facades of limestone on a granite base, the edifice will be six stories high. There will be six massive Ionic columns on the 116th street side and four on the Broadway side. The cost of the building is estimated at \$350,000. The foundation work is progressing.

—An apartment house which will be built from plans of Schwartz & Gross; architects, by the Carnegie Construction Co., on Amsterdam av, at the southeast corner of 120th street, will have a facade of terra cotta, a material which is being used more than ever this year. Charles Newmark is the president of the Carnegie Company.

**JOHNSON AV.**, s s, 168.9 e Bogart st, new extension, 15x10; cost, \$150; owner, Robert Plant, on premises; architect, Tobias Goldstone, 64 Humboldt st. Plan No. 5155.

**KENT AV.**, 839, new extension, 17x8; cost, \$500; owner, Jacob Weinberg, 355 Flushing av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5096.

**KNICKERBOCKER AV.**, 419, new extension, 25x38; cost, \$5,000; owner, Isaac Edelman, 1697 Broadway; architect, Louis Allmendinger, 926 Broadway. Plan No. 5083.

**KNICKERBOCKER AV.**, 422, new plumbing, etc.; cost, \$100; owner, George Schrotr, on premises; architect, Joseph Leirner, 705 Knickerbocker av. Plan No. 5136.

**MEEKER AV.**, 115, new toilet; cost, \$200; owner, Harry Harowitz, on premises; architect, James McKillop, Jr., 154 India st. Plan No. 5143.

**MERMAID AV.**, s s, 57.7 w West 3d st, new plumbing, etc.; cost, \$150; owner and architect, Wm. Canning, 30th st and Surf av. Plan No. 5071.

**MONTROSE AV.**, 138, interior alterations, etc.; cost, \$1,000; owner, Most Holy Trinity R. C. Church on premises; architect, F. J. Berlenbach, 260 Grand av. Plan No. 5078.

**MYRTLE AV.**, 1329, new m. p. booth; cost, \$200; owner, Edward McDonald, 98 Cedar st; architect, Ernest H. Tatje, 23 5th st, Union Course, L. I. Plan No. 5122.

**NEWKIRK AV.**, WEST, cor East 31st st, fireproof stairway; cost, \$1,700; owner, City N. Y.; architect, C. B. Snyder, 131 Livingston st. Plan No. 5060.

**NEW JERSEY AV.**, n w cor Sutter av, new extension; cost, \$120; owner, Hyman Arkaw, 1263 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5070.

**NORTH PORTLAND AV.**, e s, 390 n Myrtle av, new plumbing; cost, \$100; owner, Henry McKeon, 100 South Oxford st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 5101.

**NOSTRAND AV.**, 276, new m. p. booth, etc.; cost, \$150; owner, Union Bank, 44 Court st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 5145.

**PARK AV.**, 600, new windows; cost, \$300; owner, Esther Moskowitz, 77 Tompkins av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5094.

**PARK AV.**, 818, interior alterations; cost, \$300; owner, Z. A. Morris, 64 Humboldt st; architect, Tobias Goldstone, same address. Plan No. 5154.

**ROGERS AV.**, n w cor Robinson st, fireproof stairway, etc.; cost, \$3,500; owner, City N. Y.; architect, C. B. J. Snyder, 13 Livingston st. Plan No. 5111.

**ST. MARKS AV.**, 291 and 293, new elevator; cost, \$1,736; owner, August W. Bohn, on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5107.

**STERLING PL.**, s w cor Vanderbilt av, new auto lift; cost, \$2,500; owner, Riding & Driving Club, on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5132.

**STONE AV.**, 711, new extension, 12x5; cost, \$200; owner, Joseph Goldstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5043.

**STONE AV.**, 550, new partitions, etc.; cost, \$300; owner, Abraham Goldstein, on premises; architect, Faber & Nurick, 1028 Gates av. Plan No. 5134.

**SURF AV.**, n e cor w 28th st, raise building; cost, \$800; owner, Anthony Rossi, 272 Surf av; architect, George H. Suess, 2966 West 29th st. Plan No. 5146.

**SUTTER AV.**, 630, new store front, etc.; cost, \$300; owner, Abraham Krugman, 787 Washington st, N. Y.; architects, Shampian & Shampian, 772 Broadway. Plan No. 5048.

**UNION AV.**, e s, 125 n Devos st, new extension, 44x107.6; cost, \$4,500; owner, Simon Bruder, 196 Union av; architect, Wm. Debus, 86 Cedar st. Plan No. 5151.

**VANDERBILT AV.**, e s, 150 n Park av, interior alterations; cost, \$150; owner, Richard Condon, 41 Vanderbilt av; architect, John Galvin, 122 Cumberland st. Plan No. 5114.

**WASHINGTON AV.**, w s, 86.6 s Greene av, fireproof stairway; cost, \$3,750; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 5112.

**WOODBINE ST.**, n e cor Broadway, new interior alterations; cost, \$700; owner, Joseph Lacon, on premises; architect, Tobias Goldstone, 64 Humboldt st. Plan No. 5156.

**3D AV.**, e s, 80 n 39th st, new extension, 12x10.6; cost, \$500; owner, Mrs. J. G. Carroll, 47th st and 4th av; architect, Thomas Bennett, 3d av and 52d st. Plan No. 5051.

**BARREN ISLAND.** East End, 300 w Bulkhead line, new extension, 12x24; cost, \$300; owner, Patsy Casselo, Barren Island av; architect, Adelssohn & Feinberg, 1776 Pitkin av. Plan No. 5139.

**Queens.**

**CORONA.**—Central av, e s, 50 n Plateau st, 1-sty frame extension rear, 12x14, tin roof, new plumbing; cost, \$700; owner, E. Lilstort, 93 Central av, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 816.

**GLENDALE.**—Myrtle av, 1861, general interior alterations and repairs; cost, \$3,000; owner, John Munge, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 813.

**GLENDALE.**—McKinley av, e s, 175 n Myrtle av, install new plumbing; cost, \$75; owner, Jr. Fischer, 4 McKinley av, Glendale; plumber, And. Mark, Glendale. Plan No. 815.

**JAMAICA.**—Lincoln av, n s, 50 e Baltic st, install new plumbing; cost, \$50; owner, Arthur Lis, premises; plumber, Charles Woolley, 376 Fulton st, Jamaica. Plan No. 817.

**FIREPROOF PARTITIONS:**

Metropolitan Fireproof Block Co., 200th st and Webster av, City.  
2 and 3 in. solid plaster blocks.  
20 parts steam cinders.  
30 parts gypsum.  
1 part liquid cement.

Provided with metal dowels 18 ins. on centres and plastered 1/2 inch thick both sides with hard plaster mortar.

2-inch blocks approved for dumbwaiter shafts and 3-inch blocks for interior fireproof partitions, not including enclosures for stairs, elevators or other important vertical openings, when installed in accordance with the regulations of this bureau.

**PORTLAND CEMENT:** The following cements are added to the list of Portland cements which meet the requirements of section 16 of the Building Code.

Dragon Portland cement.  
Whitehall Portland cement.  
RUDOLPH P. MILLER,  
Superintendent of Buildings.  
Dated July 1, 1912.

**DUMBWAITER SHAFTS.**

Bulletin No. 34, 1912.—Dumbwaiter shafts between two stories will be permitted in connection with restaurants without the necessity of extending the shaft up to and through the roof, provided all other requirements of Section 97 are complied with, except that the self-closing fireproof doors for vertical openings in the shaft may be omitted when interior weighted fireproof trap doors held by fusible links are provided at the floor pierced by the shaft.

RUDOLPH P. MILLER,  
Superintendent of Buildings.  
Dated New York, June 29, 1912.

**WIRE GLASS PANELS.**

Bulletin No. 36, 1912.—In all cases where wire glass is used for the purpose of fire protection in openings in fireproof enclosures around stairways and elevators, including the panels in doors, or in window openings requiring protection, as provided in Section 104 of the Building Code, or in fireproof partitions used as cut-offs, the size of any unsupported pane of wire glass shall not exceed seven hundred and twenty square inches.

RUDOLPH P. MILLER,  
Superintendent of Buildings.  
Dated August 5, 1912.

**PORTLAND CEMENTS.**

Bulletin No. 39, 1912.—The following cements are added to the list of Portland Cements which meet the requirements of Sec. 16 of the Building Code:

Atlantic Portland Cement.  
Dexter Portland Cement.  
Heldberg Portland Cement.

**NATURAL CEMENTS.**

The following cement has been added to the list of Natural Cements which meet the requirements of Section 16 of the Building Code: Improved Shields Cement.

Rudolph P. Miller,  
RUDOLPH P. MILLER,  
Superintendent of Buildings.  
Dated August 1 1912.

## CLASSIFIED LIST OF ADVERTISERS

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**Interior Woodwork**  
Empire City-Gerard Co., 40 East 22d st.

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Bataille & Co., A., 587 Hudson st.

**Iron Work (Arch. and Struc.)**  
Bernstein, H., 1397 Ave. A, N. Y. C.  
Cornell Iron Wks., 26th st & 11th ave.  
Grand Central Iron Works, 212 East 52d st.  
Hebbard & Wenz, Diamond & Calyer, Bklyn.  
Hecla Iron Works, North 10th st, Bklyn.  
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Northrop, Coburn & Dodge Co., 40 Cherry st.  
Wheeling Corrugating Co., 14 Desbrosses st.

**Metal and Metal Covered Work**  
Manhattan Fireproof Door Co., Winfield, L. I.  
Modern Fireproof Constr. Co., 1265 Bway.  
Pomeroy Co., Ins., S. H., 427 West 13th st.

**Mortgages**  
Buchanan, H. W., 49 Wall st.  
Darling, Remsen, 170 Broadway.  
Lawyers' Mortgage Co., 59 Liberty st.  
McLaughlin & Co., A. W., 128 Broadway.  
McMahon, J. T., 188 Montague st, Bklyn.  
N. Y. Real Estate Security Co., 42 Bway.

**Paint**  
Childs & Co., C. M., 99 John st.  
Lucas & Co., John, 521 Washington st.

**Painting**  
Oliver, W. H., 104 University pl.

**Plumbers**  
Haase, W. A., 1513 3d ave.

**Pumps (Electric)**  
George & Co., E., 194 Front st.  
Rider-Ericsson Engine Co., 20 Murray st.

**Real Estate (Manhattan and The Bronx)**  
American Real Estate Co., 527 5th ave.  
Ames & Co., 26 West 31st st.  
Amy & Co., A. V., 7th ave., cor. 115th st.  
Appell, J., 271 West 33d st.  
Archibald, Wm. H., 316 West 23d st.  
Armstrong, J., 1984 3d ave.  
Ashforth, A. B., 10 East 33d st.  
Bailey, F. S., 162 East 23d st.  
Bechmann, A. G., 1055 So. Boulevard.  
Boylan, J. J., 402 West 51st st.  
Braude-Papae Co., Broadway & 142d st.  
Brown Co., J. R., 105 West 40th st.  
Brown, Inc., W. E. & W. I., 3428 3d ave.  
Buerman & Co., C., 507 Grand st.  
Cammann, Voorhees & Floyd, 84 William st.  
Carpenter, Firm of L. J., 25 Liberty st.  
Carreau, C., 796 5th ave.  
Cokeley, W. A., Grand Central Term., Manhntn  
Cole, M. H., 500 5th ave.  
Cruikshank Co., 141 Broadway.  
Cruikshank's Sons, W., 31 Liberty st.  
Cudner R. E. Co., A. M., 254 West 23d st.  
Davies, J. C., 149th st and 3d ave.  
Day, J. P., 31 Nassau st.  
De Selding Bros., 128 Broadway.  
De Walltears & Hull, 135 Broadway.  
Dowd, J. A., 874 6th ave.  
Doyle & Sons, J. P., 45 William st.  
Duff & Conger, Madison ave and 86th st.  
Duross Company, 155 West 14th st.  
Eckerson, J. C. R., 35 West 30th st.  
Eckhardt, P. C., 693 9th ave.  
Edgar, Herman, L. R., 81 Nassau st.  
Elliman & Co., D. L., 421 Madison ave.  
Ely & Co., H. S., 21 Liberty st.  
Finegan, A., 35 Nassau st.  
Fischer, J. A., 690 6th ave.  
Fitzsimons, T. P., 751 6th ave.  
Fox & Co., F., 14 West 40th st.  
Frost, Palmer & Co., 1133 Broadway.  
Geoghegan, P. A., 464 8th ave.  
Golding, J. N., 9 Pine st.  
Goodwin & Goodwin, Lenox ave & 123d st.  
Hart, Chas., 58 East 8th st.  
How & Co., Hall J., 141-Broadway.  
Huston & Spraker Co., 25 Liberty st.

Jackson, H. C., 1419 Wilkins ave.  
Kennelly, B. L., 156 Broadway.  
Kilwan, J. P., 188 West 42d st.  
Kohler, C. S., 901 Columbus ave.  
Kyle & Sons, J., 721 Lexington ave.  
Leaycraft & Co., J. E., 17 West 42d st.  
Lummis, B. R., 25 West 32d st.  
McLaughlin, T. F., 2687 Broadway.  
McNally, G. V., 47 West 34th st.  
Mable & Co., W. B., 1178 Broadway.  
Manning, E. A., 489 5th ave.  
Muhlfelder, L. J., 681 Broadway.  
Noyes Co., C. F., 92 William st.  
O'Donohue, L. V., 25 West 30th st.  
Ogden & Clarkson, 17 West 30th st.  
O'Hara Bros., Webster ave & 200th st.  
Palmer, E. D., 179 Columbus ave.  
Payton, Jr., P. A., 67 West 14th st.  
Pease & Elliman, 340 Madison ave.  
Pflomf, F. & G., 9 West 29th st.  
Polak, E., 149th st and 3d ave.  
Pollizzi & Co., 192 Bowersy  
Porter & Co., 159 West 125th st.  
Price, George, 138th st and 3d ave.  
Read & Co., Geo. R., 20 Nassau st.  
Roome & Co., W. J., 177 Madison ave.  
Ruiland & Whiting Co., 5 Beekman st.  
Schindler & Liebler, 1861 3d ave.  
Schmuck, A. J. C., 47 West 34th st.  
Schrag, L., 142 West 23d st.  
Sheeran, Jas. A., 1250 Lexington ave.  
Simmons, E. de Forest, 2 East 58th st.  
Smith, F. E., 3 Madison ave.  
Smyth & Sons, B., 149 Broadway.  
Stelmütz, J. A., 1009 East 180th st.  
Tucker, Speyers & Co., 435 5th ave.  
Tyng, Jr., & Co., 41 Union Square West.  
Ullman, C. L., 3221 White Plains ave.  
Varian, Wilbur L., 2777 Webster ave.  
Ware, William R., 451 Columbus ave.  
Watson & Son, T., 200 9th ave.  
Weill Co., H. M., 264 West 34th st.  
Wells' Sons, J. N., 191 9th ave.  
White & Sons, W. A., 62 Cedar st.  
Whiting & Co., W. H., 41 Park Row.  
Wilcox & Shelton, 245 West 125th st.  
Willard & Co., E. S., 45 Pine st.  
Wissman, F. De R., 149 Broadway.  
Zittel & Sons, F., Broadway & 79th st.

### (Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.  
Cederstrom, Sig., 201 Montague st, Bklyn.  
Chauncey Real Estate Co., 187 Montague st.  
Clark, Inc., Noah, 837 Manhattan ave.  
Corwith Bros., 851 Manhattan ave.  
Henry, John E., 1251 Bedford ave.  
James & Sons, John P., 193 Montague st.  
Ketcham Bros., 129 Ralph ave.  
Morrisey, Wm. G., 189 Montague st.  
Porter, David, 189 Montague st.  
Pyle Co., H. C., 199 Montague st.  
Rae Co., Wm. P., 180 Montague st.  
Realty Associates, 176 Remsen st.  
Small, Fenwick B., 939 Broadway.  
Smith, Clarence B., 1424 Fulton st.  
Smith, Wm. H., 189 Montague st.  
Tyler, Frank H., 1183 Fulton st.  
Welsch, S., 207 Montague st.

### (Richmond)

Drake, J. Sterling, 29 Broadway, N. Y. C.

### (Queens)

Rickert-Finlay Realty Co, 45 W. 34th st.  
Windsor Land & Impt. Co., Times Bldg., Bway.  
& 42d st.

### Real Estate Operators.

Alliance Realty Co., 115 Broadway.  
City Investment Co., 165 Broadway.  
Cohen, Elias A., 198 Broadway.  
Jackson & Stern, 31 Nassau st.  
Lewine, F. & I., 135 Broadway.  
Lowenfeld & Prager, 149 Broadway.  
Mandelbaum, H. & M., 135 Broadway.  
Wallach Co., R., 68 William st.

### Reports (Building)

Dodge Co., F. W., 11 East 24th st.

### Roofers and Materials

Commonwealth Roofing Co., 17 Battery Pl.

### Slate

Johnson, E. J., 38 Park Row.

### Stone Renovating

Fordham Stone Renovating Co., 1123 Bway.

### Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.  
New Jersey Terra Cotta Co., 149 Broadway.

### Testing Laboratories

Electrical Testing Laboratories, 80th st and  
East End ave.

### Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.  
Title Guarantee & Trust Co., 176 Broadway.  
Title Insurance Co. of N. Y., 135 Broadway.

### Vault Lights

Berger Mfg. Co., 11th ave. & 22d st.  
Brooklyn Vault Light Co., 270 Monitor st, BkL

### Wall Paper

Colonial Wall Paper Co., 28 DeKalb ave., BkL

### Awning Fittings

John Simmons Co., 110 Centre st.

### Blue Prints

Knutcherbocker Blue Print Co., 2 East 42d st.  
Reliance Blue Print Co., 373 4th ave.

### Boilers.

Lord & Burnham Co., 1133 Broadway.

### Brick

Carter, Black & Ayres, 1182 Broadway.  
Empire Brick & Supply Co., 103 Park ave.  
Greater N. Y. Brick Co., 103 Park ave.  
Houghtaling & Wittpenn, 44 East 23d st.  
Kreischer Brick Mfg. Co., The, 119 E. 23 st.  
Pfotenhauer-Nesbit Co, 1133 Broadway.  
Sayre & Fisher Co., 261 Broadway.

### Building Material (Masons')

Brooklyn Builders Supply Co., 6th St. Basin  
and Gowanus Canal, Brooklyn.  
Candee, Smith & Howland Co., Foot E 25 st  
Heaney Co., P. J., 172d st & West Farms Rd  
Kane Co., J. P., 103 Park ave.  
Peck Co., N & W. J., 103 Park ave.

### Building Reports

Dodge Co., F. W., 11 East 24th st.

### Cement

Alsen's Am. Port. Cement Wks., 45 Bway.  
Atlas Portland Cement Co., 30 Broad st.  
Consolidated Rosendale Cement Co., 50  
Church st.  
King & Co., J. B., 17 State st.  
Lawrence Cement Co., The, 1 Broadway.  
Thelle, E., 99 John st.  
Vulcanite Portland Cement Co., 5th Ave. Bldg.

### Cement Work

Harrison & Meyer, 16 East 18th st.  
Taylor, Ronald, 520 East 20th st.

### Contractors' Bonds

Collhan & Co., 1 Madison ave.  
Ritch-Hughes Co., 1123 Broadway.

### Contractors (General)

Burr & Co., Wm. A., 606 West 110th st.  
Cauldwell-Wingate Co., 881 4th ave.  
Corning Co., E., 100 William st.  
Egan J. F., 162 West 20th st.  
Fuller Co., G. A.,  
Grant Contracting Co., 1123 Broadway.  
Robinson Co., A. J., 123 East 23d st.  
Sawyer & Murphy, 112 W. 42d st.  
Steen Co., Thos. J., 30 Church st.  
Schlesinger J, 1265 Broadway.  
Vogel Cabinet Co., 535 East 79th st.  
Whitney Co., The

### Consulting Engineers

Mailloux, C. O.-Knox, C. E., 90 West st.

### Cornices and Skylights

Hayes, Geo., 71 8th ave.

### Cypress

Southern Cypress Mfr. Assoc., 1213 Hibernia  
Bank Bldg., New Orleans, La.

### Doors and Sashes

Iroquois Door Co., 18 Broadway.  
C. R. Macaulay, 18th st & 5th ave.  
Weisberg-Baer Co., Astoria, L. I. City.

### Electrical Contractors

Brussel, D. G., 39 West 38th st.

### Electrical Service

N. Y. Edison Co., 55 Duane st.

### Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st.  
Otis Elevator Co., 26th st and 11th ave.  
See Electric Elevator Co., A. B., 220 Bway.  
Welsh Machine Works, 276 West st.

### Elevator Repairs

The J. F. Gillespie-Co., 3d st. near 6th ave.

### Flooring

Metropolitan Flooring Co., Flatiron Bldg., N.Y

### Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 109  
Cook st, Brooklyn.  
Maurer & Son, H., 420 East 23d st.  
Rapp Construction Co., 301 East 94th st.

### Glass

Werbelovsky, J. H., 93 Meserole st, Bklyn.

### Granite

Bonvenue Granite Co., 50 Church st.  
Woodbury Granite Co., Hardwick, Vt.

# OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.  
The Judgments filed against corporations, etc., will be found at the end of the list.

### Manhattan and Bronx.

- AUG.**  
 17 Avery, Marcellus C—N Y Tel Co. 87.32  
 19 Aurilo, Benj—A Saverese et al. 168.28  
 19 Alexander Development Co—T T Hahn 410.97  
 21 Alexander, Louis—G F Jordan 74.81  
 21 Abramson, Harry A & Nathan I Samburg—A Newman & Co. 246.18  
 21 Angier, Edw—A Manthorp 613.04  
 23 Ash, Wm H—Thermoid Rubber Co 144.47  
 23 Avery, Mack C—F Mansfield Sons Co 81.37  
 23 Arnold, Edna—N Y Tel Co. 18.16  
 17 Blumenstiel, Alexander & Morris J Levi—C Aron 1,207.18  
 17 same—M J Levi 121,163.17  
 17 Bradley, Jno T—S Lichtenstein, Jr 121.31  
 17 Berlinger, Milton—Riverside Garage Co 164.38  
 19 Bauman, Jacob R—Fulton Trust Co of N Y gdn 430.99  
 19 Bellows, Chas H—N Y Tel Co. 69.18  
 20 Blick, Saml—U S Fidelity & Guar Co 2,230.13  
 20 Bader, Lulu—J Lindall, admr. 2,734.62  
 20 Bryan, Wm H—F M Haskin et al. exrs; \$256. 306.52  
 20 Bohlken, Geo N—Leonard Bros. 437.76  
 20 Bair, Maud deP—L P Edsell. 436.36  
 20 Bailey, Jno R—Phelps Bros Co. 158.51  
 20 Buggelin, Robt—S M Orgler. 40.41  
 20 Brennan, Henry D—A Spangenberg 429.35  
 20 Butterfield, Jean—Wm H Maybeck Co 158.89  
 20 Bogart, Nellie B—Jno Wanamaker N Y 193.78  
 20 Badesch, Sol—G Seide. 69.82  
 21 Burrell, Jennie F—Fredk Loeser & Co 91.05  
 21 Babitsky, Hyman—J E Bates & Co. 483.97  
 21 Bolotovsky, Max—J E Bates & Co. 280.26  
 21 Boehm, Geo N—J Weiller. 31.41  
 21 Blomstone, Saml—North American Wall Paper Co 36.67  
 21 Barnette, Wm S—A Levy 123.26  
 22 Bodine, Mardant H—Chester Hill Service Co 223.09  
 22 Bohlken, Geo N—A Kleffmann. 69.73  
 22 Brookman, Barnett—N Y Tel Co. 17.12  
 23 Bennington, W Newton—A A Moore. 1,191.10  
 23 Bloom, Edw L—H Wilson. 144.51  
 23 Brown, Rose Du Frene—N Y Tel Co. 70.66  
 23 Bolender, Geo P & Katherine S—N T Swezeys Sons & Co. 151.81  
 23 Bodalo, Frank & Anthony Sanzivino—M H Bernberg 23.11  
 17 Clarke, Erastus W—J C Howell. 5,791.97  
 17 Cohen, Israel—S Groob 46.65  
 19 Cappellano, Garibaldi—M A Vaidi. 185.82  
 19 Constand, Wm—North Sand Co. 487.51  
 20 Copeland, M Drassner—Cores Martinez Co 39.31  
 20 Cook, Henry—Hall & Ruckel. 81.51  
 20 Clingen, Jno J—Sheppard Knapp & Co 155.07  
 21 Cohen, Adolph—Bloomingsdale Bros. 46.79  
 21 Curtis, Julius B—S Kaplan & Co. 153.79  
 21 Capuano, Mariano—Western Chair Co. 103.71  
 21 Cole, Charlotte A—Butler Bros. 178.23  
 21 Curtis, Julius B—S Kaplan & Co. 508.14  
 21 Crawford, Rebecca—A Nassoit. 79.41  
 22 Cooper, Wm H—C A Van Auken. 166.04  
 22 same—G W Koch 139.43  
 22 Crystal, Israel & Rachil—State Bank. 78.55  
 23 Cohen, Berl—S Oliner et al. 29.95  
 23 Castelli, Angelina L—N Y Tel Co. 37.49  
 23 Colonelle, Gustave & Elter—Manhattan Drug Co 38.66  
 23 Comings, Hill L—W J Weihenmeyer 531.29  
 23 Chasmar, Alfred E—B B Marco. 684.69  
 23 Dyckman, Theo—14th St Store. 38.78  
 23 Davis, Albt J—A H Skillin trste. 195.71  
 19 Dickinson, Walter L & Ida—American Agricultural Chemical Co. 490.57  
 20 Derine, Patk F—Strauss Fritz Co. 118.71  
 21 Daycock, Wm H Jr—B Davis. 45.41  
 21 Donovan, Tim—V J McQuade. 102.78  
 22 D'Ambra, Annie—H R Wood. 2,032.03  
 22 Desowitz, Saml—Natl Lead Co. 241.45  
 22 Downes, Eugene L—E V Fowler Jr. 208.37  
 22 Dicker, Abr & Jno Cohen—Wald, Freedman & Stern Co. 49.56  
 22 Donatzen, Frank—B H Davis. 38.41  
 22 Dalberg, Melvin H—M S Hart. 29.81  
 23 Donaldson, Jno—Rockland & Rockport Lime Co 59.65  
 23 Dorrance, Jno G—O A Wurm et al. 148.18

- 20 Eppler, Sol—Hammondsport Wine Co 48.58  
 20 Ehrlich, Meyer—M Laubheim et al. 63.56  
 20 Einhorn, Henry & Chas Waldman—L Hain et al. 139.37  
 21 Eckstein, Max & Ralph—Zitaglano\*—Adams Mfg Co 267.91  
 21 Erikson, Chas—J Forsberg 346.36  
 21 Epstein, Louis—Curtis Blaisdell Co. 137.66  
 22 Edelman, Keve & Isidor Berliner—L Sher 156.20  
 22 Epstein, Sarah & Abr N—W Bernstein 223.71  
 23 Einstein, Arvilla—W Moller. 495.03  
 17 Fuller, Leonce—N Y Tel Co. 27.31  
 19 Flanagan, Fredk P—A H Skillin trste 28.70  
 19 Francis, Ethel—J M De Bermingham 87.20  
 19 Furst, Jacob—D C Kassel 473.52  
 20 Frick, Jno, & Geo Radler—Phelps Bros Co 176.42  
 20 Fitzsimmons, Patk J—Diamond Distilleries Co 161.07  
 20 Franz, Harry—Jno Wanamaker, NY 53.15  
 21 Frothingham, Louis—F E Johnson. 90.11  
 21 Farrel, Jas—Max Huncke Chemical Co 47.71  
 21 Farrell, Jas A—Decatur Coffin Co. 59.31  
 21 Friedman, Arthur—A Solomon. 74.87  
 22 Freund, Saml & Natl Surety Co—People & Co. 1,000.00  
 22 Facopoulos, Theodor M—Cubola Cigar Co. 30.32  
 22 Fentzloff, Albt—Stoddard Motor Co 280.27  
 23 Foster, Geo W—Mayor Lane & Co. 39.03  
 23 Felder, Osias—S Oliner et al. 34.27  
 23 Featherstone, Edw R—Michelin Tire Co 96.75  
 23 Frey, Chas—Freidell Winery Co. 87.81  
 23 Graham, Sharon—N Y Tel Co. 28.41  
 17 Gyves, Margt—W E Dunn. 70.99  
 21 Gitt, Harry N—American Exchange Natl Bank 3,421.41  
 20 Gabler, Frank—Standard Plumbing Supply Co 45.24  
 20 Gillette, Agnes R—Jno Wanamaker, NY 251.10  
 20 Garszynski, Julian A—Lehn & Fink 109.92  
 21 Goldman, Jno—Myceda Realty Co. 171.91  
 22 Graff, Irene M—Maxlow Realty Co. 322.91  
 22 Green, Abr—E L Johnston et al. 531.86  
 22 Gaertner, Gustav G—J M Lemhart 47.15  
 22 Goldsmith, Howard—W Everett. 321.96  
 22 Greenspan, Wm—L Werner. 106.45  
 22 Greenberg, Chas & Morris Gordon—N Y Tel Co 23.99  
 23 Greco, Andw & Nicola De Cicco—Novello 71.21  
 23 Goldberger, Benj M—C Tollvis. 84.40  
 23 Gluck, Jacob S—M S Dennett et al. 1,641.70  
 17 Horsford, Marie—N Y Tel Co. 20.11  
 17 Hartwell, Horace E—same 153.41  
 17 Hillman, Ida—A Doering 267.22  
 17 Hillmann, Chas W—same 269.57  
 17 Hendrick, Wm J—D M Junk 510.00  
 17 Hamilton, J McMillan & Lytton W Kernan—Merchants Natl Bank. 429.59  
 19 Hind, Albt W—W Moller. 31.63  
 19 Hirschfeld, Bennett & Jos S—H Duval 93.31  
 19 Hoffman, Jno or Jno Konrad & Jno Conrad—J M Carney 629.15  
 20 Held, Alter—W Wesendonck 42.29  
 20 Harrington, Herbert—Beadleton & Woerz 153.21  
 20 Haight, Chas W—Hammerschlag Mfg Co 24.72  
 20 Holtzberg, Isador—B M Kaempfer et al 169.12  
 21 Herman, Harris & Jacob Moscowitz—Y Barden et al 493.68  
 21 Hoppe, Chas A—M Baer et al. 33.20  
 22 Hess, Blanche—N Y Tel Co. 44.37  
 22 Hastings, Chas E—Citizens Natl Barb. of Englewood, NJ 364.75  
 23 Hertz, Emanuel—N Y Tel Co. 47.16  
 23 Helfrich, Chas B—Saks & Co. 72.90  
 23 Heppenheimer, Edw—J H Stellmann 543.50  
 21 Iskowitz, Henry—J Weiser et al. 87.72  
 19 Jange, Mary—I Schwartz. 320.45  
 21 Jacobson, Morris—O B Coates & Co. 287.14  
 21 Jones, Josiah—A Leibowitz. 84.15  
 22 Judge, Wm—Holland Coffee Co. 106.45  
 17 Kleine, Emil—R Naegeli 106.45  
 20 Klosty, M Geo—S Glassman 44.72  
 20 Kopf, Fredk—Jno Wanamaker, NY 103.24  
 20 Keller, Julian H—same 42.52  
 21 Klinger, Henry & Sarah—H W Ruth 416.19  
 21 Klinger, Henry—same 145.90  
 21 Kavanagh, Addison & Henry Lieb—A Abrams 61.57  
 21 Kahn, Clementine & Maximilian—Curtis Blaisdell Co 61.35  
 21 Kellogg, Jno K—F De P Hone. 1,100.53  
 21 Kalmus, Jno—C P Leggett. 44.13  
 22 Koenig, Alois—M Lindner 100.18  
 22 Kopf, Fredk—E Charvet. 146.91  
 22 Keiser, Ora L—H Van Brink 24.90  
 22 Kaegebehn, Margt—Second Natl Bank of Hoboken 1,121.48  
 23 Kahn, Jno H—Metropolitan Ptg Co 78.42  
 23 Kosofsky, Jacob & David Brandstein—M Schlessel et al 48.21  
 23 Kramer, Ernest J—N Y Tel Co. 119.09  
 23 Kaufman, Fredk A—W Young. 81.53

