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## THE OLD NEW YORK SUBURB AND THE NEW

Small Operators Have Given Way to Large-Scale Enterprises, the Purpose of Which Is to Develop Entire Communities-Selling Methods Changed, Too

By WILLIAM HERBERT

is an interesting fact that at the very time when the movement of population from the centre of the city to the outlying districts is likely to be larger, both absolutely and proportionally, than it ever has been in the history of New York, the suburban development companies are doing more than ever before to attract residents to the open country. They are adopting a much better conceived group of methods to sell their property than was formerly the case, and they are making it both easier and pleasanter for the city resident to move out to the suburbs. These methods have been gradually worked out as the result of a long and trying process of development. They are the consequence of many failures and successes, of much ingenuity and experimentation, and of the necessary employment of constantly larger supplies of capital.

## The Pioneers.

The original exploiter of suburban property was usually a man of small capital, who merely tried to make a quick turn on a rising market. He would purchase an available tract of land, lay out the lines of a few streets, without spending much of anything on the improvement of the property, and then offer the lots for sale. Usually the sale was made at auction, and was widely advertised in the newsapers. An attempt to attract a crowd to the premises was made by hiring a brass band, furnishing food and drink, and sometimes by the offer of transportation. These sales might be attended with a considerable measure of success during a time of rising prices and antecedent public interest, but they obviously constituted a very poor method of developing suburban property and attracting permanent and desirable residents to a particular vicinity. Many of the purchasers were petty speculators, who had no intention of improving, so that this method of development was adapted
only to comparatively cheap property and to distinctly second-rate neighborhoods.

More Responsible Methods.
There succeeded a period in which more responsible methods were used and the appeal was made to a better class of buyers. During this period the average development company was obliged to invest a much larger amount of capital in its business than was formerly necessary. An attempt was made to secure a comparatively attractive piece of property; and this tract was laid out with more or less care, so as to bring out its natural advantages, and


RESIDENCE OF A. SWEITZER. Estates of Great Neck.
offer desirable residential sites. It was fully "improved"; that is, it was provided with all the necessities and conveniences, such as sewers, water, electric light, etc., which modern American house builders cannot do without. In the better class of enterprises restrictions began to be imposed upon the purchasers. They were sometimes required to build within a certain period or to put up a house of not less than a definite cost. Nuisances of all kinds were prohibited. It was gradually learned that a suburban settlement was by way of being a community, and that, if certain common standards were imposed on all purchasers, the result was likely to be a much more substantial success. But such a success implied the investment of a great deal of capital and somewhat slow returns. These methods worked in favor of the large, experienced company, which was developing a number of different tracts at the same time, which knew precisely what conditions to impose, and how much of an investment it could afford to make, and which could afford to maintain a large and efficient selling agency. Increasing Supply.
This phase of suburban development operations was characteristic of the early years of the 20th century. During 1905 and 1906 the companies using these methods in an intelligent and honest manner were extremely prosperous. A period of expanding business coincided with a period of real estate excitement all over the country. In the vicinity of New York real estate on the margin of the city which was suitable for suburban development, or soon would be, advanced rapidly and considerably in price. An unusually large number of small investors were in the market, and an unusually large number of Manhattan residents were being driven from the city by the increase in rents. At the same time, the large demand for suburban lots naturally had the effect of increasing the supply. Many new

an all-year residence at lynbrook, L. I.
tracts were opened up. A large number of new companies went into the business. Competition became severe During a period of large sales, but also of large offerings, competition naturally took the form of a very complete organization of the sales department. In the case of the large companies these departments became very efficient, but they also became very large and very expensive. Lots were sold largely by personal solicitation. The whole effort of the management was directed temporarily, not toward any actual improvement in the character of the lots which they offered for sale, but rather toward the quick disposal of certain goods, which conformed to an established standard

## When the Panic Came

Such was the condition when the panic of 1907 overtook the business of the country and temporarily cut down the sales of the development companies to almost nothing at all. This calamity compelled a radical readjustment of the prevailing methods. The elaborate sales organizations which had been built up to meet the previously prevailing demand were to a considerable extent al lowed to fade away. They became a burden rather than an economy. The weaker companies could not stand the strain and were forced to the wall. The stronger companies, which were carry-


Broadway-Flushing.
Cost, $\$ 15,000$.
ing a large amount of property in the face of a stagnant demand, began inevitably to search for means to stimulate purchases. They sought for means to make their property more attractive than ever to buyers, so that they could create a new market.

Speculative Builders.
The most recent phase of the policy of the suburban development companies has been the result of the foregoing general situation. A large amount of suburban property had been developed, but remained unsold. A still larger amount was available for improvement and would soon come upon the market. The demand for lots picked up after the crisis of the panic passed away, but it was never large enough to make the business of selling easy. A market had to be partly created, and the more enterprising and resourceful of the com-
panies went ahead to accomplish this creative work. They changed their methods in certain essential respects.

## Speculative Builders.

For one thing, they began to offer houses for sale as well as lots. Hitherto they had not come into competition with the speculative builder. The latter had frequently operated on semi-suburban property, but in that case he always built dwellings of substantially the same design in rows and separated only by narrow alleys. The suburban development company had frequently been in this sense a speculative builder, but since 1908 they have become speculative builders in another sense. They have erected houses of individual design on larger pieces of property, which made their


Broadway-Flushing.
Cost, $\$ 7,500$.
appeal to a much more fastidious clientele. They have been obliged, consequently, to exercise their ingenuity more than ever in order to make these houses attractive to buyers. They have been obliged to study the tastes and needs of their clients much more carefully than the ordinary speculative builder was obliged to do. Their purchasers were not forced to accept what the suburban development company offered, as was the purchaser who dealt with the ordinary speculative builder. He had a genuine choice. He had to be more than ever attracted and pleased, and this necessity has resulted in a still further development of the methods of the com-
panies to which we shall turn in the next article of this series.
It is interesting to note also that speculative building in the suburbs, intended to appeal to comparatively well-to-do and fastidious people, has come in just as the speculative building of residences in the heart of the city, intended to appeal the same class of people, has almost entirely ceased. The days when a thousand comparatively expensive private houses were built and sold every year in Manhattan are over. At present there are none built and sold in Manhattan, and very few in the other boroughs. The suburban development companies had the field to themselves. Their only competitors are expensive apartment houses, and in the long run they should be able to get the better of that kind of competition. The pleasing and convenient suburban house, situated


Broadway-Flushing.
Cost, $\$ 10,000$.
in an attractive country and not too remote from Wall street and Broadway, has so many intrinsic advantages over the apartment house in a congested city that the development companies should be able little by little to make serious inroads on its patronage.

## What Rapid Transit Will Do for Queens

"We know as a fact that many large concerns are simply waiting for a closer connection with Manhattan Bor ough to be established to locate their factories and other business interests in Queens," says Borough President Connolly. "These concerns have made inquiries from our Building Bureau and a number of them already have their plans for building prepared and options obtained on the property on which they are locating. They must have the transit, however, as the labor market is in Manhattan and the workingmen will not come to this borough now when they have to pay from sixteen to twenty cents car fare a day."
-About $\$ 37,500,000$ was invested in mortgages in the Borough of Queens last year, the larger part in factories and apartment houses.


WYKAGYL. RESIDENCE OF F. W. LIVINGSTON.

# THE METROPOLITAN OFFICE BUILDING 

A New Building Type Evolved In Consequence of the Demand For Offices Uptown - The Latest Fireproof Construction

LAST year plans were filed for for-ty-eight office buildings to be erected in Manhattan Borough, which was three less in number than were planned during the previous year 1911. But the forty-eight buildings of 1912 will cost nearly eleven million dollars more than the fifty-one that were planned in 1911, showing a remarkable increase in average cost.
The average office building planned last year will cost ere it is completed $\$ 635,000$ for construction alone, while those which were planned in 1911 will cost on the average but $\$ 384,000$. The total estimated cost of the office buildings for which plans were filed during the year 1912 in Manhattan is $\$ 30,501$, 000 , which is to be compared with $\$ 19$, 591,000 , the estimated total cost of the buildings planned in 1911.
The very much larger appropriations of last year furnishes a key to the character of the work now in the hands of contracting builders. It is the heaviest work on the whole that the business community has ever undertaken, and indicates, better than any other one thing that could be pointed to, the higher requirements of the age

Office buildings hold the premiership over all other classes of buildings erected through private enterprises, being the largest and costliest. They must be erected nearly always where the cost of land is greatest, where the most people want to congregate and where the fever of money-getting is highest. They must be erected accord ing to the soundest rules of construction they must be divided by partitions mostly permanent into a great number of office units, and these units must be individually lighted, heated and made easy of access.

## Distinguishing Marks.

An office building being distinct from a store, loft or factory building or workshop of any kind, is taken to mean one that is divided into rooms above the first story, is intended to be used for business purposes and is in no part for living purposes, except by the janitor and his family.
A commercial building of the loft type may under the law occupy the entire lot or lots upon which it stands, but the office building may cover but ninety per cent. of its site, if occupying an inside frontage. Loft buildings must have stouter floors, stairways suited in number and kind to the nature of the occupancy of the building, and recently many laws have been enacted which tend to broaden the difference between the two types of business buildings.

## A Composite Type.

A type of business building has come into prominence recently which is intended in part for offices and in part for salesrooms. Owners will subdivide a building of this sort in a manner to suit tenants, but manufacturing will in no event be permitted. There will be floors devoted exclusively to suites of offices, and floors containing both salesrooms and offices for firms whose fac-


Cass Glibert, Architect THE WOOLWORTH BUILDING.
tories are elsewhere in the city or in distant towns. The new Fourth avenue contains a number of examples of this composite type, buildings which are largely, though not entirely, used for office purposes and which are considered socially superior to the regulation loft building. On Madison avenue, at the southeast corner of 25 th street, facing Madison Square, is an excellent instance of this special class of construction, suited for both offices and salesrooms of the most representative firms the country can produce.

## Economic Duration.

It is a noteworthy fact that several of the earliest examples of office buildings classified as fireproof, having outlived their economic usefulness, are about to be succeeded by modernly contrived skyscrapers. One is the Drexel at the corner of Wall and Broad streets, and another is the Western Union, at Broadway and Dey. These two with the Equitable, which was ruined by fire a year ago, were the first important office buildings of the so-called fireproof class to be erected in New York, Even before the Equitable was burned, the directors had under consideration its replacement with a new building.

The Drexel Building dates from the year 1872, the Western Union from 1873. Forty years of progress has made them obsolete. The Equitable was built in sections, the first in 1870, and George B. Post was architect of the later work, as he was also of the Western Union Building as a whole. In the first section the floors were constructed of common brick arches between iron beams, and furred underneath with metal lath. The minor partitions were of angle iron studs covered with metal lath and plastered.

Fireproof construction has had different meanings in different eras, but always it has meant the least burnable and the best construction of which the times were capable. The Drexel was built as an elevator building, seven stories high, of white marble, the last of the French type of business edifices of note. The Western Union was the first of the really large office buildings ten and a half stories high, equipped with two elevators, one of these a water bal ance (the first in the city), the other a steam elevator. Then came the plans for the Tribune Building (since enlarged and carried higher), the Boreel, which has been replaced by the U. S. Realty Building, the Morse and the original Temple Court, all planned before 1880. Beginning with that year there came in order during the next five years a notable list of office buildings of the new elevator type, but built with solid masonry walls; the United Bank, the Mills and Potter Buildings, the Produce Exchange, the Welles, the Standard Oil and the Washington.

It was the elevator that first taught men to build higher and higher, and the invention of steel skeleton construction which taught them how. After the adoption of the skeleton construction for high buildings, the Columbia Building, at 29 Broadway, was in the opinion of the late William J. Fryer, the most prominent and successful of the skeleton structures erected in New York up to that date. Other cities had been building skyscrapers, too. Other skeleton buildings of greater area and greater height followed in rapid succession, including the Manhattan Life, the American Surety, the Park Row Syndicate Building and the Empire.

## Economic Depreciation.

These brief recollections of the earlier office buildings make plain that they, like every other class of buildings, have been subject to the law of economic depreciation. Built virtually to the limit, as we build now, and no matter how substantially, they yet in instances already numerous enough to prove the rule have become obsolete within about the same length of time as buildings of less substantial construction. In other words, the best buildings of the last generation endured no longer than their predecessors, not so much because of physical deterioration as on account $f$ the irresistible economic forces which New York City has generated as no other metropolis ever has. Time only can tell whether the office buildings of our generation will successfully defy those forces.

A very obvious lesson from the foregoing is that in the financial accounts of every owner and building manager there should be an annual amortization charge for depreciation. Mr. Chesebrough, who has built nine office buildings in very recent years, buildings which exemplified the last word in fireproof construction at the date of their planning, has stated that he has adopted the plan of charging off a certain percentage each year for depreciation.
It is not to be assumed by the reađer
that there is not compensation for the loss of the building in the increased value of the land in the case of office buildings which have been replaced with newer ones; but inasmuch as depreciation is now a recognized force and constitutes a financial outgo, real estate experts have adopted the view that it


McKim, Mead \& White, Architects. the municipal building.
should be estimated and taken into account as well as any other item of profit or loss.

## Safety for the Investment.

An owner of an office building is safe if he has wisely selected his location where men will always want to congregate most. But imagine what would happen in the financial district if, for instance, the Stock Exchange should move uptown. Imagine the chaos in real estate if the New York Central had abandoned the Grand Central Depot at the crisis when it was ordered by the city and state to change its motive power, and do other things which have required the pouring out of money by the millions. Things happen which divert wealth and population from old channels. Just as the Erie Canal and the Panama Canal change commercial currents, so things have happened here in New York which have left sections of the city financially high and dry, and such possibilities should be provided against.

## Elements of Stability.

When office buildings are considered as investments, there are at least two important elements of permanency working in their favor. First, it is certain that there will always be an imperative demand for them. Second, the present type will be practically unchanged in its broad outlines. Apart from bulk and external design, there has been no improvement in planning, constructing and equipping skyscrapers which gives the latest buildings such an advantage over the early examples of the steel skeleton type as to injure their financial chances
by lessening their desirability. And looking forward, it is improbable that there will be any great change in the type in the future.

If a man has placed his building where business wants to be, if he has guarded against any diminution of his light and has heartily complied with the modern laws of fireproof construction and fire prevention, it is unlikely that his investment will be impaired either by loss of tenants or by exactions imposed by municipal boards. The most recent improvement in planning business buildings have been inspired or insisted upon by legislation under the head of fire prevention.

## Protect Your Light.

The conviction seems to have become general that the failure in past times to impose more restrictions by law against building on the full area of the lot without regard to the height of structures is one of the important causes of the failure of many downtown office buildings to show a proper return upon the capital invested. The multiplication of tall buildings on comparatively narrow streets has shut out direct sunlight from many floors above the street level, making it impossible to rent these floors except at heavy concessions. In other words, the reductions in rent required in order to fill a large proportion of the floors of a tall building are frequently so great as to bring down the net income of the building to an unprofitable figure.
An illustration of the importance of good natural light was pointed out by an officer of one of the big lending institutions, who said that he knew of a building in the financial district which, originally a profitable investment, has now ceased to earn more than two and a half per cent. on its cost, including, of course, the site. Its decreased revenue is accounted for partly by heavier taxation, but more especially by lower rentals for the floors from the third to the tenth story. In the case of these floors the light has deteriorated under the gradual substitution of tall buildings for the original low structures on adjacent sites. Because of the concessions on these floors the building rents at an average of only $\$ 1.75$ a square foot per annum, although the average in adjacent better lighted buildings is $\$ 2.50$. In the case of this building, the question has arisen whether it would not pay to shave off ten per cent. of the rear in order to let in more light, and the question has been answered in the affirmative by experts called in for consultation.
If this is true of one building in the financial district, it is undoubtedly true of others. In any event, the time has come, in the opinion of those best informed on renting conditions, for some sort of restriction having for its purpose the protection of light and ventilation in the case of office buildings. Just what the restriction should be is a matter of doubt, but the opinion prevails that the matter should be settled by a committee of disinterested experts.

## The Height of Buildings.

The office building represents the class most concerned by the long continued agitation for some limitation upon either the height or bulk of buildings, but the movement holds nothing ominous for skyscrapers already in being. Whatever consequences there may be in the successful consummation of the movement for restriction will rather fall upon land hereafter to be improved. In any event the well-planned office building will be secure as an investment.
An office building of marked distinction, because of its modernity, uptown situation and special purpose, is the one
completed last year by the United States Rubber Company for its own use. At first the building was intended for loft occupancy in part, which may account for one feature seldom if ever before put on a regulation office building. This refers to the exterior fire tower. With amended plans the building was completed for office and mercantile purposes exclusively. The United States Tire Company has the ground floor for its salesrooms and the basement and sub-basement for storing and handling automobile tires. The United States Rubber Company, with the United States Tire Company and other subsidary corporations have their offices in the stories above the twelfth. It is a building with a special purpose, obviously intended as a headquarters for the rubber industry in this city, and though far uptown, at the corner of Broadway and 58 th street, is yet right in the center of the automobile industry, one of the largest consumers of rubber.

## A Modern Work.

A complete description of the huge white marble edifice, twenty stories high, would very nearly detail what is known to-day as the best forms of fireproof construction. Insurance men are authority for the statement that a fire in the United States Rubber building would not travel beyond the room in which it originated. There will not be one unbroken floor area in the entire building when it is fully tenanted. It may be assumed by the reader that all the usual fireproof forms are here present. The partitions between offices are generally either hollow tile blocks wedged between floors or else they are hollow metal. Fireproof wood is used in the partitions of special rooms in two of the upper stories.
The greater portion of the interior trim is of hollow metal. Wireglass is used in glazing windows and doors in interior partitions. All the windows in the south and east walls, including the light court, are made of solid wireglass in hollow metal frames. The windows on the Broadway and 58th street sides have plate glass in kalamein frames. The service stairs are enclosed at each story


Carrere \& Hactings, Architects.
THE U. S. RUBBER CO.'S BUILDING.
with hollow tile partitions, in which there is a fire door of hollow metal and wire glass.

There is a private fire-alarm box on every floor connecting with the nearest call box in the street. In the fire tower and in the elevator hall there are hose connections for each floor, half the capacity of a 15,000 -gallon tank is reserved for fire purposes, and the building is furnished throughout with automatic sprinklers.
The year just ended was an extraordinary one for the erection of large buildings other than apartments. Of the grand total of $\$ 116,325,000$ appropriated for buildings planned during the year 1912, in Manhattan Borough alone, more than fifty per cent., or $\$ 59,700,000$, was for office buildings, stores and lofts, without considering factories and workshops.

Notable buildings under construction at the present time or contemplated are those which are to replace the Equitable, the Western Union, and the Drexel, as
heretofore referred to; the first named to rise thirty-seven stories and to cost no less than $\$ 8,000,000$, and the second to have twenty-eight stories and to cost $\$ 4,000,000$. The foundations of a building for the Adams Express Company to be thirty-two stories high and cost $\$ 2,-$ 000,000 are being laid at Broadway and Exchange Place. The beautiful Woolworth, the highest building in the world, is in the finishing stages, and the same is true of the giant Municipal Building. The Bankers' Trust, the Guarantee Trust, and also the graceful Liberty tower, are noteworthy office buildings of recent date in the financial section.
Uptown, among the notable buildings classified as office buildings, is the one which the Aeolian Company completed during the past year in 42 d street, between Fifth and Sixth avenues, running through to 43 d street; another is under construction for the William Astor estate at the northeast corner of 42 d street and Broadway, in the heart of a district which is becoming a highly important
busines center as well as the theatre section.
The Emmet Building on lower Madison avenue, sixteen stories high, and costing $\$ 500,000$, is used in fart as a residence for its owner, T. Addis Emmet, as well as for offices and salesrooms. One of the most costly office buildings of the year uptown is the Madison Avenue Building, at the corner of 25 th street, twenty stories high, owned by A. Filmore Hyde, and estimated to cost for construction alone $\$ 1,300,000$.
Notable buildings in the Times Square section officially classified as loft buildings but which will be used in part for offices and, having architectural qualities above the average, are the Candler Building in 42 d street west of Seventh avenue and the twenty-eight-story tower building of E. W. Browning on the south side of West 40th street, east of Broadway and opposite the tall Lewinsohn Building, also about ready for occupancy.

# LOFT BUILDINGS AS INVESTMENTS 

Sharp Advance in Rental Rates-Improved Building MethodsWoodwork Now Being Excluded-Builders Advised to Slow Up

By FREDERICK C. ZOBEL, Architect

THE year 1912 showed increased activity in the field of loft building construction. Buildings completed quickly found tenants from among firms which had become dissatisfied with their quarters in antiquated, non-fireproof structures in the older business sections. The quick absorption of loft space in modern fireproof buildings and, more particularly, the low prices prevailing during the beginning of the year naturally tempted builders to continue the construction of this type of building, and also attracted many new investors and operators into the field.
The number of loft buildings in construction increased suddenly to such an extent that this very activity quickly


Fourth Avenue, at Thirtieth Street. THE PASSAVANT BUILDING.
caused rentals to rise and about May 1 prices were 15 to 20 per cent. higher than at the beginning of the year.