- 23 Kosofsky, Jacob, David Brandstein & Rosie Kosofsky—M Schlessel et al 123.16  
 23 Kleine, Emil—Paul Ruinart Champagne Co. 77.22  
 23 Kasanoff, Harry & Leopold Isseman—I Cohn 61.52  
 17 Laster, Hyman L—N Y Tel Co. 43.46  
 17 Langone, Carmine—R Rao 186.91  
 19 Larkin, Jos—National Distilling Co 69.70  
 19 same—Hannis Distilling Co. 72.03  
 19 La Magnita Segar Co—T Derrick. 111.91  
 19 Leclercq, Margt S—J B Regan 13.10  
 19 Laubentracht, Geo—J Victor et al. 54.65  
 19 Leib, Otto—C J Leggett. 390.13  
 20 Lino Co—M Housman 150.92  
 20 Leiss, Nich, & Elise—S Theobald. 318.97  
 21 Layton, Grace W—Winant W Palmer—Guaranty Trust Co. 319.61  
 21 Levy, Meyer—F W Geiler 192.95  
 21 Larsen, Fred—R Triebe 1,041.27  
 22 Lammers, Henry—Bernard Campbell Co. 160.29  
 22 Leuchtenberg, Wm E Co—Gerhatd & Hey 342.64  
 22 Lehman, Edgar—A McTigue 335.59  
 22 same—same 329.15  
 22 Locke, Ernest—C W Vollmann. 873.63  
 23 Lass, Wm—W Wringarten 113.16  
 23 Levy, Louis—Manhattan Leasing Co 48.96  
 23 Lustig, Maxwell—Art Metal Works 154.19  
 17 Marx, Rose—N Y Tel Co. 22.96  
 17 Menzies, Alex G—same 23.93  
 17 Muller, Chas A—same 60.69  
 17 Moser, Chas—N Y Tel Co. 23.77  
 17 Meader, Chas—Chicago Varnish Co 142.82  
 17 Mehlmann, Jacob S—M Levi 76.40  
 17 Moses, Max L—Mayers Kahn Realty Co. 99.65  
 19 McCloskey, Geo W—G A Hann. 319.25  
 19 Mendelsohn, Gus—J R Rubens et al. 156.67  
 19 Messina, Sabator—Graziano Bros; costs 22.67  
 19 same—same (action to foreclosure mechanics lien) 304.67  
 19 McKeog, Hugh—S McKeag; costs 55.45  
 20 Munson Granule Co Inc—W A Meyer 57.04  
 20 Marks, Joel—Title Guar & Trust Co 1,188.17  
 20 Mislig, Bernhard—L Mayer. 238.42  
 21 Minton, Maurice M—G D Marks. 163.81  
 21 McMahon, Roderick—Narub Amusement Co 520.47  
 22 Mack, Carl—A Hammerle. 534.41  
 22 Macon, Jno—M Dickman 84.41  
 22 Masterson, Frank—N Y Tel Co. 34.27  
 23 Mock, Dudley—C Fredberger. 291.05  
 23 Mendelsohn, Gustav—A E Lesser et al 96.36  
 23 Meyer, Wm—Chas C Meigs Co. 42.74  
 19 Nelka, Eleanor—A S Baruch 147.06  
 20 Neier, Harry D—Jno Wanamaker N Y 167.17  
 20 Novak, Harry—R Tennis et al. 116.91  
 21 Nolan, Robt A—Racich Asbestos Mfg Co 102.82  
 22 Ney, Edw & Alfred—R Plumacher & Sons 81.46  
 22 Nicholson, Ethel G—N Y Tel Co. 51.48  
 23 Nichols, Fredk E—R L Gray & Co. 39.41  
 23 Noble, Frank G—same 49.11  
 23 Nolan, Geo F—Inter Rapid Transit Co. costs 12.88  
 23 Nelson, Osmund—same costs 12.88  
 17 Ostman, Mary—N Louis 16.36  
 19 O'Connor, Jno—H Von Glahn et al 424.34  
 19 Oppenheim, Louis Edwin—I Diskin 100.35  
 20 O'Connor, Eliz—T Sullivan 24.00  
 21 O'Keefe, Jere—Cramer Furniture Co 48.52  
 17 Penn, Jno H—M Schwarz et al. 87.99  
 17 Palmer, Jas O—A C Hyatt. 80.66  
 20 Parshall, Ernest V—Jno Wanamaker N Y 496.08  
 20 Pierce, Harry R—I E Block; costs 35.52  
 20 Penders, Thos, & Thos M Quinn—G B Raymond & Co 157.89  
 20 Peyser, Hermine C—Berthe May. 406.98  
 20 Phillips, Lewis—F J Stroh 112.42  
 20 Potter, Ernst C Jr—G H Mullen et al 90.29  
 21 Perthon, Bertha A—A G Walton & Co 46.85  
 21 Potter, Emily—A J Crawford Co. 636.56  
 21 Pesky, Max—R J F Schwarzenbach 560.94  
 22 Polla, Wm C—F Schill 202.87  
 22 Pearl, Albt—Herrmann Aukam & Co. 592.31  
 23 Perkins, Jno J Jr—Abrams Roman & Co. 141.18  
 23 Peterson, Chas—M Rohrich. 205.82  
 21 Quat, Ephron—H C Weterau & Co. 1,473.02  
 17 Ray, Frances—N Y Tel Co. 32.44  
 17 Rossitto, Angelo—same 32.08  
 17 Richards, Edw E—same 197.49  
 17 Rogers, Mary E—W E Dunn 249.00  
 17 Robinson, Holton D—R Newton. 2,001.24  
 17 Reither, J Henry—Colwell Lead Co 176.69  
 17 Reisenberger, Abr—L Berju. 204.72  
 17 Reilly, Steven S—H Posner 40.62  
 17 Robinson, Frederick W—Price & Rosenbaum 215.22  
 19 Reilly, Peter J—A Dreyer 59.69

Table listing individuals and companies with their names and associated numerical values. Includes entries like Rehaut, Jules-P W Eng & Son, Riley, Margt-A S Cochran, Ross, Edw W-Geo E Loeffler Land & Imp Co, Rockwell, Geo W-C W Walker, Risley, Isaac-Central Bridge Coal Co, Ruggles, Jno H-C J Van Buskirk, Roberts, Evelyn-D Charnos et al, Rafter, Edw Jr-B Jacobs, Rieper, Peter-Ebling Bwg Co, Smith, Pinkus & Abe Laski-N Y Tel Co, Straub, Florence M-same, Stewart, Frank W-same, Sasse, Chas L-same, Solataroff, Abr H-same, Shea, Jno S-A Musica, Stehler, Abr & Alfred Urbach-Chicago Varnish Co, Spang, Henry R-M C Kats et al, Stein, Abr & Saml Altschiller-C Weishart, Sternlicht, Harris & Jacob Sherr-F Walter, Siegel, Isaac-F Zweek, Shapiro, Morris-A J Bates & Co, Stadelman, Alita M-A J Kerwin Jr, extr, Southgate, Henry-Stern Bros, Steckler, Abr-Evans Bros Inc, Schneider, David-Matheson Lead Co, Schiele, Chas-J J Silver, Snill, Louis H-Lord & Taylor, Seaman, Fredk W-J W Gasteiger et al, Sohberg, Albt-S Griffen, costs, Sohlberg, Regna-same, Sachs, Andw-A J Mora et al, Sharlach, Saml & Minnie-B Simmofsky, Schulatsky, David-J Levine et al, Stephens, Chas-G H Bass & Co, Slutzkin, Maxwell R & Henry Lieb-B Abrams, Seid, Saml-M Jarmulowsky, Simmons, Edith-J Weiser et al, Siegel, Benj-J Wieser et al, Steinberg, Sarah or Mrs Jacob-Kobo Corset Co, Salomon, Jacob-A R Starr, Shrier, Paul J-S V Haas, Samberg, Nathan J & Harry A Abramson-A Newman & Co, Stephens, Chas-G H Bass & Co, Seitz, Michl-O Wolkenmuth, Sachs, Moses A-Nyceda Realty Co, Sparling, Gus & National Surety Co-People, & Co, Simmonds, Fredk-N Y Tel Co, Sarnelli, Alfonso-same, Samuel, Arnold-I M Bernstein, Siegel, Barnett & Max Wolf-M Tanenbaum, Siegal, Alois-M Lindner, Schnepp, Nich-R Weinstein, Sullivan, Danl P-E Stadholz, Splaine, Eugene & Edw Kinsman-East River Natl Bank, Silverson, Abr-Colwell Lead Co, Schmidt, Fredk-Piel Bros, Stark, M Gaillard-H H Kutner, Specht, Augustus R-G E Tarbell, Smith, Graham-W W Mountjoy, Schellass, Arcady & Emmierich Lanzendorf-B Barthold Michel's Sons, Shaheen, Assy, Geo & Toofik-Abr G Mootainy, Sullivan, Dennis-Amer Exchange Garage Co, Sachs, Saml-N Y Tel Co, Sommers, Mary J-same, Silberstein, Paul-same, Schremp, Wm R-same, Samuel, Albt D-G C Smith et al, Samuels, Albt D-N Y Evening Journal Pub Co, Sudzen, Herman-State Bank, Tompkins, Emile-N Y Tel Co, Trapp, Ivan-J B Regan, costs, Thompson, Jos, & Jas Moran-Natl Garage Co, Turk, Jno-Equitable Trust Co of N Y, Tietjen, Christopher J-Orange Co Milk Assn, Teicher, David-Tusnett, Lancton & Hedinger Inc, Thomas, Hugh-E Stern, Tompkins, Geo W-M Ahern, Tismenitzer, Abr-P Kirschenbaum, Teperson, Saml D-M Bernstein, Trillo, Angelo-N Y & Bklyn Bwg Co, Thompson, Allan P-J H Wolfram, Thumen, Nathan-S Oliner et al, Tysen, Robt F-B Altman & Co, Thorman, Morris-J Levy et al, Vale, Travers-N Y Tel Co, Villela, Frank-B C Samuel et al, Warren, Raymond-N Y Tel Co, Wormser, Morris-same, Weiss, Julius-same, Wright, Fredk A-Conservation Realty Co, Whittall, Danl-Hammerschlag Mfg Co, Wood, Chas A-T H Mahoney, Warshauer, Herman-C J Mora et al, Weinstein, Israel, & Mary-A A Weiss, Wilkinson, Jas E Jr-Jno Wanamaker N Y, Wishart, Geo-same, Wiener, Jacob H-M Weinfeld, Walsh, Jas-Mutual Bank, Wehde, Emil C-L Meyer, Weiss, Morris L-Curtis Blaisdell Co, Whiting, Robt M-Fidelity Mutual Life Assn of Phila, Pa, costs, Westerman, Chas A-R Froehlich,

Table listing individuals and companies with their names and associated numerical values. Includes entries like Walters, Jas J-Mayor Lane & Co, Wilmuth, Jno B-David Killoch Co, Inc, Weisenger, Beckie & Sam-M Blitzick, Walthew, Francis A-G W Wakeley, Weisberg, Jacob A-German Exchange Bank, Weisberg, Jacob A & Weisberg Co-same, Yarrington, Harry-J Frank & Son, Zacharion, Spiro-J S Nicholas,

CORPORATIONS.

Table listing corporations with their names and associated numerical values. Includes entries like C E Masselli Constn Co-ER Breck, Granite Spring Water Co-S Holden, Gingold Realty Co-N Y Tel Co, Lancaster Engineering Corp-same, Mount Vernon Sporting Club-same, Renz Von Schoen Concreting Co-N Y Tel Co, Southern Lumber Co-Hugh McLean Lumber Co, Union Garage-Indian Refining Co, West One Hundred & Thirty-ninth St Realty Co-N Y Tel Co, F & H Ferris Realty Constn Co-Dale Co, J B Malcolm & Co-E R Breck, Arena Const Co-P R Moses, Bombay Realty Co-V W Tandy et al, Bklyn Wireless & Elec Novelty Co Inc & Frank S Ketcham-Citizens Trust Co of Bklyn, Fredk A Smith Co Inc-W E Pruden Hardware Co, Integrity Garment Co-North American Dress Co, Surety Land Co-J K Stiefel, Adams Ice Cream Co-Creamery Package Mfg Co, D'Amra Constn Co & Annie D'Ambrilia-American Radiator Co, Cerra Realty & Constn Co-F M Patterson, Wm E Leuchtenberg Co-American Can Co, Jones Keyser & Co-J K Stafford, New Amsterdam Trucking Co-J C Tomlinson Jr, Century Sales Co Inc-H H Upham & Co, Reinitz Imperial Laundry Co-N Y Tel Co, Compaigne Riviera-A S Pedde, same-E A Brumund Co, same-E R Plumbo, same-Snyder & Black, Longfellow Realty Corp-M Blumenthal, N Y Penn Real Estate Associates-Gabler Constn Co, University Preparatory School & Chas A Stiles-Carnegie Trust Co, Beck Co-J Kaufmann, Campaigne Riviera-Eastern Ludlow Co, Eldorado Cafe Co-Star Co, Gahren, Dodge & Maltby-Jno F Hughes Constn Co, Hotel Albany-Marseillaise French Baking Co, Lino Co-W B Keller Pub Co, Mohawk Garage Inc-Beker Vawter Co, National Casualty Co-F W Anderson, U S Filter Co-F J Herr, Weisberg Co Inc-German Exchange Bank,

Borough of Brooklyn.

Table listing individuals and companies in Brooklyn with their names and associated numerical values. Includes entries like Abramowitz, Jacob-City NY, Altschiller, Saml-C Weisbart, Augier, Edw-Anna Manthorp, Arnheim, Max-P Kreiswerth & ano, Bortin, Sarah-C I & Gravesend Railway Co, Becker, Louis-Natl Nassau Bank, Bolnick, Harry-John F Boyle Co, Barks, Nellie-Wmsburgh Trust Co, Bueh, Max-Nassau Elec R R Co, Bueh, Abr-same, Beatty, John-same, Bonocci, Dominick-M Santangelo & ano, Brody, Morris-Sulzberger & Sons Co, Bernstein, Morris J-S W Johnson as Pres American News Co, Beebe, Wm W-Anna C Beebe, Bischoff, Fred-State NY, Buchholz, Wm J-Max Stiner & Co, Bodin, Chas A-Century Paint & Wallpaper Co, Beltrone, Guiseppe-R Beltrone, Burrell, Jennie F-Fredk Loeser & Co, Baron, Moses; also known as Moe L Barth & ano, Black, Ottelia & Christian-E Loeffler, Braun, Jos-M Miller & ano, Bohman, Jno Jr-Howard & Fuller Bwg Co, Bohnet, Christian W & Herman-H Morris, Bohnet, Christian W-H Morris, Bryan, Wm H-Florence M Haskin et al, Clancy, Alexander, indiv & as exr & Co, Canararo, John-B Weppler, Carruthers, Fredk W-Mary K Kiler,

Table listing individuals and companies with their names and associated numerical values. Includes entries like Casey, Anna-C E Paine, Capone, Thos C-V Hirschman, Capone, Rose B-same, Cannors, Geo W-Underhay Oil Co, Clouse, Thos T-Old Colony Box Co, Clark, Jas-C Sullivan, Copeland, M Drassner-Cores-Martinez Co, Dierks, John-Natl Nassau Bank, Dierks & Becker-same, Dayh, Aaron-A Friedman & Co, Di Martino, Antonio, infant, by Jos Di Martino, his gdn-Bklyn Heights R R Co, De Stefano, Jno-W J Leis, Egan, Andrew, indiv & as trste-H Martone, Foley, Kate J-Bklyn, Queens Co & Suburban R R Co, Fredel, Israel-G Blumenthal, Franco, Benj M, also known as Max Garbow-Amelia Fando, Fleming, Wm H-S Friedman, Foley, Cornelius-Nassau Elec R R Co, Feeney, Jas S-Hamilton Trust Co, F M Eldredge Printing Co-M Spodek, Fleming, Wm H-H Place, Gooderson, Fredk W-B J Meyer, Goldman, Anna-Bklyn Heights R R Co, Ginsberg, Saml or Sam-J Tascher, Giglia, Jos-State NY, Gallagher, Florence-J Alexander et al, Gasling, Francis T-J Schneid, Gately, Annie-Burns Bros, Ginsburg, Chas-Metropolitan Parquet Floor Co, Henning, Helen-H W Ives, Harvelsky, Abr-Sulzberger & Sons Co, Hoffman, Jacob-Glidden Varnish Co, Howard, Dennis-Bklyn Heights R R Co, Hoffman, Marie-Bklyn Union Elev R R Co, Hendrick, Philip E-Catholic Women's Benevolent League, Hahl, Christ-I S Long & ano, Hamilton, Wm H & Martha-Hannis Distilling Co, Hale, Saml H-C Sullivan, Jange, Mary-I Schwartz, Jacobries, Philip L & Minnie-V Loewers Gambrinus Bwy Co, Jones, Jas H-Margt Schwarz, Jung, Geo-M Katzman & ano, Kroemer, Ernest J-E J DuPont De Nemours Powder Co, Kelly, Thos F-Wm H Henry & Co, Kaufman, Jos-Sulzberger & Sons Co, Kavahos, Christ E-W E Morson, Kopleton, Jacob-Dora Nadler, Kunken, Louis-Bklyn Heights R R Co, Kennedy, Della A as admrx & John Kennedy-Nassau Elec R R Co, Kallio, Fanny-same, Ketcham, Frank S-Citizens Trust Co, Kaiser, Jno-C Rembt, Koch, Thos-V Hirschman, Kerr & Cook Const Co-E S Popper & ano, Klein, Henry-M Miller & ano, Lifshitz, Nathan-J Rosenman et al, Levine, Barnet-H J Block, Levy, Louis D-I Nemetz, Larkin, Jos-Hanus Distill Co, Lauter, Gustave Jr-Dora Lauter, Luck, John-F Becker, Levens, Jno-Margareth Schwarz, Le Manquis, Fredk J, or Le Manquais, Fredk J-F Fity & ano, Mooney, Edw H-T Blythe, Marks, Joel-Title G & T Co, McConnon, Patk J-Bklyn, Queens Co & Suburban R R Co, Mack, Wm H & Geo B, doing business Mack Co-N Y Tel Co, Mathews, Robt M-same, Masmarr, Morris-Nassau Elec R R Co, Miller, Matilda-Bklyn Heights R R Co, Meyer, Ernst-D Hellmero, Millstein, Heyman, also known Herman-S I Domentz, Morrow, John B-B McCabe, McCauley, John-D McKay, McCdermott, Wm J-Fredk Loeser & Co, McCloskey, Donald H-Natl Gauge Co, McGinnis, Robt J-J Muldoon, Moran, Jas J-Natl Gauge Co, Mayer, Jno G-Rome Brass & Copper Co, Martinez, Pedro & Ralph-C Vogt Jr et al, Mahoney, Danl-G Koller, Meyerson, Celia-NY Butchers Dress-ed Meat Co, Mackey, Jno-P Kellerher, Moran, Wm J-Taylor & Co, Moses, Max L-Mayers Kahn Realty Co, Moran, Jno-Williamsburgh Savgs Bank, Nelson, August-Bklyn Heights R R Co, Nelson, Chris A-S B Kraus, Oliva, Raffaele-Nassau Elec R R Co, O'Brien, Frank-Bklyn Heights R R Co, Obrentz, Oscher-J Hunt, O'Connor, John-H Von Glahn & ano,

SATISFIED JUDGMENTS.

Manhattan and Bronx.

Table of satisfied judgments in Manhattan and Bronx, listing names, addresses, and amounts.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and addresses.

Borough of Brooklyn.

AUG. 15, 16, 17, 19, 20 & 21.

Table of satisfied judgments in the Borough of Brooklyn, listing names and amounts.

Table of satisfied judgments in Manhattan and Bronx, listing names, addresses, and amounts.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and addresses.

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

Table of judgments in foreclosure suits in Manhattan and Bronx, listing names, addresses, and amounts.

AUG. 21.

124TH st, ss, 172.6 w 1 av, 18x100.11; Hebrew Orphan Asylum of City N Y agt Moritz Leipziger et al; Hoadly, Lauterbach & Johnson (A); Chas L Cohen (R); due, \$5,777.93.

Manhattan av, 521; German Savgs Bank in City N Y agt Ludwig G Gloeckner et al; Alfd Roelker, Jr, (A); Jno H Rogan (R); due, \$10,424.11.

LIS PENDENS.

Manhattan and Bronx.

Table of lis pendens in Manhattan and Bronx, listing names, addresses, and amounts.

**19TH st, ns, 133 w 2 av, 16.6x92,** and other parcels in Queens County; Allicia Spence et al agt Jennie A Kelly et al; partition; L S Goebel, atty.

**18th st, 430 W;** Jas T Bunt agt Isaac Conklin et al; partition; J E Duross, atty.

**132D st, —,** bet Willis av & Brown pl, lot 50; Tax Lien Co of NY agt Cath E Schultze et al; foreclosure of transfer tax lien; W Lustgarten, atty.

**160TH st, 162D st, Broadway & Fort Washington av, blocks, &c;** J Romaine Brown et al exrs agt Shephard Knapp, 3d, indiv & exr et al; partition; Stoddard & Marx, attys.

AUG. 21.

**Bathgate av, swc 182d, 72.3x158.5x** irreg; Jas T Loughman agt Helen Farrell et al (partition); Bergman & Davis, attys.

**Broadway, nwc 51st, 201x108.2;** Albert Erkins agt Coltons & Bway, Fifty-first to Fifty-second St Co (action to declare lien on lease); H S Mansfield, atty.

**163D st, ss, 85 e Ams av, 40x112.6x** irreg; Wm Levin et al agt Josephine B King (action to foreclose mechanic's lien); R Cohen, atty.

**Lot 36, blk 2849, sec 11, Bronx;** Simeon M Barber agt Mary E McKinley et al (foreclosure of transfer of tax lien); H Swain, atty.

AUG. 22.

No Lis Pendens filed this day.

AUG. 23.

**Concourse, swc Belmont, lot 18;** Tax Lien Co of NY agt Jas A Woolf et al (foreclosure of transfer of tax lien); W Lustgarten, atty.

**1ST av, 1462;** Ignatz Schwarz agt Markus Eberhart (specific performance); I J Ettinger, atty.

**Borough of Brooklyn.**

AUG. 15.

**Hoe av, ns, 40.2 w Surf av, 20.4x113.5x** 80x106.1; Lafayette Trust Co & ano agt Herman Brandstein et al; F M Patterson, atty.

**Plot** begins 80 n Av U x82.6 e W 8th, runs s 29.3xnw46.1lxn9.5xe42.6 to beg; Renard S Padgett agt Hubbard-Alton Co et al; C J Ryan, atty.

**63D st, ns, 240 w 14 av, 40x100;** Maria Ali as gen gdn & Co Jos Ali agt Nicola Schirripa et al; C J Ryan, atty.

**Lots 4262, 4233, 4315 & 4314, blk 84** on map Addition 7 to Vandervere Park, belonging to Germania R E Impt Co; Albert Berry agt Henry A O'Leary & wife; C S Taber, atty.

**60TH st, ss, 260.4 e 6 av, 20x100;** Jas M Jagger agt Clementine Carle et al; Watson & Kristeller, attys.

**60TH st, ss, 280.4 e 6 av, 20x100;** same agt same; same atty.

**60TH st, ss, 240.4 e 6 av, 20x100;** same agt same; same atty.

**President st, sws, 178.6 nw 5 av, runs** nw17xsw81.7xse6.10xe25.10xe47.1 to beg; Michl Seith agt Vincenzo Gallo et al; H Weismann, atty.

**Nostrand av, ws, 60 s Tilden av, 20x80;** Chas S Arcularius agt agt Roiskitt Holding Co & ano; J J Speth, atty.

**Nostrand av, ws, 80 s Tilden av, 20x80;** same agt same; same atty.

**State st, ns, 80.4 e Furman, 19.9x61;** Louis C Margot agt Ponce Realty Co et al; R E Swezey, atty.

**Beverley rd, nwc E 3d, 19x100;** Gesina Rodenberg agt Paul Kostrach et al (set aside conveyance); O A Samuels, atty.

**E 34TH st, ws, 260 s Av C, 140x100;** Jas J Sullivan agt Thos Monahan et al; C A Wick, atty.

**64TH st, ns, 114.10 e 18 av, 82.6x560;** Waterbury & Mapleton Realty Co agt Tec tonic Corp et al; Wyckoff, Clark & Frost, attys.

**63D st, nec 18 av, 100x200 to 62d;** Waterbury-N Y R E Co agt Charlotte Perez et al; Wyckoff, Clarke & Frost, attys.

**3D pl, ns, 50 e Court, 25x133.5;** Jos Straus agt Leopold Rasch et al; Coombs & Wilson, attys.

**Sutter av, ss, 50 e Bailey, 25x100;** Saml Glassman agt Yetta Schuss & ano (specific performance); H Lurio, atty.

**Amity st, ns, 90 w Clinton, 25x100;** Sadie Moses agt One Fifty-Five Amity St Co et al; Seley & Levine, attys.

AUG. 16.

**61ST st, nes, 160 nw 21 av, 320x100;** Estelle Grosjean agt Weeks Land Co & ano; C C Suffren, atty.

**60TH st, wc 21 av, runs nw480xsw100x** se320xsw100 to 61st xne160 to av xne200 to beg; Franklin Trust Co agt Weeks Land Co & ano; C C Suffren, atty.

**Leonard st, es, 25 n Withers, 25x100;** Jas P Clark agt Geo Ganzle et al; M F McGoldrick, atty.

**90TH st, ns, 60.2 e 4 av, 100x100x25x100;** Antonio Gairitano agt Louis Flaxman et al; C J Ryan, atty.

**90TH st, ns, 85.2 e 4 av, 100x100x25x100;** same agt same; same atty.

**Gatling pl, nec 92d, 25x95.6;** Greater N Y Svgs Bk agt Louis Flaxman et al; J E Ruston, atty.

**St Nicholas av, sc Blecker, 20x90;** Jno Deinhardt agt Mary Gruber; specific performance; Mann, Buxbaum & S, attys.

**Degraw st, ns, 198.1 e Howard av, 18.1x** 78.4x20.5x68.10; Collective Co Inc agt Ida Kass et al; S A Telsey, atty.

**East N Y av, nws, 210 sw Sackman, 40x** 93.6x41.9x81.4; Amanda Sillman agt Bertha Cohn et al; C B Smith, atty.

**12TH av, 3810;** Wm Kahlmeyer agt Jos Focarile et al; L F Hollenbach, atty.

**13TH av, es, 19.2 n 40th, 19x80;** Johanna Balaban agt Sarah Dworkowitz et al; M Krieger, atty.

**40TH st, ss, 200 e 3 av, 37.6x100.2;** Home Life Ins Co agt Cath Phillips et al; H L Thompson, atty.

**Sutter av, ss, 80 e Vesta av, 20x75;** Aron Altman agt Lecorn Bldg Co et al; S M Gottesman, atty.

**Sutter av, ss, 60 e Vesta av, 20x75;** same agt same; same atty.

AUG. 17.

**69TH st, ns, 120 w 10 av, 20x90;** Henrietta Pirnie agt Safe Realty Corp et al; J H Breaznell, atty.

**57TH st, ss, 160 e 2 av, 40x100.2;** also 73D ST, ss, 220 e 10 av, 30x100; Adele Kneeland as extrx & Chas Kneeland agt Anna McClain et al; H L Bogert, atty.

**President st, 70;** Mary Dolan agt Vincenzo Scotto & wife; Edw J Flanagan, atty.

**Sackett st, ns, 128.6 w Court, 21.6x100;** Mary Dolan agt Jas Scotto & wife; E J Flanagan, atty.

**39TH st, ns, 250 e S av, 75x100.2;** also 39TH ST, sec 8 av, 50.2x100; Emilee Huber agt Bridget A Lynch et al; F Obernier, atty.

**72D st, swc 6 av, 85.10x100x110.2x102.11;** Herbert N Prenzlau agt Geo W Graham & ano; H E Lewis, atty.

**69TH st, ns, 140 w 10 av, 20x90;** Henrietta Pirnie agt Safe Realty Corp et al; J H Breaznell, atty.

**Av W, ss, 20 e E 12th, 28x100;** Etga Scharf agt Carl E Randrup & ano; Reeves & Todd, attys.

**3D av, sec Bergen, 50x100;** Jerome G Atkinson agt Leopold Waldmann et al; Wingate & Cullen, atty.

**Bergen st, ns, 110 e E N Y av, 90x113.11;** Arthur C Jacobson et al agt Domenic Saladino et al; Jonas Lazansky & N, attys.

AUG. 19.

**Columbia Heights, ws, 75 s Clark, 25x** 103; Jos H Post & ano as trstes agt Gregory Gannon et al; Cary & Carroll, attys.

**Cook st, ss, 325 e Morrell, runs s 100x** e101.2 to Bushwick av xn25.4xw72xn75 to st xw25 to beg; Jane McAllis Barwood agt John G Straub et al; G Tiffany, atty.

**Lefferts av, ss, 146.6 e Rogers av, 20x** 102.6; Gustav Johnson agt Ella V Meytrott & ano; Caldwell & Halmes, attys.

**Bristol st, ws, 267.11 s Pitkin av, 25x** 100; Wm S Letchford agt David Bershadsky et al; T F Redmond, atty.

**Sterling pl, nes, 100 w Saratoga av, runs** w175xn110.1lxw178.1xs143.2 to beg; Barnett Casin agt Commonwealth Impt Corp; S A Telsey, atty.

**42D st, 1339;** Sophia F Rodgers agt Resident Constn Co et al; S F Strongen, atty.

**Eastern Pkway, ns, 209.3 e Schenectady** av, 150x120.7; Parshelsky Bros (Inc) agt Penn-Liberty Co et al; S A Telsey, atty.

**70TH st, sws, 480 nw 18 av, 20x100;** Clara M Wigren agt Walter L Cassin et al; C A Ogden, atty.

**Sutter av, nwc Alabama av, 25x100;** Jos T Quin agt Mary Lieb et al; Kiendl, Smyth & G, attys.

**Garfield pl, ss, 125 w Prospect Park W,** 64.1x100; Fiske & Co agt Mathilde E Lang et al; foreclosure mechanics' lien; W D Farrington, atty.

AUG. 20.

**Lots 502-3, blk 6752, map "The Lindens";** Eliz A Leibundgut agt Albt Davis; set aside deed; Gifford, Hobbs & Beard, attys.

**Pitkin av, ns, 80 w Vermont av, 20x100;** Bushwick Svgs Bk agt Jos Kadison et al; amended; R L Scott, atty.

**5TH av, ne 60th, 20x100;** Jno Bulck Sr agt Martin Bldg Co et al; H C Glove, atty.

**Rogers av, ws, 48.5 s Prospect pl, 16.1x** 80; Carrie D Lee agt Beatrice Pomeroy et al; partition; Hursh & Newman, attys.

**Harrison av, ne Lorimer, 23x100;** Jno Haydock agt Celia Fink et al; T J Farrell, atty.

**Lefferts pl, ns, 92.10 e Classon av, runs** n90xw24.7x30.5xw0.7x59.9 to pl xw20 to beg; People's Trust Co agt Eliz H Cominsky et al; Wingate & Cullen, attys.

**Snedeker av, ws, 60 s Blake av, 100x** 100; Empire City Lumber Co agt Snediker Const Co et al; foreclos mech lien; A Rockmore, atty.

**Nostrand av, ws, 42.6 n Lincoln rd, 20x** 86.6; East Bklyn Svgs Bk agt Henry F Risch et al; Phillips & Avery, attys.

**Nostrand av, ws, 22.6 n Lincoln rd, 20x** 86.6; same agt Caroline B Murken et al; same attys.

**Coleridge st, es, 640 n Hampton av, 60x** 100; Geo Daniels agt Pietro Altieri & ano; set aside deed; S R Fleischer, atty.

**Walworth st, es, 450 s Tillary, 25x100;** Herman Schomaker agt Eliz Seeli; P S Dean, atty.

**20TH av, nws, 40 sw 63d, 20x90;** also 20TH ST, nws, 60 sw 63d, 22.6x90; also STOCKTON ST, ss, 180 w Throop av, 20x 100; Harris Siegel agt Morris Sussman et al; S N Freedman, atty.

**15TH av, nws, 180 sw Bath av, 60x96.8;** Globe Const Co agt Elias Medlin et al; J J Baker, atty.

AUG. 21.

**Plot** bounded on e by land Anthony Moore x s land of A Oliver & ano x w land Johannis H Lott x n land formerly of Barent Wyckoff, contains 2 acres; Geo D Ramsford agt Franklin S Holmes & wife; J O Ball, atty.

**49TH st, nes, 240 se 4 av, 20x100.2;** South Bklyn Svgs Instn agt Wm Pickard et al; Coombs & Whitney, attys.

**Chauncey st, 63;** Julia Xiques agt Philip Laubenberger et al; Chas Foley, atty.

**Ocean av, es, 364 s Av I, runs e500xn70x** w130xs30xw370 to av xs40 to beg; Matthew S McNamara agt Stephen R Magaw & ano; A A Howell, atty.

**Blake av, nec Grafton, 100x300.5;** Dumont Mtg & Realty Co et al agt D & P Constr Co; S S Schwartz, atty.

**14TH st, sws, 299.10 nw 6 av, 25x100;** Junius B Remensnyder agt Pasquale Porzio et al; C A Clayton, atty.

**78TH st, nes, 517.6 nw 18 av, 55.7x100x** 57.10x100; Frances A de Beer agt Anna Hoerlein & ano; G W Pearsall, atty.

**Coney Island av, ws, 280 n Cortelyou** rd, 20.1x80x20x57.7; Ida E Davis agt Jos P Mulqueen et al; W H Good, atty.

**17TH st, nws, 37 ne 76th, 18x100;** Ellwood Harlow agt Boone Constn Co et al; H W Gaines, atty.

**Rapelyea st, nes, 170 nw Henry, 21x** 100; Title Guar & Trust Co agt Ernest A Hoffman et al; H L Thompson, atty.

**44TH st, nes, 357.6 nw 12 av, 22.6x100.2;** Alex H Anderson agt Henrietta B Christensen et al; H L Thompson, atty.

**40TH st, ns, 160 w 12 av, 20x95.2;** Mount St Vincent Co-op B & L Assn agt Eliz Schroeder et al; J J O'Grady, atty.

**Bedford av, ws, 212.11 n Newkirk av, 22** x100; Merchants Co-operative Mtg Co agt Wm Joseph et al; H Weismann, atty.

**Bedford av, ws, 190.11 n Newkirk av,** 22x100; Merchants Co-operative Mtg Co agt Wm Joseph et al; H Weismann, atty.

**FORECLOSURE SUITS.**

**Manhattan and Bronx.**

AUG. 17.