Tall Buildings the Usual Thing.
Only a few years ago seven-story nonfireproof loft buildings were common, and a twelve-story building was quite an affair; the former is now extinct as a new building type and the latter has become the usual thing. Even fifteen or twenty-story buildings no longer cause comment.
The type of buildings constructed during 1912 is very similar to that constructed during the previous year; nevertheless, most of the buildings show a marked improvement over those of 1911 by including in their design light courts, complete automatic sprinkler equipment, smokeproof or enclosed stairways, and the liberal use of fireproof windows, doors, and finished floors, to the exclusion of woodwork.
So general was the use of fireproof windows and doors that the industries engaged in their production were utterly unprepared to answer the enormous demands made upon them, and the completion of many buildings was seriously delayed on account of the inability of the fireproof window and door manufacturers to supply these materials.

Attempts to erect buildings for a particular line of business or industry have not been successful, as it limits the owner to a small class from which to draw tenants. In some cases where buildings were erected or leased by leading merchants, lines affiliated but not in direct competition with them were attracted to these buildings. Even the mere restricting of buildings against manufacturers handicaps the renting.

## Manufacturers as Tenants.

In the Fourth avenue district the policy of excluding manufacturers has been strictly adhered to so far. It is doubtful, however, whether there is sufficient demand for salesrooms to fill all the new buildings now being completed in this district, and many of the buildings
built in 1910 and 1911 have been converted wholly or in part into office buildings in order to secure tenants.

By barring manufacturers, the Fourth avenue owners have lost the largest class of space seekers, although perhaps not the most desirable class, and therefore renting will be slow in this section. In the Fifth avenue district manufacturers are considered acceptable tenants, and renting will be brisk, especially as the Lord \& Taylor store will draw many manufacturers to its vicinity.

## A Recession Expected.

Loft building construction during 1913 will show a decided slump. The present supply of loft space warrants a conservative production until the supply has been absorbed by tenants, which will not be until next October. Builders should refrain from augmenting this supply and making competition against themselves. If this course is followed, 1914 will be a good year for loft building activity.


Fourth Avenue, at Twenty-eighth Street. THE HESS BUILDING.

# APARTMENT BUILDING THE LIFE OF TRADE 

An Architect Predicts Activity For the Coming Year, But Warns Against Pioneering-How to Make a House Panic-Proof

By MAXIMILIAN ZIPKES

WHAT is the most important fact in the upbuilding of a section? For multi-family houses, known to the law as "tenements," high, medium or low class, there is but one answer, transit facilities. The subway has been a great factor in the development of The Bronx and upper Manhattan. Already great activity is manifested along the new Lexington avenue subway.
Taking The Bronx by sections, we look first to the Hunt's Point section. Here we find what may be called "a city within a city." A year ago the Hunt's Point, erected by the Henry Morgenthau Co.; the Tiffany Arms, erected by the Zipkes Construction Co.; the Seville, erected by former Building Superintendent P. Revell, and the Vodasea, erected by the Advance Realty
street of The Bronx. Following this street from east to west, we find at its extreme east end much activity in five and six-story apartments in all adjoining streets, rapidly replacing and displacing one and two-family houses.

Tremont avenue at this point has many new three and two-story buildings known as "taxpayers," showing the necessity of stores and business structures, because of the great activity in the form of tenement construction. These "taxpayers" are also being put up because of the faith in the future of Tremont avenue as a business center. In the middle of the Tremont avenue section in the neighborhood of Boston Road and McKinley Square, one will find amusement halls, restaurants, theatres and stores indicative of the population surrounding
and Ninth avenue elevated is to be continued via Jerome avenue, as well as the Lexington avenue subway. Already many land owners are refusing substantial profits with a view to holding for improvement with stores and other large buildings this end of Tremont avenue.
The Van Cortland section is the latest seat of activity since the continuation of the West Side subway. Charles Hensle has been one of its pioneer builders. He is referred to as the creator of the 207 th street section, which has a fine future, provided the land owners will give builders the proper support.
Coming down the upper West Side, on Washington Heights, we find that the activity in this section has not been


Claremont Avenue
Co., were the only notable apartment houses in this immediate section.
These buildings created the life and trade of 163 d street, east of Westchester avenue. During 1912 a large number of new buildings have been built up around this neighborhood, and 163 d street has become the business center of the section. The Simbar Realty Co., a building company that has added greatly to the Hunt's Point section, is now constructing a whole block front between Kelly street and Intervale avenue, facing 163 d street, from plans of the present writer. It would be interesting to see a picture of the section at the time the Intervale avenue station was opened and compare it with a picture taken at the present time.

The Tremont Section.
Following the northward movement, we reach the great crosstown street Tremont avenue. The section bordering this thoroughfare has a brilliant future. It appears to me that a safe prediction would be that in less than twenty-five years Tremont avenue will be the 125 th

A MORNINGSIDE HEIGHTS OPERATION.
this avenue. All of the activity surrounding this avenue is due to transit facilities. Tremont avenue has a crosstown car service which connects with every north and south surface line in The Bronx, with the Amsterdam and Broadway surface cars and with the west side branch of the subway.

## Around McKiniey Square.

In the vicinity of McKinley Square, Louis E. Kloban, an active builder, is erecting three buildings on the west side of Franklin avenue north of 169 th street which promises to be a novel proposition in this section of The Bronx. The lots upon which the buildings are erected are 200 feet in depth, leaving a yard space in back of the houses of $90 \times 150$ feet, which will be improved as an artificial park with walks, tennis courts, playground and swimming pool for the exclusive use of the tenants. The apartments are of medium grade, bringing only about $\$ 7$ per room.
At Tremont and Jerome avenue is the next center where great activity will be seen. It is being rumored that the Sixth

Maximilian Zipkes, Architect.
quite so pronounced as in other sections, due to the fact that the section is already well built up. It contains a class of apartments known as "medium price," which does not seem to be the kind most needed in this city to-day. We are now confronted with a demand for "reasonable apartments," the kind that rent from $\$ 5.50$ to $\$ 7$ a room and which dominate The Bronx and also will the Van Cortland section.
We have, however, a demand for the very high-class apartments, which can be found below 125th street in the section of Riverside Drive, West End avenue, the side streets, Park avenue and the adjoining streets in Yorkville.
The laws should never have placed twelve-story buildings under the classification of tenements. Apartment houses should be under separate regulations. The stairway facilities are to my mind entirely inadequate in case of panic, fortunately they have never been put to a panic test. I never have had much fear as to fire under the present improved manner of construction,
but I dread the day when our great twelve-story apartment houses containing 75 or 100 families are put to a panic test. I would strongly recommend fire-escapes in yards and courts with long balconies and connecting corridors to the main hall, as in hotels.

## Rules for Panic Prevention.

I would strongly recommend a smokeproof tower and a separate elevator entirely away from the general elevator and stair accommodations. I would also urge a sprinkler system in all elevator shafts and stair halls, controlled by valves. I do think, however, that concessions should be made in the laws to overcome the provisions suggested for panic prevention. The additional elevator or the smokeproof tower should be permitted to encroach upon the yards or courts. Non-fireproof partitions within an apartment should be permitted so long as the partitions enclosing an apartment are entirely fireproof.

The prospect for apartment construction during the coming year is greater than ever. New York is increasing in its business enterprises every day. Of fice building after office building and loft building after loft building is being built rapidly to accommodate the increase of business. Representatives from all over the world are ever increasing in numbers in the city and it is necessary for the apartment house builder tc keep abreast of the conditions and provide homes.

## A Risk in Pioneering.

A speculative pioneer builder in a new section will invariably find the laadowner painting beautiful pictures as to the future of the section, exploiting the great improvements which are contemplated and the exhaustive advertising campaign which is planned for the section. He will even get an attractive building loan, but when the operation is finished the pictures have faded, the
improvements have not been confirmed, and the advertising has been done by himself. When it comes to getting a permanent mortgage, his answer every where will be, "We don't lend in that section, it is not quite ripe; come down into civilization." Meanwhile the interest and taxes accumulate in the empty houses, and the builder faces loss. The mechanics also face loss, while the land owner has had a part of his holdings improved at the pioneer builder's expense, and the builder, like the child, is left in the road to shift for himself. Let the man who sells you the land get your permanent mortgage; if he can't get it for you, you have your answer before you start.

Money and building operations have a great future and prospects for 1913, but be conservative. The most healthy state of building, to my mind, would be when contractors will refuse to build for any operator who has not a combination building and permanent loan, unless he is a cash builder, of whom there are few.

# SHALL WE TAX THE UNEARNED INCREMENT? 

Representative Men in the Realty and Mortgage<br>Fields Are Against This Method of Securing Revenue.

THE RECORD AND GUIDE presents the views of representative men in the real estate and mortgage fields on the plan to tax the unearned increment on land, as recommended in the report of the Mayor's Commission on New Sources of City Revenue. This proposed measure for adding to city revenue by increasing the tax on real estate is, of course, of profound interest, and promises to create more discussion than any measure, either suggested or applied with the possible exception of the single tax plan advocated by the late Henry George.
The report was officially presented to the Board of Estimate on Thursday of this week.
The Real Estate Board of Brokers, through its Taxation Committee, will oppose the measure at such public hearings as may be held before the Board of Estimate and Apportionment. David A. Clarkson is chairman of this committee. The Allied Real Estate Interests has also appointed a special committee to make a detailed report on this recommendation for new taxation. This committee consists of Joseph L. Buttenwieser, Alfred E. Marling and E. A. Tredwell.

The specific recommendation for the taxation of the unearned increment of land made by the Mayor's Commission is as follows:

## The Recommendation.

We recommend an increment tax of 1 per cent. per annum to be perpetual upon all increments of land values as shown by comparison with the assessed valuations of the year 1912, and to be in addition to the general tax levied upon all real estate. If, for instance, the assessed value of a piece of land rises from $\$ 100,000$ in 1912 to $\$ 110,000$ in 1913, the owner would be called on to pay the general tax, say at the rate of 1.83 , which would amount to $\$ 2,013$, and in addition the increment tax of 1 per cent. of $\$ 10,000$, or $\$ 100$.

The proposed tax should not be levied upon any increment which results from the labor or expenditures of the owner. If land appreciates because of improve-
ments paid for by the owner, such as grading and clearing, or connections for water, light and sewerage, or street openings, paving, etc., such an increment, to the extent that it represents capital invested by the owner, would not be subject to the tax. We propose, in short, that the tax shall be levied only upon the "unearned increment," which results from the growth of the city and from improvements made by the city or by others than the owner himself.
If, therefore, the value of a piece of land should rise from $\$ 100,000$ in 1912 to $\$ 110,000$ in 1913, and the owner can show that he has expended $\$ 4,000$ in permanent improvements, either upon his own initiative or in payment of special assessments levied by the municipality, he would be subject to an increment tax on only $\$ 6,000$; and therefore the base valuation of the land, from which future increments would be calculated. would be $\$ 104,000$ instead of $\$ 110,000$.
Assuming that land values now represent a capitalization of income on a basis of 5 per cent., the present tax rate of 1.85 is equal to 27 per cent. of the income from land, and is responsible for a corresponding permanent depreciation in the market value of the land. An increment tax of 1 per cent. would be equivalent to the annual appropriation of only about 12.5 per cent. of the increased yield or rent underlying the increment of capital value.
The average increase in the land values of New York City during the past decade was about $\$ 150,000,000$ a year. On that basis an increment tax of 1 per cent. would yield in the first year a revenue of $\$ 1,500,000$; in the second year, $\$ 3,000,000$; in the third year, $\$ 4,500,000$; in the fourth year, $\$ 6,000,000$; and so on until the tenth year its yield would approximate $\$ 15,000,000$.
The opinions which follow are almost unanimously against the tax:

## Means Lowering of Values.

Louis V. Bright, president Lawyers' Title Insurance and Trust Co.: "We, who are largely interested in real estate in this city, had hoped that the commission for suggesting new sources
of revenue for the city would not recommend any additional taxes upon real estate; not entirely for selfish reasons, but because of the very heavy burdens now resting upon that form of property, not only in the way of taxation, but also in the way of tenement house, fire prevention and other departmental orders Assuming these latter to be necessary, the expense of compliance, though it does now flow into the city treasury, is, so far as the owners are concerned, the equivalent of taxes.

## High Rates on Interest.

"For a long while comparatively high rates of interest have prevailed upon mortgage loans in this city. This has been brought about by the bid of other borrowers for investment capital, and as the investor can invest in stocks and other securities which are tax exempt, like mortgages, the borrower on real estate has had to meet the competition of this class of securities.
"The causes which have forced up the rate of yield on stocks and bonds have forced up the rate on mortgage loans, and this increase in rate, while it does not flow into the city treasury, is really a tax so far as the owner of real estate is concerned. The city's need of capital, in the same way has resulted in a steady increase in the rate of interest paid upon its issues of bonds, which in turn has increased the running expenses of the city and has directly increased the tax on land.
"It goes without saying that unless the investor in a piece of land, properly utilized, can pay all the burdens and get a fair return on his investment it will no longer attract as an investment, or to put it differently, to tempt the investor the price must be brought to a point where the investor finds the yield on the investment attractive. Therefore these burdens, if further continued, as in the purpose to tax the increase in land values, must tend to lowering the value or price of the commodity. This can mean only lower values for real estate and will make it less available as collateral for a loan. As nearly all of the real estate in the Greater City is
mortgaged, this feature of the situation is very serious.
"It seems to me, therefore, that all persons interested in real estate in the city should now realize what this step in the direction of a surtax on real estate means, and if they intend to conserve their interest they must absolutely oppose any further extension of the tax plans so far as real estate is concerned.
"In all this discussion it seems to be assumed that the city needs additional sources of revenue. I am not an expert on taxation, and therefore canot say that this is not so, but it does seem to me that something must be done to check expenditures. The city must forego something in this way of spending if it is to do any saving. If every citizen of New York could really be made to understand that he, directly or indirectly, pays the cost of all waste in city management, we might get a more intelligent handling of these questions so far as the voter is concerned.
"No one seems to have taken into account the man who has invested in real estate and found after a long period of ownership that the value has, for no fault of his own, depreciated. The plan is to tax only increases in value. It would seem to be equitable to relieve the investor in some way where his investment depreciates. Most of these suggestions have been made over and over again, but they are as true as ever and their truth must be the excuse for their reiteration."

## What if Land Decreases?

Richard M. Hurd, president Lawyers' Mortgage Co.: "Replying to your inquiry, I would say that in the statements relative to the proposed tax on the unearned increment in New York City land values, I have seen no mention of a provision for the removal of this tax when land values decrease. All who are familiar with real estate in New York know that values decrease in many sections while they are increasing in other sections.
"I would add that the burdens of taxation have been very heavily increased of late upon the owners of New York City real estate."

## Leaves Much to Assessors.

Elmer Dean Coulter, of the Astor estate: "I thought this committee was to report on additional sources of taxation, not additional ways of taxing real estate. The proposed increment tax should be opposed for several reasons:
'First, because real estate overburdened with taxation and taxes depreciates.
"Second-The 'unearned increment' is to be determined arbitrarily-it is to be the amount the Tax Department considers property increases in value over the assessment of 1912.
"While I have the greatest regard for the ability of the Tax Assessors in valting real estate, I have known them to be over optimistic. To have the unearned increment, in addition to the full market value of the property, determined in this way would work great hardship, particularly to the smaller owner, where the amount involved would not justify the expense of litigation.
"Further, assessed valuations have been increased at least once, under instructions to do so with a view to increasing the city's borrowing capacity.
"Third-New York realty values do not always go up. They have been known to depreciate. Suppose one has paid an 'unearned increment' and the property depreciates, or he might be paying this tax while the value of the property was really going down. Does the owner get a rebate or a refund?
"Fourth-Because the whole idea of
raising money by additional taxes on real estate is wrong. Let your annual tax continue to go up, with a resultant depreciation in land values. Ultimately this will restrict the city's borrowing capacity. What is needed is not additional sources of taxation, but economy in administration and elimination of waste and extravagance."

## Can More Be Justly Taken?

David A. Clarkson: "Private ownership of land has been authorized by the State in this and other civilized countries as being advantageous, and apparently with good reason if we contrast the results with those in countries where land has been held in common.
"Although this has resulted sometimes in the creation of great wealth by those buying and holding unimproved land yet it is a question if the same amount of capital saved, with interest compounded, would not have resulted in greater wealth. Certainly this generation has seen the rapid creation of even larger fortunes in personalty in one lifetime.
"Does the recommendation of the Commission of New Sources for City Revenue, that an increment tax of 1 per cent. per annum be levied, seem just on its own statements? It means the taking annually of one-fifth of the amount of rent, 5 per cent., which the Commission states is the income which is yearly derived from land. This is in addition to the annual tax rate of 1.85 now levied, also stated by the Commission to be equivalent to 27 per cent. of the income from land.

This tax rate has risen from 1.41 in 1903 by gradual increases. While this tax, which it is admitted now takes 27 per cent. of the annual value, and which is no way limited but is continually rising, is in force, would it be just to assess this additional charge on the owners of real estate? A tax on land once placed is never remitted and becomes a perpetual charge, with consequent taking of value from the landowner. As private ownership of land is established should owners thus be deprived of value?"

## Based on False Premises.

E. A. Tredwell, president Real Estate Board of Brokers: "The unearned increment tax with us is in effect double taxation, as we tax the selling or speculative value of the land and the tax assessor follows up the rise in value quite closely. So much so that many parts of the city of New York are over-valued to-day because the proper margin of economic safety has not been left between the boom prices of 1907 and the depression of the succeeding years.
"In foreign countries where the taxation of land is on the renting value, in effect a wrong principle, some form of additional taxation is needed to reach the selling or speculative value, such as an unearned increment tax, but this is a bad cure for a basic mistake. With us, as we fully tax the unearned increment now, to add to it again is practically double taxation and it is not a common sense method of laying on the burden of necessary governmental expense.
"The views expressed are personal, as the Real Estate Board of Brokers has not had time or opportunity to take up this important matter. It is to be regretted that proposed improper taxation methods should be luridly headlined in the newspapers, as their effect in deterring investment is out of proportion to either their worth or their ultimate result.

It might be pointed out that the annual rise in land value in the city of New York is almost in direct proportion to the growth of population, viz.,

4 per cent. per annum, and that it costs approximately 7 per cent. per annum to carry vacant land. An operator holding vacant land over five years under our present taxation system cannot hope for any considerable profit, but must be content under the most favorable circumstances with only the same interest rate that he could get out of a mortgage investment.

With the factory legislation now before the State Factory Commission in the form of thirty-three bills tentatively suggested, and the unearned increment tax based on false premises under our tax system, real estate is being treated with some violence, a matter of profound importance considering almost the entire revenue of the city government is obtained from real estate. But the American people are naturally a common sense folk, and there is little doubt the ultimate end of this matter, after much noise and bother, will be satisfactory to all concerned. You cannot permanently scare an optimist to death, and the American people are the one great nation of optimists the world at large possesses, and we have good reason to be."

Burdens Are Already Tremendous.
Alfred E. Marling, of Horace S. Ely \& Co.: "I am against it absolutely. The burden of taxation on real estate is already tremendous. To add this other tax is practically to make the burden unbearable."

## In Line With Modern Thought.

A. C. Pleydell, secretary New York Tax Reform Association: "In general the recommendations of the Mayor's Commission are in line with modern thought and progress, the tendency of which is everywhere to place more of the tax burden upon values resulting from community effort and expenditures and upon special privileges conferred by the State, and to relieve the producer and consumer from their present undue proportion.
"Personally I prefer a lower assessment or rate on buildings to the proposed 'unearned increment' tax, but the latter is based on the same general idea of relieving the improver. The privilege taxes proposed for subsurface spaces and for signs are correct in principle, and the change suggested in the special franchise tax is important and fair.
"The one proposition open to serious cbjection is the 3 -mill rate on personal property, with abolition of offset for debts. As investment capital is now reached by special laws, this change would affect chiefly merchants and manufacturers.
"To abolish offset of debt while taxing all credits and stocks of goods would be a serious matter to large enterprises. Nor would the low rate remedy the present difficulties of reaching and valuing assessable personalty and the resulting inequalities.

Long Island real estate developers and brokers, numbering more than 200, attended the seventh annual dinner of the Real Estate Exchange of Long Island at the Hotel McAlpin on Wednesday night. James Frank, president of the exchange, reviewed the work of the association during the past year, and spoke enthusiastically about the effect upon realty of the new roads throughout Queens and Long Island. Col. William M. Black of the United States Engineering Corps spoke of the plans for harbor improvements. Other speakers included Comptroller Prendergast, Public Service Commissioner Williams, President Connelly of Queens and Commissioner Pounds of the Department of Public Works in Brooklyn.