**Hull av, ns, 229.7 e 205th, 50x100;** Guar Mtg Co of N Y agt Selig Rosenbaum et al; Carrington & Pierce, attys.

**136TH st, ss, 225.6 w Lenox av, 14.6x99.11** NY Svgs Bank agt Jean Mascce et al; Webber & Webber, attys.

AUG. 19.

**173D st, ns, 175 e Morningside Pk E;** 16.8x100.11; Henry Menken agt Henrietta A Fajen et al; Rabe & Keller, attys.

**122D st, 208 E;** Herman Heinemann agt Maurice M Strauss et al; C L Hoffman, atty.

**133D st, ss, 20.10 e 7 av, 16x99.11;** Frederic de P Foster et al trstes agt Woronoco Co et al; F F DeRham, atty.

**131ST st, ns, 205 w 5 av, 15x99.11;** Frederic deP Foster et al trstes agt Sarah Darragh et al; F F DeRham, atty.

**217TH st, ss, easterly 1/2 of lot 400, map** of Wakefield; Horace Anderson by gdn agt Willoughby B Dobbs et al; H Swain, atty.

**2D av, 420, e 3d, 40x100, Bronx;** Nellie L Failing agt Wm Russell Collins et al; M H Elliot, atty.

**Valentine av, ws, 635.4 s 180th, 16.8x96.6;** Henry Fischer agt Henrietta Fink et al; G M S Schulz, atty.

**Bowery, 223 1/2 & 225;** Sarah R De Sperati et al trstes agt Segal Realty Co et al; W M Powell, atty.

**Carpenter av, ws, pt of lot 1137, 25x105,** Bronx; Henrietta N Greely agt Louise Ringelstein et al; G Squires, atty.

**Brook av, es, 73.4 s 170th, 24.4x100;** Eliz Koerner agt Jno F Bebold et al; W H Sommer, atty.

**166TH st, nwc Grant av, 156.6x100;** Kertscher & Co agt Central Realty Co et al; Weschler & Rothschild, attys.

**3D av, swc 96th, 20x100;** Isaac A Bach agt Danl A Begley et al; Riegelman & Bach, attys.

**50TH st, ns, 153.4 e 2d av, 16.8x100.5;** Frederic de P Foster et al trstes agt Eliz J Goldner et al; F F DeRham, atty.

**73D st, ns, 260 e 3 av, 25x102.2;** Frederic de P Foster et al trstes agt Frieda Hart et al; F F DeRham, atty.

AUG. 20.

**Bathgate av, ws, 155 n 172d, 25x114.5;** Jno Lynagh et al agt Harry Berend et al; R H Berman, atty.

**West st, ss, part of lot 10, map of** Wardsville, Bronx; Prospect Investing Co agt Warren Bldg Co et al; S W Collins, atty.

**Decatur av, ws, 75 s 209th, 25x100;** Chas A Benkerser agt Chas W Hillmann et al; R Loewenthal, atty.

**Grand blvd & concourse, ws, 748.4 n** Southern blvd, 45.4x120.2; Warren B Sammis agt Pasquale Fusco et al; W E Sammis, atty.

**34TH st, ss, 100 e 5 av, 53.7x98.9;** Jas McCutcheon agt Improved Property Holding Co et al; Bostwick & Thoms, attys.

**170TH st, ss, 52.6 w Bristow, 22.7x105.8x** irreg; Church of the Holy Communion agt Sproessing Storage Warehouse Co et al; Worcester, Williams & Sake, attys.

**151ST st, ss, 254 e Ams av, 21x99.11;** Eugene Angell et al agt Clara Haber et al; J W Clausen, atty.



AUG. 21.

11TH st, ss, 193 e Av E, 25x94.11; Aug-  
ust Ruff et al agt Rachel Fedack et al;  
Gettber, Simon & Asher, attys.  
Fordham rd, ss, 41.2 e Loring pl, 29.7x  
104.10; Herbert F Ingalls agt Alma L  
Merritt et al; C E Francis, atty.  
Kingsbridge rd, ss, 25 e Morris av, 20.1  
v77.7; H U Singh Realty Co agt Angele  
Eolf et al; S S Terry, atty.  
Broome st, 424; Saml Bowitz agt Theo  
P Brokaw; D Freiburger, atty.

AUG. 22.

12TH st, nec 4 av, 105x75; Jno Bussing  
Jr et al agt Geo S Livingston et al; S  
Williamson, atty.  
Bathgate av, swc 188th, 89.4x32; Cen-  
tral Trust Co of N Y agt Mountain Con-  
struction Co et al; Joline, Larkin & Rath-  
bone, attys.  
Ludlow st, 14; Bway Savgs Institution  
of the City of N Y agt Bertram Realty  
Co et al; amended; R Kelly, atty.  
100TH st, ns, 120 w Park av, 30x100.11;  
Anna E Donald agt Lena Bayer et al; J C  
Meyers, atty.  
Riverside dr, sec 148th, 99.11x105; Max  
Marx agt Geo F Picken Constn Co et al;  
Stoddard & Mark, attys.  
45TH st, 522 W; Eliz F King et al agt  
Bessie Bobrick et al; Miller, King, Lane  
& Trafford, attys.

AUG. 23.

Prospect av, 1322; Jas McWalters agt  
Anna McKean et al; amended; J Fennelly,  
atty.  
11TH st, 718-22 E; Max Haefner agt  
Philip A Decker et al; L Wendel, Jr, atty.  
Jane st, ns, 97.5 e Washington st, 23x  
87.5; Isidore S Korn et al agt Geo K Loud-  
en et al; M S Cohen, atty.  
Jackson av, ws, 235.7 s 165th, 18.3x75;  
Smith Williamson agt Nellie H Donohue  
et al; A Bell, atty.  
239TH st, 634-36 E; Magdalena Nord-  
mann agt Martin N O'Donnell et al; A F  
Gescheidt, atty.

AUG. 23.

53D st, ss, 130 e Madison av, 18x100.5;  
Mutual Life Ins Co of N Y agt Alice M  
Olcott et al; F L Allen, atty.  
108TH st, 11 E; Cornelia W Slade agt  
Rose T Clements et al; S B Robinson, at-  
ty.  
56TH st, ns, 375 w 1 av, 39x136.8x irreg;  
also 56TH ST, ns, 296.8 w 1 av, 39.4x134.9x  
irreg (two actions); Jos L Buttenwieser  
agt Century Bank of City N Y et al; M S  
& I S Isaacs, attys.  
3D av, 3827; Wm Hochstin agt Jos S  
Brown et al; Frankthaler & Kaufmann,  
attys.

AUG. 23.

Baxter st, 125-7; also HESTER ST, 194-  
96; Henry Amrhein agt Otto Porence et  
al; Iesman & Keogh, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

AUG. 17.

No Building Loans filed this day.

AUG. 19.

181ST st, ns, 286.8 e Vyse av, 57x80.11;  
Greenwich Mtg Co loans Red Realty Co  
to erect a —sty bldg; — payments. 30,000  
Aldus st, nec Southern blvd, 194x100;  
City Mtg Co loans Podgur Realty Co to  
erect a —sty bldg; — payments. 100,000  
Home Mtg, swc Fox, 94x109.1; City Mtg  
Co Loans Home Fox Co to erect a —sty  
bldg; — payments. 65,000  
Hoe av, ws, 150 s 165th, 180x125; City  
Mtg Co loans Fox Square Bldg Co to erect  
a —sty bldg; — payments. 120,000  
83D st, ns, 175 e Ams av, 50.9x102.2; City  
Mtg Co loans Wesley Realty Co to erect  
a —sty bldg; — payments. 110,000  
Southern blvd, ws, 155.6 n 173d, 80x50;  
City Mtg Co loans Trask Bldg Co to erect  
a —sty bldg; — payments. 275,000  
163D st, ns, 110.1 e Simpson, 86.7x138.1x  
irreg; City Mtg Co loans Kellwood Realty  
Co to erect a —sty bldg; — payments.  
160,000

AUG. 20.

Evergreen av, es, 104 n Westchester av,  
200x100; City Mtg Co loans Pew Realty  
Co to erect a —sty bldg; — payments.  
90,000.00  
178TH st, nec Mapes av, 145.2x114.6;  
City Mtg Co loans Jos Diamond Constn  
Co to erect a —sty bldg; — payments.  
107,000.00  
Lorillard pl, ws, 47.11 s 188th, 32.8x90;  
Prospect Investing Co loans Flavius Im-  
provement Co to erect a —sty bldg; —  
payments. 18,000.00

AUG. 21.

3D av, ws, 500 n 2d, 50x99.11, Bronx;  
Title Guarantee & Trust Co loans Patk F  
Doris; to erect a —sty bldg; — payments.  
5,000  
Bryant av, nec 173d, 24.9x100; Atlantic  
Mortgage Co loans Cieri Constn Co; to  
erect a —sty bldg; — payments. 30,000  
Wadsworth av, ws, 24.11 n 176th, 75x100;  
Mary E Taylor loans Sterling Bldg &  
Operating Co; to erect a —sty bldg; —  
payments. 18,000  
Simpson st, nwc 169th, 71.8x71.8x irreg;  
Title Guarantee & Trust Co loans Mc-  
Carthy Macy Co; to erect —sty. bldg; —  
payments. 13,000

AUG. 22.

Park av, es, 51.1 s 81st, 53.3x100; Met-  
ropolitan Life Ins Co loans Nine Hundred  
and Twenty-Nine Park Av Co to erect  
a —sty bldg; — payments. 265,000  
Hollers av, ns, 75 e Delavelle av, 25x  
100; Katherine G Boland loans Francesco,  
Mary, Salvatore & Rosie Di Pierro to  
erect a —sty bldg; — payments. 2,000  
Hoe av, es, 300 s Jennings, 50x100;  
Manhattan Mtg Co loans O'Rourke Bros  
Co to erect a 5-sty apartment; 14 pay-  
ments. 35,000

AUG. 23.

Tiffany st, es, 79.3 s 167th, 79.3x100x ir-  
reg; Bronx Investment Co loans Wm H  
Weiher Bldg Co; to erect a —sty bldg; —  
payments. 58,000  
Washington av, swc 168th, 42.7x91.3x ir-  
reg; Greenwich Mortgage Co loans Corner  
Constn Co; to erect a —sty bldg; — pay-  
ments. 34,000  
178TH st, ns, 100 e Park av, 50x109;  
Manhattan Mtg Co loans Jno H Buscall  
Co; to erect a 5-sty apartment; 14 pay-  
ments. 36,000  
Jerome av, ws, 162.7 s Kingsbridge rd,  
100x112.4; City Mortgage Co loans Magda  
Operating Co; to erect two 5-sty apart-  
ments; 10 payments. 75,000

ATTACHMENTS.

Manhattan and Bronx.

AUG. 15, 16, 17 & 19.

No Attachments filed these days.

AUG. 20.

Cummins, Maud; Mary E Curtin; \$198;  
Rosenberg & Levis.  
Hamill, Walter D; Geo Macrea; \$2,000;  
N Heinsheimer.

AUG. 21.

Schlytter, Thos; E Mortimer Boyle; \$1,-  
801.08; A De Roode.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

AUG. 15, 16, 17, 19, 20 & 21.

August Jacobs Constn Co. Tremont av,  
ss, 31 w Morris av..Northern Union  
Gas Co. Ranges. 125  
Cambridge Constn Co. West End av, s  
wc 78th..Consolidated Gas Co. Ranges. 432  
Cully (J S) Co. Tiffany st, ws, 250 s  
167th..Colonial Mantel & R Co. Refri-  
gerators. (R) 70  
Davis (Jos H) Bldg Co. 120th st, ss  
150 e Ams av..Consolidated Gas Co.  
Ranges. 253  
Eberhard, Podgur. Aldus st, ss, 152 e  
So blvd & So blvd, sec Aldus, & So  
blvd, es, 50 s Aldus, & Aldus st, ss,  
110 e So blvd..Central Union Gas Co.  
Ranges. 234  
Fulle Bldg Co. 173d st, ns, 44 w Bath-  
gate av..Northern Union Gas Co.  
Ranges. 93  
Heitzner, Frank. 55-57-59 Chrystie..B  
Bloom. Steam Heating Fix tures. 900  
McEvoy-Koester Constn Co. Charlotte  
st, ws, 180 n Jennings..Northern  
Union Gas Co. Ranges. 93  
Mid West Realty Co. 34-40 W 65th..  
Consolidated Gas Co. Ranges. 63  
Rohman, Max L. 55-57 Chrystie..Frank  
Hitzner. Plumbing Fixtures. 1,500  
Sause Realty Co. 328 W 96th..Consoli-  
dated Gas Co. Ranges. 75  
Sause Realty Co. 324 W 96th..Consoli-  
dated Gas Co. Ranges. 69  
West Side Constn Co. Riverside dr, se  
e 151st..Consolidated Gas Co. Ranges.  
213

Borough of Brooklyn.

AFFECTING REAL ESTATE.

AUG. 15, 16, 17, 19, 20 & 21.

Manus Constn Co. Newkirk av, cor E  
23d..Colonial Mantel & Refrigerator  
Co. (R) 675

MECHANICS' LIENS.

Manhattan and Bronx.

AUG. 17.

Kingsbridge ter, 2748; Cirill Ribarick et  
al agt Fredk Schell & Fritz Iron Works,  
Inc (118). 23.00  
Cherry st, ns, 170 e Corlears, 22xirreg to  
Corlears; Phoenix Color Works agt N Y  
City Rys Co & H J Peper (119). 123.59  
Bergen av, 610-12; J E Reebers Sons  
Co agt Louis A Cohen (120). 37.33  
Central Park West, 265; Robert Griffin  
Co agt V W Jockel Estate (121). 28.33  
137TH st, 639-41 E; Saml Ragow agt  
May A Carter & Wm H Carter (122).  
117.25  
48TH st, 155-61 W; Wm Silver agt Fi-  
nance Co of Pennsylvania, C Wm Fink,  
Cramp & Co & Louis Farkas (123). 302.59  
Bryant av, 1352; Wm Shapiro agt Elie  
Beline (124). 4,395.45  
Amsterdam av, swc 175th, 100x150;  
Greenwich Iron Works agt Lentz Realty  
Co, Benj Nieberg & Frank Miller (125).  
1,280.00  
AUG. 19.  
Av C, 176; Meyer Grillhas agt Henry W  
Keil, exr (126). 200.00  
Arlington av, es, 300 n 227th, 70x125;  
Harry Rosenbaum Iron Works, agt Edge-  
hill Terrace Co & Country Home Builders  
(127). 165.00

Prospect av, ws, 125 n 152d, 40x100;  
Tozzini & Co agt Prospect Holding Co &  
Zimbardi & Avallone (128). 175.00  
Suffolk st, 143-5; Star Chandelier Co agt  
Rachel Rubel (129). 580.00  
75TH st, 115 E; Pietro Criscuolo agt  
Security Constn Co (130). 267.00

AUG. 20.

Fort Washington av, nec 179th, 150x150;  
Bernard Trohn agt Holywood Protestant  
Episcopal Church & Chas Ward Hall (131)  
100.00

Horatio st, 105-7; J A Fitzpatrick, Inc,  
agt estate of E A Hoffman & Hemebique  
Constn Co (132). 79.85

Park av, swc 134th, 99.11x140; Willet &  
Co agt Gibeon L Young & Sigmund D Levy  
(133). 35.43

134TH st, 115 W; Geo Wallace, Inc agt  
Suborel Realty Co & Hannah Westheimer  
(134). 61.88

AUG. 21.

34TH st, 11 W; Partheymueller &  
Glockler agt Jane Harris & Eisenberg &  
Zimmermann (136). 220.00

Prospect av, ws, 125 n 152d, 25x100;  
Louis Fishman agt Prospect Holding Co,  
N Y Plumbing & Heating Co & Harry Ap-  
plebaum (137). 169.00

Bergen av, sec 152d, 51.4x90; C F Howes  
agt Louis Cohen & S & B Bldg Co (138).  
320.00

Bleecker st, 104-6; Berger Mfg Co agt  
heirs, &c, state of M W Mendel (139).  
941.53

Front st, 252; Henry C Knudson agt  
Margt J O'Reilly & Gallin & Son (140).  
1,777.43

AUG. 22.

Barretto st, nec Simpson, 105x200; Will-  
iams & Spadaccini agt Simbar Realty  
Corp, Simbar Realty Co (141). 1,117.85

Southern blvd, sec Aldus, 92x189x irreg;  
Williams & Spadaccini agt Eberhardt &  
Podgur (142). 1,026.45

15TH st, 61 W; Barnett Rosenberg agt  
Isaac C Delaplaine, Albt Kesner (143).  
194.86

Kingsbridge rd, ns, 39 e Barnes av, 32x  
48x25x68; L D'Ursi Co agt Rachela Pa-  
porta (144). 428.00

130TH st, 617-21 W; John P Kane Co  
agt Louis Strauss, Irwin M Book & Co  
(145). 352.11

Broadway, 525, & Spring st, 94; Alex J  
Smith agt Edwin Sternberger, Saml Gold-  
berg (146). 129.99

105TH st, 114-36 W; John A Philbrick  
& Bro agt Mary Leossers, Peter Muller &  
Co (147). 227.25

Holland av, 3638; Raefaelo Salzano agt  
Gelardo De Genova (148). 732.25

32D ST, 30-4 W; Phoenix Color Works  
agt Emily B Hopkins, A J McKelvy (149).  
139.20

AUG. 23.

32D st, 9 W; Danl G Malcolm agt Margt  
Hoyt, Healy Restaurant Co & Timothy  
D Healy (150). 713.11

164TH st, 505 W; Wm Winkel agt Robt  
Schroeder (151). 102.16

105TH st, 118-38 W; T H Simonson &  
Son Co agt Mary Loessler & Wm Hedden-  
dorf (152). 309.10

Roehling av, ns, 100 w Mayflower av,  
75x100; Colwell Lead Co agt Ellen Ward  
& Philip Ward & Patk J Toomey (153).  
204.32

Vermilyea av, 149-59; Saml Resnick agt  
Allen Constn Co (154). 187.69

101ST st, 319 E; Pincus Nagler agt Wm  
Cuff (155). 84.65

100TH st, 417 E; Pincus Nagler agt Wm  
Cuff (156). 51.10

Henry st, 320; Vieter & Fagin agt Rose  
Gershowitz & Jacob Green (157). 465.00

127TH st, 619-25 W; Jos Tino agt Fault-  
less Realty Constn Co, J Maurice & A  
Trovatio (158). 171.50

Church st, nwc Liberty, 59x100.8x irreg;  
Herbert J Wilkes Co agt Geo N Robinson  
& Church Liberty Leasehold Co (159).  
4,000.00

5TH av, 1318; Title Guarantee & Trust  
Co agt Chas I Weinstein Realty Co &  
Chas I Weinstein (160).c 20.00

Suffolk st, 153-5; Canton Steel Ceiling  
Co agt Sarah Rubbel & Rosenbloom, Ra-  
binowith & Goldstein (161). 350.00

Suffolk st, 143-5; Otis Elevator Co agt  
Rachel Rubel & Rosenbloom, Rabinovitz  
& Goldstein (162). 165.00

23D st, 449 W; Jno Noble agt Agnes D  
Cloud & Murdock Martin (163). 272.20

Borough of Brooklyn.

AUG. 15.

Fulton st, ss, 60 e Kingston av, 100x100;  
Harry Pinson agt Costas Stamatis, Mathew  
Chrystmos & B & S Amusement Co & Saml  
Bergoffen. 1,417.80  
Same prop; Jos Pinson agt same. 50.00

Fulton st, ss, 100 e Buffalo av, 25x100;  
Isaac Ternoff agt Ikt Carlson, "John"  
Levy & Ike Carlson. 360.00

Parkside av, nwc Parkside ct, 85x41; Jos  
M Purcell & ano agt Parkside Court  
Realty Co. 1,200.00

2D st, 344; Jos Short agt Catharine L  
Deasy. 79.00

2D st, 346; same agt same. 71.00

Bay Ridge ave, ns, 100 e 3 av, 93x100;  
David Davies agt Loring Realty Co  
(amended mechanics' liens). 350.00

Jay st, sec Nassau, 176.1x100; Arthur C Jacobson et al agt Hennebique Constn Co & Cary Mfg Co. 90.51

Surf av, ss, at int cl rd leading to Pier of Ocean Navigation & Pier Co, 75x100; Louis Bossert & ano agt Conrad & Jas W Stubenbord & Frank Schultz. 3,755.50

Morton st, sec Wythe av, 80x80; Bergen Constn Co agt Phillip T & Margt J Fitzsimmons & Murray & Manceri. 108.00

S 3D st, ns, 80 w Kent av, 70x250; Arthur C Jacobson et al agt American Sugar Refining Co & Hennebique Constn Co. 801.20

Vernon av, 271; Louis Linder agt Max Juditsky, Saml Kohen, Isidor Friedel & Meyer Leralsky. 34.00

Glenada pl, 7-15; Jos Ryan agt Glenada Holding Co, Geo C Jeffries. 1,046.07

AUG. 16.

Hegeman av, nwc Georgia av, 100x95; Metropolis Lumber Co agt Hegeman Bldg Co & Alex Voelker. 215.16

Kniekerbocker av, 423-5; Jacob Shurkowitz agt Henry Simon & Harry Ginsburg. 240.00

Riverdale av, 147; Harry Feinberg agt Sol Paller & Miller. 53.00

Hinsdale st, es, 100 s Newport av, 20x100; Block & Greenberg Lumber Co agt Sarah Gizdew, Bennie & Fannie Matz. 171.82

Hinsdale st, es, 109.4 n New Lots rd, runs e 100x40x100 to Williams av xs 79.2 to rd xw211.10 to st xn109.4 to beg; Metropolis Lumber Co agt Gordon Bldg Co & "Jacob" Kadansky. 58.39

Harrison st, 37; Philip Lucks & ano agt John H Hoffman Jr & John H Hoffman. 131.20

New Lots av, nwc Williams av, runs e to Alabama av x irreg; Steinfeld Cut Stone Co agt Hegeman Bldg Co. 2,153.00

AUG. 17.

Rodney st, 209; Harry A Kressh agt Jacob Lewis. 396.99

53D st, swc 11 av, 220x100.2; White Van Grahm & Co agt L W or C W Beveridge Inc. 260.44

AUG. 19.

Wyona st, es, 75 n Liberty av, 100x100; Harley Thornton & ano agt Kramer Realty Co & Abr Cohen. 1,987.96

Sutter av, 559-71; Irving L Kleinfeld agt Sutter Av Constn Co & Matthew Black as pres. 152.25

Hudson av, 232-4; Saml Ertrachter agt Jas F Gaffney. 121.50

E 13TH st, 1448; Victor Torson agt Chas Carlton & Slocum Park Constn Co. 75.00

Snediker av, ws, 60 s Blake av, 100x100; Isidore Krassner agt Snediker Constn Co & Rachmiel Sohen. 53.25

Same prop; Greenberg & Schlecker (Inc) agt Snediker Constn Co. 1,850.00

Same prop; Empire City Lumber Co agt same & R Sohen. 2,276.63

Same prop; Chas I Rosenblum agt same. 265.09

Fenimore st, 149; Patk J McCarthy agt Phillip I Hover. 76.25

Snediker av, ws, 60 s Blake av, 100x100; East N Y Mason Material Co agt Snediker Constn Co & Sam Chodash. 1,204.66

Bogart st, 34; Mirsky House Wrecking Co agt Lipman Lipsitz & Louis Evans. 55.80

Snediker av, ws, 60 s Blake av, 100x100; Domin Plumbing Contracting Co agt Snediker Constn Co. 1,500.00

Av O, nec 13th, 40x100; Fredk W Starr agt Slocum Park Constn Co. 736.78

E 25TH st, es, 400 n Av K, 34.11x100; also E 26TH ST, ws, 440 n Av K, 28.6x 100x29.6x100; Ruegamer & Auer Co agt St Marks Bldg Co. 48.00

Snediker av, ws, 60 s Blake av, 100x100; Empire City Lumber Co agt Snediker Constn Co & Rachmiel Sohen, widow of as pres. 2,296.64

E 10TH st, es, 100 s Av K, 100x—; Robt Griffin Co agt Regal Homes Co. 104.03

Snediker av, ws, 60 s Blake av, 100x100; Sam Chodas agt Snediker Constn Co (Inc). 2,920.00

AUG. 20.

E 24TH st, es, 175 n Av L, 28x100; Bennett & Burke agt N Sondergaard. 51.50

E 25TH st, es, 400 n Av K, 30x100; same agt same. 30.00

West st, ws, 160 n 40th, 160x140; Bennett & Burke agt Jos B Thomson. 82.00

Railroad av, 22; Alice Perlmutter agt Louis & Maria Walter & Partridge Contracting Co. 82.50

53D st, nwc 11 av, —x—; Leah Jacobson agt Louis W Beveridge Inc & Louis W Beveridge. 775.00

Wyona st, 151-9; Harley Thornton & ano agt Kramer Realty Co. Abr Cohen. 1,989.96

Snediker av, 336-42; Louis Sterin & ano agt Snediker Const Co. 509.00

Atlantic av, ss, 300 w Hopkinson av, 100x100; Thos F Timony agt Lawrence Realty & Const Co & S Bonagura. 100.00

Same prop; Empire City Lumber Co agt Lawrence Realty & Const Co. 606.76

W 9TH st, es, 200 n Av U, 40x100; Jos Koppel agt Pietro Comondo. 125.00

Surf av, ss, 45 w W 8th, 75x100; Adam Klein agt Stubenbord Bros & Conrad Stubenbord Sr & Frank Schulze. 800.00

Snediker av, ws, 60 s Blake av, 100x100; Jacob Farbstein & ano agt Snediker Const Co. 7,100.00

Same prop; Klein Material Co agt same. 499.15

Same prop; Jas De Mario agt same. 850.00

Same prop; Louis Cohen agt same. 609.00

AUG. 21.

Penn st, ss, 80 e Wythe av, 30x100; Johnson Bros agt Julius B & Maurice B Pearlstien & Frank Franzese. 69.24

2D st, es, 120 s Bond, 60x90; Giovanni Capazucca agt Gleason Son & Dalzell & Raffaele Oliva. 12.28

E 26TH st, ws, 440 n Av K, 30x100; Bennett & Burke agt St Marks Bldg Co & M G Utting. 30.00

Watkins st, es, 150 s Lott av, 200x100; Jos Egel agt Watkins-Stone Bldg Co. 61.38

Parkside et, 1; South Bklyn Cornice & Roofing Co agt Parkside Court Realty Co & T Jos Sinnott. 460.00

Eldert la, nec Glen, 135.8x127.9; Rubin Wolf agt City Line Constn Co. 109.00

Wyona st, es, 75 n Liberty av, 75x100; Audley Clarke Co agt Kramer Realty Co & Abr Cohen. 1,087.45

Denn st, swc Howard av, 90x107.2; Jas O'Connor agt Fannie Levin, Sadie Meyer-son & Davis Cohen. 480.00

Butler st, ns, 100 w Saratoga av, 175x100.1x—x143.2; Louis Tenenbaum agt Commonwealth Impt Corp. 400.00

Jay st, sec Nassau, —x—; Vulcan Rail & Constn Co agt Carey Mfg Co & Hennebique Constn Co. 2,500.00

Stone av, sec Blake av, 25x100; Kur-landzik & Alpert agt Rose Levy, Jacob Wolfman & Morris Weiss. 145.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

AUG. 17.

Monroe st, 153-5; Sternberg Iron Works agt Geo G Segal et al; June11'12. 1,450.00

AUG. 19.

No Satisfied Mechanics Liens filed this day.

AUG. 20.

No Satisfied Mechanics Liens filed this day.

AUG. 21.

No Satisfied Mechanics Liens filed this day.

AUG. 22.

231ST st, ss, 376.11 w Independence av; Victor Zambetti agt Henry Kroger et al; Aug8'12. 165.56

AUG. 23.

Lafontaine av, 2011; Sam Rosen et al agt Weller & Micher Realty Co et al; Apr1'12. 275.00

Same prop; Solid Mfg Co agt same; Apr 1'12. 1,196.00

Same prop; Dilizia & Co agt same; May 13'12. 150.00

Freeman st, 968; A M Oesterheld & Son agt Marie H Beran et al; July8'12. 15.00

Audubon av, 392; Philip Gold agt A Holmen et al; July29'12. 325.00

Borough of Brooklyn.

AUG. 15.

Livonia av, swc Hendrix, 50x100; Jos Ballatore agt Hendrix Bldg & Development Co & Jos Randazzo; July26'12. 335.00

4TH av, swc 47th, 103x100; Max Duckor & ano agt Max Belinky & Belinky Constn Co; July6'12. 1,225.00

Washington av, 658; Saml Spolnik agt Lucy G Louis, T Florence Victory & Josephine Maxwell; July31'12. 71.00

Same prop; same agt Kate M Victory; July6'12. 71.00

Schenectady av, es, 100 n Park pl, 52.9x100; Benj Goldberg & ano agt Johanna Grafton; July30'12. 55.00

AUG. 16.

Dumont av, nec Elton, —x—; Metropolis Lumber Co agt Milford Constn Co; Aug 2'12. 200.00

Railroad av, ws, 128.10 s Bklyn & Jamaica turnpike, 50x100; Joe Sklar agt Louis Walter & wife; June18'12. 540.00

Rogers av, es, 90 ne Av D, 50x100; Audley Clarke Co agt Rogers Realty Co & Wm Welge & Oscar E Olsen; July8'12. 1,400.00

Same prop; Bell Fireproofing Co agt Wm Welge & Oscar E Olsen; July26'12. 251.06

AUG. 17.

Stone av, swc Blake av, 25x100; Jacob Rutstein & ano agt Rosie, David Wolfman & Morris Weiss; Aug12'12. 230.00

AUG. 19.

Bristol st, nwc Lott av, —x—; Colwell Lead Co agt Boreginaux & Healey & Bristol Bldg Co; June27'12. 325.00

Same prop; same agt same; June27'12. 300.00

Same prop; same agt same; Bristol Bldg Co; June27'12. 300.00

Clermont av, es, 80 n Atlantic av, —x—; Johnson Bros agt Bethany Baptist Church; Nov17'11. 206.38

Hendrix st, swc Livonia av, —x—; Genl Cornice & Roofing Co agt Hendrix Bldg & Development Co, & Jos Randazzo & Hendrix Bldg Co; Aug3'12. 75.00

Lincoln pl, 1579; Spatt Plumbing Supply Co agt Jno Auslander; Mar23'12. 200.00

Lincoln pl, 1589; same agt Jno Rosenblum; Mar23'12. 115.00

Myrtle av, nec Skillman, 25x100; Sam Danet agt Morris Gold & Wolf Rosenwasser; July31'12. 387.50

Surf av, ss, 55 w W 8th, 60x100; Wm Clare agt Jas W & Conrad Stubenbord Jr & Francis P Gallagher; Mar5'12. 318.20

Bristol st, nwc Lott av, 60x100; Constn Material & Coal Co agt Bristol Bldg Co & Jas Moore; June6'12. 2,000.00

48TH st, ns, 270 w 5 av, 30x100.2; Phillip Teitelbaum agt Wm B Tuteur; July 25'12. 131.00

Livonia av, swc Hendrix av, —x—; Block & Greenberg Lumber Co agt Hendrix Bldg Co; July5'12. 81.49

Livonia av, swc Hendrix, 100x100; same agt same; July13'12. 81.49

AUG. 20.

Hendrix st, swc Livonia av, 50x100; Parshelsky Bros Inc agt Hendrix Bldg & Development Co & Jos Randazzo; Aug14 '12. 89.00

Hendrix st, swc Livonia av, 50x100; Jos Egel agt Hendrix Development Co & Jos Randazzo; Aug7'12. 40.00

Lott av, nwc Bristol, 60x100; Jacob Rutstern agt Bristol Bldg Co; Apr4'12. 200.00

AUG. 21.

Herkimer st, ns, 24 e Kingston av, —x—; Wm Buchanan agt Kath J Kenny; June15'12. 19.08

49TH st, ss, 100 w 11 av, —x—; Colwell Lead Co agt Jno S Wallace & Louis Christensen; Aug2'12. 1,100.00

63D st, swc 20 av, 80x75; Traeber & Berke agt Isaac Aiker & S Himmelstein; May14'12. 60.00

\*Discharged by deposit.

\*Discharged by bond.

\*Discharged by order of Court.

ORDERS

Borough of Brooklyn.

AUG. 15.

Gravesend av, ws, 418.11 n Av S, 99.6x75; International Metal Ceiling Co on N Y Mtg & Security Co to pay Abr Cohen. 400.00

AUG. 16.

No Orders filed this day.

AUG. 17.