## THE YEAR'S BUILDING.

## Manhattan's Building Plans for the Twelve Months Show Large Gains.

According to the revised figures of the building superintendents of the five boroughs, the year 1912 closed with a better record for the amount to be expended compared with the preceding year 1911 by $\$ 34,364,522$, although the number of new buildings filed was less than in 1911 by 866 in actual numbers. In Manhattan the increased specified cost over last year was $\$ 17,787,860$, the gain beiag chiefly in stores and lofts costing over $\$ 30,000$, office buildings and municipal buildings, while the decrease was 83 buildings compared with last year, showing a falling off in dwellings, churches, stores and lofts costing less than $\$ 30,000$. In the Bronx the increased cost was $\$ 11,807,340$, showing that more brick tenemeats are to be erected. In Brooklyn the increased cost was $\$ 3,874$,137, the decrease being 183 buildings. In Richmond there was an increase of 97 new buildings, costing $\$ 895,185$, showing that more garages and frame dwellings are to be constructed. In Queens there was a falling off mainly in brick tenements, brick stores and tenements, manufactories and work shops, stables and other frame structures. The following tables show the number and estimated cost of new buildings for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn, rejected and revised:

## Manhattan

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE

$$
\overline{\text { No. }}^{-1911}-1-1912
$$

Dwel'gs, houses
over $\$ 50,000$. Dwel'gs, houses

| betw'n $\$ 20,000$ and 850,000 .. |  | 702,000 | 5 | 173,000 |
| :---: | :---: | :---: | :---: | :---: |
| Dwel'gs, houses under $\$ 20,000$ |  | 101,500 | 10 | 94 |
| Ten'm't houses | 194 | 29,178,000 | 182 | 30,452,00 |
| Hotels........ | 10 | 5,900,000 | 12 | $7.185,000$ |
| St'r's, l'fts, etc. over $\$ 30,000$ | $116$ | 19,961,000 | 114 | 29,214,500 |
| St'r's, l'fts, etc. betw'n $\$ 15,000$ and $\$ 30,000$.. | 36 | 812,000 | 21 | 496,00 |
| St'r's, l'fts, etc. under \$15,000 | 23 | 170,100 | 21 | 153,700 |
| Office buildings | 51 | 19,591,800 | 48 | 30,501,000 |
| Manufactories andWorkshops | 36 | 4,829,450 | 42 | 4,703,700 |
| Schoolhouses... | 10 | 1,380,000 | 13 | 1,547,000 |
| Churches...... | 19 | 1,304,000 | 6 | 446,000 |
| Public Build'gs Municipal. | 17 | 1,293,300 | 26 | 2,204,000 |
| Public Build'gs Places of Amusement, etc............ | 72 | 6,200,700 | 78 | 6,347,600 |
| Stables and Garages..... | 65 | 1,443,130 | 42 | 1,373,125 |
| Other Structures. |  | 210,295 | 124 | 169,510 |
| Railroad Stations. |  | 4,000,000 |  |  |
| Total s....... | $\begin{aligned} & 840 \\ & 757 \end{aligned}$ | 898,537,275 | 757 | $\begin{gathered} \$ 116,325,135 \\ 98,537,275 \end{gathered}$ |
| Decrease No. Bldgs' 1912. | 83 |  |  |  |
| Increase Cost |  |  |  |  |

PLANS FILED FOR ALTERATIONS IN MAN HATTAN, JANUARY TO DECEMBER 31 INCLUSIVE.

Dwelling houses Dwelling houses
Tenements..... Storements.....
Sfts.
Office buildings. Manufactories
andWorkhops Schoolhouses . Cubrches Buildigs
Munic Municipal gs Places of Amusement, Hotels


Garages......
Other Struct-
Totals

| No. | Cost. | No. | Cost. |
| :---: | :---: | :---: | :---: |
| 657 | \$1,664 959 | 584 | \$1,354,416 |
| 1065 | 1,218,881 | 909 | 1,419,689 |
| 769 | 2,700 123 | 955 | 2,297,784 |
| 384 | 2,489,893 | 467 | 2,100,094 |
| 233 | 691,985 | 197 | 509.079 |
| 40 | 241.910 | 43 | 147,195 |
| 35 | 231,750 | 32 | 192,435 |
| 20 | 629,010 | 18 | 279,250 |
| 239 | 1,176,760 | 249 | 1,062,495 |
| 117 | 1.276,087 | 123 | 1,062,760 |
| 123 | 427,825 | 110 | 719,160 |
| 4 | 3,950 |  |  |
| 3686 | 812,753,133 | 3,687 | 811,144,357 |

Bronx
NEW BUILDINGS.


Dwell'gs, brick bet. $\$ 200,000$.
and
Dwell'gs, brick \$20,000....
Tenem'ts, brick $\begin{array}{lllll}\text { over } \$ 15.000 & 355 & 14,329,000 & 598 & 25,098,000\end{array}$ less tha Tenements $15 \quad 160,500 \quad 8 \quad 86,500$ frame...
Hotels..
Stores, over
$\$ 30,000$. Stores, between
$\$ 30,000$ and $\$ 15,000 \ldots . . .$.
Stores, less than $\$ 15,000$
Office Build Man uf a c .
turies\&WorkShops.... Churches....
Public Build'g Public Build'gs Amuse'nt, etc Garages... Other Struct Totals ...... $\overline{1,357} \overline{1,310} \overline{\$ 22,837,060} \overline{1,310} \overline{\$ 34,644,400}$ Decrease No. of
Bldgs, 1912..
Increase Increase Cost,
$1912 \ldots \ldots \ldots$

| Dwellings, brickDwellings,frame | $\begin{aligned} & \text { ALTERATIONS. } \end{aligned}$ |  | --1912 |  |
| :---: | :---: | :---: | :---: | :---: |
|  | No. | Cost | No. | Cost |
|  | 40 | \$43,600 | 32 | \$48,750 |
|  | 314 | 278,520 | 279 | 238,205 |
| Ten'm'nts, brick | 62 | 48,175 | 68 | 54,855 |
| Tenements, frame. | 25 | 14,400 | 24 | 19,785 |
| Hotels | 11 | 15,100 | 10 | 15,200 |
| Stores | 32 | 162,225 | 33 | 50,200 |
| Office buildings.. | 10 | 4,725 | 24 | 211,125 |
| Manufactories and Workshops | 47 | 337,970 | 59 | 258,305 |
| Schools | 5 | 326,175 | 6 | 27,000 |
| Churches | 5 | 4,700 | 7 | 109,000 |
| Public Buildings | 18 | 292,850 | 28 | 100,625 |
| Stables andGar - | 31 | 44,925 | 29 | 36.900 |
| Miscellaneous . . | 13 | 2,882 | 1,930 | 235,520 |
| Totals. | 613 | 1,576,247 | 2,529 | \$1,405,470 |

NEW BUILDINGS


Dwellings, 1 ${ }_{\$}$ family, over D wellings, i family, btwn.
$\$ 20,000$ and $\begin{array}{r}\$ 20.000 \\ \\ \hline\end{array}$
Dwellings, 1
family, under $\$ 20,000 \ldots . .$. Dwellings, 2 family,
$\$ 20,000$.
Tenements. be-
and \$50,000..
Tenem'ts under
$\$ 20,000 \ldots . .$.
Stores. over Stores, over
$\$ 30,000 \ldots .$. Stores, between
$\$ 15.000$ and $\$ 30.000$... $\$$ Stores, und er
$\$ 15.000$ Stores and two families......
Office buildings Manufactories and Work shoos, brick Manufactories and Work
shops, frame Schoolhouses Churches Public build Fg , Municipal,
Public build
Places Places o
Amusement, etc...
Stables.

## Stables.... Warehouse

Warehouses ...
Brick sundries.
Dwell'gs, frame Dwell gs, fra
Tenem'ts,
Stores fr
Stores, frame
two family.
Other frame
Other frame
structures

## Totals..

$\begin{array}{llll}2,295 & 9,048,600 & 967 & 3,730,600\end{array}$

Decrease No.
Build'gs 1912
Build'gs, 191
Increase C
$1912 \ldots$


Totals....... $\overline{\begin{array}{c}5,374 \\ 4,821 \\ \$ 22,212,255 \\ 19,642,222\end{array}} \overline{4,821} \overline{\$ 19,642,222}$ 543 \$2,570,033 Richmond
Decrease No.
Buildings and

| Cost, $1912 \ldots$ | 543$\$ 2,570,033$ <br> Richmond |
| :---: | :---: | :---: |
|  |  |

PLANS FILED FOR NEW BUILDINGS, JAN
UARY TO DECEMBER 31, INCLUSSI

|  | No. | Cost. | No. | Cost. |
| :---: | :---: | :---: | :---: | :---: |
| Dwell'gs, frame | 582 | \$1,367,010 | 688 | \$1,325,712 |
| Dwell'gs, brick. | 70 | 250,850 | 63 | 637,700 |
| Manufactories and Workshops | 40 | 101.005 | 36 |  |
| Stables. | 42 | 20,107 | 43 | 16, |
| Stores. | 25 | 33,345 | 19 | 21,563 |
| Schools . ${ }^{\text {Pumb }}$ | 1 | 2,689 | 1 | 68,000 |
| Public Build'gs, Places of Amusement, etc. ........ | 21 | 336.925 | 17 |  |
| Garages | 30 | 11.445 | 47 | 715,000 38,670 |
| Office Buildings | 10 | 54,032 | 6 |  |
| Tenements..... | 4 | 11,400 |  |  |
| Churches | 2 | 44,000 | 1 | 6,000 |
| Hotels ...... |  |  | 1 | 1,000 |
| Other Struc- tures | 84 | 25,262 | 85 | 43,590 |
| Totals | 911 | \$2,258,070 | 1,008 | \$3,153,255 |
|  |  |  | 911 | 2,258,070 |

Increase No
$97 \quad \$ 895,185$
Cost, $1912 \ldots \ldots . . .18$ FILED FOR ALTERATIONS IN RICH MOND, JA
CLUSIVE.


Big Auctions Help Real Estate Situation.
(By Joseph P. Day.)
The three successful sales of the Van Cortlandt estate, the Murray estate, and the Forster-Schmitt property not alone helped, to the writer's mind, to show the possibility of success of large lot offerings, but helped the whole real estate community. Some of the biggest operators have said to the writer that these three sales-but particularly the Van Cortlandt and the Forster-Schmitt sales-had not only helped the real estate situation as a whole, but had proved to a great many skeptics that real estate was a commodity that could be marketed at any time and under all conditions, if it were properly presented to the public and properly managed.

## On Giving One's Opinion.

Tell the truth. That's different from telling your opinion-opinions differ, no buyer cares as much for your opinion as he does for your exact knowledge and statement of fact-that sells the property. A salesman's opinion is only a wishy washy one after all, the buyer knows that. Come now. Don't fool yourself as to the selling value of your own opinion. Conceit does not sell real estate.-R. E. Board of Brokers' Bulletin.
-The city of New Brunswick has authorized the sale of $\$ 8,500$ worth of bonds to purchase a site for a new armory.

# BUILDING MANAGEMENT 

Conducted by Raymond P. Roberts, Building<br>Manager for the American Real Estate Company.

The recommendation by the Mayor's ing fund, as the purpose of such a fund Commission on New Sources of City Revenue to tax the "unearned increment" is a sharp reminder of the necessity for careful study of the elements of depreciation that are supposed to be taken care of by the sinking fund. An unearned increment tax is bound to increase the percentage of the cost of a building that has to be covered by the sinking fund, as under such a tax the increase in land value to offset depreciation in the building will naturally be smaller. There was a time when there was little need of close figuring as regards depreciation in buildings. So recently as twelve years ago John Howard Cromwell in his "American Business Woman," pubished by G. P. Putnam's Sons-the book, by the way, contains a lot of information valuable to men as well as to women-considered 1 per cent. to be a fair allowance for the purposes of sinking funds in the case of the firstclass buildings. In 1900 there was some excuse for such a low estimate, an estimate based upon the probable duration of the structural, as distinct from the economic, life of buildings. But the rapid deterioration in the value of buildings that has taken place in late years, particularly in the last ten years, has forced managers universally to base their estimates upon the economic life of buildings, almost without regard to their structural wearing qualities.