Vermont st, ws, 150 n Blake av, 50x100; Wodahy Realty Co on U S Title Guar Co to pay Sam Patrick. 450.00

AUG. 19.

E 13TH st, ws, 380 s Av N, 20x100; Slocum Park Constn Co on Lawyers Title Ins & Trust Co to pay Bayside Sash & Door Co. 175.00

E 13TH st, nec Av O, 40x100; same on same to pay same. 550.00

AUG. 20.

No orders filed this day.

AUG. 21.

E 16TH st, sec Av T, 40x105; L A Brennan Co on Title Guar & Trust Co to pay Fredk W Starr. 765.00

E 7TH st, es, 120 s Av M, 20x100; same on Jno F Mahoney to pay Bayside Sash & Door Co. 490.00

Same prop; same on same to pay Fredk W Starr. 355.00

E 16TH st, sec Av T, 40x105; same on Title Guar & Trust Co to pay Bayside Sash & Door Co. 600.00

Lumber-Timber Census.

The government census of statistics of lumber and timber products, showing the number of establishments, persons engaged, power, capital, expenses and products of the lumber and timber industry in the United States, gives the following report:

In 1909 there were in the United States 40,671 establishments and 784,989 persons engaged in the industry. The capital invested was \$1,176,675,407. The total expenses were \$995,622,839, of which the officials received \$29,448,332, clerks \$17,979,364, wage earners \$318,739,207, fuel and rent of power \$5,082,287, other materials \$503,035,292, rent of factory or works \$2,623,146; taxes, including internal revenue \$9,863,384, contract work \$32,491,242, and other miscellaneous \$76,360,585. The primary horse-power was 2,840,082. The value of products was \$1,156,128,747. The value added by manufacture, which is the difference between cost of materials and value of products, was \$648,011,168.

In value of products the ranking order was: First, Washington \$89,154,825, New York \$72,529,813, Louisiana \$62,837,912, Michigan \$61,513,560, Wisconsin \$57,969,170, Pennsylvania \$57,453,583, California \$45,000,276, Minnesota \$42,352,507, Illinois \$44,951,804, and Mississippi \$42,792,844. In value added by manufacture the first was Washington \$52,275,954; then Louisiana \$39,681,716, Michigan \$32,471,918, Wisconsin \$32,351,700, New York \$30,824,722, Pennsylvania \$30,139,347, Mississippi \$28,586,246, California \$26,631,376, Arkansas \$26,340,660, and Virginia \$21,962,911.

## NEW WORKMEN'S INSURANCE IN GERMANY.

### Old-Age Pensions to Be Paid Without Regard to Physical Condition—A New Definition for Industrial Accidents.

WORKMEN'S insurance of compensation for accidents was the subject of legislation last year in ten American States. In the same year Germany, after an experience of more than a quarter of a century with workmen's insurance, enacted a new insurance code effecting a general reorganization of its system of insurance covering accidents, sickness, and invalidity and old age. The German code is given in full in Bulletin No. 96, issued by the U. S. Bureau of Labor, Department of Commerce and Labor.

The new law is a codification of all the legislation relating to the several branches of Workmen's insurance in the German Empire. Previous to the date of this act the sickness insurance, the accident insurance, and the invalidity insurance were each regulated by a separate law or series of laws. When the compulsory insurance system was introduced into Germany, the plan of having three branches of insurance adopted simultaneously was considered, but was declared by Bismarck to be a task of such magnitude that no other plan was feasible except to introduce the various branches of insurance one after the other. Furthermore, it was found necessary to introduce the insurance laws for the different industries, one after the other, so that while the first accident insurance law was enacted in 1884 it required five additional laws to cover all the industries intended to be included. A somewhat similar procedure was followed in the case of the sickness insurance and the invalidity and old-age insurance. All of the insurance laws were revised and to some extent codified between the years 1899 and 1903, but not until 1910 was a single law covering all phases of workmen's insurance drafted by the German Government.

The new code has retained the former general scheme of organization; although frequently advocated, there has been no attempt to consolidate the organizations conducting the sickness, accident, and invalidity insurance. Separate administrative bodies conduct these three branches, while the new branch, the insurance for widows and orphans, or, as the law terms it, "the survivors' insurance," is carried on by the invalidity insurance organizations. A new feature is the system of Government offices to supervise the insurance organization. In all of these Government offices the plan of having representatives of the employers and of the insured persons participate to a large degree in the administration of the insurance has been retained.

#### Sickness Insurance.

The groups of persons brought under the compulsory sickness insurance for the first time are: Household servants, clerks and apprentices in pharmacies, members of orchestras and theatrical companies, teachers and tutors, persons engaged in home-working industries, ship's crews of German seagoing vessels and the crews of vessels engaged in inland navigation. Voluntary insurance is permitted under more liberal conditions than heretofore.

During the discussion of the provisions of the code an attempt was made to change the proportion of contributions paid by the employer and by the insured persons. As finally enacted, the existing plan of having employers pay one-third and the insured persons two-thirds of the contributions has been retained; in the case of members of guild sick funds, however, the contributions may be levied in the proportion of one-half upon each party.

The benefits of the sickness insurance are practically unchanged in the new law and consist of medical care, a sick wage, hospital care, and care in the home, together with an allowance for the family in the case of hospital treatment; in addition, a pecuniary sick benefit is paid in maternity cases for a period of eight weeks. The funeral benefit consists of twenty times the amount of the wage of the insured person used as a basis for computing dues and benefits. Under the law, the sick funds are allowed to vary these benefits in a number of ways, and likewise the funds may extend the amount and duration of the benefits in certain cases.

#### Accident Insurance.

The organization of the accident insurance is practically unchanged under the new code. The classes of persons insured are still composed of workmen and administrative or operating officials; the latter, however, only in so far as their annual earnings do not exceed 5,000 marks

(\$1,190), this amount having previously been 3,000 marks (\$714).

The new industry branches included in the insurance are certain groups of breweries, pharmacies, tanneries, bath establishments, fishing in inland waters, fish culture, ice cutting and establishments conducted as a business for the keeping of livery stables for draft animals, riding animals, and breeding animals, and the keeping of conveyances and horses.

The accident insurance for agriculture and forestry and for marine navigation is practically unchanged. The system of collecting assessments each year to cover the expenditures for the preceding year, modified by a reserve the interest of which is intended to reduce the annual assessments, has not been changed. As heretofore branch institutes collect premiums sufficient to cover the capitalized value of the pension granted instead of using the assessment system. Annual salaries in excess of 1,800 marks (\$428) are counted at only one-third of the excess. In agriculture a different basis of assessment may be used, namely, the so-called "labor need," though the land tax, the area cultivated, or some other basis may also be used. No change has been made in the system of risk tariffs for industrial establishments.

The definition of industrial accident has gradually been made more exact during the twenty-five years' experience under the various laws. The code does not include industrial or occupational diseases as accidents, but authorizes the Federal council to include such diseases under accident insurance. The definition of industrial accident as now prescribed specifies that it must be a sudden event occurring at a specific time and having a casual connection with the operation of the establishment.

The benefits of the accident insurance have not been changed by the new code.

#### Invalidity and Survivors' Insurance.

The invalidity insurance is conducted by territorial organizations, these organizations being directed by committees, etc., consisting one-half of employers and one-half of insured persons. The governments, either State or local, appoint the officials who conduct the current affairs of these organizations. For a few industries, such as transportation, mining, etc., "special institutes" are allowed to conduct the insurance of persons engaged in these industries.

The new feature of the insurance code is that relating to survivors' insurance, or, as it is popularly called, widows' and orphans' insurance. This branch of insurance is to be conducted by the territorial organizations which administer the invalidity insurance.

The new groups of persons included under the invalidity insurance are clerks and apprentices in pharmacies and members of orchestras and theater companies. By the decrees of the Federal council the invalidity insurance has already been extended to persons engaged in home-working trades, to persons engaged in tobacco industries, and to a large proportion of persons engaged in textile industries. An effort has been made in the code to make the group of persons covered by the invalidity insurance identical with that covered by the sickness insurance.

The provisions as to voluntary insurance and as to the continuation of insurance in the case of a person who ceases to be employed in an industry requiring compulsory insurance have been made more liberal. An important innovation is that designated as "voluntary supplementary insurance," according to which the amount of the invalidity pension (but not of other benefits) can be increased by payments of sums of 1 mark (23.8 cents) at any time and in any amount. Persons who have made such payments receive a supplementary pension equal to an annual sum consisting of 2 pfennigs (.048 cent) for each mark so paid, multiplied by the number of years between the year of payment and the date of invalidity.

On account of the new features of the invalidity insurance, an increase in dues was necessary. The increase in the lower wage classes was one-fifth or less, while in the three upper wage classes, namely, those persons earning 55 marks (\$13.00) or over, the increase in contributions is about one-third. As before the contributions are paid one-half by the employers and one-half by the insured person, while the Empire grants a subsidy of 50 marks (\$11.90) to each pensioner.

The former method of payments of contributions through stamps pasted on receipt cards has been retained; in the case of persons engaged for periods of time

such as by a quarter or by the year, the stamps may be affixed at such intervals of time. Under certain circumstances the insured person himself may affix the stamps and require the employer to repay one-half of the contribution. All cards must be renewed at the local office of the insurance institute at least once in two years. The new code restricts the possibility of making effective a claim to a new valid pension which has once lapsed; in particular, the conditions are more strict for persons who have passed their fortieth year of life, and especially difficult for those who have passed their sixtieth year.

Benefits are paid on the occurrence of "invalidity"; that is, a disability caused by sickness or physical defect which prevents the insured person from earning one-third of the amount which a normal person of similar training and status in life is able to earn. In this case the previous occupation and the person's aptitude for another occupation are taken into account in ascertaining his right to a pension.

As heretofore, the invalidity pension consists of an annual subsidy from the Empire, a basic amount fixed by the number of contributions paid and a subsidy of one-tenth of the pension for each child of the pensioner under 15 years of age, with a maximum of five-tenths.

An old-age pension is paid after the completion of the seventieth year of life, without regard to the physical condition of the claimant, and has not been changed as to its amount or as to the age limit.

The new widow's pension is a benefit paid to the invalid widow of an insured person, so long as she remains unmarried, and consists of an Imperial subsidy of 50 marks (\$11.90) annually, plus three-tenths of the invalidity pension of the deceased. The orphan's pension is paid to the orphans of the insured person under 15 years of age and consists of an annual subsidy from the Imperial Government equal to 25 marks (\$5.95) and three-tenths of the invalidity pension of the deceased for one orphan, and one-fortieth of this pension for each additional orphan. The orphan's pension, however, may not exceed the amount of the invalidity pension of the deceased, and the total sum of the orphan's and widow's pension may not be more than one and one-half times the pension of the deceased.

A new benefit, designated as "widow money," is paid to such persons on the death of the insured person and is equal to the amount of one year's pension of the widow. Another new benefit is the orphan's benefit, paid when the orphan completes his fifteenth year of life, and is equal to eight times the monthly amount of the orphan's pension. The date when all the provisions of the new code are to be put into force is yet to be fixed.

#### Building Trades Wages, 1912.

Prevailing Rate of Wages—Issued by the New York Building Trades Council. Headquarters, Brevoort Hall, 154 East 54th st, New York City. Phones 3349-3521 Plaza. This schedule is based on 8 hours work per day, from 8 A. M. to 5 P. M., except on Saturday, when work in the Building Trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a Union Mechanic, Helper or Laborer connected with the Building Trades can engage the same through the above office upon application. All recognized Legal holidays and Sundays are to be figured at "double time": Asbestos workers, boiler felters, pipe coverers, insulators, \$4.50; asbestos workers' helpers, \$2.80; blue stone cutters, flaggers, bridge and curb setters, \$4.50; blue stone cutters' helpers, \$3; boiler makers and iron ship builders, \$4.25; boiler makers' helpers, \$3.50; carpenters and framers, \$5; cabinet makers, \$5; cement and concrete masons, \$5; cement, concrete and asphalt laborers, \$3; derrickmen and riggers, \$4; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; elevator constructors' helpers, \$3.20; electrical workers, \$4.50; electricians' helpers, \$2.20; electrical fixture workers, \$4.50; engineers, stationary, \$4.50; engineers, portable hoisting, etc., \$27.50 weekly, by the day, \$5.50; granite cutters, \$4.50 yard, bridge, \$5; house shorers, mover and sheath piler, \$3.75; house shorers' helpers, \$2.65; housemiths and bridgemen, \$5; ironworkers, \$5; ironworkers' apprentices, \$3; ironworkers' helpers, \$3.50; metallic lathers, \$5; marble cutters and setters, \$5; marble carvers, \$5.50; marble polishers, \$4; marble sawyers, \$4.25; marble bed rubbers, \$4.50; marble cutters' helpers, \$3; on derrick work, \$3.75; mosaic workers, \$4.50; mosaic workers' helpers, \$3; machine stone workers, \$4; machinists of all description, \$5; paper hanger, price list; plate and sheet glass glaziers, \$3.50; plasterers, plain and ornamental, \$5.50; plasterers' laborers, \$3.25; plumbers and gas fitters, \$5.50; painters, \$4; decorators and gilders, \$4.50; riggers on machinery, dynamos, boilers, etc., \$4; roofers, tar, felt, composition, damp and waterproofers, \$4; rockmen, \$2.50; rock drillers and tool sharpeners, \$3.75; sheet metal workers, coppersmiths, tinsmiths, metal roofers, \$4.75; slate and tile roofers, \$5; steam and hot water fitters, \$5.50; steam fitters' helpers, \$3; tile layers, \$5; tile layers' helpers, \$3; tunnel and subway constructors, \$3.75; upholsterers of all description, \$4.50; wood lathers, \$5.

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# RECORDS SECTION

of the

## REAL ESTATE RECORD AND BUILDERS GUIDE.

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

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

Vol. XC

No. 2319

New York, August 24, 1912

(8)

PRICE 20 CENTS

### BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

150-6-7	1029-14 & 17	1433-21	1892-11½	WILLS
166-38	1040-64	1472-27	1903-62	
170-18	1180-36	1505-56	1908-46 & 49	
263-56	1185-44	1528-22	1919-18	
380-17	1197-14	1570-27	1944-38	
387-18	1201-43	1572-50	1960-65	
416-22	1205-59	1606-32	1966-49-57 & 86	
433-41	1222-53½	1607-26	1968-23-27	
449-34	1223-14	1617-23	1970-48-52 & 60	
487-12	1224-23	1634-48	1990-44 & 50	
507-8	1232-5	1637-12	2000-14-18	
529-21	1238-62½	1639-46	2007-27-28	
574-28	1262-8	1652-9	2025-4	
590-9	1285-28	1654-15	2027-9	
700-59-61	1288-51	1664-32	2058-50	
715-47	1291-8	1675-44	2084-50	
813-1-11	1307-32	1728-22	2111-97 & 99	
814-36	1344-17	1747-1	2157-24	
858-71-72	1393-16	1755-14	2198-1 & 35	
906-11 & 46	1397-59-59½	1828-45½	2220-11-25 & 33-42	
944-38	1418-31	1883-18	2233-36	
954-17	1428-33½	1891-61½		

#### EXPLANATION of TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

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

as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

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

#### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens  
AT—all title  
ano—another  
av—avenue  
admr—administrator  
admtrx—administratrix  
agmt—agreement  
A—assessed value  
abt—about  
adj—adjoining  
apt—apartment  
assign—assignment  
asn—assign  
atty—attorney  
bk—brick  
B & S—Bargain and Sale  
bldg—building  
b—basement  
blk—block  
Co—County  
C a G—covenant against grantor  
Co—Company  
constn—construction

con omitted—consideration omitted

corp—corporation

cor—corner

c l—centre line

ct—court

certf—certificate

dwg—dwelling

decd—deceased

e—East

exr—executor

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

s—south

s—side

sty—story

sub—subject

strs—stores

stn—stone

st—street

TS—Torrens System.

tnts—tenements

w—west

y—years

O C & 100—other consideration and \$100

CONVEYANCES

Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 & 22.

Academy st, nes, at ns 201st, see 10 av, see 202d.

Academy st, nec 10 av, see 10 av, see 202d.

Academy st, sve Sherman av, see Sherman av, swc Academy.

Allen st, 167 (2:416-22), ws, 125 s Stanton, runs s25.6xw46xn0.6xw41.6xn25xe87.6 to beg; AT to strip 0.8 wide & 25 long along rear, 5-sty bk tnt & str; 5-sty bk rear tnt; Joe Richmond et al to Sopha Machson, 125 E 4, & Lizzie Machson, 71 2 av; Aug16; Aug19'12; A\$18,000-26,000. O C & 100

Bleeker st, 273-73 1/2 on map 273 (2:590-9), es, 50 s Jones, 24.9x80.1x24.10x83.2, 2-3-sty bk tnts & str; Robt L Morrell to A Wheeler Palmer, 74 N Arlington av, East Orange, NJ; mtg \$10,000; Aug16'12; A\$14,000-16,500. nom

Bond st, 23 (2:529-21), ss, 489.8 w Bowery, 25x114.4, 3-sty bk loft & str bldg & 2-sty bk rear loft bldg; all stocks, bonds, mtgs, real & personal prop; deed of deed of trust; Maria E G McK Ward to Winona de C Edson, in trust; Jan25'10; Aug16'12; A\$30,000-33,000. nom

Bond st, 23 (2:529); modification of above deed of trust; same to same; Mar 5'10; Aug16'12. nom

Catharine la, ss, abt 226 e Bway, see Worth, 105-7.

East Broadway, 26 (misc), the business; power of atty; Sarah Schwartz & Sarah Yoroshewsky doing business as the N Y Raincoat Co, 26 E Bway to Sam Schwartz & Morris Yoroshewsky; June29; Aug17'12.

Elizabeth st, 240 (2:507-8), es, abt 195 n Prince, 20x87.9, 5-sty bk tnt & str; Realty Realization Corp to Josephine Santangelo, 72 Catherine; mtg \$14,000; July22; Aug16'12; A\$12,000-20,000. O C & 100

Leonard st, 156-60 (1:166-38), ss, 136.6 e Centre, runs s 78.2xe40.2xs0.2xe2.9xn 1.2xe0.10xe1.6xe9.1xn or nw15.3xn59.6 to st xw60.11 to beg, 8-sty bk loft & str bldg; St Johns Park Realty Co to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$120,000 & AL; Aug14; Aug20'12; A\$48,000-150,000. O C & 100

Manhattan st, 11-29 (7:1966-49-57 & 86), nes, where a line drawn from ws Morningside av equi distant from 125th & 126th would, if prolonged, intersect said st, runs nw along st 139xe78.5xe166.7 to pt 300w said av xsl74.5 to st xnw96.10 to beg, 9 5-sty bk tnts & str; A\$143,000-204,000; also RD from Westchester to East Chester (\*), ws, lots 4 to 11 map J W Robinson, at Westchester, 315.6x 298.6x281x221; also RD from West to Eastchester (\*), lot 1 on map filed in Westchester Co, runs to Griffins Creek & land of Robt Givan, contains 35 900-1,000 acres, Westchester; LOTS 48 & 49 (\*), map of Schuylerville, belonging to Alfred Seton, at Throggs Neck, runs -275.9x-65.3xsw20xse50xsw248xne98.6 to beg; also WILLIAMSBRIDGE RD (\*), es, at nl land Hiram Olmstead, at Westchester, runs n along rd 242 to Valentine st xe25xnl140xe400 to Steves Ditch xs- to land Wm Cooper xw- to beg; also all R T & I to any real prop of which Mitchel Valentine died seized; Presbyterian Hospital, in City N Y to Hospital Estates (Inc), a corpn, 30 Broad st; 1/2 pt; AT; July1; Aug20'12. 310,451.50

Reade st, 66-8 (1:150-6-7), ns, 176.3 e Church, 50x78, except part for st, 5-sty stn str; The B F Goodrich Co of NY, a corpn, to B F Goodrich Co, a corpn, 1780 Bway; Aug5; Aug19'12; A\$86,000-116,000. nom

Worth st, 105-7 (1:170-18), ns, 226 e Bway, runs n99.3 to ss Catharine la xe25xs 97.1 to st xw25 to beg, 5-sty bk loft & str bldg; Colonial Real Estate Assn to Interstate Land Holding Co, a corpn, 44 Wall; Aug21'12; A \$55,000-65,000. O C & 100

Wooster st, 69-71 (2:487-12), ws, 185.8 n Broome, 55x200.1 to es West Bway (Nos 383-5), 6-sty bk loft & str bldg; Minnie A & Elias A Cohen to Golde & Cohen, a corpn, 223 Wooster; QC; Mar30; Aug22'12; A\$95,000-125,000. nom

Wooster st, 69-71, & West Bway, 383.5; Golde & Cohen, a corpn, to Lawrence Holding Co, a corpn, 223 Wooster; B&S; mtg \$147,000; Aug1; Aug22'12. O C & 100

5TH st, 431 E (2:433-41), ns, 175 w Av A, 24.9x97, 5-sty bk tnt & str; Moses L & Ida Krim to Ida Krim, 431 E 5; AL; Aug19'12; A\$17,000-24,000. nom

5TH st, 616 E (2:387-18), ss, 214.3 e Av B, 24.9x96, 5-sty bk tnt & str; Israel E Pasternak et al heirs, &c, Adolph Pasternak to Jacob Haskel, 303 President, Brooklyn; 1/2 R T & I; AL; Mar15; Aug17'12; A \$17,000-26,000. O C & 100

5TH st, 616 E; Jacob Haskel to Nathl Pasternak, 303 President, Bklyn; 1/2 R T & I; AL; Mar19; Aug17'12. O C & 100

7TH st, 291 E (2:363-56), ns, 85.1 e Av D, 20x96.8, with all title to strip in rear, 20x0.11, 4-sty bk tnt & 3-sty bk rear tnt; Geo R Lockwood to Zeldia Witkin, 207 E Bway; Aug9; Aug16'12; A\$10,000-14,500. O C & 100

11TH st, 32 W (2:574-28), ss, 550.10 e 6 av, 22x94.10, 3-sty & b bk dwg; Helen M Bueren widow to Mary wife Lorenzo Semple at Mt Kisco, NY; mtg \$25,000; Aug19'12; A\$18,500-22,500. nom

11TH st, 718-22 E (2:380-17), ss, 21.1w Dry Dock, 62.11x75.4, 3-5-sty bk loft bldgs & 2-sty bk rear stable; Carrie Knobloch to Geo W Kutcher, 654 Richmond ter, New Brighton, ST; B&S; AL; Aug15; Aug17'12; A\$24,000-40,000. O C & 100

18TH st, 430 W (3:715-47), ss, 333.11 w 9 av, 20.5x92, 3-sty bk tnt; Jennie Conklin, indiv & TRSTE, to Isaac Conklin, at Santa Clara, Franklin Co, NY; B&S; Aug 15; Aug20'12; A\$8,000-10,000. O C & 100

18TH st, 430 W; Isaac Conklin to Jas T Bunt, 2403 Walton av; 1-3 pt; B&S & C A G; AL; Aug15; Aug20'12. O C & 100

22D st, 423 E (3:954-17), ns, 323 e 1 av, 31.7x98.9, 4-sty bk tnt & str; Gertrude Sawyer to Isidore Witkind, 927 Fox; mtg \$18,306; Aug8; Aug16'12; A\$12,700-19,500. nom

22D st, 423 E; Isidore Witkind to Jos B Peck at Rochester, NY; B&S; AL; Aug10; Aug16'12. nom

22D st, 54 W (3:823-72), ss, 142 e 6 av, 23x98.9, 6-sty bk office & str bldg; Carloline R Brown & ano EXRS & Wm H Brigham to Clarence W Paxton, 36 E 23; AL; July31; Aug21'12; A\$62,000-92,000. 80,000

22D st, 54 W; Clarence W Paxton to Jennie E Van Horn, 532 W 142; mtg \$60,000 & AL; Aug20; Aug21'12. O C & 100

23D st, 368 W, see 9 av, 208.

25TH st, 219 E (3:906-11), nes, 235 se 3 av, 25x98.9, 3-sty bk tnt; Andw Jaeger to Aitken, Son & Co (Inc), a corpn, 873-5 Bway; mtg \$12,000; Aug20'12; A\$12,000-15,000. O C & 100

26TH st, 216 E (3:906-46), ss, 234.6 e 3 av, 25.6x98.9, 4-sty bk storage bldg; Andw Jaeger to Aitken, Son & Co (Inc), a corpn, 873-5 Bway; Aug20'12; A\$12,500-26,000. O C & 100

29TH st, 546 W, see 29th, 548 W.

29TH st, 550 W, see 29th, 548 W.

29TH st, 548 W (3:700-60), sws, abt 125 e 11 av, 25x98.9, 4-sty bk tnt & str & 1-sty bk stable; A\$8,000-11,000; also 29TH ST, 546 W (3:700-59), sws, abt 150 e 11 av, 25x98.9, 1 & 2-sty bk stable; A\$8,000-9,000; also 29TH ST, 550 W (3:700-61), sw s, abt 100 e 11 av, 25x98.9, 3-sty bk bldg; A\$8,000-10,500; also PROPERTY at Kissena Park N, B of Q, & at Clarkstown, Rockland Co, NY; also all other property real & personal of which Wm L Brangan died seized; Roman Catholic Orphan Asylum in City N Y, to Margt Brangan, 548 W 29, & Mary E Hammill, 1876 Guerlain, Bronx; AT; B&S; Aug14; Aug21'12. 12,000

29TH st, 12 E (3:858-72), ss, 192 w Mad av, 27.6x98.9, 4-sty & b bk dwg, 2-sty ext; Annie W Ward et al to convent of Marie Reparatrice, a corpn, 16 E 29; B&S; AL; June26; Aug22'12; A\$77,000-88,500. O C & 100

29TH st, 14 E (3:858-71), ss, 168.6 w Mad av, 23.6x98.9, 4-sty stn bldg, 2-sty ext; Saml Woolvorton TRSTE Ann E Cairns to Convent of Marie Reparatrice, a corpn, 16 E 29; AL; Aug16; Aug22'12; A\$65,800-78,000. 80,637.25

37TH st, 137-53 W, see 7 av, 501-9.

38TH st, 207 W (3:788-43), ns, 67 w 7 av, 20x90, 3-sty stn tnt & str; Jennie E Van Horn to Clarence W Paxton, 567 W 149; mtg \$18,000; Aug20; Aug21'12; A\$44,000-45,500. O C & 100

38TH st, 207 W; Clarence W Paxton to Edmund Coffin, 13 W 57; mtg \$35,000; Aug 20; Aug21'12. O C & 100

39TH st, 328 E (3:944-38), ss, 350 e 2 av, 25x98.9, 5-sty bk tnt & str; Alfred J Talley ref to Geo R Lockwood, 18 E 52; FORECLOS, July30; Aug20; Aug21'12; A \$10,500-16,000. 16,000

46TH st, 63 W (5:1262-8), ns, 165 e 6 av, 20x100.5, 4-sty & b stn dwg; Wm T Cully to Helenita Realty Co, a corpn, 505 5 av; mtg \$54,000 & AL; Aug15; Aug16'12; A \$55,000-61,000. O C & 100

49TH st, 43 E (5:1285-28), ns, 167 e Mad av, 22x100.5, 5-sty & b bk dwg; Thos D M Cardeza & Marie R M, his wife, to Charlotte D M Cardeza, at E Washington la & Morton, Philadelphia, Pa; mtg \$46,000 & AL; June15; Aug20'12; A\$45,000-72,000. O C & 100

51ST st, 341 E (5:1344-17), ns, 406.3 e 2 av, 18.9x65.4x18.10x68.10, 5-sty & b stn dwg; Michl Hogan to Terence Curry, 229 E 47; Aug22'12; A\$5,500-7,500. O C & 100

52D st, 161 E (5:1307-32), nes, 107.9 nw 3 av, 12.3x100.5x17x100.6, 5-sty bk tnt & str; Mary Melia to Jno H Block, 328 E 69; mtg \$11,000; Aug19'12; A\$7,000-14,000. O C & 100

53D st, 26-8 E, see Mad av, 507-11.

55TH st, 9 E (5:1291-8), ns, 177 e 5 av, 23x100.5, 4-sty & b stn dwg; Richd A Canfield to Arthur J Albert at Hoboken, NJ; AL; Aug12; Aug19'12; A\$65,000-75,000. O C & 100

57TH st, 225-7 W, see Bway, 1780-2.

63D st E, sve Lex av, see Lex av, 820-2.

64TH st, 232 E (5:1418-31), ss, 155 w 2 av, 25x100.5, 6-sty bk tnt & str; Iversen & Case Realty Co to A J Marks, 92 st Nicholas av; mtg \$24,500; Aug14; Aug16'12; A\$12,000-32,500. nom

65TH st, 404 E, see 1 av, 1213-5.

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

69TH st, 300 W, see West End av, 195.

74TH st, 236 E (5:1428-33 1/2), ss, 216.8 w 2 av, 16.8x102.2, 4-sty & b stn dwg; Philipp Pollak to Jno Mohl, 264 E 78; mtg \$8,000; Aug15; Aug19'12; A\$7,000-11,000. O C & 100

78TH st, 261 E (5:1433-21), ns, 97.6 w 2 av, 13.10x102.2, 3-sty & b bk dwg; Bella Inkelas to Sabina Zihz, 261 E 78; 1/2 pt; mtg \$5,000; Aug12; Aug16'12; A\$5,500-7,000. nom

83D st, 45 W (4:1197-14), ns, 331.3 e Col av, 18.9x102.2, 3-sty & b bk dwg; Jno C Klatzi to Hennessy Realty Co, a corpn, 220 Bway; mtg \$10,000; July31; Aug22'12; A\$14,000-18,000. O C & 100

84TH st, 267 W (4:1232-5), ns, 117 e West End av, 16x102.2, 3-sty bk dwg; Mary Casson to Waterman Realty Co, 527 5 av; mtg \$13,000; Aug19; Aug20'12; A\$13,000-16,500. nom

84TH st W (4:1232), ns, 117 e West End av, runs n 102.2xe0.3xs102.2 to beg; City Real Estate Co to Waterman Realty Co, 527 5 av; QC; Aug14; Aug20'12. nom

88TH st, 24 W (4:1201-43), ss, 255 w Central Park W, 19.11x100.8, 4-sty & b bk dwg; Ina Campbell to Geo A La Vie, 220 W 87; Aug15; Aug16'12; A\$15,000-33,000. O C & 100

92D st, 143 W (4:1223-14), ns, 330 e Ams av, 20x100.8, 3-sty & b stn dwg; Jessie A McClelland to Magdalen E Williams, 2774 Hudson County Blvd, Jersey City, NJ; mtg \$21,000 & AL; Aug7; Aug17'12; A\$13,000-22,000. O C & 100

92D st, 146 W (4:1222-53 1/2), ss, 518.6 w Col av, 19x100.8, 3-sty & b stn dwg; Anna Hathaway to John Eylers, 167 W 92; mtg \$20,000; Aug14; Aug20'12; A\$12,000-21,000. O C & 100

92D st, 72 W (4:1205-59), ss, 125 e Col av, 19.4x100.8, 3-sty & b bk dwg; Bertha Sprung to R S S Co, a corpn, 52 W 14; mtg \$15,000 & AL; Aug21; Aug22'12; A \$13,500-20,000. O C & 100

93D st, 123 W (4:1224-23), ns, 233.1 w Col av, 16.10x72.5 to ss Apthorps or Jauncey, la x16.10x71.5, 4-sty & b bk dwg; also PLOT adj above in rear, 16.10x18.4, together known as No 123 W 93; Lizzie M Palmer to Dorthea H Simmons, 119 W 93; Aug3; Aug19'12; A\$9,000-17,500. nom

94TH st, 28 E, see Mad av, swc 94th.

100TH st, 65 E (6:1606-32), ns, 100 w Park av, 20x100.11, 5-sty bk tnt & str; Harry N French, ref, to Christopher Pitkin Co, a corpn, 378 Grand; mtg \$16,000 & AL; FORECLOS; July23; Aug15; Aug16'12; A\$8,000-21,000. 2,000

101ST st, 59 E (6:1607-26), ns, 225 w Park av, 25x100.11, 5-sty bk tnt; Oscar P Willmann, ref, to Fredk H von Stade, 532 5 av; FORECLOS July24; Aug15; Aug20'12; \$10,000-20,000. 1,000

102D st, 213 E (6:1652-9), ns, 205 e 3 av, 25x100.9, 5-sty bk tnt & str; Jonas Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; July31; Aug17'12; A\$10,000-22,000. O C & 100

104TH st, 320 E (6:1675-44), ss, 200 e 2 av, 25x100.11, 4-sty bk tnt & str; Nicola Menza to Bernardino Sunzini, 311 E 103; mtg \$11,500; Aug13; Aug16'12; A\$8,000-12,500. nom

104TH st, 229 E (6:1654-15), ns, 233.4 w 2 av, 16.8x100.10, 3-sty & b bk dwg; Mary E Maguire to Union Theological Seminary, in City NY, 3041 Bway; Aug20'12; A\$6,500-7,500. O C & 100

106TH st, 310 W (7:1891-61 1/2), ss, 209 e Riverside dr, 20x100.11, 5-sty bk dwg; Hannahett Youngs to Harriet C Youngs, Stony Brook, LI; mtg \$28,000; Jan13'11; Aug19'12; A\$18,000-39,000. O C & 100

106TH st, 305 W (7:1892-11 1/2), ns, 119 w West End av, 20x100.11, 5-sty bk dwg; Henry F Schwarz to Walter D Buchanan at Narragansett Pier, R I; AL; Aug19; Aug 21'12; A\$20,000-40,000. O C & 100

107TH st, 156 E (6:1634-48), ss, 309 w 3 av, 28.3x100.11, 4-sty stn tnt; Alex A Eggers et al to Barbara Deringer, 531 Morris av; mtg \$15,000; Aug19; Aug22'12; A\$11,000-17,000. nom

109TH st, 127 E (6:1637-12), ns, 255 e Park av, 25x100.11, 5-sty stn tnt & str; Nathan A Smyth ref to Metropolitan Securities Co, a corpn, 257 Bway; FORECLOS, July25; Aug16; Aug22'12; A\$11,000-25,000. 18,000

111TH st, 521 W (7:1883-18), ns, 275 w Ams av, 100x100.11, 6-sty bk tnt; Larkin-Thompson Realty Co to Edw Fagan, 949 Ams av; mtg \$160,000; Aug15; Aug16'12; A\$80,000-180,000. nom

111TH st, 57-61 E (6:1617-23), ns, 70 e Mad av, 50x100.11, 6-sty bk tnt & str; Dean Holding Co to Nathan Hochron, 384 Cherry; mtg \$64,200 on this & other property; Aug14; Aug16'12; A\$22,000-62,000. O C & 100

112TH st, 160 E (6:1639-46), ss, 245 w 3 av, 25x100.11, 4-sty bk hall; Max Levin to Elias A Cohen, 49 W 113; AL; Mar29; Aug 21'12; A\$10,000-20,000. nom

113TH st, 240 W (7:1828-45 1/2), ss, 300 w 7 av, 17x100.11, 3-sty & b stn dwg; Louise Koppe to Carrie Tencorn, 112 E 81; mtg \$12,000; Aug15; Aug16'12; A\$9,500-14,000. O C & 100

113TH st, 240 W; Carrie Tencorn to Barbara Wachtel, 1871 7 av; mtg \$12,000; Aug15; Aug16'12. O C & 100

115TH st, 228 E (6:1664-32), ns, 160 w 2 av, 25x100.11, 5-sty stn tnt; Jno J Petri to Clara Petri cor Surf av & W 20, Coney Island; AL; Aug20; Aug22'12; A\$10,000-22,500. nom

118TH st, 306 W (7:1944-38), ss, 125 w 8 av, 25x100.11, 51sty bk tnt & str; Mitral Realty & Constn Co to Jennie Neuberger, 314 W 100; AL; July20; Aug16'12; A\$15,000-28,000. O C & 100

120TH st E, nec Mad av, see Mad av, 1839.

121ST st, 425 E (6:1809-13), ns, 332.1 w Pleasant av, 17.11x100.11, 3-sty & b stn dwg; CONTRACT; Meta Feitner with Anna E Keck; mtg \$4,500; May 20; Aug19'12; A \$4,500-6,000. 6,000

124TH st, 140 W, see 124th, 138 W.

124TH st, 130-6 W, see 124th, 138 W.

**124TH st, 138 W** (7:1908), ss, 350 e 7 av, 25x100.11; also 124TH ST, 140 W (7:1908—this & above lot 49), ss, 325 e 7 av, 25x100.11, 8-sty bk storage bldg; A\$35,000-145,000; also 124TH ST, 139-6 W (7:1908-46), ss, 300 w Lenox av, 75x100.11, 3-sty bk stable; A\$53,000-70,000; Erduin von der Horst Koch et al to Adolph Riesenber, 1925 7 av; 4-10 R T & I; C a G; Aug19; Aug20'12; A\$—\$— nom

**124TH st, 130-40 W**; Adolph Riesenber et al to Erduin von der Horst Koch, 1921-37 7 av; 3-10 R T & I; C a G; Aug19; Aug 20'12. nom

**124TH st, 130-40 W**; Adolph Riesenber et al to Wm T Koch, 224 Lenox av; 3-10 R T & I; C a G; Aug19; Aug20'12. nom

**128TH st W, nwe Convent av**, see Convent av, 22-36 on map 20-36.

**128TH st W, nwe Convent av**, see Convent av, 22 on map 20-2.

**129TH st W, swe Convent av**, see Convent av, 22-36 on map 20-36.

**129TH st W, swe Convent av**, see Convent av, 36.

**130TH st, 31 E** (6:1755-14), ns, 75 w Mad av, 17.6x99.11, 3-sty & b stn dwg; John J Long to Rene Constn Co, 412 W 148th; mtg \$8,000; Aug19; Aug20'12; A\$7,500-10,000. O C & 100

**130TH st, 29 W** (6:1728-22), ns, 360 w 5 av, runs n8xe0.6xn46.2xw0.6xn45.8xw20x99.11 to st, xe20 to beg; Jannie Manevetz to David Henschel, 1068 Franklin av; mtg \$16,000; July15; Aug22'12; A\$9,500-13,000. O C & 25

**133D st W** (7:2000-14-18), ns, 325 e 12 av, 125x99.11, vacant; O'Donohue Estates, a corp, to Dorothy Realty Co, 204 Ogden av; Aug8; Aug17'12; A\$35,000-35,000. O C & 100

**133D st W, swe Convent av**, see Convent av, swe 133d.

**134TH st, 121 W** (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Margt A Laphy to Danl V McCarthy, 247 W 109; mtg \$16,000; Aug15; Aug20'12; A\$11,000-20,000. O C & 100

**134TH st, 121 W**; Danl V McCarthy to Eudocia F Dewey & Dorothy F Dewey, at Springfield, Mass; mtg \$19,579; Aug19; Aug 20'12. O C & 100

**138TH st, 101 W** (7:2007-28), ns, 75 w Lenox av, 25x99.11, 5-sty bk tnt; Annie Lubliner et al to Trstes for the Corp of the African Methodist Episcopal Church, known as Zion Church, 127-31 W 89; mtg \$21,000; Aug6; Aug16'12; A\$11,000-25,500. O C & 100

**138TH st, 103 W** (7:2007-27), ns, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Annie Lubliner et al to Trstes for the Corp of the African Methodist Episcopal Church, known as Zion Church, 127-31 W 89; mtg \$20,000; Aug6; Aug16'12; A\$11,000-25,500. O C & 100

**139TH st, 261 W** (7:2025-4), ns, 80.1 e 8 av, 19x99.11, 4-sty bk dwg; Franklin Brooks ref to Chas Lanier, 30 E 37 & Henry B Closson at Orange, NJ, TRSTES David S Egleson; FORECLOS, Aug2; Aug6; Aug 21'12; A\$9,000-13,500. 10,000

**141ST st, 239-41 W** (7:2027-9), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; Geo W Clune, ref, to David Harris, 108 W 121; mtg \$50,000 & AL; FORECLOSED & drawn; Aug20; Aug21'12; A\$25,000-73,000. 8,000

**143D st, 458-60 W** (7:2058-50), ss, 125 w Convent av, 45x99.11, 5-sty bk tnt; Rene Constn Co to John J Long, 31 E 130; mtg \$50,000; A\$—\$— nom

**153D st, 530 W** (7:2084-50), ss, 425 w Ams av, 37.6x99.11, 5-sty bk tnt; Melvin H Dalberg, ref, to Edw Elbaum, 15 Madison sq N; FORECLOS & drawn; Aug19; Aug 21'12; A\$18,500-43,000. 100

**167TH st, 444-6 W** (8:2111-99), sws, 111.8 nw Colonial Pkwy, 59.8x74.3x50x41.8, 5-sty bk tnt; Jacob Starkman to May B Slesinger, 1324 Mad av; AL; Aug15; Aug19'12; \$12,000-28,000. O C & 100

**167TH st, 448-50 W** (8:2111-97), ss, 238.7 e Ams av, 59.8x57.9x50x90.3, 5-sty bk tnt; Jno Starkman to May B Slesinger, 1324 Mad av; Adolph Schmeidler, 1219 Mad av & Barnett L Hollander, 1 W 73, as EXRS, &c, Bertha R Berman; AL; Aug15; Aug19'12; A\$15,000-37,000. O C & 100

**167TH st, 448-50 W** (8:2111-97), ss, 238.7 e Ams av, 59.8x57.9x50x90.3, 5-sty bk tnt; May B Slesinger et al EXRS, &c, Bertha R Berman to Jacob Starkman, 158 E 106; AL; Aug15; Aug17'12; A\$15,000-37,000. O C & 100

**167TH st, 444-6 E** (8:2111-99), sws, 111.8 nw Colonial Pkwy, 59.8x74.3x50x41.8, 5-sty bk tnt; May B Slesinger to Jacob Starkman, 158 E 106; AL; Aug15; Aug17'12; A\$12,000-28,000. O C & 100

**201ST st W, ns, at nes Academy**, see 10 av, sec 202d.

**202D st W, see 10 av**, see 10 av, sec 202d.

**Av A, 1463** (5:1472-27), ws, 63.7 s 78th, 19.3x94, 3-sty bk rear tnt; Jno J Hynes, ref, to Annie I Quinn, 1463 Av A, & Susan L Klein, 1396 E 17, Eklyn; PARTITION; June10; Aug16; Aug17'12; A\$6,000-7,500. 4,800

**Av A, 1743** (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & str; Jno F Wagner to Anna Seele, 557 W 185; AL; July23; Aug 21'12; A\$9,000-18,500. O C & 100

**Audubon av, 382** (8:2157-24), ws, 18 n 184th, 17.10x60, 2-sty bk dwg; Bertha H Heintz to Bertha A Lawrence at Englewood, NJ; mtg \$3,500; July1; Aug16'12; A\$4,400-6,500. O C & 100

**Broadway, 1780-2** (4:1029-14), es, 108.1 s 58th, 53.10x111.3x50x131.2, 12-sty bk office & str bldg; A\$220,000-410,000; also 57TH ST, 225-7 W (4:1029-17), ns, 400 e 8 av, 50x100.5, 8-sty bk office & str bldg; A\$165,000-265,000; B F Goodrich Co of NY, a corp to B F Goodrich Co, a corp, 1780 Bway; Aug5; Aug19'12. nom

**Convent av** (7:1970-48-51), ws, 225 s 133d, 104x127.5x100x101.1, vacant; Jos H McGuire & ano EXRS, &c, Jos McGuire to Elias A Cohen, 49 W 113; AL; July19; Aug 16'12; A\$41,200-41,200. O C & 100

**Convent av** (7:1970-52), ws, 200 s 133d, 25x101.1x25x100, vacant; Jno Robertson et al to Elias A Cohen, 49 W 113; AL; Aug14; Aug21'12; A\$10,000-10,000. O C & 100

**Convent av** (7:1970-66), swe 133d, 50x 100, 5-sty bk tnt; Minnie A & Elias A Cohen to Golde & Cohen, a corp, 223 Wooster; QC; Mar30; Aug22'12; A\$16,000-35,000. nom

**Convent av** (7:1970); same prop; Golde & Cohen to Lawrence Holding Co, a corp, 223 Wooster; B&S; mtg \$52,000; Aug1; Aug 22'12. O C & 100

**Convent av, 22 on map 20-2** (7:1968-23), nwe 128th, 64x71.10x29.2x76.5, 5-sty bk tnt; Minnie A & Elias A Cohen to Golde & Cohen, a corp, 223 Wooster; QC; Mar30; Aug22'12; A\$25,000-46,000. nom

**Convent av, 26 on map 24-6** (7:1968-24), ws, 108 s 129th, 52.11x71.10x53.5x79.2, 5-sty bk tnt; Minnie A & Elias A Cohen to Golde & Cohen, a corp, 223 Wooster; QC; Mar30; Aug22'12; A\$20,000-45,000. nom

**Convent av, 30 on map 28-30** (7:1968-25), ws, 66 s 129th, 42x79.2x32.4x84.11, 5-sty bk tnt; Minnie A & Elias A Cohen to Golde & Cohen, a corp, 223 Wooster; QC; Mar30; Aug22'12; A\$18,000-35,000. nom

**Convent av, 34 on map 32-4** (7:1968-26), ws, 24 s 129th, 42x84.11x42.4x90.8, 5-sty bk tnt; Minnie A & Elias A Cohen to Golde & Cohen, a corp, 223 Wooster; QC; Mar 30; Aug22'12; A\$19,000-37,000. nom

**Convent av, 36** (7:1968-27), swe 129th, 24x90.8x77.1x114, 5-sty bk tnt; Minnie & Elias A Cohen to Golde & Cohen, a corp, 223 Wooster; QC; Mar30; Aug22'12; A\$23,000-52,000. nom

**Convent av, 22-36 on map 20-36** (7:1968-23-27), ws, from 128th to 129th, 225 on av, x76.5 on 128th, x244.5 in rear & 114 on 129th, 5-5-sty bk tnts; Golde & Cohen, a corp, to Lawrence Holding Co, a corp, 223 Wooster; B&S; mtg \$213,500; Aug1; Aug22'12; A\$105,000-215,000. O C & 100

**Edgecombe av, 42** (7:1960-65), es, 37.4 s 137th, 17.6x90, 3-sty bk dwg; Laura A Skinner to Rose M Fitzpatrick, 348 Manhattan av; mtg \$11,000 & AL; Aug16; Aug 19'12; A\$10,200-15,000. nom

**Lexington av, 820-2** (5:1397-59-59½), swe 63, 41.11x80, 2-4-sty & b stn dwgs; Susanna V Cahill to Anita M Cahill, 820 Lex av; QC; Aug17; Aug20'12; A\$46,000-59,000. nom

**Madison av** (5:1505-56), swe 94th (No 28), 100.8x87.9, 7-sty bk tnt; Ignatius M Wilkinson, ref, to August Oppenheimer, 8 W 75; mtg \$190,000; FORECLOSED & drawn Aug15; Aug16'12; A\$185,000-285,000. 40,000

**Madison av, 1016** (5:1393-16), ws, 127.3 s 79th, 24.1x100, 5 & 6-sty & b stn dwg; Thos D M Cardeza & Marie R M, his wife, to Charlotte D M Cardeza, at E Washington la & Morton, Phila, Pa; mtg \$68,000; Aug16; Aug20'12; A\$58,000-87,500. O C & 100

**Madison av, 507-11** (5:1288-51), sec 53d (Nos 26-8), 100.5x47.9, 8-sty bk office & str bldg & 8-sty bk tnt; Lyman Bldg Co to Udo M Fleischmann, at East Millstone, NJ; mgt \$235,000; Aug20; Aug21'12; A\$170,000-275,000. O C & 100

**Madison av, 1839** (6:1747-1), nec 120th, 17.9x83, 3-sty stn tnt & str & 1-sty str in str; Wm F Wund ref, to Edw Regenhard, 443 Gregory av, Weehawken, NJ; FORECLOS, Aug20; Aug22'12; A\$17,000-24,000. 500

**Post av, ns, 100 w Academy**, see Sherman av, swe Academy.

**Riverside dr, 37** (4:1185-44), es, 25.2 s 76th, 18.11x94x18.8x96.11, 4-sty & b stn dwg; Mary Ehrmann to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; AL; June11; Aug19'12; A\$22,000-47,000. O C & 100

**Riverside dr, 37**; re dower; Lillie L wife Harry L Toplitz to same; QC; June11; Aug 19'12. nom

**Riverside dr, 460** (7:1990-50), es, 162.6 s 119th, 62.6x100, 12-sty bk tnt; Michl E Paterno Realty Co to Monte Vista Realty Co, a corp, 600 W 115; mtg \$220,000; Aug21; Aug22'12; A\$95,000-295,000. O C & 100

**Riverside dr, 464** (7:1990-44), es, 100 s 119th, 62.6x100, 12-sty bk tnt; Michl E Paterno Realty Co to Monte Vista Realty Co, a corp, 600 W 115; mtg \$220,000; Aug 21; Aug22'12; A\$95,000-295,000. O C & 100

**Sherman av** (8:2220-11-25 & 33-42), swe Academy, runs w350x310 to ns Post av, xe250xn150xe100 to ws Academy, xn160 to beg, vacant; Organizers' Investing Co to Bendheim Constn Co, a corp, 128 Bway; mtg \$101,000; Aug20; Aug21'12; A\$121,000-121,000. O C & 100

**Vermilyea av** (8:2233-36), ns, 350 e Dyckman, runs e100xn168.3xw75xs19xw25x s150 to beg, 2-5-sty bk tnts; Bendheim Constn Co to Organizers' Investing Co, a corp, 39 W 32; mtg \$92,000; Aug20; Aug 21'12; A\$16,000-\$. O C & 100

**West End av, 634** (4:1238-62½), es, 42.5 s 91st, 19x100, 3 & 4-sty & b stn dwg; Chas W Turner to Ella T Dunn, 253 W 91, party 1st pt retains life estate; AL; Aug 19'12; A\$18,000-27,000. O C & 100

**West End av, 195** (4:1180-36), swe 69th (No 300), 25.5x100, 5-sty bk tnt; Maximilian Fleischmann Co to Lyman Building Co, a corp, 507 Mad av; AL; Aug20; Aug 22'12; A\$20,000-38,000. O C & 100

**West Broadway, 383-5**, see Wooster, 69-71.

**1ST av, 123** (2:449-34), ws, 77.6 n 7th, 20x50, 4-sty bk tnt & str; Mary Nurse to Aaron Stiber, 26 Av A; mtg \$15,000; Aug 15; Aug16'12; A\$11,000-17,000. nom

**1ST av, 1213-5** (5:1440-27-28), ws, 61.11 s 66th, 38.6x100, 2-3-sty stn tnts & str; A\$18,000-27,000; also 68TH ST, 404 E (5:1462-44), ss, 113 e 1 av, 25x55.4, 2-sty bk tnt & str; also 69TH ST, 405 E (5:1464-5), ns, 113 e 1 av, 25x100.4, 5-sty bk tnt; A\$8,000-19,500; power of atty; Clarence Budelman of Chicago, Ill, to Jno M Wellbrock, of Richmond Hill, B of Q; all R T & I; Apr26; Aug17'12.

**1ST av, 1213-5**; also 68TH ST, 404 E; also 69TH ST, 405 E; Clarence Budelman to Jno M Wellbrock, 3220 Stewart av, Richmond Hill, B of Q; assigns all R T & I in estate of Margaretha Stuve, decd, as collateral for loans; Aug17'12. nom

**1ST av, 1788** (5:1572-50), es, 75.8 s 93d, 25x94, 2-sty bk tnt & str & 1-sty fr rear stable; Thos Montgomery to Isabella Montgomery, his wife, 1788 1 av; mtg \$8,000; Aug19; Aug20'12; A\$10,500-13,000. nom

**2D av, 1585** (5:1528-22), ws, 22 n 82d, 29.1x57, 4-sty bk tnt & str; Minna Pinucus to Julia Mesko, 425 E 79; mtg \$15,000; Aug15; Aug16'12; A\$12,000-18,000. O C & 100

**6TH av, 659** (3:814-36), ws, 41.9 n 38th, 19x60, 4-sty stn tnt & str; General Realty & Mtg Co to Henry H Ficken at Charles-ton, SC; ½ pt; B&S; mtg \$36,000; July24; Aug16'12; A\$49,000-51,000. nom

**7TH av, 1975-7** (7:1903-62), es, 27.11 s 119th, 36.6x100, 5-sty bk tnt; Jos Yeska to Max Selonick, 3679 Bway; mtg \$42,000; Aug14; Aug16'12; A\$29,200-49,000. O C & 100

**7TH av, 501-9** (3:813-1-11), nec 37th (Nos 137-53), 98.9x244, 2-sty bk garage; Algernon S Norton, ref, to Florence M Haskin, 295 W 57; Wilson Marshall, Bridgeport, Conn, & Geo H Barnes, at Rye, NY, EXRS, &c Alfred Marshall; FORECLOS July25; Aug19; Aug20'12; A\$75,200-776,000. 200,000

**9TH av, 734** (4:1040-64), es, 111.10 n 49th, runs e78xn3.6xe abt 23xn1.6xnw—to pt 80 e 9 av xn18.2xw80 to av xs22.7 to beg, 4-sty bk tnt & str; Jno E Wigger to Gus W Solkey, 503 W 170; AL; Aug12; Aug16'12; A\$15,000-18,500. O C & 100

**9TH av, 734**; Gus W Solkey to Eliz Phillips, 123 W 96; mtg \$20,000; Aug16'12. O C & 100

**9TH av, 208** (3:746-78), sec 23d (No 368), 74x29, 5-sty bk hotel; CONTRACT; Cath F Shady with Clarence W Paxton; mtg \$50,000; Aug8; Aug21'12; A\$36,000-50,000. 68,000

**9TH av, 208**; asn contract; Clarence W Paxton to Thos Lynch; AT; Aug8; Aug21'12. nom

**10TH av, nec Academy**, see 10 av, sec 202d.

**10TH av** (8:2198-1 & 35), sec 202d, runs s122.11 to nes Academy, xse134.1 to ns 201st, xe74.4xn—to ss 202d, xw198.6 to beg, vacant; Sol Moses to Henriette Moses, 219 W 20; mtg \$45,000; Jan6; Aug17'12; A\$47,400-47,400. nom

**10TH av** (8:2198-1 & 35), sec 202d, runs s122.11 to nes Academy, xse134.1 to ns 201st, e74.4xn—to ss 202d, xw198.6 to beg, vacant; Henriette Moses to Shermans Creek Realty Co, a corp, address omitted; mtg \$45,000; Mar8; Aug17'12; A\$47,400-47,400. O C & 100

**Harlem River or Spuyten Duyvil Creek** (11:3254-154; 12:3265-150; 13:3402-623); consent & right to build & maintain solid embankments in lieu of fixed bridges across lands or bed of said River & Creek at points n of Harlem River Pier & Bulkhead lines; Jno C Rodgers, owner of property, with Spuyten Duyvil & Port Morris R R Co, a corp, at swe 45th & Lex av, & the N Y C & H R R Co, at Albany, N Y, lessee of said S D & P M R R; Mar18; Aug19'12. nom

**Parcel** (8:2170), No 19 on damage map to open Hillside av from Nagel av to Dyckman; re mtg; Amory Eliot & ano TRSTES Rollin H Lynde to City of NY; Mar21; Aug22'12. nom

**Parcel** (8:2149), No 2 on damage map to open an unnamed st from Fort George av to Dyckman; re mtg; Park Mtg Co to City of NY; May15; Aug22'12; QC. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

**Consent** (2:348-33), to award for change of grade of Delancey; Farmers Loan & Trust Co mortgagee to Morris Weinstein & Max Eisman; July9; Aug22'12. nom

**Copy** (misc) of last will of Jas S Cat-tanach; July13'94; Aug16'12.

**Power** (misc) of atty; Hannah N Thouron to Henry R & Wm F Beekman; Aug 12; Aug22'12.

**Power of atty** (misc); Anna M Christensen to Wm C Lilliehorn, 320 Bway; Feb 10; Aug19'12.

WILLS

Borough of Manhattan.

**Broomer st, 240-2** (2:409-66), nec Ludlow, 43.5x60, 6-sty bk tnt; A\$44,000-70,000; also HENRY ST, 37 (1:280-8), ns, 275 e Catharine, 25x100, 6-sty bk tnt; A\$19,000-39,000; also HESTER ST, 83-5 (1:308-28-29), ns, 23.4 w Orchard, 42.4x63.6, 2-5-sty bk tnts; A\$35,000-48,000; also ORCHARD ST, 5-9 (1:294-8), swe Canal, 73x65.7, 12-sty bk loft bldg; A\$90,000-P90,000; also RUT-GTRS PL, 3 (1:270-2), ns, 26.6 e Jefferson, 26x120, 6-sty bk tnt; A\$21,500-42,000; also WILLETT ST, 54-6 (2:338-41), es, 116.8 n Delancey, 33.4x100, 6-sty bk tnt; A\$26,000-53,000; also 3D ST, 19 E (2:459-40), ns, 200 w 2 av, 25x84, 5-sty bk tnt; A\$19,000-29,000; also 11TH ST, 603 E (2:342-67), ns, 71 e Av E, 21.4x77.6, 5-sty bk tnt &

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str; A\$13,000-19,000; also 18TH ST, 225-7 W (3:768-21-22), ns, 325 w 7 av, 50x92, 2 5-sty bk tnts; A\$23,000-58,000; also 93D ST, 16 E (5:1504-61), ss, 124.5 w Mad av, 20x100.8, 4-sty bk dwg; A\$40,000-50,000; also 96TH ST, 111-13 E (6:1624-5-6), ns, 100 e Park av, 50x100.11, 2 5-sty bk tnts; A\$30,000-53,000; also 137TH ST, 6-20 W (6:1734-41-45), ss, 85 w 5 av, 150x99.11, 4 6-sty bk tnts; A\$56,000-116,000; also AV D, 30-4 (2:357-58), es, 42 s 4th, 54x75, 6-sty bk tnt; A\$32,000-60,000; also 1ST AV, 355 (3:926-39), ws, 40 s 21st, 38x100, 6-sty bk tnt; A\$21,500-48,000; Sender Jarmulowsky Est; Louis Jarmulowsky, EXR, 46 W 84; attys, Morris Clark & Arthur J McClure; will filed June 29'12.

**Canal st, swc Orchard**, see Broome, 240-2.

**Henry st, 37**, see Broome, 240-2.

**Hester st, 83-5**, see Broome, 240-2.

**Ludlow st, nec Broome**, see Broome, 240-2.

**Orchard st, 5-9**, see Broome, 240-2.

**Rutgers pl, 3**, see Broome, 240-2.

**Wall st, 112** (1:37-5), ns, 96.4 e Front, 22x72, 7-sty bk office bldg; pt int; Clarissa M L Whiting Est; Benj W Wells, EXR, 567 W 13; atty, Edw McK Whiting, 56 Pine; A\$40,000-67,000; will filed Aug 6 '12.

**Willett st, 54-6**, see Broome, 240-2.

**3D st, 19 E**, see Broome, 240-2.

**11TH st, 603 E**, see Broome, 240-2.

**18TH st, 225-7 W**, see Broome, 240-2.

**88TH st, 122 W**, see West End av, 679.

**93D st, 16 E**, see Broome, 240-2.

**93D st W, swc West End av**, see West End av, 679.

**96TH st, 111-13 E**, see Broome, 240-2.

**137TH st, 6-20 W**, see Broome, 240-2.

**214TH st, nwc 10 av**, see 10 av, nwc 214th.

**Av D, 30-4**, see Broome, 240-2.

**West End av, 679** (4:1252-21), swc 93d, 25.8x56, 5-sty bk tnt; A\$21,000-37,000; also 88TH ST, 122 W (4:1218-40), ss, 193.6 w Col av, 15.6x100.8, 3-sty bk dwg; A\$8,500-16,000; Jas E Childs Est; N Y Life Ins & Trust Co, EXRS, 52 Wall; attys, Emmet & Parish, 52 Wall; will filed July 26'12.

**1ST av, 355**, see Broome, 240-2.

**10TH av** (8:2232-16), nwc 214th, 37.6x100, vacant; Thos Alexander Est; Anne N Alexander, EXTRX, 14 St Nich pl; attys, Alexander & Ash, 92 Wm; A\$12,000-12,000; will filed Aug 9'12.

## CONVEYANCES.

### Borough of the Bronx.

**Elsmere pl, 854** (11:2960), ss, 313.3 w So Blvd, 40x100, 5-sty bk tnt; Francis S McAvoy, ref, to Estates Settlement Co, a corp, 200 Bway; FORECLOS July 23; Aug 15; Aug 16'12.

**Hoffman st, 2457** (11:3058), ws, 146.8 s 189th, 16.8x97.5, 2-sty fr dwg; Daisy E Fischer to Sophia & Edw Spitznagel, 470 S 4 av, Mt Vernon, NY; mtg \$2,500; Aug 15; Aug 17'12.

**Hoffman st** (11:3054), ws, 170.6 s 187th, 25x94.11; vacant; Ella A Arnold to Reuben E Fichthorn, 153 E 150; Aug 22'12.

**Home st** (11:2993), ns, 50.4 w Bryant av, 25.2x100.3x25x97.5; vacant; John J Hynes, ref, to Mary E McNamara, 447 E 77; PARTITION June 11; Aug 16; Aug 17'12.

**Jackson st (\*)**, es, 250 s Starling av, 50 x108; Geo J Dannenfels to Robertina S Kornstedt, 1340 Odell; 1-3 R, T & I; QC; Aug 7; Aug 16'12.

**Libby st, swc Pelham rd**, see Pelham rd, swc Libby.

**Lyman pl, 1364** (11:2970), es, 227 s Freeman, runs e100.1x59.2x56x90.11 to pl xn25 to beg, 1-sty fr dwg; Adolph Trube to Lymore Realty Co, a corp, 649 Eagle av; mtg \$2,500; Aug 15; Aug 21'12.

**Montgomery pl (\*)**, ns, 100 w Maclay av, 25x98.3; Eliz P Tarbox to H E Tarbox & Co, a corp, 415 Bway; AL; Aug 15; Aug 16'12.

**Oak ter, 604 (14)**, (10:2555), ss, 100 w Beekman av, 24.6x100, 2-sty & a fr dwg; Lizzie Eogen to Sigmund Honig, 800 Cauldwell av; mtg \$6,250; Aug 8; Aug 20'12.

**Oak st, swc Syracuse av**, see Syracuse av, swc Oak.

**Seminole st (\*)**, ns, 80 e Eastchester rd, 50x100; Hudson P Rose Co to Kath E Martin, 2848 Bway; Aug 9; Aug 22'12.

**Simpson st, 1121** (10:2719) nwc 169th (No 941), runs n 71.8xw36.7xsw36.7 to ns 169th xse 71.8 to beg, 2-1-sty fr str; Hamilton W Johnston & ano heirs & Jno P Johnston to Fredk McCarthy, 879 E 162; Aug 16; Aug 21'12.

**Simpson st, 1121**; Fredk McCarthy to McCarthy-Macy Co, a corp, 879 E 162; Aug 19; Aug 21'12.

**Willow la (\*)**, swc Willow la, 100x113x 100x89.11; also ROBIN AV (\*), ws, 150 n Tremont rd, 100x100; also PELHAM RD (\*), es, 116 s Willow la, 118x129.6x—x 169.3; Cath Colville & Henrietta V Schmit with Henry Osterholt, 506 Bergen av; mtg \$9,750; Aug 6; Aug 16'12.

**134TH st, 370 E** (9:2296), ss, 206.6 w Willis av, old line, 25x100, 1-sty bk str & 3-sty fr tnt; Meyer Israelowitz to Dakota Realty Co, 2228 Bway; mtg \$7,000; Aug 15; Aug 20'12.

**139TH st, 433 (691) E** (9:2284), ns, 350 e Willis av, 16.8x100, 2-sty & b bk dwg; Wm J O'Gorman to Mary C Mahony, 413 E 139; mtg \$5,500; Mar 8; Aug 17'12.

**151ST st, 337 (573) E** (9:2411), ns, 175 w Courtlandt av, 25x116x25x115.11, 2-sty fr dwg; Rose Hauser et al to Pauline Hauser, 337 E 151; AT; B&S & C a G; mtg \$3,000; July 15; Aug 17'12.

**156TH st, 849 E**, see Prospect av, 759.

**157TH st E** (9:2360), ss, 100 w St Anns av, 75x75x77.10x95.9; vacant; Saml Y Hampton to Edwin S S Sunderland, 420 W 121; June 17; Aug 22'12.

**157TH st E** (9:2360); same prop; Edwin S S Sunderland to Chas Dammeyer, 440 E 156; July 18; Aug 22'12.

**163D st, 389 E** (9:2409), ns, 115 e Courtlandt av, 25x171.4x25.1x171, 2-sty & b fr dwg; also 163D ST, 391 E (9:2409), ns, 140 e Courtlandt av, 50 to Melrose av x 172x50x171.8, 3-sty fr tnt & str; excepts from both parcels part for Melrose & 163d; John M Haffen & ano EXRS Bryan Duffy to Francis Keil, 2615 Grand Blvd & concourse; mtg \$5,000; Apr 12; Aug 17'12.

**163D st, 391 E**, see 163d, 389 E.

**167TH st, 846-8 E** (10:2691), ns, 69.1 e Stebbins av, 50x146.11x53.4x161.8; asn rents; Carmine Condo Co to Royal Co of NY, 93-5 Nassau; Aug 19; Aug 20'12.

**168TH st, 460 E**, see Wash av, swc 168th.

**169TH st, 941 E**, see Simpson, 1121.

**174TH st E; bed of st (\*)**; certain lands bet West Farms rd & Bronx River av, for st purposes; re mtg; Henry R C Watson, EXR & Wm Watson, to American Real Estate Co, a corp, 527 5 av; QC; Apr 11; Aug 22'12.

**176TH st, 499 on map 493 E**, see Bathgate av, 1867-9 on map 1865-9.

**178TH st E, nec Mapes av**, see Mapes av, 2000.

**178TH st, 480 E**, see Wash av, 1950.

**179TH st W** (11:3216, 3221 & 3228), from Osborne pl to Aqueduct av; petition & order appointing Fredk C Hunter, Henry A Gumblen & Clarence C Rogers as comrs of estimate & asmt in matter of opening said st; Aug 14; Aug 16'12.