Economic life is determined by a variety of influences, which, so far as we know, have never been made the subject of any thorough investigation. However, every building manager is familiar with some of the more important. He knows, for example, that the introduction of steel construction has rendered obsolete practically every business building in Manhattan erected prior to 1890 . He has observed the effect of the shifting of trade centers to new localities in consequence of changes in transportation, and he has had some experience of the ways in which legislation can confiscate investment values. Building managers have not been in the habit of giving much thought to legislation as a cause of depreciation. However, legislation is just now among the principal influences affecting the economic life of buildings. Legislation is merely an expression of public sentiment, and public sentiment has probably undergone a more radical change with respect to fire protection, sanitation and taxation in the last ten years than it had in the preceding generation. Formerly public sentiment altered slowly in the matter of property rights, and legistures and the courts were conservative. Today all this is changed, and building managers are obliged to base their sinking fund calculations largely upon such an intangible thing as the popular sense of "social justice," as well as upon concrete economic factors.

Where, as is the rule in New York, the owner of the land is also the owner of the building, the prospects of a rise or of a fall in the value of the land should be taken into account in the sink-
is to offset any loss that can be fore seen in the owner's investment as a whole. If the land increases in value, the sinking fund may be smaller; for in that case the building, when obsolete, may be replaced with the assistance of a larger mortgage on the site. But the effect of the unearned increment tax will be to confiscate a substantial part of this augmented borrowing value. According to the commission's own showing, assuming that land values reprecent a capitalization of income on a basis of 5 per cent., the new tax will appropriate 12.5 per cent. of the increased rent underlying the increment of capital value. But, as we know, the borrowing capacity of the land is much less than its capital value. Hence, the new tax will make a big difference in sinking fund calculations.

A$S$ the value of all real estate lies in the income which it produces, and as it requires a building of some kind to produce any income, except the immaterial one from the rental of vacant property, it is obvious that the care of the building and its occupants is of great importance.

Property owners pay insufficient attention to this matter unless they are directly in charge of their property, and unfortunately also they are not as a rule trained in the care and management of property and are apt to be guided more by general custom than their own best interests.

The owner of improved real estate who holds it as a permanent investment must consider not only the income that he will receive, but also the maintenance and value of his property.

The purchaser of a new building fully rented will obtain a maximum income for the first few years and the temptation is strong not to invest this income in maintenance or repairs. The result at the end of from three to ten years, according to the character of the property and as to how well or poorly constructed, is that it is in bad condition. No longer is it easily rentable, and the income, instead of being satisfactory, is quite the reverse. A large percentage of vacancies occur and the cost of upkeep and repair is very great.

## Pays Double Measure for Neglect.

Such an owner is paying in double measure for his mistake of the previous years in not maintaining his property and keeping it always in first-class condition.

I believe that fully 65 per cent. of the apartment houses and business buildings in this city are maintained in the fashion above described; in fact, the percentage may be larger rather than less.
In making this statement I am aware that I am criticising the majority of property owners and not attributing to

The tax further complicates matters through the fact that as a rule land values rise faster than rents. The land increments are usually in neighborhoods that are building up rapidly with new constructions, and the supply of space is consequently ahead of the demand. Land values are, indeed, based on expected future rents, and the actual current rents are not always sufficient to show a proper return on the investment if an adequate sinking fund allowance is made.

The foregoing ideas have been thrown out in the hope that they may lead to a helpful discussion of the right practice with respect to sinking fund accounting. Unless the sinking fund accounting is correct, it is impossible to know whether a building is losing or making money for its owner.

## IMPORTANCE OF PROPER MANAGEMENT

## Sixty-Five Per Cent. of the Apartment Houses of New York Inadequately Kept Up - How Owners Can Save Money.

## By G. RICHARD DAVIS

them the good judgment which it is naturally supposed men who are successful enough to own real estate as an investment should be possessed of.

The trouble is due partly to lack of knowledge, but more largely to the fact that the majority of owners place their property in the hands of brokers who naturally desire to obtain the best result at first, and are loth to influence the owner to spend money on his property and reduce the income, although they know from past experience that it would be wise advice to give and the proper thing to do.

## Putting Off the Day of Reckoning.

In a great many cases the agents of the property are also the brokers in the sale of the property to the owner. In their natural wish to show the owner good returns from the investment made as a result of their advice, they fail to disclose the needed repairs, particularly if the building is poorly constructed, and put the day of accounting off as long as possible in the hope that it may never come.

Ask the tenants of the majority of the apartment houses and of business buildings in the city if the property they reside in or do business in is properly managed. Their answer will be the proof of the above statements.
Some of the large estates with their own trained staff of employees are conspicuously well managed; they insist on keeping their property in repair. Often at the inconvenience of the tenant and without his desire, he is obliged to allow painters, plumbers and other mechanics to go through his residence or business quarters to make repairs which the owner deems necessary, but which the tenant is willing to forego rather than be inconvenienced.
In the same way that the proper maintenance of property is neglected, so are the other details of management and upkeep likewise improperly conducted.

Poor and insufficient service is a common fault. The way to keep tenants is to make them satisfied and contented. Poor service is the quickest way to accomplish the opposite. Vacancies are expensive luxuries and the cost of repairs increases in ratio proportionate to vacancies. New tenants mean redecorating, which would be unnecessary if the old tenant remained.

## Consequence of Poor Service.

Long established customs have governed the management of property and these are adhered to by brokers and property owners, despite the fact that times have changed, and that with altered conditions and the competition of new buildings, different methods are necessary.
The advertising of apartment houses is much the same now in method as it was ten years ago, except that its volume is very much greater. The advertising matter seen in newspapers, represents a great deal in volume and cost, but very little in result. The advice of a trained advertising agent is badly needed by apartment house advertisers.

## Hints on Management.

The kinds and qualities of coal that are used for heating purposes should be varied according to conditions, but little attention is paid to this, and the majority of boiler rooms are supplied with coal, the quality and weight of which are unconsidered or unchecked by expert advice, easily obtainable, but rarely sought.

In electric lighting, the use of a modern Mazda lamp, with proper reflecting shades, make it possible to cut lighting bills in half. Despite this, one-half of the large office buildings, public lighted corridors and halls in apartments and business structures are poorly lighted at an extreme cost.

Many other items of expense and methods can be curtailed or obviated by careful consideration of the subject and by the adoption of up-to-date methods.

In the running of some buildings and in the training of their employees, the lack of system and efficiency is very marked. If the same amount of care were given to the detail of management and upkeep by property owners as is given by those in charge of our well run public corporations or of building managers, the returns to the investor would be greater and real estate would be more popular.
It is interesting to note that at a conference of building managers, held in Seattle last year, this subject was carefully discussed and the employment of efficiency engineers in systematising the management of a building, and the employment of the advice of experts in lighting, heating, etc., was voted a necessity by the up-to-date building manager.
-Soap should never be used on linoleum, because the alkalis in it eat out the oils giving the fabric body. Clear water has not so bad an effect upon it, but it is best to mix equal parts of raw linseed oil and turpentine and apply it to the linoleum at night and remove the excess with a cloth the next morning. A good way to restore life to linoleum is to apply ordinary floor wax in liquid form, which will make it look like new.
-"Never patch a dry piece of concrete and then let the finish dry out. You cannot get a hard surface without plenty of water and keeping it wet and free from use for at least a week."-Leonard C. Wason, President of the Aberthaw Construction Co.

> NEW THINGS $\frac{\text { Uninfluenced by advertising considerations, }}{\text { this information is offered on its merits }}$ for the benefit of building managers.

## Scraping Office Building Floors.

Prospective tenants are more inclined to be influenced by the appearance of a well surfaced retouched floor in looking over suites than they would be by a dirty, splintery and unkempt floor. Floor surfacing is usually an expensive luxury. As a matter of fact, all that is required is a skillful operator and an efficient machine. Something new in the way of a floor scraper, which the average building employee can use, is being manufactured by the Fox Supply Company, of Madison, Wis.

The scraper has few parts, is complete in every detail, and has nothing to break or wear out about it. The machine is in a solid casting and is perfectly balanced on three wheels. While scraping practically all of its weight is on the blade, which lies flat against the planed surface on the front of the casting. A rubber pad is placed over the blade to prevent chattering or waving and protects the blade and flooring when going over rough or knotty spots.

The workman operating the machine pulls it toward him. This throws the weight of the scraper on the blade and two of the wheels. The third wheel serves as a brush to throw the shavings out of the way of the blade. When the scraper is pushed forward the weight is automatically lifted from the blade to the third wheel, enabling the operator to easily turn the machine in any directon. Further data will be provided upon application.

## Encaustic Burnt-On Enamel Ceilings.

The fact that these ceilings are completely finished in a handsome and serviceable manner before being erected, and that no painting or decorating is needed afterward, makes an instant appeal to owners or busy occupants of stores, etc. Ceilings composed of this material, it is said, can be erected at a cost about equal to the cost of putting up and painting the unfinished kind. The Wheeling Corrugated Company, of Wheeling, W. Va., claims these ceilings never need re-decorating or painting as they may be washed any number of times without affecting their surface. They can be furnished with gold decorations at a slight advance in price and are made in any color or shade desired.

## QUESTIONS

## and ANSWERS

## Removing Stains on Brickwork.

An inquirer wants to know how to remove stains on brick work. Brown, white and yellow stains appearing on brick work are the result of a saline efflorescence, which may sometimes be removed by washing with slightly acidulated water when pure water proves inadequate. First try vinegar in propor tion of about one gill to the gallon. If this does not suffice, use one part saturated solution of boric acid to one gallon of water. The stains are caused by particles of soluble salts, which have been carried to the surface by water, and are then crystallized by evaporation.

These salts comprise sulphates of potassium, sodium, aluminum, magnesium and calcium. Calcium is the most com-
mon form of stain and is the most resistent to rain or ordinary washing with pure water. Sometimes stains are also due to the presence of chlorides and carbonates in the brick. Because these salts eminate from the waters and earths from which bricks are made, building interests and especially architects will do well to study the source of brick supply and to stick firmly to that brand of brick in particular construction work.
Inasmuch as some of these salts preexist in some cements and mortars, trouble may be avoided by finding certain brands that give no trouble in the matter of creating brick stains and specifying only the brand found to be reliable in this particular. The reliability of the brick manufacturer is also important, because careless selection of coal used in the burning of his brick will inject into the finished product salts which will produce stains under favorable circumstances. Where salt water beach sand is used in tempering, great danger of stains appearing on finished brick work exists.

## Valuation of Real Property.

I am in search of an American book treating of the valuation of real property, similar to the English work by Webb on the subject.
Answer.-The only American book we know of which in any way covers this subject systematically is Richard M. Hurd's "Principles of City Land Values," published by the Record and Guide. Cecil C. Evers's series of articles, entitled "The Commercial Problem in Buildings," which appeared in the Record and Guide from April 6 to October 26, 1912, is in effect a discussion of the correct principles underlying building values. This series will appear presently in book form. If any of our readers know of any other American book that would serve the purpose of the inquirer we should be glad to hear from him.

## Two Lifts in One Shaft.

I wish to secure a copy of your re cent issue which contained an article concerning the operation of two elevator cars in one shaft. Will you kindly advise me which issue this appeared in?

Answer.-December 14, 1912, page 1097.

## How to Cut Down Water Bills.

Each citizen of New York must either directly or indirectly, whether his supply is metered or not, pay toward the cost of water. That is, water wasted even by consumers whose places are not metered becomes a burden on them through the necessity for increased taxation. The active co-operation on the part of consumers to check the waste of water would help to reduce this expenditure and will be of great general benefit to the city

Consumers should inspect their meters frequently to guard against leaks, which are often the cause of water bills being larger than the consumer expects.

To determine the presence of hidden leaks, consumers should occasionally close all outlets and observe the meter to see if it registers or not.

Do not neglect leaking toilets, for a leaky toilet will waste from $\$ 10$ to $\$ 30$ worth of water a year. This leak may occur without being visible, but can be detected by listening on the pipe leading from the tank or on the tank itself.

If care is exercised when installing piping, to keep the hot water and cold water pipes at least a foot apart, it will be necessary to let a faucet run to get a cool drink.

# RECORD MUUIDE. 

Devoted to Real Estate
Building Construction and Building Managemen in the Metropolitan District
Founded March 21, 1868, by CLINTON W SWEET Published Every Saturday
By the record and guide co.
F. W. DODGE, President
F. T. Miller, Secretary-Treasurer

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## (Section one)



The "Bulletin" of the Real Estate Board of Brokers says that if all exempt property in the city were taxed there would be an increased revenue of $\$ 29,410,072$. This sum, the "Bulletin" points out, represents gifts on the part of the city which are not shown as an expense on the city's books.

Five men, contracting masons, dealers in masons' supplies, and a representative of the Bricklayers' Union were arrested this week and held in $\$ 1,000$ bail on a charge of conspiring in restraint of trade. Evidently the "community of interest" principle as practiced in the building trades is to be subjected to scrutiny, too.

San Diego, in anticipation of the Panama-California International Exposition, recorded an unusual number of permits in 1912 for new constructions. These included a large proportion of hotels and apartment houses, and during the next two years such accommodations for exposition visitors will be multiplied. The new structures are not of a cheap or temporary character. While they are being erected to meet the demand that will come with the exposition, they are solid, substantial, modern, fireproof structures.

Fire Commissioner Johnson, in his report on incendiarism submitted to the Mayor, estimated that of the annual loss of $\$ 16,000,000$ through fire in Greater New York at least $\$ 4,000,000$ is due to arson. The Commissioner stated that the largest proportion of fires occurs in the district bounded by Madison avenue, the East River, and Ninetysixth and One Hundred and Sixth streets, which he calls the "firebug zone." The Commissioner's figures were hotly challenged, but the debate over the precise figures seems to have lost interest after the "arson trust" case came up for trial.

The delay in signing the rapid transit contracts and the "unearned increment" tax proposed by the Mayor's Commission on New Sources of City Revenue are the themes of resolutions adopted by taxpayers' and other associations holding annual meetings at this time of year. From the tenor of the resolutions it is evident that there is a strong feeling among real estate owners that they are being inequitably treated, and the sentiment is also expressed in some cases that owners should combine for political action. Such action is contemplated by the Twenty-fourth Ward Board of Trade at the suggestion of its president, Christian C. Ruckert, and by the Real Estate Owners' Protective Association of the Twelfth and Twenty-second Wards.

## About New Sources of Revenue

As may be inferred from the interviews published on another page, the real estate interests of New York have been very much disappointed by the report of the Mayor's Commission on New Sources of Taxation. The Commission was appointed to meet a very serious situation. During the past six years the taxpayers have been obliged to meet a constantly increasing burden of public charges. The current tax rate applied to the current increase in assessed valuation has not been sufficient to meet the increased expenditures of the city.

The tax rate has been going up and so have the tax bills. The heavier burden of taxation has, except in a few favored regions, been sufficient to absorb any increase in real estate values; and this very fact is depriving the existing system of all elasticity. The increase in real estate assessments from which the city might derive a larger revenue is prevented by the constantly augmenting tax rate; and it is evident that if this condition continues indefinitely the result must be bankruptcy. The city is beginning to live not on its taxable income, but on its taxable principal.
A commission was consequently appointed to devise new sources of taxation. It was generally understood that its effort would be to suggest methods of raising money from classes of property other than real estate, on the general ground that real estate was already being taxed to the limit. In a preliminary statement issued some time ago it was announced that the committee, while opposed to the taxation of any business, which could escape the burden by removal, would propose to tax those peculiarly metropolitan forms of business activity which were tied to New York. But in its actual report the committee has done no such thing.
The only new source of taxation which it has devised is a new method of taxing real estate. If its proposals are adopted the city will automatically collect upon all increases in ground value an increased tax. The method proposed is, we believe, the best way which has yet been devised of collecting a tax on the "unearned increment;" but the excellence of the method does not make its proposal any less exasperating to the average real estate owner. He was not asking for any relief from existing burdens. He was only asking that in the future burdens be not allowed to accumulate so constantly that the taxation would be equivalent to confiscation, and the answer he gets is that the only means which he has of meeting these increasing burdens, viz., by increase in ground value, shall in some measure be hereafter taken away from him. Naturally he will claim that the committee's report is wholly without authority.

He will point out that the only representative of real estate interests on the committee, the late Edgar J. Levey, died during its deliberations. He will also remark that its membership did not contain an economist of importance. He may approve certain of the minor recommendations for increasing the city's, income, but he will know that the increased money derived from these sources will only be a drop in the bucket. The committee depends for five-sixths of its increase in income upon the increment tax, and the real estate owner will feel that no committee in which real estate interests had enjoyed a fair representation would have made such a report. It has not devised new sources of taxation. It has simply recommended another method of getting more milk from the same old cow.

## The Rapid Transit Crisis.

Many property owners in New York City have not liked the recent developments in the rapid transit situation. In spite of the fact that all negotiations have been completed between the city and the two companies, and that the contracts are ready for signature, apprehension is still acute that the arrangement may fall through at the last moment. At the present time the grounds for this apprehension are chiefly political. The most unreasonable and embittered opponents of the proposed dual system have been two Democratic newspapers, both of whom supported with great warmth the election of Governor Sulzer. One of these newspapers, whose support of Mr. Wilson was lukewarm, was peculiarly enthusiastic in its support of Mr. Sulzer, and the apprehension felt by well-informed propertyowners hangs upon this fact.
A gentleman connected with this newspaper has been mentioned as a possible appointment to the vacancy in the Public Service Commission created by the expiration of the term of Chairman Willcox. Any such appointment would be received by New York public opinion with genuine alarm. It would mean the control of the Commission by a majority inimical to the dual subway system, for two of the members of the present Commission voted against it. These apprehensions were increased by the announcement that bills were to be introduced legislating the two existing Commissions out of office and consolidating them into one commission, whose jurisdiction would include the entire State. The only possible result of such a plan would be to deprive New York of that special attention to its rapid transit needs, which the local commission was intended to give.
The plan of consolidating the two Commissions is said to be abandoned, but nothing has transpired which indicates that the other danger is any less serious. Under such circumstances every New York property-owner who is in a position to exercise any influence in favor of the appointment in Mr. Willcox's place of a friend of the Dual System should not fail to do so. If the existing arrangement should be upset, and if a few more years should have to be consumed in order to work out a substitute, the property-owners and the people of New York would have reason for the profoundest discouragement. The future prosperity of the city and the health and comfort of its inhabitants depend upon the immediate construction of a subway system which will place at the disposal of the people of New York the cheaper land on the outskirts of the city.
The proposed dual system will give to the New Yorker a larger radius of choice in return for the payment of a
nickel than any system which has yet been contrived. Indeed, no other system which can be contrived would accomplish as much, because it utilizes the credit of the city and the credit and machinery of the two existing transit companies just as far as it is physically and financially possible.

No alternative plan could put to such good use all the available resources. the objections to the new system developed at the hearings before the Public Service Commission have been trivial. In spite of the utmost efforts of hostile interests, no effective body of public opinion is created against the plan. The Governor should be made to teel that any action on his part which tends to upset it would be received with profound and almost unanimous disgust by the property-owners of New York.

## THE WEEK IN REAL ESTATE.

Signs of improvement in the real estate market have not been wanting this week. There was a better investment demand, notably for apartment houses and mercantile buildings; and speculative purchases were more numerous than they had been. The influence of easier mortgage money and the presence of a good deal of ready capital in the hands of investors made themselves felt, although in a very moderate degree.

Despite an undoubted tendency toward expansion, the dealing was not what it might be expected to be at this season of the year, particularly at a time when the general industrial situation and an exceptional activity in public improvements would seem to encourage buying in anticipation of rapid growth in population and trade. The favorable influences just mentioned are, unfortunately, offset to a large extent by the delay in connection with the rapid transit contracts and by the increasing expense imposed by the city and State authorities upon real estate.
There is no doubt that many of those best informed concerning real estate investments are just now pretty much discouraged over the prospect. They feel that with new and exacting fire prevention laws, factory laws, employers' liability laws, and tax laws already in force or in prospect, the chance for real estate to earn a fair income is not what it should be. So strong, indeed, is this feeling that the taxpayers' associations and other organizations interested in real estate which are at present holding their annual meetings, almost without exception adopt resolutions calling for relief from the burden of taxation and the costly annoyance of all manner of orders and inspections.

Some of them are talking of combining for political action. This remedy, however, is of doubtful practicability. A better method would seem to be for all the associations having to do with real estate to form a confederation, not with a view to going into politics, but with a view to educating public opinion -in other words, to exercise the same sort of effective influence that the philanthropic associations of the city are exercising. This method was discussed a year ago by a group of leading real estate agents and operators, but nothing tangible resulted from the discussion. Possibly the recommendation by the Mayor's Commission on New Sources of City Revenue to tax the "unearned increment" may convince real estate men of the necessity of better representation before the Board of Estimate, the Legislature and other administrative and law-making bodies.

Such bodies are influenced by the arguments that are placed before them, and in recent years the arguments of propagandists of one school or another
have been presented by men better traned in economics and sociology than the men who have spoken on behalf of real estate owners. This is true also of discussions intended to mould public opinion. The result is that just now property rights, and particularly rights in real property, are held in little esteem. In other words, while some years ago property rights were exalted too far, they are now being pretty generally ignored.