**189TH st, 616 E** (11:3069), ss, 125.6 w Hughes av, runs w 61.11x53.4 to cl former Samuel st x 59.9xx25 to beg, 1-sty fr str; Wm A Cameron to Pasquale D'Auria, 670 E 180; QC; July 25; Aug 20'12.

**181ST st E** (11:3134), ns, 283.7 e Vyse av, 58.7x84x46.6x80.11; vacant; Chas O Krabo to Red Realty Co, 2122 Bryant av; mtg \$4,000; Aug 16; Aug 19'12.

**182D st (Elm av)** (11:3112), ns, 191.3 w So Blvd, 50x100; vacant; Geo W Tubbs to L Napoleon Levy, 18 W 72; AL; Aug 13; Aug 17'12.

**182D st E** (11:3037 & 3038), from Park to Washington av; petition & order appointing Philip J Schmidt, Max Bendit & Philip Emrich as comrs of estimate & assessment in matter of opening said st; Aug 14; Aug 16'12.

**187TH st, 530 E**, see Bathgate av, 2386.

**193D st, 345 E** (12:3276), ns, 34 e Marion av, 40x78.9x40x79.11, 5-sty bk tnt; John Boyland Co to Mary C Murphy, 2128 Glebe av; mtg \$25,000 & AL; Aug 2; re-recorded from Aug 3; Aug 17'12.

**193D st, 357 E** (12:3276), ns, 154 e Marion av, 45.5x75.2x41.3x76.5, 5-sty bk tnt; John Boyland Co to Saml Pichl, 448 St Nicholas av; mtg \$22,000; Aug 15; Aug 16'12.

**194TH st, 369 E** (12:3282), ns, 27.6 w Decatur av, 25x95.2, 2-sty fr dwg; Jno Noonan to Joan F Noonan, 369 E 194; Q C; Aug 16; Aug 20'12.

**197TH st E, nec Creston av**, see Creston av, 2780-2.

**213TH st, 719-21 E (\*)**, being lots 86 & 87, map Wm Duncan at Westchester; asn rents; Vincensa Milone, Rosina Governale & Caterina Ficarrotta to Aronson Mercantile Co, a corp, 230 Grand; mtg \$17,000; Aug 5; Aug 16'12.

**216TH st E (\*)**, ns, 125 w Tilden av, 25x109; Domenico Dalo to Maria Pappile, 22 Leroy st; mtg \$400; Aug 15; Aug 16'12.

**217TH st, 1021-3 E (\*)**, ns, 50x114.4; Caterina Sammartano to Gaetana & Caterina Barone & Domenica De Maio, all at 219 E 107, & Anna Lo Medico, 1021 E 217; ½ pt; B&S; AL; Aug 13; Aug 22'12.

**222D st E (\*)**, ns, being that part of the w 75 ft of lot 602 map Wakefield, being 75x25; taken by City NY to widen 222d; re mtg; Margt Nilsson to City NY; June 29; Aug 22'12.

**230TH st W, see Marble Hill av**, see Marble Hill av, sec 230th.

**261ST st W** (13:3423), ns, 177 w Bway, 46.4x102.4x47.6x92.6; vacant; Adolph Riesen-berg et al to Erduin von der Horst Koch, 1921 7 av; 3-10 R T & I; C a G; Aug 19; Aug 20'12.

**261ST st W** (13:3423); same prop; same to Wm T Koch, 224 Lenox av; 3-10 R T & I; Aug 19; Aug 20'12.

**261ST st W** (13:3423); same prop; Erduin von der Horst Koch et al to Adolph Riesen-berg, 1927 7 av; 4-10 R T & I; C a G; Aug 19; Aug 20'12.

**Amundson av, swc Nelson av**, see Nelson av, swc Wright av.

**Anthony av** (11:2889), es, abt 107 s 174th, 75.1x81.11 to ws Carter av x 75.1x 88.9; vacant; Boscobel Bldg Co to Progress Holding Co, a corp, 31 Nassau; mtg \$6,000; Aug 5; Aug 21'12.

**Balsley av (\*)**, ss, 75 w Fairfax av, 25x100; Geo Murray to Chas H Baechler, 1762 Walker av; mtg \$3,350; Aug 17; Aug 19'12.

**Bathgate av, 1867-9 on map 1865-9** (11:2918), nwc 176th (No 499 on map 493), 108 x129.5, 3-5-sty bk tnts; Benj Grossman ref to Queen Mab Co a corp, 60 Wall; mtg \$93,900; FORECLOS Aug 7; Aug 20; Aug 21 '12.

**Bathgate av, 2386** (11:3055), sec 187th (No 530), 77.2x90x75.4x90, 2-4-sty bk tnts; Jno Masser to Louise Masser his wife, 923 Eagle av; mtg \$52,000; Aug 20; Aug 21'12.

**Beaumont av, 2302** (11:3103), es, 75 n 183d, 37.6x100, 4-sty bk tnt; Theo Haebler to Speedway Realty Co, a corp, 31 Nassau; mtg \$28,000; Aug 14; Aug 16'12.

**Belmont av** (11:3078), nws, 272.4 sw Pelham av, 100x87.6; vacant; Antonio Degilio to Michl Sant Angelo, 53 Oak; Aug 15; Aug 16'12.

**Belmont av** (11:3078); same prop; Michl Sant Angelo to Realty Realization Corp, 1400 5 av; mtg \$5,000; Aug 7; Aug 16'12.

**Belmont av, 2467-9** (11:3076), ws, 145 n 188th, 50x87.6, 4-sty bk tnt & str; Vincenzo Palermo to Francesco Verdirame, Giuseppe Fontana, Vincenzo Galatioto, Pietro Galante & Vito Calozzo, 2467 Belmont av; mtg \$21,000; Aug 17; Aug 20'12.

**Boone av** (11:3007), ws, 120 s Jennings, 25x125x25.11x118.4, vacant; Carmine Grimaldi to Teresina Feraca, 215 E 107; mtg \$1,250; Mar 14; Aug 17'12.

**Bracken av (\*)**, ws, 497.9 s Kingsbridge rd, 25x100, Edenwald; Ray Lewin to Fannie Ostertag, 191 E 8th, Bklyn; ½ pt; AT; Aug 20; Aug 21'12.

**Briggs av (\*)**, ns, lot 1019 map Laconia Park, 26.4x118.10x25x127.3; Otto F Schmidt to Chas O Charland, ss Wmsbridge rd, bet White Plains rd & Boston Post rd; mtg \$600; Aug 20; Aug 22'12.

**Bryant av** (10:2761), ws, 200 s Seneca, 25x100, 2-sty bk dwg; Henry Gundlach to Boscobel Bldg Co, 45 Bway; mtg \$2,000; Aug 15; Aug 20'12.

**Bryant av** (10:2761), same prop; Boscobel Bldg Co to Progress Holding Co, 31 Nassau; mtg \$2,000; Aug 15; Aug 20'12.

**Carter av, ws, abt 107 s 174th**, see Anthony av, es, abt 107 s 174th.

**Clay av, 1310** (11:2889), es, 94.9 n 169th, 19x80, 3-sty fr tnt; Stephen Schetz to Frank A Wahlg Co, a corp, 406 E 149; mtg \$4,000; Aug 15; Aug 16'12.

**Creston av, 2782** (12:3315), es, 20 n 197th, 20x95, 2-sty bk dwg; Concourse Bldg Co to Clara Naus, 2045 Valentine av; mtg \$5,000; Aug 16; Aug 20'12.

**Creston av** (12:3315), es, 195.3 s 198th, 25 x95, owned by party 1st pt; also CRESTON AV, es, adj above on s, owned by party 3d pt; agmt as to encroachment, &c, Philip F Schmidt et al, party 1st pt & Annie C Schriever holder of mtg party 2d pt with Concourse Bldg Co, a corp, 391 E 149, party 3d pt & Christian Wieland holder of mtg party 4th pt; July 13; Aug 21'12.

**Creston av, 2780-2** (12:3315), nec 197th, 40.1x95, 2-2-sty bk dwgs; Amalia Pirk to Concourse Bldg Co, a corp, 391 E 149; correction deed; B&S; Aug 16; Aug 17'12.

**Evergreen av (\*)**, es, 104 n Westchester av, 200x100; American Real Estate Co to Pew Realty Corp, 931 So Blvd; Aug 19; Aug 20'12.

**Evergreen av (\*)**, es, 104 n Westchester av, 225x100; re mtg; Henry R C Watson EXR, &c, Wm Watson to American Real Estate Co, a corp, 527 5 av; QC; May 22; Aug 20'12.

**Franklin av** (11:2931), ws, 206 n 169th, 100x211; owned by party 1st part; also FRANKLIN AV, ws, adj above on s, —x—, owned by party 2d part; boundary line agmt; Louis E Kleban, 1116 Jackson av, with Lucy R Comfort, 1315 Franklin av, & Alice F Randall, 1323 Franklin av, owner of mtg on 1st parcel; Aug 7; Aug 19'12.

**Glebe av (\*)**, es, 285.7 n Westchester av, 25x123.8x26.3x131.7, except part for Glebe av; Jno Boyland Co to Emma Leh-rack, 552 Westchester av; mtg \$4,250; Aug 21; Aug 22'12.

**Hoe av, 1300** (11:2987), es, 354 n Freeman; vacant; John O'Rourke to O'Rourke Bros Co, a corp, 1901 Bathgate av; Aug 21; Aug 22'12.

**Hoe av, 1302** (11:2987), ses, 300 sw Jennings, 25x100; vacant; John J Hynes, ref, to O'Rourke Bros Co, a corp, 1901 Bathgate av; PARTITION June 11; Aug 21; Aug 22'12.

**Hollers av, ss, 75 e Delavelle av**, see Hollers av, ns, 75 e Delavelle av.

**Hollers av (\*)**, ss, 75 e Delavelle av, 25 x100; Raffaele Di Piero to Giuseppe Donnadio, 238 E 107; mtg \$850; June 29; Aug 20'12.

**Hollers av (\*)**, ns, 75 e Delavelle av, 25x100; Raffaele Di Piero to Francesco Di Piero, 238 E 107; mtg \$850; June 29; Aug 20'12.

**Hollers av (\*)**, ns, 75 e Delavelle av, 25x100; also HOLLERS AV (\*), ss, 75 e Delavelle av, 50x100; Francesco Di Piero et al to Raffaele Di Piero, 238 E 107; mtg \$850; June 29; Aug 20'12.

**Hollers av (\*)**, ss, 75 w Merritt av, 25x 100; Raffaele Di Piero to Salvatore Di Piero, 238 E 107; mtg \$850; June 29; Aug 20'12.

**Honeywell av, 2116** (11:3125), es, 147.7 n 180th, 37.6x80, 5-sty bk tnt; re mtg; Rockland Realty Co to Edw Muller Bldg Co, a corp, 35 Nassau; QC; Aug 1; Aug 17'12.



**Jefferson av** (\*), nwc Monaghan av, 50x100, Edenwald; Geo Ginsberg to Saml Simoff, 1148 46th, Bklyn; 1/2 pt; AL; Aug 5; Aug16'12. nom

**Jones av** (\*), ws, 100 n Jefferson av, 100x100, Edenwald; Geo Ginsberg to Saml Simoff, 1148 46th, Bklyn; 1/2 pt; AL; Aug5; Aug16'12. nom

**Katonah av** (12:3381), ws, 25 n 241st, 25x85, vacant; Alice Cunneen to Louise Hopkins, 413 E 240; mtg \$1,000; Aug19; Aug20'12. O C & 100

**Kingsbridge rd, ss, extends from Murdock to Hill av**, see Nelson av, swc Wright av.

**Kingsbridge av, sec 230th**, see Marble Hill av, sec 230th.

**Longfellow av** (11:3001), ws, 75 s 173d, 75x100; vacant; John J Hynes, ref, to Jas C McCarthy, 1071 West Farms rd; PARTITION June11; Aug16'12. **3,000**

**Mapes av, 2000** (11:3107), nec 178th, 114.6x145.2x114.8x145.2; vacant; Jos Diamond to Jos Diamond Constn Co, a corpn, 1139 Wyatt; AL; Aug15; Aug19'12. O C & 100

**Marble Hill av or Kingsbridge av** (13:3402-637), sec 230th, being lot 637 blk 3402 tax map; consent to build solid embankments in lieu of bridges across above premises or bed of Spuyten Duyvil Creek or Harlem River; Geo L Liebler to Spuyten Duyvil & Port Morris R R Co, 45th & Lex av, & N Y C & H R R Co, at Albany, NY; May31; Aug19'12. nom

**Melrose av, nwc 163d**, see 163d, 389 E.

**Monaghan av, nwc Jefferson av**, see Jefferson av, nwc Monaghan av.

**Morris av, 1664** (9:2437), es, 310 n 165th, 20x95, 3-sty bk tnt; Mary E Renton to August Collet, 846 1 av; C a G; mtg \$9,500 & AL; Oct27'11; Aug16'12. O C & 1,500

**Morris av, 2426** (11:3173), es, 425.9 n 184th, 37x120, 2-sty fr dwg; R S S Co to Max Sprung, 72 W 92; mtg \$7,500; Aug 22'12. nom

**Murdock av, es**, see Nelson av, swc Wright.

**Nelson av** (\*), swc Wright av, 200 to Amundson av x100; also NELSON AV (\*), swc Amundson av, 200 to Seton av x125; also KINGSBRIDGE RD (\*), ss, extends from Murdock av to Hill av, being lots 1 to 11, 62 to 66, blk 4, map (393), sect A, Edenwald; also MURDOCK AV (\*), es, being lots 12 to 31, blk 4, map (393), sect A, Edenwald; also LOTS 4, 5, 14, 15, 16, 19, blk; lots 60, 61, blk 4; lots 63 to 70, blk30; lots 73 & 74, blk 30, same map; Esther Meyers to Meyer Meyers, 75 Hart, Bklyn; July16; Aug20'12. nom

**Nelson av, swc Amundson av**, see Nelson av, swc Wright av.

**Nelson av, sec Seton av**, see Nelson av, swc Wright av.

**Ogden av, 904** (9:2511), es, 275 s 162d, 50x115, 5-sty bk tnt; Alfred C Gants to Dorothy Realty Co, a corpn, 904 Ogden av; AL; July10; Aug17'12. O C & 100

**Ogden av, 904**; Dorothy Realty Co to O'Donohue Estates, a corpn, 88 Front; mtg \$45,000; Aug8; Aug17'12. O C & 100

**Park av, 4682** (11:3041), es, 68.3 n 187th, 34.4x100, 4-sty bk tnt; Fredk McCarthy to Hamilton W & Elston Johnston at Plainfield, NJ; mtg \$16,000; Aug19; Aug20 12. O C & 100

**Park av, 4589-93** (11:3031), ws, 437.8 s 187th, 100.2x93.3x100x98.3, 2 5-sty bk tnts; Althea Realty Co to 4955 Park Av Co, a corpn, 119 W 125; AL; July31; Aug22'12. nom

**Parker av** (\*), ss, 301.4 e Castle Hill av, 50x84.7; party 1st pt reserves strip 50x5; taken for Parker st; Francesca Paola Verro to Lorenzo Badami, 225 E 107 1/2 pt; AT; mtg \$4,000; Aug19'12. nom

**Parker av** (\*), same prop; same to Angelo Gagliano, 225 E 107; 1/2 pts; AT; mtg \$4,000; Aug19'12.

**Pelham rd** (\*), swc Libby, 26.2x77.1x25x 85, Throggs Neck; Jos A Henning to Zerrega Realty Co, a corpn, 1922 E 177; mtg \$1,750; July27; Aug16'12. O C & 100

**Pelham rd, es, 116 s Willow la**, see Willow la, swc Willow la.

**Prospect av, 759** (10:2676), nwc 156th (No 849), 25x95.5x28.9x94.3, 3-sty fr tnt & str; also PROSPECT AV, ws, 25 n 156th, a strip, 0.2x95.5x0.3x95.5; U S Fidelity & Guaranty Co of Baltimore, Md, to Celeste B Levy, 100 W 121; 1/2 pt; C a G; AL; Aug12; Aug20'12. nom

**Prospect av** (10:2678), ws, 217.2 s 165th, a strip 2.4x160; Jos Liebertz to Fredk Braun, 985 Prospect av; QC; Aug21; Aug 22'12. nom

**Rhineland av** (\*), ses, 25 w Bogart av, 25x100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co, a corpn, 5 Nassau; QC; July12; Aug20'12. nom

**Rhineland av** (\*), ses, 25 w Bogart av, 25x100; Morris Park Estates to Antonio Varrone, 849 Morris Park av; AL; July5; Aug20'12. nom

**Road from Westchester to Eastchester lot 1 on map filed in Westchester Co**, see Manhattan st, 11-29, Manhattan.

**Road from Westchester to Eastchester ws, lots 4 to 11, map J W Robinson**, see Manhattan st, 11-29, Manhattan.

**Robin av, ws, 150 n Tremont rd**, see Willow la, swc Willow la.

**St Ann's av, 736** (10:2617), es, 50 s 156th, 25x90, 4-sty bk tnt; Louis Hauser to Myles Ambrose, 434 E 137; mtg \$14,000; Aug 20'12. O C & 100

**St Raymond av** (\*), nws, 180.4 w Zerrega av, 50x100; Jas Coolican to Elisa Dietrich, 145 E 15; 2-3 pt; mtg \$2,000; Apr25'09; Aug20'12. nom

**Sedgwick av** (12:3263), ws, 625.8 n 238th, 25x127.3x26x124.5; vacant; Adam Wiener, ref, to August F Luca, 2328 Tilden av, Bklyn; PARTITION June8&10; July17; Aug17'12. **1,800**

**Seton av, sec Nelson av**, see Nelson av, swc Wright av.

**Southern blvd** (10:2683), ns, 100 w Av St John, 150x115; vacant; Speedway Realty Co to Theo Haebler, 32 Mt Morris Park W; Aug15; Aug16'12. O C & 100

**Southern blvd** (11:2978), ws, 155.5 n 173d, 84x50; vacant; re mtg; Brevoort Real Estate Co to Trask Bldg Co, a corpn, 1718 So Blvd; QC; Aug16'12. **2,500**

**Southern blvd, 1474** (11:2981), es, 140.5 n Jennings, 18.1x100, 2-sty fr dwg; re dower; Louise W Rohlr widow to City of NY; AT; QC; Aug19'12. nom

**Stebbins av, 1030** (10:2691), es, 113.4 n 165th, 25x104.2x25.4x100, 2-sty fr dwg; Eugenia Vuolo to Michl Vuolo, 1030 Stebbins av; mtg \$5,500; Aug15; Aug16'12. nom

**Syracuse av** (\*), swc Oak, 200 to Cedar x100; Annie wife of & Alfred Marsich to Ansonia Realty Co, 2234 8 av; mtg \$5,950; Aug2; Aug17'12. nom

**Tiebout av, 2339** (11:3146), ws, 298.5 s 184th, 25x115, 2-sty fr dwg; Geo E Buckbee to Mabel Hustis, 2339 Tiebout av; mtg \$6,000; Aug15; Aug17'12. O C & 100

**Tinton av, 774** (10:2655), es, 50 s 158th, 16.8x100, 2-sty & b fr dwg; Ida Brautman to John Mannuss, 226 E 31 or 36; mtg \$5,200; Aug15; Aug19'12. nom

**Tinton av, 777** (10:2655), ws, 126.4 s 158th, 26.4x135, 2-sty & b fr dwg; Nathan Kravitz to Lena Kravitz, 539 Jackson av; mtg \$6,500; Aug19; Aug20'12. O C & 100

**Topping av, 1762-4** (11:2799), es, 255 s 175th, 40x95, 2-2-sty bk dwgs; Dakota Realty Co to Harry Wolff, 370 E 134; mtg \$15,000; July31; Aug20'12. O C & 100

**Union av, 552** (10:2674), es, 112.6 n 149th, 37.6x90, 5-sty bk tnt; Frank A Wahlig Co to Stephen Schetz, 572 Union av; mtg \$27,000; Aug15; Aug16'12. O C & 100

**Union av, 572** (10:2674), es, 20 s 150th, 18.4x90, 3-sty fr tnt; Stephen Schetz to Frank A Wahlig Co, a corpn, 406 E 149; mtg \$4,500; Aug15; Aug16'12. O C & 100

**Union av, 610** (10:2674), es, 17.6 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; Henry A Gumbleton, ref, to Max Cohen, 1185 Fulton av, & Emanuel Glauber, 100 W 121; mtg \$6,000; FORECLOSED & drawn Aug 15; Aug17'12. **1,500**

**Walton av** (11:2827), es, 100 n Mt Hope pl, 25x80; vacant; Jas H Cavanagh to Robt Clark, 266 So 3 av, Mt Vernon, NY; mtg \$1,500; Aug17; Aug19'12. nom

**Walton av** (11:3185), ws, 403.9 n Burnside av, 89.11x104.8x75.9x101.5, vacant; Mary E Gerety to Jno E Scharsmith, 1910 Morris av; mtg \$5,875; Aug20'12. O C & 100

**Washington av** (9:2389), swc 168th (No 460), runs w91.3xs42.7xel.4xn33xe89.5 to ws of av xn9.7, 2-sty bk str; re mtg; Alois L Ernst to Model Constn Co, a corpn, 314 E 164; correction release; QC; Aug20; Aug22'12. nom

**Washington av, 1950** (11:3043), sec 178th (No 480), 82x91.1x82x91.5, 6-sty bk tnt & str; Minnie A & Elias A Cohen to Golde & Cohen, a corpn, 223 Wooster; QC; Mar30; Aug22'12. nom

**Washington av, 1950**; Golde & Cohen to Lawrence Holding Co, a corpn, 223 Wooster; B&S; mtg \$90,000; Aug1; Aug22'12. O C & 100

**Wendover av, 425 (691)** (11:2897), ns, 221.11 e Webster av, 37.6x83.7, 4-sty bk tnt; Louis Jaurtz to Jacob & Regina Feinberg, 448 Wendover av; mtg \$21,000; June 14; Aug17'12. O C & 300

**Wendover av, 415 on map 411-3** (11:2897) ns, 60.11 e Webster av, 56x83.3 to NY & H R R Co x56x83, 5-sty bk tnt; Rosa Solner to Oscar Klobner, 452 E 179; mtg \$45,000; Aug20; Aug21'12. O C & 100

**Westchester av, 968** (10:2654), ss, 119.7 sw 156th, 25x90.8x26.1x83, being Parcel No 59 on damage map; re eastments as to light & air for operation of elevated railroad; Chas E Rushmore & ano, TRSTES Philip Dater to City NY; Feb17; Aug22'12. nom

**Whitlock av, 981-5** (10:2735), ws, 400 n Barretto, 76.11x100, 2 4-sty bk tnts; Wolf Burland to Anna McCarthy, 977 Prospect av; mtg \$47,000; June10; Aug16'12. O C & 100

**Williamsbridge rd, es, at rd land Hiram Olmstead**, see Manhattan st, 11-29, Manhattan.

**Wilkens av, 1476-8** (11:2966), es, 500 n 170th, 50x100, 5-sty bk tnt; Chas Herrmann & Co to Eliz G Meyer, 2139 Hughes av; 2-3 pt; AT; mtg \$44,000 & AL; Aug 14; Aug19'12. O C & 100

**Wilkins av, 1476-8**; same to Babette Weber, 339 E 173; 1-3 pt; AT; mtg \$44,000 & AL; Aug14; Aug19'12. O C & 100

**Wright av, swc Nelson av**, see Nelson av, swc Wright.

**3D av** (11:3061), es, 100.4 s 179th, 25x 109x25x108.2, vacant; Adolph Riesenberget al to Emanuel J Myers, 322 W 78 & Saml J Goldsmith, 652 West End av; C a G; Aug19; Aug20'12. nom

**Lots 4, 5, 15, 16, 19, blk 3 & lots 60, 61, blk 4; also lots 63, 70, blk 30; also lots 73, 74, blk 30, map** See A Edenwald, see Nelson av, swc Wright av.

**Lots 48 1/2 49, map of Schuylerville**, see Manhattan st, 11-29, Manhattan.

**Parcel** (\*) No 65J on damage map to open West Farms rd from Bronx River to Westchester Creek; consent of Jas McIntyre, mortgagee, that award be paid to Mary J Crotty; July2; Aug22'12. nom

**Parcel** (\*), No 65J on damage map to open same prop; consent of Eliz O'Connor, EXTRX Thos O'Connor, mortgagee, that award be paid to Mary J Crotty; July3; Aug22'12. nom

**Parcel** (\*) No 207A on damage map to open West Farms rd from Bronx River to Westchester Creek; consent of Harlem Savgs Bank, mortgagee, that award be paid to Minnie Marcuse; July3; Aug22'12. nom

**Parcel** (\*) Nos 3, 13, 14 & 14A on damage map to open Taylor st or av from East River to Westchester av; re mtg & consent to award; Newburgh Savgs Bank to City NY; July19; Aug22'12. nom

**Parcel** (\*) No 121 on damage map to open Main st from east approach of City Island Bridge to L I Sound; re mtg; Eliz Frapwell to City NY; QC; July17; Aug 22'12. nom

**Parcel** (\*) Nos 19 & 20 on damage map to open West Farms rd from Bronx River to Westchester Creek; re two mtgs; Saml M Neill to City NY; QC; June14; Aug22'12. nom

**Parcel** (13:3406) No. 15G on damage map to open Kingsbridge av from W 230th to Bway; re mtg; Aaron O Whaley to City NY, City Hall, NY; July30; Aug22'12. nom

**Parcel** (11:2824) Nos 18 & 18A on damage map to open Eden av from 172d to 174th; re mtg; Laura J Sechher to City NY; June1; Aug22'12. nom

**Parcel** (\*) Nos 93 & 94 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Fredk E Clark to City NY; Apr30; Aug22'12. **250**

**Parcel** (13:3404) Nos 1 & 2 on damage map to open Kingsbridge rd from W 230th to Bway; re mtg; Park Mtg Co to City NY; Dec27'11; Aug22'12. nom

**Parcel** (\*) Nos 44 to 51 on damage map to open Glebe av; re mtg & consent; Frank Gass to Wm A Braun, 758 Ely av, Astoria, B of Q; QC; June10; Aug22'12. nom

**Parcel** (\*), Nos 49, 50 & 51 on damage map to open Glebe av from Westchester to Overing av; re mtg & consent; Frank Gass to Wm A Braun, 758 Ely av, Astoria, B of Q; QC; June10; Aug22'12. nom

**Parcel** (\*) No 155 on damage map to open Frisby av from Zerrega av to West Farms rd; re mtg & consent; Chas G Spillner to City NY; QC; July13; Aug22'12. nom

**Parcel** (\*) Nos 20 to 22 on damage map to open Baker st or av from Baychester av to city line; re mtg; B Meredith Arnold to City NY; QC; Mar28; Aug22'12. nom

**Parcel** (\*) No 33 on damage map to open 222d from Bronx River to 7th; re mtg; Mary C Thompson, EXTRX & c of Alex & Mary E Thompson to City NY; QC; Apr24; Aug22'12. nom

**Parcel** (12:3264), Nos 24, 29, 30, 30A & 31 on damage map to open Sedgwick av from Fordham av to Bailey av; Bailey av from Sedgwick av to Albany rd; Albany rd from Bailey av to Van Cortlandt Park, & extending of Heath av (Harlem River ter) from 189th to 191st The Public pl from Heath av to Bailey av, s of 191st, and widening of Kingsbridge rd from Exterior to Bailey av; re mtg; Mutual Life Ins Co of N Y to City NY; July23; Aug 22'12. nom

**Parcel** (\*) No 133 on damage map to open Glebe av from Westchester to Overing av; Lyon av from Zerrega to Castle Hill av; Frisby av from Zerrega av to West Farms rd; Tratman av from Zerrega av to Benson av; re mtg; Mary I Ehrhoff to City NY; QC; June21; Aug 22'12. nom

**Parcel** (\*) No 133 on damage map to open same prop; re mtg; Annie L Lochmann to same; QC; June22; Aug22'12. nom

**Parcel** (\*) No 1E on damage map to open 223d; re mtg; Sound Realty Co to City NY; QC; June11; Aug22'12. nom

**Parcel** (\*), Nos 181, 181A, 182 & 183 on damage map to open Glebe av from Westchester av to Overing av; re mtg; Wm E Ferris to City NY; QC; June21; Aug22'12. nom

**Parcel** (\*) Nos 32 & 32A on damage map to open Glebe av; re mtg; Maria Reilly to Duncan J Stewart, 2140 Glebe av; QC; July20; Aug22'12. nom

**Parcel** (\*) No 77 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Bronx Savgs Bank to City NY; QC; June24; Aug 22'12. nom

**Parcel** (\*) Nos 129 & 129A on damage map to open Glebe av; re mtg; Harlem Savgs Bank to Theresa Coogan, Westchester Village, NY; June19; Aug22'12. nom

**Parcel** (\*) No 28 on damage map to open 222d from Bronx River to 7th; re mtg; Cath C Hill to City NY; QC; June 22; Aug22'12. nom

**Parcel** (\*) No 18 on damage map to open 222d from Bronx River to 7th; re mtg; Cath C Hill to City NY; QC; Jan 22; Aug22'12. nom

**Parcel** (\*) No 29 on damage map to open 222d from Bronx River to 7th; re mtg; Cath C Hill to City NY; QC; Jan22; Aug22'12. nom

**Parcel** (\*) No 23 on damage map to open 222d from Bronx River to 7th; re mtg; Cath C Hill to City NY; QC; Jan22; Aug22'12. nom

Parcel (\*) Nos 10 & 11 on damage map to open West Farms rd from Bronx River to Westchester Creek re three mtgs; John M Haffen, EXR John Haffen, deed & ano to City NY; QC; May1; Aug22'12. nom

Plot (\*) begins 840 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Rose Gennis to Bertha Gennis, 1883 Barnes av; mtg \$4,300; Aug19'12. nom

## LEASES

## Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 &amp; 22.

**Charlton st, 139**, see West, 322-4.  
**Cherry st, 421** (1:260), all; Kauffman & Lewenthal Realty Co to Barney Baxst, 66 Montgomery; 5yf Oct1; Aug20'12. 1,740  
**Clinton st, 196** (1:286), str, b & two rooms above str; Bernard Galewski & ano to Max H Gemunder, 196 Clinton; 3yf May1; Aug16'12. 1,560  
**Crosby st, 138-40**, see Houston, 19 E.  
**Houston st, 19 E** (2:511), swc Crosby (Nos 138-40), all; Fredk D Fricke to Cord Steffens, 19 E Houston; 10yf Jan1'13; Aug20'12. 6,500  
**Jackson st, 65** (1:243); asn Ls; Geo Allen to Lembeck & Betz Eagle Brewing Co, 173 9th, Jersey City, NJ; July18; Aug20'12. nom  
**Monroe st, 285-9** (1:265); all; Morris Perlmutter to Chas Stutz Co, a corp, 285 Monroe; 10yf May1'13; Aug19'12. 6,500  
**Nassau st, 117** (1:190), str fl, except rear part, & all of b; Valcour Realty Co to Geo N Joyce, 142 Van Buren, Bklyn; 5yf May1; Aug20'12. 6,000  
**West st, 322-4** (2:598), all; also CHARLTON ST, 139, str; Eliz Wagner, EXTRX Herman Wagner, to Herman Meyer, 322 West, 5yf May1; Aug22'12. 2,520  
**William st, 116** (1:177), n ½ of str; South Manhattan Realty Co to Geris Campstis, 42 Mad av & ano from Aug15; May1'15; Aug22'12. 1,020  
**William st, 116**; s ½ of str; same to John Tambakis, 46 James, from Aug15 to May1'15; Aug22'12. 780  
**3D st, 293 E** (2:373), all; Minnie Seiler to Talmud Thora Anshia Zsitoner Guberna, a corp, 293 E 3; 3yf Sept1; 2y ren; Aug19'12. 900  
**5TH st, 734-40 E** (2:374), sur Ls; Sam Bloom to Davis Rosenkrantz, 236 W 136; Aug12; Aug20'12. 1,850  
**8TH st, 404-6 E** (2:377); all; Morris Shapiro to Harris Banner, 53 Mangin & Meyer Schechter, 280 Stanton; 18-12yf Sept1; Aug21'12. 6,132  
**18TH st E, swc Bway**, see Bway, swc 18.  
**30TH st, 314 E** (3:935), parlor fl, b & back yard; Rosenfeld & Kahn to C Francini, 225 5 av; f Junel to May1'14; Aug16'12. 480  
**43D st E, see 3 av**, see 3 av, 679.  
**48TH st, 148 W** (4:1000), all; Margt C Magan to Leopold Grossberg, 148 W 48; 3yf Sept1; Aug19'12. 1,800  
**59TH st, 503 W**, see Ams av, 2.  
**73D st, 326 E** (5:1447), w str fl; Mary Wiensberger to Anton Hala, 326 E 73; 3 yf May1; Aug16'12. 600  
**74TH st, 154 E** (5:1468), all; Helen M Post to Walter S Sullivan, 154 E 74; 3yf Dec1'11; Aug22'12. 1,550  
**76TH st, 364-6 E** (5:1450)\* all; Abr Hertzberg & ano to Eva Torgownick, 5 Attorney; 5yf July1; Aug20'12. 3,526  
**112TH st, 160 E** (6:1639), all; Elias Cohen to Sol W Friedman, 1403 3 av; 7-7-12 y&29 days, f Sept1; Aug16'12. 1,800  
**116TH st, 89-91 E** (6:1622), all; Friedrikt Zenker to Louis Leibler, 25 E 115, & Jacob Schmal, 540 E 6; 3yf Sept1; 2y ren; Aug19'12. 4,920  
**116TH st, 232-4 W** (7:1831), ss, part of 1st & 2d fls & b; Alfred Neuhaus to U S of America by Frank H Hitchcock, Postmaster Genl; 10yf Apr1; Aug21'12. 9,500  
**126TH st, 151 E** (6:1775), 6th floor loft; Schlosser Mfg Co to Chas W Gould, 321 St Nicholas av, The Phoenix Press, 5 Beekman; 3yf Sept1; Aug19'12. 600  
**144TH st W, swc Lenox av**, see Lenox av, 681-3.  
**144TH st, 160 W** (7:2012), swc Lenox av; asn two Ls, chattels, &c; Andy Larson to Peter K Alexander, 238 W 17; AT; mtg \$7,000; Aug15; Aug12'12. nom  
**Amsterdam av, 2** (4:1151); sur Ls; Danl Meenan to Edw Joyce, 312 W 86; AT; Aug1; Aug21'12. nom  
**Amsterdam av, 2** (4:1151); str & pt c; also 59TH ST, 503 W; str; Edw Joyce to Danl Meenan, 35 W 88; 12-2-12yf Aug1; Aug21'12. 3,500  
**Broadway (3:546)**, swc 18th, runs nw102 xsw71.6xw76.5 x sw0.11 x nw1.6 x sw15.10x e201.3 to Bway xn69.10 to beg; all; Oliver Ditson Co to Saml Klauber, 202 Riverside dr et al; from Sept1'11 to Jan31'22; Aug21'12. 42,000  
**Broadway, 3347** (7:2002), str; Manhattan Leasing Co to Seros Seskos; 3yf Dec1'14; Aug22'12. 1,600 & 1,700  
**Broadway, 2690** (7:1874); asn AT to all sums of money paid upon cancellation of lease; Maurice Quinlan to Lion Brewery; Aug21; Aug22'12. 6,500  
**Lenox av, swc 144**, see 144th, 100 W.  
**Lenox av, 681-3** (7:2012), swc 144th, s str fl; Peter K Alexander to Peter Menedis, 90 3 av; 5yf Dec1; Aug20'12. 7 & 600

**Lexington av, 884-6** (5:1400); all; Mary E A Wibon to Patk C Myers, 886 Lex av; from Aug1'12 to May1'25; Aug21'12. 5,000 & 6,000  
**Lexington av, 595** (3:408), ground fl str or b; Cornelia A Beekman to Henry Eroido, 610 Lex av; 5yf Feb1'13; Aug22'12. 1,200  
**West End av, 208** (4:1161), s str & b; Fanny L Levy to Paul Valastro, 208 West End av; 3yf Junel'11; Aug20'12. 720  
**3D av, 679** (5:1316), see 43d; all; Margt Delaney & ano TRSTES will Wm Delaney to Jas Bacon, 235 E 57; 5yf Aug 1; Aug21'12. 3,252 & 3,600  
**5TH av, 2166** (6:1730), n str fl & two basement str; Margt B Newington to Ray Leirt, 402 S 5, Bklyn; 2-9-12yf Aug 1; Aug21'12. 720  
**5TH av, 375** (3:865), es, 25.3 n 35th, 24.6x 100; asn Ls; Nathan Sobel to Mary E Crocker, 4 W 31; AT; AL; Aug20'12. O C & 100  
**7TH av, 2204** (7:1936), n str; Rosanna Varley to Max Hayman on premises; 2yf May1; Aug16'12. 600  
**7TH av, 2204** (7:1936), s str; Rosanna Varley to Max Wolheim on premises; 1yf May1 (2y ren); Aug16'12. 600  
**8TH av, 2167** (7:1943), str; Fredk P Forster to Wine Growers Association, a corp, 29 9 av; 3yf Oct1; Aug20'12. 2,100  
**8TH av, 2167** (7:1943); power of atty to lease; Fredk P Forster to Henry Forster, both at 270 W 84; May27; Aug20'12.

## LEASES

## Borough of the Bronx.

**Hoffman st, 2501-9** (11:3067), all; Pin-nicle Realty Co to Basil Tangredi, 221 W 10; 3yf Sept1; Aug16'12. 9,300  
**Kelly st (10:2711)**, see 163d, str & b; Thos J Rooney to Jno Crimmins, 550 E 163 & ano; mtg \$3,000; Aug21; Aug22'12. nom  
**133D st, 361 E** (9:2296), asn Ls; bill of sale, &c; Jennie Larson to Wm A Walker, 361 E 133; ½ pt; AT; mtg \$2,300; Aug19; Aug21'12. 300  
**138TH st, 461-3 E** (9:2283); all; Hyams Realty Co to Jacob Pearlman, 32 Division; 3yf July1; Aug21'12. 4,094  
**138TH st, 421 E** (9:2283), 2-sty & b bk dwg; Addie E O'Gorman to Fredk Durand; 2yf May1; Aug22'12. 600  
**150TH st E, see Melrose av**, see 150th E, swc 3 av.  
**163D st E, see Kelly**, see Kelly, see 163.  
**150TH st E** (9:2328), swc 3 av, 60.5x71 to Melrose av, 50x107; asn Ls; U S Fidelity & Guaranty Co to Bertha Levy, 1956 Crotona Pkway; Aug12; Aug20'12. nom  
**150TH st E** (9:2328); same prop; asn Ls; Antoine Van Tambacht to U S Fidelity & Guaranty Co, a corp, 47 Cedar; Apr27'11; Aug20'12. nom  
**168TH st E, swc Prospect av**, see Prospect av, swc 168.  
**Melrose av, 924** (9:2384), asn Ls; Julius Hertel to Theo Mueller, 999 Southern Blvd; AL; Aug17; Aug20'12. nom  
**Melrose av, see 150th**, see 150th E, swc 3 av.  
**Prospect av (10:2681)**, swc 168th, 2 str &c; Albt J Schwarzer to Albt Clyne, 1321 Prospect av; 6yf Apr1; Aug21'12. 1,320  
**Webster av, 1400** (11:2896), all; Dina Dietz to Benny App, 456 Brook av; 10yf Sept1; Aug20'12. 1,500 to 2,100  
**Whitlock av (10:2729)**, ws, — n Leggett av, with strip on north the width of present driveway & strip on south 12½ wide; all; Emil E Gabler to Bjour Bros, Inc, 2572-4 Park av; 10yf Nov1; Aug21'12. 7,500 & 8,000  
**Wilkins av, 1469** (11:2965); all; Isaac Broslawsky to Morris Silverman, 57 3 av & Saul Diamond, 1316 Prospect av, 5 days, being Sept 11, 12, 13, 20 & 21 (Hebrew Holidays); Aug21'12. 160  
**3D av, 3254** (10:2621), asn Ls; Jas Ralph to David Berman, 3254 3 av; Aug19; Aug21'12. nom  
**3D av, 3203** (9:2366), asn Ls; Christos Vassiliou to Sparta Confectionery Co, 3421 3 av; AT; Aug20'12. nom  
**3D av, swc 150th**, see 150th E, swc 3 av.

## MORTGAGES.

## Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 &amp; 22.

**Arden st (8:2174)**, sws, 130 nw Nagle av, 120x130; Aug16'12; due Junel'13, 6%; Brown Brothers Incorporated Owners & Builders, a corp, to Union Mtg Co, 109 Bway. 99,000  
**Arden st (8:2174)**, same prop; certf as to above mtg; Aug16'12; same to same.  
**Bayard st, 49** (1:163), ss, 125.2 w Bowery, 25x84.11x25.5x84.10; pr mtg \$—; Aug14; Aug20'12; due, Oct15'12, 6%; Max Welinsky to Sol Sulzberger, 77 E 89, 4,000  
**Bleecker st, 273 & 273½ on map 273** (2:590), es, 50 s Jones, 24.9x80.1x24.10x83.2; PM; pr mtg \$10,090; Aug16'12; due, &c, as per bond; A Wheeler Palmer at East Orange, NJ, to Robt L Morrell, 11 E 32. 2,500  
**Bond st, 23** (2:529), sws, abt 70 e Lafayette, 25x114.4; Aug16'12; due, &c, as per bond; Winona de C Edson trste under deed of trust to Title Guarantee & Trust Co. 15,000

**Cherry st, 421** (1:260), ss, 175.7 w Jackson, 25.1x92.7x25.1x93.6; Aug15; Aug16'12, 5y5%; Kauffman & Lewenthal Realty Co to Francis Speir, 276 Ridgewood rd, So Orange, NJ & ano trstes. 10,000  
**Cherry st, 421**; certf as to above mtg; Aug14; Aug16'12; same to same.  
**Cherry st, 421** (1:260), leasehold; also horses, wagons & harness on said premises; Aug16; Aug20'12; installs, 6%; Barnett Baxt to Max Baxt, 278 Madison, 1,200  
**Colonial pkway, nwc 166**, see 166th, 451-9 W.  
**Elizabeth st, 240** (2:507), es, abt 195 n Prince, 20x87.9; pr mtg \$14,000; Aug7; Aug16'12; installs, 6%; Josephine Santangelo to Realty Realization Corp, 378 Grand. 3,500  
**Elizabeth st, 240**; ext of mtg for \$14,000 to June20'15, 5%; Mar21; Aug16'12; Duncan Smith, 101 Hudson Ter, Yonkers, NY, with Dean Holding Co, a corp, 378 Grand. nom  
**Forsyth st, 176** (2:421), es, abt 150 n Rivington, 25x100; ext of \$27,000 mtg to Aug17 at 5%; July12; Aug22'12; Francis O Byrd with Louis Goldstein, 154 Forsyth, & Sam Riedler, 110 Forsyth. nom  
**Greenwich st, 512** (2:595), ws, abt 20 s Spring, 18.4x40; pr mtg \$—; Aug19; Aug21'12; 2y5%; Jennie C wife T Harry Knox, Glen Ridge, NJ, to Hill S Warwick, 98 Manhattan av, Jersey City, NJ. 1,000  
**Hawthorne st, nwc Post av**, see Post av, nwc Hawthorne.  
**Hester st, 111** (1:306), ns, 42.7 w Eldridge, 24.7x50x24.6x50; also NORFOLK ST, 75 (2:352), ws, 100.4 n Broome, 25.4x100.3 x25.4x100.1; pr mtg \$31,500; Aug15; Aug16'12; demand, 6%; Jennie Spector, 289 Stone av, Bklyn, to Saml Wacht, 790 Riverside dr. 1,200  
**Madison st, 328** (1:266), swc Scammel (Nos 25-7) 25x90.6; pr mtg \$34,000; Aug21; Aug22'12, 3y6%; Max Moskowitz to Julius A Newman, 101 2 av. 5,000  
**Market st, 94, on map 92-8** (1:249), sec Water (No 433), 80x26; asn rents; Aug21; Aug22'12; Marcus Rosenthal to Nathan J Packard, 411 West End av, & ano, 2,000  
**Mott st, 124-6** (1:238), es, 125 n Hester, 50x94; pr mtg \$—; Aug16; Aug17'12; due Jan1'15, 6%; Rose Wiener to Sidney Jones, 344 E 58. 7,000  
**Norfolk st, 75**, see Hester, 111.  
**Norfolk st, 179** (2:355); ext of \$30,000 mtg to Aug17'15 at 5%; Aug13; Aug21'12; Margt Hind with Chas Becker, 57 E 105. nom  
**Rose st, 28** (1:120), ws, 134.4 s Duane, 27.7x104.7x25.6x111.1; also ROSE ST, 32 (1:120), nws, abt 85 s Duane, 21.9x108x20.3 x100; agmt modifying mtg; Aug10; Aug17'12; A Schrader's Son Inc with Lawyers Title Ins & Trust Co & N Y Ass'n for Improving the Condition of the Poor et al. nom  
**Rose st, 32**, see Rose st, 28.  
**Rutgers st, 22** (1:273); ext of \$4,500 mtg to Aug15'13, at 6%; Aug15'10; Aug22'12; Jos H Schwartz with Abr Feifer, nom  
**Scammel st, 25-7**, see Mad, 328.  
**Thompson st, 79-81** (2:489), ws, 56.10 s Spring, runs w50xs18.2xs24xe4.9xn5.4xe 45.6 to Thompson xn36.11 to beg; pr mtg \$—; Aug19; Aug21'12, 3y6%; Angelo Frasinetti to Morrizzo Pricola, 54-6 Spring & ano. 6,000  
**Water st, 433**, see Market st, 94 on map 92-8.  
**8TH st, 327 E** (2:391), ns, 238.6 w Av C; agmt modifying & extdg mtg for \$25,000 to Sept1'17, 5%; Aug13; Aug16'12; Ellen M Lewis, 563 10th, Bklyn, with Henry M Schiffer, 970 Tinton av et al. nom  
**19TH st, 205-9 W** (3:769), ns, 80 w 7 av, 70x92x69.8x92; pr mtg \$180,000; Aug16; Aug22'12, 3y5%; Wyanoke Realty Co to Hasco Bldg Co, 17 Mad av. 10,000  
**19TH st, 205-9 W**; consent to above mtg; Aug16; Aug22'12; same to same.  
**22D st, 54 W** (3:823), ss, 142 e 6 av, 23 x98.9; PM; July31; Aug21'12; 5y5%; Clarence W Paxton to Caroline R Brown, Greenwich, Conn, & ano extrx Wm H Brigham. 60,000  
**26TH st W, see 8 av**, see 8 av, 320.  
**29TH st, 338 W** (3:752), ss, 356.3 e 9 av, 18.9x98.9; Aug21'12; 3y5%; Devonshire Realty Co to American Mort Co, 31 Nassau. 8,000  
**29TH st, 338 W**; certf as to above mtg; Aug21'12; same to same.  
**29TH st, 550 W**, see 29th, 546 W.  
**29TH st, 548 W**, see 29th, 546 W.  
**29TH st, 550 W**, see 29th, 548 W.  
**29TH st, 546 W**, see 29th, 548 W.  
**29TH st, 546 W**, see 29th, 548 W.  
**29TH st, 14 E**, see 29th, 12 E.  
**29TH st W, ss, 100 w 11 av**, see 11 av, ws, 49.4 s 29.  
**29TH st, 548 W** (3:700), sws, abt 125 e 11 av, 25x98.9; also 29TH ST, 546 W (3:700), sws, abt 150 e 11 av, 25x98.9; June29'05; Aug21'12, 5y4½%; Margt Brangan to Jno Murray, 548 W 29. 8,000  
**29TH st, 548 W** (3:700), sws, abt 125 e 11 av, 25x98.9; also 29TH ST, 546 W (3:700), sws, abt 150 e 11 av, 25x98.9; also 29TH ST, 550 W (3:700), sws, 100 e 11 av, 25x98.9; also LAND in Borough of Queens, NY & Clarkstown, Rockland Co, N.Y. PM; pr mtg \$—; Aug14; Aug21'12, 3y5%; Margt Brangan and Mary E Hammill to Roman Catholic Orphan Asylum in City NY, 470 Mad av. 5,000

29TH st, 546 W (3:700), sws, 150 e 11 av, 25x98.9; also 29TH ST, 548 W (3:700), sws, 125 e 11 av, 25x98.9; also 29TH ST, 550 W (3:700), sws, abt 100 e 11 av, 25x98.9; pr mtg \$14,000; Aug20; Aug21'12; 3y 5%; Margt Brangan & Mary E Hammill to Jno Murray, 548 W 29. 4,000

29TH st, 110 E (3:884), ss, 253.1 w Lex av, 21.10x98.9; Aug22'12, due, &c, as per bond; Cleaveland C Kimball to Title Guarantee & Trust Co. 23,000

29TH st, 336-8 E (3:752), ss, 356.3 e 9 av, 43.9x98.9; pr mtg \$18,000; Aug21; Aug22'12, due, &c, as per bond; Devonshire Realty Co to Manhasset Mtg Co, 149 Bway. 6,000

29TH st, 336-8 E; certf as to above mtg; Aug21; Aug22'12; same to same.

29TH st, 12 E (3:858), ss, 192 w Mad av, 27.6x98.9; also 29TH ST, 14 E (3:858), ss, 168.6 w Mad av, 23.6x98.9; PM; Aug20; Aug22'12, 5y4½%; Convent of Marie Reparatrice, a corp, to Emigrant Indus Savgs Bank, 51 Chambers, 125,000

38TH st, 229-31 W (3:788), ns, 469.6 e 8 av, 2 lots, ea 20.7x98.9; 2 mtgs, ea \$11,000; Aug15; Aug17'12; due, &c, as per bond; Realty Holding Co to Greenwich Savgs Bank, 246 6 av. 22,000

38TH st, 229-31 W; 2 certfs as to above mtgs; Aug15; Aug17'12; same to same.

38TH st, 227 W (3:788), ns, 510.8 e 8 av, 20.7x98.9; Aug15; Aug17'12; due, &c, as per bond; Realty Holding Co to Greenwich Savgs Bank, 246 6 av. 5,000

38TH st, 227 W; certf as to above mtg; Aug15; Aug17'12; same to same.

38TH st, 223-31 W (3:788), ns, 227.7 w 7 av, 102.11x98.9; Aug15; Aug17'12; due, &c, as per bond; Realty Holding Co to Greenwich Savgs Bank, 246 6 av. 5,000

38TH st, 223-31 W; certf as to above mtg; Aug15; Aug17'12; same to same.

38TH st, 221 W (3:788); ext of \$21,000 mtg to July21'12 at 5%; July2; Aug21'12; Eliz M Frelinghuysen with Michl McBride. nom

38TH st, 207 W (3:788), ns, 67 w 7 av, 20x90; PM; Aug20; Aug21'12; 3y, % as per bond; Clarence W Paxton to Bond Mort & Securities Co, 22 Exch pl. 35,000

40TH st, 345-9 W (4:1031), ns, 180 e 9 av, 45x98.9; bldg loan; Aug12; Aug16'12; due June30'13, 6%; St John's Park Realty Co to Austin B Fletcher, 1 E 60. 65,000

40TH st, 345-9 W; certf as to above mtg; Aug12; Aug16'12; same to same.

41ST st, 207 E (5:1315); ext of \$10,000 mtg to Aug16'12 at 5%; Aug16'12; Harmon W Hendricks with Julius Hagner, 1272 Clay av. nom

40TH st, 344-6 E (5:1338), ss, 100 w 1 av, 40x100.5; pr mtg \$—; Aug21; Aug22'12; 1y6%; Alex Herzog to Jno Kreeb, Jr, 328 E 69, & ano. 6,000

46TH st, 449 W (4:1056), ns, 272.6 e 10 av, 24.2x100.5; ext of \$15,000 mtg to May1'13 at % as per bond; Aug9; Aug22'12; Frank Baehser with Harriet D Potter, 11 E 42. nom

51ST st, 341 E (5:1344), ns, 406.3 e 2 av, 18.9x65.4x18.10x68.10; PM; Aug22'12, 6y5%; Terence Curry, 229 E 47, to Michl Hogan, 414 W 149. 6,000

55TH st, 154 E (5:1309), ss, 145.1 w 3 av, 24.10x100.5x24.9x100.5; pr mtg \$14,000; Aug19; Aug20'12; 5y5%; Cath A Griggs, Newburgh, NY, to Emigrant Indus Savgs Bank. 2,000

63D st E, swc Lex av, see Lex av, 820-2.

68TH st, 404 E, see 1 av, 1213-5.

68TH st, 404 E, see 1 av, 1213-5.

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

69TH st, 61 W (4:1122), ns, 106.10 e Col av, 18.2x100.5; Aug15; Aug16'12; due, &c, as per bond; Alex McConnell to Georgie B Maclay, Portchester, Conn. 3,000

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

69TH st, 300 W, see West End av, 195.

71ST st, 237 W (4:1163), ns, 397 e West End av, 69.8x102.2; ext of \$240,000 mtg to Aug21'17 at 5%; Aug21; Aug22'12; Bklyn Trust Co with A Campagna Constn Co, 600 W 115. nom

74TH st, 236 E (5:1428), ss, 216.8 w 2 av, 16.8x102.2; PM; pr mtg \$—; Aug15; Aug19'12; due Feb15'13, 5%; Jno Mohl to Philipp Pollak, 22 Loudoun, Yonkers, NY. 656

76TH st, 122 E (5:1410), ss, 202 e Park av, 17x102.2; PM; pr mtg \$—; Aug15; '15 at 4½%; Aug16; Aug22'12; Bankers Trust Co trste Wm H White with Frank H Zabriskie, Greenfield, Mass, exr, &c, Virginia Zabriskie. nom

79TH st, 311 E (5:1542); ext of \$10,000 mtg to June1'16 at 5%; July2; Aug16'12; Eliza Samuels with Philip Goldstein, 311 E 79. nom

79TH st, 73 E (5:1491), ns, 150 w Park av, 13.4x102.2; Aug21'12; 5y4½%; Allela wife Everett L Weston to U S Trust Co, 45 Wall. 30,000

81ST st, 350 E (5:1543), ss, 125 w 1 av, 24.4x102.2; pr mtg \$8,000; Aug20; Aug21'12; due, &c, as per bond; Malvina Schwarz, 1069 72d, Bklyn, to Karoline Adler, 129 E 82. 6,000

81ST st, 350 E; sobrn agmt; Aug19; Aug21'12; Letitia Schilling with same. nom

85TH st, 165 W (4:1216); ext of \$16,000 mtg to June15'15 at 5%; July19; Aug16'12; Nellie L Aitken with Lewis E Ransom. nom

85TH st, 228-30 E (5:1530), ss, 354.6 e 3 av, 50x102.2; Aug20; Aug21'12; 5y5½%; Union American Methodist Episcopal Church of East Eighty-Fifth St in City NY to Title Ins Co of NY, 135 Bway. 15,000

86TH st, 523-37 E (5:1583), ns, 225 e Av A, runs e246xn140.1xw25xn61.9 to ss 87th (No 538), xw25xs62.2xw140xs20xw50xs118.1 to beg; pr mtg \$200,000; Aug16; Aug20'12; 3y4½%; Misericordia Hospital a corp to Emigrant Indus Savgs Bank, 51 Chambers. 75,000

86TH st, 124-6 E (5:1514), ss, 286.8 e Park av, 51.1x102.2; pr mtg \$—; Aug21; Aug22'12; 1y6%; Alex Herzog to Jno Kreeb, Jr, 328 E 69, & ano. 6,000

87TH st, 538 E, see 86th, 523-37 E.

88TH st, 24 W (4:1201), ss, 255 w Central Park W, 19.11x100.8; PM; Aug16'12; due, &c, as per bond; Geo A La Vie to Title Guarantee & Trust Co. 22,500

91ST st, 52 E (5:1502); ext of \$10,000 mtg to Sept26'17 at 5%; Aug16'12; Chas Lang with Bernard Frank, 449 W 29. nom

92D st, 143 W (4:1223), ns, 330 e Ams av, 20x100.8; PM; pr mtg \$16,000; Aug16; Aug17'12; due, &c, as per bond; Magdalen B Williams, Jersey City, NJ, to Jessie A McClelland, 300 W 106. 5,000

93D st, 123 W (4:1224), ns, 233.1 w Col av, 16.10x72.5 to ss Aphorps or Jauncey la x16.10x71.5; also PLOT adj above in rear, 16.10x18.4, together known as No 123 W 93; Aug16; Aug19'12; 5y4½%; Dorothea H wife Alfd Simmons to Lizzie M Palmer, Greenfield Township, Wayne Co, Mich. 12,000

93D st, 167 W (4:1224), ns, 151 e Ams av, 17x88.6 to ss Aphorps la x17x89.3; AT to said la; Aug15; Aug16'12; due, &c, as per bond; Harry C Senior to Jennie Orr, 146 Central Park W. 16,000

93D st, 167 W; sobrn agmt; Aug13; Aug16'12; Geo B Radford with same. nom

99TH st, 21-3 E (6:1605); ext of two mtgs for \$20,000 each to Aug20'15 at 5%; Aug13; Aug22'12; Lawyers Mtg Co with Albt S Isidore S & Max S Korn exrs Saml W Korn. nom

102D st, 181 W (7:1857), ns, 150 e Ams av, 25x96; Aug2; Aug16'12; due Feb15'13, 6%; Louise M Weber & Chas J Weber to Eliese Weber, 84 W 103. 3,000

102D st, 326 E (6:1673); ext of \$29,500 mtg to May1'15 at 5%; Mar26; Aug19'12; Henry F Schwarz trste for Anna C F Schwarz will Fredk A O Schwarz with Selma Alexander, 338 E 15. nom

102TH st, 200 W, see Ams av, 856.

103D st, 151 W (7:1858); ext of \$28,000 mtg to Aug14'17 at 5%; Aug13; Aug16'12; John F Volek with Sigmund Klein, 151 W 103. nom

103D st W, see Bway, see Bway, 2688-90.

105TH st, 161-3 W (7:1860), ns, 100 e Ams av, 50x100.11; Aug21'12; due, &c, as per bond; Clara L Eakins to Greenwich Savings Bank, 246 6 av. 45,000

110TH st, 250 E (6:1659); ext of \$4,500 mtg to Aug2'17 at 5%; Aug12; Aug22'12; Lawyers Mtg Co with Annie M Jones, nom

111TH st, 57-61 E (6:1617), ns, 70 e Mad av, 50x100.11; PM; Aug14; Aug16'12; due Mar1'15, 6%; Nathan Hochron to State Bank, 378 Grand. 4,443.05

112TH st, 124 E (6:1639), ss, 205 e Park av, 25x100.11; pr mtg \$21,000; Aug16'12; due, &c, as per bond; Louis S Lutsch & Wm O Sevecke to Hohenzollern Und Unterfrauen Kranken Unterstuetzungs Verein, 150 E 85. 3,000

112TH st, 160 E (6:1639), ss, 245 w 3 av, 25x100.11; Aug20; Aug21'12; 3y5%; Elias A Cohen to Wm H Brearley, Orange, NJ, gdn Aimee L Rossignot, 18,000

113TH st, 240 W (7:1828), ss, 300 w 7 av, 17x100.11; ext of \$12,000 mtg to Aug15'17 at 5%; Aug15; Aug16'12; Moritz Koppe with Carrie Tencoon, 112 E 81. nom

113TH st, 243 W (7:1829), ns, 375 w 7 av, 50x100.11; ext of \$60,000 mtg to Aug19'17 at 5%; Aug19; Aug21'12; Lawyers Title Ins & Trust Co with Max & Josephine Beck. nom

116TH st, 246 W (6:1665), ss, 87 w 2 av, 23x100.11; pr mtg \$—; Aug20; Aug21'12; due, &c, as per bond; Santa wife Jno Rumore to Anna Hess, Paterson, NJ. 1,000

120TH st, 84 W, see Lenox av, 196-8.

120TH st, W (7:1962), ss, 150 e Ams av, 150x100; ext of \$225,000 mtg to Aug15'17 at 5%; Aug15; Aug16'12; Middletown Savgs Bank with Jos H Davis Bldg Co. nom

120TH st W (7:1962), ss, 150 e Ams av, 150x100; certf as to amt due on mtg; Aug14; Aug16'12; Jno A Philbrick & Bro, a corp, to whom it may concern. nom

125TH st, 254 E (6:1789); ext of \$7,000 mtg to Aug20'15 at 6%; Aug20; Aug22'12; Fredk A Lutz with Morris Schoenholtz, 564 W 149. nom

130TH st, 43 W (6:1728); ext of \$10,700 mtg to May16'15 at 5%; Aug19; Aug20'12; Estate Simon Borg with Margt Gallagher, 343 W 130. nom

130TH st, 31 E (6:1755), ns, 75 w Mad av, 17.6x99.11; Aug19; Aug20'12; due, &c, as per bond; Jno J Long to Julia J O'Connor, 37 W 130. 8,000

131ST st W (7:1915), ss, 225 e 7 av, 42.11x99.11; ext of mtg for \$2,500 to Apr12'14, 6%; July31; Aug20'12; Emilie Fournier, 75 W 44, exr Heloise Leroy with Congregation Anshe Emeth, a corp. nom

133D st W (7:2000), ns, 325 e 12 av, 125x99.11; PM; Aug8; Aug17'12; due, &c, as per bond; Dorothy Realty Co to O'Donohue Estates, a corp, 88 Front. 37,500

133D st W (7:2000), same prop; certfas to above mtg; Aug8; Aug17'12; same to same.

133D st, 66 W (6:1730), ss, 135 e Lenox av, 25x99.11; pr mtg \$14,000; Aug21; Aug22'12, due, &c, as per bond; Chas Willins, Englewood, NJ, to Hamilton F Dean, 214 E 31. 1,500

133D st, 152 W (7:1917), ss, 487.6 w Lenox av, 12.6x99.11; Aug15; Aug16'12; installs, 6%; Jas H Miller to Bronx Security & Brokerage Co, 258 E 138. 600

133D st W (7:2000), ns, 325 e 12 av, 125x99.11; pr mtg \$37,500; Aug8; Aug19'12; 1y6%; Dorothy Realty Co to Alfd C Gants, 900 Ogden av. 4,000

133D st W (7:2000), same prop; certf as to above mtg; Aug16; Aug19'12; same to same.

134TH st, 206 W (7:1939), ss, 118 w 7 av, 17x99.11; estoppel certf; June28; Aug16'12; Abr Katz to Rose Bederberg, 313 W 116. nom

134TH st, 121 W (7:1919), ns, 325 w Lenox av, 25x99.11; pr mtg \$19,000; Aug19; Aug20'12; 1y6%; Danl V McCarthy to Margt A Laphy, Trucksville, NY. 3,579

135TH st, 602 W (7:2001), ss, 100 w Bway, 38.7x99.11; ext of \$42,000 mtg to Sept20'15 at 5%; Aug14; Aug19'12; Egbert B Seaman with Jos Rosenthal, 1397 Mad av, & Jacob Grotta, 600 West End av. nom

135TH st, 103 W (7:2007), ns, 100 w Lenox av, 25x99.11; PM; pr mtg \$20,000; Aug6; Aug16'12; due, &c, as per bond; Trstes for the Corporation of the African Methodist Epis Church in City NY to Annie Lubliner, 2441 7 av et al. 4,600

135TH st, 103 W (7:2007), ns, 100 w Lenox av, 25x99.11; ext of \$20,000 mtg to Sept21'15 at 5%; July29; Aug16'12; Bertha Johnson with Annie Lubliner, 2441 7 av et al. nom

135TH st, 101 W (7:2007), ns, 75 w Lenox av, 25x99.11; PM; pr mtg \$21,000; Aug6; Aug16'12; due, &c, as per bond; Trstes for the Corporation of the African Methodist Epis Church in City NY to Annie Lubliner, 2441 7 av et al. 3,600

143D st W, see Lenox av, see Lenox av, 654.

144TH st, 562 W, see Bway, 3512-8.

146TH st, 222-4 W (7:2031), ss, 300 w 7 av, 37.6x99.11; pr mtg \$—; Aug14; Aug16'12; due, Mar15'17, 6%; Chanticleer Realty Co to Cooper Realty Co, 26 Exch pl. 10,960.57

146TH st, 222-4 W (7:2031); certf as to above mtg; Aug14; Aug16'12; same to same.

146TH st, 222-4 W (7:2031), ss, 300 w 7 av, 37.6x99.11; Aug14; Aug16'12; 5y5%; Chanticleer Realty Co to Mary E Miller at Smithtown Branch, LI. 30,000

146TH st, 222-4 W; certf as to above mtg; Aug14; Aug16'12; same to same.

157TH st W (8:2116), ns, 200 e Bway, 125x99.11; ext of \$165,000 mtg to Aug14'17 at 5%; Aug14; Aug16'12; Lawyers Title Ins & Trust Co with Irving Judis Bldg Constn Co. nom

166TH st, 451-9 W (8:2111), nwc Colonial pkway, 195.1x166.9 to 167th (Nos 440-50), x231x40.8; ext of \$5,000 mtg to Feb16'13, at 6%; Aug16; Aug20'12; State Bank with Jacob Starkman, 158 E 106. nom

167TH st, 440-50 W, see 166th, 451-9 W.

178TH st, 600 W, see St Nicholas av, 1351-9.

Amsterdam av, 856 (7:1873), swc 102d (No 200), 25.11x82.7x28x93.4; ext of \$35,000 mtg to Aug12'17, at 4½%; Aug12; Aug20'12; Title Guarantee & Trust Co with Cushman Globe Co, 415 Ams av. nom

Audubon av, 382 (8:2157), ws, 18 n 184th, 17.10x60; PM; pr mtg \$3,500; July1; Aug16'12; 1y5%; Bertha A Lawrence, Englewood, NJ, to Bertha H Heintz, 558 W 161, 1,200

Broadway, 3512-8 (7:2075), see 144th (No 562), 99.11x100; ext of \$175,000 mtg to Nov1'15, at 6%, until Nov1'12, & 5% thereafter; Aug15; Aug20'12; Arthur Bookman with Met Life Ins Co, 1 Mad av. nom

Broadway, 2688-90 (7:1874), see 103d; sal L8; Aug21; Aug22'12, demand, 6%; Maurice Quinlan to Lion Brewery, 104 W 108. 6,500

Convent av (7:1970), ws, 225 s 133d, 104 x127.5x100x101.1; PM; July19; Aug16'12; 2y5%; Elias A Cohen, 49 W 113 to Jos H McGuire, New Rochelle, NY, & ano, exrs, &c, Jos McGuire. 40,000

Convent av (7:1970), ws, 200 s 133d, 25 x101.1x25x100; PM; Aug20; Aug21'12; 3y 5%; Elias A Cohen to Jno Robertson, 2210 Andrews av & ano. 7,500

Lenox av, 196-8 (6:1718), see 120th (No 84), 37.2x85; pr mtg \$45,000; Aug19'12; due, &c, as per bond; Mathilda White to Julius White, 255 W 108. 5,000

Lenox av, 654 (6:1740), see 143d, 24.11x 85; pr mtg \$18,000; Aug1; Aug19'12; due, Dec1'12, 6%; Kath H Schaeffer, Huntington, LI, to Harry S Frost, 4610 12 av, Ekllyn. 2,715

Lenox av, 413 (7:1915), ws, 23.7 s 131st, 25.5x90; pr mtg \$13,000; Aug15; Aug21'12; 3y6%; Geraldine M Brosseau to Mary E Bond Foote, 122 Lex av. 2,500

Lexington av, 884-6 (5:1400), sal L8; Aug20; Aug21'12, demand, 6%; Patk C Myers to Geo Ehret, 1197 Park av. 4,000

Lexington av, 820-2 (5:1397), swc 63d, 41.11x80; Aug20'11; 3y5%; Anita M Cahill to Emigrant Indus Savgs Bank, 5,000

Madison av, 1980 (6:1751), ws, 60 n 126, 20x85; PM; pr mtg \$12,500; Nov14'11; Aug22'12, 2y6%; Bernhard Moral to Cath L Thomas, West Hoboken, NJ. 2,500

Park av, 929-31 (5:1509), es, 51.1 s 81st, 53.3x100; bldg loan; Aug21; Aug22'12, due Oct1'17, 6%, until completion of bldg, & 5½% thereafter; Nine Hundred and Twenty-nine Park Av Co to Met Life Ins Co, 1 Mad av. 265,000

Park av, 929-31; certf as to above mtg; Aug21; Aug22'12; same to same.

**Post av** (8:2221), nwc Hawthorne, 100x100; Aug19'12; 3y5%; Jno H Knapp to Emigrant Indus Savgs Bk, 51 Chambers, 6,000

**St Nicholas av, 842** (7:2067), es, 25.4 n 152d, runs n21.1x67.7x21.6xw11x52 to beg; Aug19'12; due, &c, as per bond; Pincus Lowenfeld & Wm Prager to Title Guarantee & Trust Co, 10,000

**St Nicholas av, 1351-9** (8:2144), swc 178th (No 600), 94.11x100; pr mtg \$193,000; Aug14; Aug16'12; 2y6%; Brendan Trading Co at Norwich, Conn., or 165 Bway, to Thos Smith Constn Co, 2391 Walton av, 12,000

**St Nicholas av, 1351-9**; certf as to above mtg; Aug14; Aug16'12; same to same.

**St Nicholas av, 1351-9**; ext of \$158,000 mtg to Aug15 at 5%; Aug15; Aug16'12; Germania Life Ins Co with Brendan Trading Co, 165 Bway, nom

**Vermilyea av** (8:2233), ns, 350 e Dyckman, runs e50xn168.3xw25x19xw25x150 to beg; pr mtg \$41,000; Aug20; Aug21'12; due, Dec1'15, 6%; Bendheim Constn Co to Albt D Kubie, 329 E 69, 5,000

**Vermilyea av** (8:2233), same prop; certf as to above mtg; Aug20; Aug21'12; same to same.

**Vermilyea av** (8:2233), ns, 400 e Dyckman, runs e50xn168.3xw50x168.9; pr mtg \$41,000; Aug20; Aug21'12; due, Dec1'15, 6%; Bendheim Constn Co to Albt D Kubie, 329 E 69, 5,000

**Vermilyea av** (8:2233), same prop; certf as to above mtg; Aug20; Aug21'12; same to same.

**Wadsworth av** (8:2145), ws, 24.11 n 176th, 75x100; bldg loan; pr mtg \$14,000; Aug20; Aug21'12; demand, 6%; Sterling Bldg & Operating Co to Mary E Taylor, 33 W 90, 18,000

**Wadsworth av** (8:2145), same prop; certf as to above mtg for \$18,000; Aug20; Aug21'12; same to same.

**West End av, 195** (4:1180), swc 69th (No 300), 25.5x100; PM; Aug20; Aug22'12, due, &c, as per bond; Lyman Bldg Co to Henry Goebel, 1658 Woodhaven av, Woodhaven, LI, 20,000

**West End av, 195**; certf as to above mtg; Aug16; Aug22'12; same to same.

**1ST av, 1213-5** (5:1440), ws, 61.11 s 66th, 38.6x100; also 68TH ST, 404 E (5:1462), s s, 113 e 1 av, 25x55.4; also 69TH ST, 405 E (5:1464), ns, 113 e 1 av, 25x100.4; 1-18 pt; AT; Aug16; Aug17'12; 1y6%; Clarence Budelman heir Margaretta Stuve to Mary A Bressell, 174 W 95, 650

**1ST av, 1213-15** (5:1440); also 68TH ST, 404 E (5:1462); also 69TH ST, 405 E (5:1464); sobrn agmt; Aug20; Aug22'12; Jno M Wellbrock with Mary A Bressell, 174 W 95, nom

**2D av, 1585** (5:1528), ws, 22 n 82d, 29.1x57; PM; pr mtg \$15,000; Aug15; Aug16'12; due, &c, as per bond; Julia Mesko to Minna Pincus, 199 E 76, 3,000

**4TH av, 386** (3:857), leasehold; Aug15; Aug21'12; demand, 5%; Jos Poppe to Henry Wellbrock Co, 232 Greenwich, 5,000

**5TH av, 2166** (6:1730), str Lvs; Aug16; Aug19'12; installs, 6%; Ray Levit, 402 So 5th, Bklyn, to Ignatz Hertz, 1 W 133, 1,850

**5TH av, 1378** (6:1598), ws, 25.5 n 114th, 25x100; pr mtg \$24,000; Aug20'12; 3y6%; Moritz Gidion to Elise Schumacher, 690 E av, 5,000

**5TH av, 375** (3:865), es, 25.3 n 35th, 24.6x100; leasehold; pr mtg \$17,500; Aug20; Aug21'12; due as per bond 6%; Mary E Crocker, doing business as Mrs W B Crocker to Nathan Sobel, 410 Riverside dr, 10,000

**5TH av, 375**; certf as to amt due on mtg; Aug16; Aug21'12; Danl Neuman to Nathan Sobel, 410 Riverside dr, nom

**6TH av, 140-2** (2:574), es, 90.8 n 10th, 64.6x121x60.4x irreg; sobrn agmt of judgment for \$45,621.17 to mtg for \$115,000; Aug14; Aug16'12; Dennis A Harrington with Emigrant Indus Savgs Bk, 51 Chambers, nom

**6TH av, 350** (3:823), es, 49.4 s 22d, 24.8 x59; Aug19; Aug20'12; 3y—% as per bond; Chas J & Frank R Ritter, Agnes J Herring & Jas F Horan trstes Eliz M Ritter to Bond Mort & Securities Co, 22 Exch pl, 2,500

**8TH av, 320** (3:775), sec 26th; leasehold; Aug20; Aug21'12; demand, 6%; Patk A Gailagher to Clausen-Flanagan Brewery, a corp, 441 W 25, 8,000

**9TH av, 734** (4:1040), es, 111.10 n 49th, runs e78xn3.6xw21.2xw80 to pt 80 e 9 av n18.2xw80 to 9 av xs22.7 to beg; PM; Aug16'12; due, &c, as per bond; Gus W Solkey, 503 W 170 to Jno E Wigger, 9 Gaston av, Jamaica, LI, & ano, 20,000

**9TH av, 855-7** (4:1065), ws, 55.5 s 56th, 45x100; Aug22'12, 5y5%; Theodore I Jacobus, 336 E 50, to Edith N Wharton, 23 Rue de Varenne, Paris, France, 48,000

**9TH av, 855-7**; pr mtg \$48,000; Aug14; Aug22'12, due Jan1'13, 6%; same to Ida Kempner, 131 Riverside dr, 4,000

**9TH av, 855-7**; pr mtg \$52,000; Aug22'12 2y6%; same to Julius Werner, 20 E 93, 6,500

**11TH av** (3:674), ws, 94.4 s 29th, 24.8 x100; also 29TH ST (3:674), ss, 100 w 11 av, 75x98.9, given in exchange for a mtg covering 361-3 W 28; pr mtg \$37,000; Aug6; Aug22'12; due June8'13, without interest; Devonshire Realty Co to Gertrude R Hamilton, 97 Central Park West, & ano, 10,000

**11TH av & 29TH st W** (3:674); same prop; sobrn agmt; Aug5; Aug22'12; Annie Huss with same, nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chattel mtg** (miscel); certf as to mtg for \$1,000 to secure note of \$1,000; Aug5; Aug16'12; Jno W Kelly Co to Rathbun & Bird Co, 8-10 Dutch, nom

**Car lease & general mtg** (miscel) & railroad equipment, agmt, &c; Edw T Stotesbury of Philadelphia, Pa, by Arthur E Newbold, atty, lessor, with Erie R R Co; Aug1; Aug23'12; 10y4½%, gold certificates 2,150,000

**Car lease, &c** (miscel); same prop; agmt as to asn LS, &c; same to Commercial Trust Co as TRSTE for holders of said certificates of said R R; Aug2; Aug22'12, nom

**Certf** as to chattel mtg for \$3,000 covering chattels at 116 Bowery; Aug21; Aug22'12; Luhrs Hotel Co to H & H Reiners, a corp, nom

**Long Island City, B of Q** (miscel), certf as to mtg for \$54,000; Aug19; Aug22'12; Steinway Ave Constn Co to Margt S Manson & Louise M Higham, nom

**Property in Republic of Cuba** (miscel); certf as to mtg for \$400,000; Aug14; Aug16'12; Flora Sugar Co, a corp, to City Trust Co of Boston, Mass, nom

## MORTGAGES.

### Borough of the Bronx.

**Allen pl, see Delavelle av**, see Delavelle av, sec Allen pl.

**Allen pl, see Delavelle av**, see Delavelle av, sec Allen pl.

**Barretto st, sve Home**, see Home, swc Barretto.

**Carroll st, nec City Island av**, see City Island av, nec Carroll.

**Echo pl** (11:2809), ss, 115.10 w Anthony av, 20.10x100; June28; Aug22'12; 5y5½%; John Andre to Wm D Lent, 121 Park av, 5,500

**Elizabeth st** (\*), ss, 100 e Elliott av, 25x100; ext of \$4,000 mtg to July6'17 at % as per bond; July3; Aug22'12; Eugene A Hackett with Lawrence McWhannel, 3213 Barker av, nom

**Hoffman st** (11:3054), ws, 45.4 s 187th, 25x94.11; bldg loan; Aug14; Aug19'12; demand, 6%; Arthur Av Realty & Constn Co to Jas G Wentz, 335 West End av, 15,000

**Hoffman st** (11:3054), same prop; certf as to above mtg; Aug14; Aug19'12; same to same.

**Hoffman st** (11:3054), ws, 170.6 s 187th, 25x94.10; Aug22'12; due &c as per bond; Reuben E Fichthorn to Title Guar & Trust Co, 1,000

**Home st** (11:2993), ns, 50.4 w Bryant av, 25.2x100.3x25x97.5; PM; Aug16; Aug17'12; due, &c, as per bond; Mary E McNamara to Title Guarantee & Trust Co, 1,500

**Home st** (10:2719), swc Barretto, 94x98.10x84.11x109; pr mtg \$90,000; Aug15; Aug16'12; 1y6%; Home-Fox Co, 2243 Bway to Alex Pfeiffer, 50 E 96, 12,000

**Home st** (10:2719), same prop; certf as to above mtg; Aug15; Aug16'12; same to same.

**Home st** (10:2719), same prop; sobrn agmt; Aug15; Aug16'12; Hamilton Holding Co with City Mtg Co, 15 Wall, nom

**Home st, 1071** (10:2694), ns, 140.7 w 169th, runs w60.1xw19.7xsw25xse9.5x49.2 to st x25 to beg; ext of \$1,600 mtg to July15 at —% as per bond; Aug20'12; Frieda Engel with Emil Singer, 120 9 av, nom

**Jackson st** (\*), es, 250 s Starling av, 50x108; Aug13; Aug16'12; 1y6%; Robertina S Kornstedt to Wm J Reed, 232 E 198, 540

**Jennings st, sve Longfellow av**, see Longfellow av, swc Jennings.

**Kelly st, 1122-4**; agmt changing time of payment of mtg; Aug14; Aug16'12; Jus Realty Corpn with Max Edison, 774 Hewitt pl, nom

**Main st** (\*), es, lot 6 map prop Levinia E Bell, City Island, 25x100 to rd 20 ft wide, except part for Main st; Aug5; Aug22'12, 3y5%; Chas A Tier to John Bussing Jr, 205 E Lincoln av, Mt Vernon, NY, 2,500

**Poplar st** (\*), ss, 101.8 w Chauncey, 50.10x45.11x50x55.5; Aug21; Aug22'12, 3y5½%; Philip H Krausch to Wm F Kuntz, 228 Jefferson av, Richmond Hill, NY, 1,500

**Seminole st** (\*), ns, 80 e Eastchester rd, 50x100; PM; Aug9; Aug22'12, 3y5½%; Kath E Martin to Hudson P Rose Co, 32 W 45, 810

**Simpson st, 1121** (10:2719), nwc 169th (No 941), 71.8x36.7x36.7x71.8; bldg loan; Aug19; Aug21'12; 5y6% until completion of bldg & 5% thereafter; McCarthy-Macy Co to Title Guar & Trust Co, 13,000

**Simpson st, 1121**; certf as to above mtg; Aug19; Aug21'12; same to same.

**Willow la, nes**, see Eastern Blvd, nws, 284.2 n Willow la.

**136TH st, 407 E** (9:2281), ns, 75 e Willis av, 25x100; ext of 12,000 mtg to May28'15 at 5%; May28; Aug21'12; Harold M Sill & ano trstes Amelia W Dougherty with Abbie A O'Rourke, nom

**137TH st, 639 E** (10:2550), ns, 137.6 w Cypress av, 37.6x100; PM; pr mtg \$—; Aug15; Aug20'12; due, Feb15'14, 6%; Bos-cobel Bldg Co, 45 Bway, to Progress Holding Co, 31 Nassau, 6,000

**156TH st E, sve Courtlandt av**, see Courtlandt av, swc 156th.

**157TH st E** (9:2360), ss, 100 w St Anns av, 75x75x77.10x95.11; PM; July18; Aug22'12, 3y6%; Chas Dammeyer, 440 E 156, to Edwin S S Sunderland, 420 W 121, 8,000

**161ST st E, nec Jackson av**, see Jackson av, nec 161.

**169TH st, 907 E** (10:2719), nws, 193.6 n w Barretto, 20.7x—x22.5x75.7; pr mtg \$—; Aug16; Aug17'12; installs, 6%; Anna wife of & Henry Feldman to Myron Straus, 6 Storm av, Arverne, LI, 240

**169TH st, 941 E**, see Simpson, 1121.

**173D st E, nec Bryant av**, see Bryant av, nec 173.

**176TH st E** (11:2900), ss, 80.1 w Park av, 50x108; May3; Aug19'12; due, &c, as per bond; Wm C Bergen to Mt St Vincent Co-oper Bldg & Loan Assoc'n, 531 Tremont av, 6,000

**178TH st E, nec Mapes av**, see Mapes av, 2000.

**179TH st, E** (11:3109), ns, 110.3 e Prospect av, 40x29.6; Aug15; Aug16'12; due, &c, as per bond; Carl F Muxoll to Mary Billy, 1431 Minford pl, 3,000

**180TH st E** (11:3069), ss, abt 125 w Hughes av; also at w boundary line land Saml Ryer Homestead, as on map Saml Ryer Homestead, runs s— to ns lot 53 on said map x— to lot58 said map x— to st xw180 to beg; pr mtg \$5,600; July26; Aug20'12; due &c as per bond; Pasquale D'Auria to Wm A Cameron, 50 E 196, 5,100

**181ST st E** (11:3134), ns, 283.7 e Vyse av, 58.7x84x46.6x80.11; bldg loan; Aug16; Aug19'12; 1y6%; Red Realty Co to Greenwich Mort Co, 391 E 149, 30,000

**181ST st E** (11:3134), same prop; certf as to above mtg; Aug16; Aug19'12; same to same.

**193D st, 357 E** (12:3276), ns, 154 e Marion av, 45.4x75.2x41.1x76.5; PM; pr mtg \$22,000; Aug15; Aug16'12; 5y6%; Saml Pichl, 448 St Nicholas av, to Jno Boyland Co, 2302 Andrews av, 3,000

**214TH st E** (\*), ss, 142 w Barnes av, 25x100; Aug19; Aug20'12; due &c as per bond; Rosina Devita & Raffaele Cossa to Veneranda Bilotti, 3548 Holland av, 700

**225TH st E** (\*), ss, 236.3 w Paulding av, 25x109.6; pr mtg \$3,600; Aug7; Aug16'12; 1y6%; Wm Ringelstein to Geo Hauser, 1462 St Lawrence av, 900

**225TH st E** (\*), ss, 261.3 w Paulding av, 25x109.6; pr mtg 13,600; Aug7; Aug16'12; 1y6%; Wm Ringelstein to Geo Hauser, 1462 St Lawrence av, 850

**261ST st W** (13:3423), nwc Av Von Humboldt, 50x100; Aug15; Aug16'12; 3y6%; Honora E White, 21 W 101 to Warren B Sammis, Huntington, LI, 2,000

**Anthony av, es, abt 97.7 n 174th**, see Carter av, ws, 97.7 n 174.

**Av Von Humboldt, nwc 261st**, see 261st W, nwc Av Von Humboldt.

**Bathgate av** (11:3049), ws, 135 s 182d, 67x155; Aug19; Aug20'12; due &c as per bond; Jacob, Chas & Franziska Beckmann exrs & David Beckmann to Title Guar & Trust Co, 8,000

**Bryant av** (11:3131), nws, 22.6 s 179th, 94.3x118.1x94.7x117.4; Aug19'12; 5y5%; Lillian M Williams to Arthur A Fowler, 111 E 61, 14,000

**Bryant av** (11:3001-3002), nec 173d, runs n24.9xne30.11xn70.7x41.9 to 173d xw100 to beg; bldg loan; Aug20; Aug21'12; demand; 6%; Cieri Constn Co to Atlantic Mtg Corp, 20 Nassau, 30,000

**Bryant av** (11:3001-3002); same prop; certf as to above mtg; Aug20; Aug21'12; same to same.

**Cambreling av** (12:3273), nwc Pelham av, runs n 148.7xw100xs50xe60xs106.4 to av x64.9 to beg; pr mtg \$8,500; Aug15; Aug16'12; due, &c, as per bond; Terrace Constn Co to Jos G Blonstein, Bayonne, NJ, 1,500

**Cambreling av** (12:3273), same prop; certf as to above mtg; Aug14; Aug16'12; same to same.

**Carter av** (11:2890), same prop; certf as to mtg for \$5,000; Aug19; Aug21'12, same to same.

**Carter av** (11:2890), ws, 97.7 n 174th, 50x122.6 to es Anthony av x50.1x116.10; pr mtg \$35,000; Aug20; Aug21'12; 2y6%; Jos Diamond Constn Co to Herman Meyer, 295 1 av, 5,000

**City Island av** (\*), nec Carroll, 116x150, City Island; Aug21'12; due, &c, as per bond; Wilson P Billar to H Schieffelin Sayers trste H Cruger Oakley, 107 Rochelle, City Island, 3,000

**Columbus av** (\*), ns, 275 e Rose, 25x100; Aug19'12; 3y6%; Jas P Molloy to Arthur M Silber, 3 Manhattan av, Rochelle Park, New Rochelle, N. Y. 500

**Courtlandt av** (9:2415), swc 156th, 49x99.7x48.11x99.7; pr mtg \$—; Aug15; Aug16'12; due, &c, as per bond; Hubener-Escher Co to Manhattan Mtg Co, 200 Bway, 48,000

**Courtlandt av** (9:2415), same prop; certf as to above mtg; Aug15; Aug16'12; same to same.

**Delavelle av** (\*), sec Allen pl, 25x100; Aug17; Aug19'12; 3y6%; Francesco Petraglia to Wm H Stewart, 375 Madison, Bklyn, 1,200

**Delavelle av** (\*), sec Allen pl, 25x100; sobrn agmt; Aug19; Aug22'12; Hudson P Rose Co with Wm H Stewart, 375 Madison, Bklyn, nom

**Eastern Blvd** (\*), nws, 284.2 n Willow la, runs n175xsw307.6 to nes Willow la, x se100xe200 to beg; Aug14; Aug16'12; 5y6%; Colorado Realty Co to Commonwealth Savings Bank, 2007 Ams av, 16,000

**Eastern Blvd** (\*), same prop; certf as to above mtg; Aug12; Aug16'12; same to same.

**Evergreen av** (\*), es, 104 n Westchester av, 200x100; bldg loan; Aug19; Aug20'12; demand, 6%; Pew Realty Corp to City Mtg Co, 15 Wall, 110,000

**Evergreen av (\*)**, same prop; certf as to above mtg; Aug19; Aug20'12; same to same.

**Evergreen av (\*)**, es, 104 n Westchester av, 5 lots, ea 40x100; 5 PM mtgs, ea \$5,000; pr mtg covering entire premises \$110,000; Aug19; Aug20'12; 3y6%; Pew Realty Corp to American Real Estate Co, 527 5 av. 25,000

**Evergreen av (\*)**, es, 104 n Westchester av, 200x100; sobrn agmt; Aug10; Aug20'12; American Real Estate Co with City Mort Co, 15 Wall. nom

**Glebe av (\*)**, es, 152 s Lyon av, Westchester; certf as to mtg for \$4,250; Aug 15; Aug16'12; Jno Boyland Co to Frank H Quimby exr Sarah A Nichols. —

**Glebe av (\*)**, nws, 100 ne Grace av, 75x100; Sept27'07; Aug21'12, 2y5%; Wilfred Lamothe to Hippolyte Lamothe Jr. 550

**Grant av (\*)**, ws, 225 n John, 25x168.11x 27.5x180.3; Aug20; Aug22'12, 2y6%; Henry V Becher to Madeline Lindner, 1180 Jackson av. 1,000

**Grant av (\*)**, ws, 200 n John, 25x180.3x 27.5x191.7; Aug20; Aug22'12, 2y5%; Henry V Becher to Magdalena Erzer, 1180 Jackson. 1,000

**Hoe av (11:2987)**, es, 300 s Jennings, 50x100; pr mtg —; Aug 21; Aug22'12; due &c as per bond; O'Rourke Bros Co to Manhattan Mtg Co, 200 Bway. 35,000

**Hoe av (11:2987)**, same prop; certf as to above mtg; Aug21; Aug22'12; same to same.

**Hoe av (11:2987)**, same prop; sobrn agmt; Aug19; Aug22'12; Kath Lurch with Jno O'Rourke, 3185 Hull av & O'Rourke Bros Co, 1901 Bathgate av. nom

**Hollers av (\*)**, ns, 75 e Delavelle av, 25 x100; sobrn agmt; Aug17; Aug19'12; Hudson P Rose Co to Kath G Boland, Tuckahoe, NY. nom

**Hollers av (\*)**, ns, 25 w Delavelle av, 25x100; Aug16; Aug19'12; 3y6%; Donato Grieco to Jane E Underhill, 95 Underhill, Yonkers. 2,300

**Hollers av (\*)**, ns, 75 e Delavelle av, 25 x100; Aug6; Aug20'12; 3y6%; Francesco & Salvatore Di Piero to Kath G Boland, Tuckahoe, NY. 2,000

**Jackson av (10:2648)**, nec 161st, 75x21; Aug20; Aug21'12; due &c as per bond; Harry Buchalter to Title Guar & Trust Co. 5,500

**Jerome av (11:3202)**, ws, 162.7 s Kingsbridge rd; 100x114.1x100x114.8; PM; pr mtg \$96,000; Aug20; Aug21'12; due Marl'13, 6%; Magda Operating Co to Harry B Davis, at Mt Vernon, NY. 12,300

**Jerome av (11:3202)**, ws, 162.7 s Kingsbridge rd, 100x114.1x100x114.8; bldg loan; Aug19; Aug20'12; demand, 6%; Magda Operating Co to City Mtg Co, 15 Wall. 96,000

**Jerome av (11:3202)**, same prop; certf as to above mtg; Aug20'12; same to same.

**Katonah av (12:3381)**, ws, 25 n 241st, 75x85, except part for Mt Vernon av; agmt apportioning mtg; Aug19; Aug20'12; Jno Bussing Jr with Alice Cunneen, 271 E 238. nom

**Kingsbridge rd (\*)**, nws, 39.10 ne 4 av, 32x48.6x25x68.7; July1; Aug20'12, 3y6%; Rachele La Porta, also known as Rachele Gambacorta to Jennie Sealy, 1700 Holland av. 2,500

**Longfellow av (11:2999)**, swc Jennings, 50x100; Aug16; Aug17'12; due, &c, as per bond; Eliza Crimmins, 1453 Longfellow av to Sarah J Maxwell, Interlaken Post Office, Stockbridge, Mass, gdn Wellwood H Maxwell & ano. 10,500

**Mapes av, 2000 (11:3107)**, nec 178th, 114.6x145.2x114.8x145.2; bldg loan; Aug15; Aug19'12; demand, 6%; Jos Diamond Constn Co to City Mtg Co, 15 Wall. 130,000

**Mapes av, 2000**, same prop; certf as to above mtg; Aug19'12; same to same. —

**Maple av (\*)**, ws, 50 n 211th, 25x100; Aug1; Aug16'12; due, &c, as per bond; Francesco Romano to Henry C Merritt, 222 E 49. 1,500

**Melville av (\*)**, ws, 322 s Van Nest av, 50x100; Aug15; Aug16'12; 3y6%; Gervaso Silvani to Edw McK Whiting gdn Jno S Wilson, 606 W 116. 5,500

**Melville av (\*)**, same prop; sobrn agmt; Aug15; Aug16'12; same & Jas Faulkner with same. nom

**Morris Park av, 763 (\*)**, ns, 615 e White Plains rd, 25x70; pr mtg \$3,000; Aug15; Aug16'12; due, &c, as per bond; Jacob Lang to Henry Storck, 3087 Decatur av. 600

**Netherland av, late Babeock av (13:-3426)**, cl abt 484 s 261st, 100x106.6x100x 132.5; pr mtg \$700; Aug15; Aug16'12, 2y 6%; Jas Devaney to Ruby H Popper, 3,000 W 3, Coney Island, NY. 2,000

**Ogden av, 1049 (9:2525)**, sal Ls; Aug14; Aug20'12; demand, 6%; Eliz C Knox to A Hupfel's Sons, 842 St Ann's av. 2,900

**Pelham av, nwc Cambreling av**, see Cambreling av, nwc Pelham av.

**Prospect av, 719 (10:2675)**; ext of \$2,000 mtg to Marl'14 at 6%; July8; Aug20'12; Geo R Langtree with Jacob Rumpf, 719 Prospect av. nom

**St Anns av, 736 (10:2617)**, ext of \$11,500 mtg to May26'14 at 5%; May26; Aug21'12; Nicholas Klippel et al exrs Margaretha Ley with Louis Hausler. nom

**St Ann's av, 736 (10:2617)**, es, 50 s 156th, 25x90; PM; pr mtg \$11,500; Aug20'12; 3y 5½%; Myles Ambrose to Louis Hausler, 2140 Wash av. 2,500

**Sedgwick av (12:3263)**, ws, 625.8 n 238th, 25x127.3x26x124.5; PM; July17; Aug 17'12; 3y5½%; August F Luca, Bklyn, to Adam Wiener, ref, 348 C P West. 1,350

**Southern blvd (11:2978)**, ws, 155.5 n 173d, 84x50; bldg loan; Apr19; Aug16'12; demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 38,000

**Southern blvd (11:2978)**, same prop; certf as to above mtg; Aug16'12; same to same.

**Southern blvd (10:2683)**, ns, 100 w Av St John, 150x115; PM; Aug15; Aug16'12; 5y5%; Theo Haebler to Speedway Realty Co, 31 Nassau. 22,000

**Starling av (\*)**, ns, 25 w Olmstead av, 100x100; Aug19; Aug20'12; due Aug1'15, 6%; Westchester Wood Working Co to Geo Hauser, 1462 St Lawrence av. 3,500

**Starling av (\*)**, same prop; certf as as above mtg; Aug19; Aug20'12; same to same.

**Starling av (\*)**, same prop; sobrn agmt; Aug19; Aug20'12; Alex Cruickshank with same. nom

**Tinton av, 774 (10:2655)**, es, 50 s 158th, 16.8x100; PM; pr mtg \$ —; Aug16; Aug 19'12; installs, 6%; Jno McMannus to Ida Brantman, 959 Prospect av. 220

**Topping av, 1762-4 (11:2799)**, es, 255 s 175th, 2 lots, ea 20x95; 2 PM mtgs, ea \$900; 2 pr mtgs \$ — ea; Aug 15; Aug20'12; 5y6%; Harry Wolff to Dakota Realty Co, 2228 Bway. 1,800

**Topping av, 1762-4**; ext of 2 mtgs for \$7,500 ea to Oct20'17 at 5%; June18; Aug 20'12; Jennie S Henssler with Richd D Monaghan, 1231 Atlantic av, Bklyn. nom

**Tremont av (11:2828)**, es, 31.7 w Morris av, 50.1x126.9x53.2x104.11; Aug20; Aug21'12; due &c as per bond; Aug Jacob Constn Co to Title Guar & Trust Co. 38,000

**Tremont av (11:2828)**, same prop; certf as to above mtg; Aug20; Aug21'12; same to same.

**Walton av (11:3185)**, ws, 403.9 n Burnside av, 89.11x104.8x75.9x101.5; PM; pr mtg \$5,875; Aug20'12; due, &c, as per bond; Jno E Scharsmith to Burdick Realty Co, 507 E Tremont av. 4,500

**Washington av, 2170 (11:3049)**, es, 287.6 s 182d, 37.6x134.4x38.1x141.2, except part for Washington av; pr mtg \$28,000; Aug 21; Aug22'12, 2y6%; John Drakard to Wm Buchmiller, 15 Gouverneur pl. 5,000

**Webster av, 1400 (11:2891)**, sal Ls; Aug 20'12; demand, 6%; Benny App to Jacob Ruppert, a corp, 1639 3 av. 3,290.04

**Wendover av, 425 (11:2897)**, ns, 221.11 e Webster av, 37.6x83.7; pr mtg \$21,000; Aug 20; Aug21'12; 2y6%; Jacob Feinberg to Bernard Rauch, 1341 Brook av. 1,500

**White Plains rd (\*)**, ws, 105.1 s Westchester av, 25x164.1x25x164.6; Aug17; Aug 19'12; 3y4%; Omero Caste to Cialdino Lattanzi, 1240 Olmstead av. 1,000

**White Plains rd (\*)**, nws, abt 254 n 241st, 30.2x172x29.1x165.11, except part for rd; Aug15; Aug16'12, 3y6%; Jas F Moore to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 17,000

**Willet av (\*)**, ws, 500 n 216th, 50x99.11, Olinville; bldg loan; Aug17; Aug19'12; 1y 6%, until completion of bldg & 5½% thereafter; Patk F Doris to Title Guarantee & Trust Co. 5,000

**Land at Eastchester**, Westchester Co (file); 3 certfas as to 3 mtgs for \$2,500 ea; June12; Aug20'12; Suburbs Holding Co to Kath G Boland. —

**Lot 108 (\*)**, map (1064A) Subdivision of Plot A of 107 lots Hudson Park; pr mtg \$4,600; Aug14; Aug20'12; 1y6%; Lucia Zinco to Hudson P Rose Co, 32 W 45. 250

**Lot 108 (\*)**, map (1064A), being of Subdivision of Plot A of 107 lots Hudson Park; Aug14; Aug17'12; installs, 6%; Lucia Zinco to N Y Co-oper Bldg & Loan Ass'n, 35 W 125. 4,600





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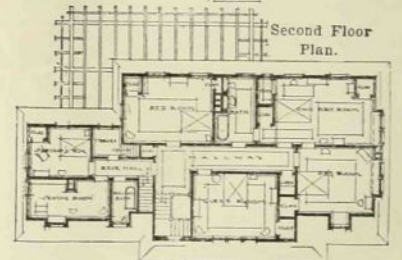
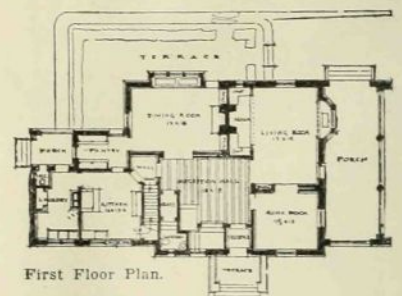
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