Real estate investments will never be secure or profitable until the social questions of the day have been equitably solved, but equitable solutions will hardly be effected if the men familiar with the economic laws governing real estate investments do not contribute their share to the discussion.

This general line of complaint and argument was heard during the week in the majority of brokerage offices. Professional sentiment was a curious mixture of optimism and pessimism. Meanwhile there can be no doubt from the reports of transactions closed that market conditions are gradually improving. The private sales were more numerous than they were the week betore, and the budget of mercantile leases was especially encouraging.

## HOW TO BUILD UP THE OUTSKIRTS.

THE real estate interests, brokers and agents, in New York City would perform a splendid service to the city and directly promote their own business interests if they would combine and adopt a systematic and a vigorous plan to bring new manufacturing industries to New York.
Manufacturing industries mean good payrolls and create a demand for apartments, stores and homes, besides developing values and stimulating building activity. New factories coming in would put to use more or less of the acreage now being made available through present transit improvements. Factories would give employment to thousands of residents of the city within a reasonable distance of their homes.

There is a very important distinction between having available in the city large sums of capital for vast enterprises and having millions of dollars released weekly in wages through the payrolls of active industrial plants employing thousands of wage-earners. The latter is especially advantageous to the city when the product produced by the labor of those employed is distributed and sold and paid for in all sections of the country, so that the money flows back to the average household in New York, to stimlate rentals, construction and real estate activity.

There are three important steps in obtaining new industies.
First-Finding the prospect. This is made difficult because many factories refrain from letting their plans be known for the following reasons: (a) They do not wish their competitors to know their plans. (b) They do not wish their customers to know that their plant may be disturbed. (c) They do not wish their employees to know that their location may change. (d) They often do not wish their banking or financial arrangements disturbed which might be the case in the event of removal.

Without elaborating the four points above, it will be seen that it might easily operate to the disadvantage of the manufacturer to have his contemplated
change of location widely known; but proper methods will result in securing prospects in spite of the reluctance of manufacturers to make known their wants.

Second-Getting the manufacturer's confidence, and getting him and his board of directors interested in a given city, or locality, or plot of property and induce them to investigate and examine it.
Third-Closing the deal. The real estate interests and brokers and agents in New York City could very profitably make a careful analysis of what is required to attract additional manufacturing plants to New York, and all of these interests would benefit, while they could engage in the sale of factory properties, and in case a new factory were established would stimulate the other branches of the real estate business.

## Seaboard Sites Preferred.

Many European manufacturers are selling their product in the United States who are locating factories in this country, in order to avoid the transatlantic transportation charges and also the import duties. The proprietors of Peter's Chocolate have during the last two or three years established a factory in New Jersey, and "Pear's Soap," of London, is at present contemplating the establishment of a plant here. A large number of Western manufacturers who have developed a large export business with foreign countries are locating at or are about to migrate to Atlantic seacoast cities, in order to accommodate their export trade and avoid the railway transportation charges from inland points.

Through the co-operation of all branches of the real estate interests of the city, such manufacturers and others desiring to be located in the midst of so large a consumptive market as the metropolitan district could be brought to New York to utilize the hundreds of acres of unused property upon which taxes and interest are being paid year after year without any revenue.

As large plots of property hitherto unavailable for factory uses, owing to lack of transit facilities for employees are now to be made accessible through the rapid transit improvements, such parts of this property as are not suitable for residential purposes could be utilized for the erection of factories with profit to the entire community.
No other single activity in which the real estate interests could collectively engage would be so beneficial for the city. It would create taxable values, produce a revenue for improvements and also provide employment for the citizens of the city. No other pursuit would for the same expenditure in time or effort or money yield so large a profit, both immediate and permanent, to all branches of the real estate business.
W. R. MESSENGER.

## Dinner of the Consolidated Credit Men's Association.

The Consolidated Building Trades Credit Association held its annual banquet Thursday night in the grand ballroom of the Hotel Astor. From the diners' point of view, the number and enthusiasm surpassed all previous ones.
There were nearly six hundred guests present, and among them most of the prominent building and loan men of the city. Peter C. Spence, first vice-president of the association, was toastmaster, while seated at a table with him were
the honored guests and speakers of the evening.
Among the special speakers were A. C. Horn, president of the association, Commissioner John S. Murphy, of the Tenement House Department, Superintendent Rudolph P. Miller , of the Bureau of Buildings, Commissioner Joseph J. Johnson, of the Bureau of Fire Prevention, and George Gordon Battle, of the well-known law firm of O'Gorman, Battle \& Marshall. Charles F. Eberhart was chairman of the dinner committee.
At the guest table were also seated Charles Paterno, Leo Bing, Walter Stabler, Comptroller of the Metropoli$\tan$ Life Insurance Co.; Frederick A. Snow, George Palen Snow, William Crawford, John C. Myers, John W. Moore, E. Skannel, Charles F. Murtha, Alexander Walker, Joseph Paterno, Charles F. Eberhart, and J. Sargeant Cram, member of the Public Service Commission.
Commissioner Johnson began his speech by making a suggestion that would be of great aid to both the builders and the fire department. "There is no law," he said, "which compels a builder to submit his plans to the fire department, but to do so would give the fire department an idea of the size and location of the exits, which might save the builders a lot of trouble." Mr. Johnson also said, in referring to modern fire insurance, that this country was paying ten times the amount that the European countries were paying in premiums.
Mr . Battle in his speech made the assertion that the present business conditions are good, and that the horizon for the association was commercially bright. He also said that although he could not speak for President-elect Wilson he knew it was his purpose to make this a prosperous year

Following the speeches came a vaudeville entertainment. The souvenir was an antique brass ink well with the date and name of the association inscribed upon it.

## BUILDING COMPANY EXPANDS.

Cauldwell-Wingate Co. to Increase Its
Capital to a Quarter of a Million
Dollars.
The Cauldwell-Wingate Company in the twenty-five months of its existence as a building organization has completed buildings aggregating $\$ 8,000$,000 in value, and have additional buildings representing several millions more under contract. To provide for necessary expansion this company on January 31 will increase its present authorized capital of $\$ 150,000$ to $\$ 250,000$, paying for same out of profits earned. The officers and directors are S. Milbank Cauldwell, president; Walter S. Faddis, vice-president; Roy W. Wingate, secretary and treasurer. Frank C. Poucher is chairman of the Board of Directors, which include in addition to the officers A. Filmore Hyde, Paul R. Towne, and H. Oakey Hall.
-The Manufacturers' Association, for business reasons, is in favor of dropping all the local names within the bounds of the city that tend to differentiate in the mind of the people of the rest of the world between the respective municipal divisions, "A single borough," the association says, "enjoys the prestige, good will or trademark, so to speak, carried by the title or firm name of New York City." A good many manufacturers in the outer boroughs have adopted the expedient of giving their address as New York City.

## REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Convey-
ances, Mortgages, Mortgage Extensions and Building
Permits Filed in Each Borough During the Week.
(The rigbt hand column enables the reader to make a comparison with the corresponding week of 1912.
Following each weekly table is a resume from January 1 to date.)


MORTGAGE EXTENSIONS


## BUILDING PERMITS

Jan. 11 to 17 Jan. 13 to 19

| New buildin | 9 |  |
| :---: | :---: | :---: |
| Cost ..... | \$632,000 | .478,2 |
| Alterations | \$231,345 | \$84,0 |
|  | Jan. 1 to 17 | Jan. 1 to |
| Nowt | 81,734,750 |  |
| Alteration | 8504,820 | \$38 |


| Bronx <br> CONVEYANCES <br> Jan. 10 to 16 Jan. 12 to 18 |  |  |
| :---: | :---: | :---: |
| Total No........... | 132 | 139 |
| No. with consideration. |  |  |
|  | 8166,325 | \$70,560 |
|  | Jan. 1 to 16 | Jan. 1 to 18 |
| Total No......i......... | 311 | 381 |
| nsideration...... | \$493.115 |  |
| MORTGAGES |  |  |
|  |  |  |
|  | Jan. 10 to 16 | Jan. 12 to 18 |
| tal N | 68 |  |
| To Amount............... | 8703,420 | 8708,880 |
| Amount................ | \$127,500 |  |
| No. at 6 |  | \$280,980 |
| Amount | \$115,830 | 8367,200 |
| No. at 5 |  | -15 |
| Amount. | 8149,300 | \$76,900 |
| No. at 5 |  |  |
| Amount... | 8164,240 | \$175,050 |
|  |  |  |
| Interest not given | 17 |  |
| Amount... | \$192,550 | \$89,730 |
|  | Jan. 1 to 16 | 1 to 18 |
| al |  |  |
| Amount., | 81,872,067 | 82,259,626 |
| To Banks \& Ins. Cos |  | 39 |
| Amount.. .... ........ | \$315,700 | 8500,416 |
| MORTGAGE EXTENSIONS |  |  |
|  | Jan. 10 to 16 |  |
| Total No |  |  |
| Amount | \$169,500 | \$248,500 |
| To Banks \& Ins. Cos |  |  |
| Amount........... | \$40,000 | 8179,000 |
|  | Jan. 1 to 16 | Jan. 1 to 18 |
| Total No. |  | 39 |
| Amount... | \$400,000 | \$577,750 |
| To Banks \& Ins. Cos |  |  |
| Amount | 5,000 | \$303,500 |
| BUILDING PERMITS |  |  |
| Jan. 11 to 17 Jan. 13 to 19 |  |  |
| New Building |  | 25 |
| Alteration | 8155,276 8500 | \$748,000 |
| Alterations. | 85,400 | \$16,800 |


-A pleasing variation from the monotony of grey tones which have dominated stone work in the metropolis for many years past is observed in the stone work of the new Synod House on the grounds of the Cathedral of St. John the Divine. This beautiful Gothic building, now being roofed over, is walled with blocks of sandstone of a deep yellow color, quarried in West Virginia.
-The Ft. Washington section, which has quickly developed into a large civic center, is gradually acquiring the institutions necessary for a self-centered community. The Ft. Washington Reformed Church is erecting as an addition to its edifice in 181st street, a large brick church house and Sunday school in the Colonial style, from plans of Nelson \& Van Wagonen, of 15 West 38th street. It is estimated to cost $\$ 35,000$.

BUILDING MATERIALS AND SUPPLIES

Cold Spell Tends to Equalize, Temporarily, Consumption of Basic Materials and Available Supply of Steel-Portland Cement Interests Looking Over Export Field-Brick Demand Lighter With More Barges Going Under Cover-General News.

THE U. S. Consular report quoting ad vices from Italy to the effect that a heavy tide of Italian labor is expected to turn toward America during the spring and summer was received by building material interests in the Metropolitan district with some evidence of relief, in view of the fact that scarcity of labor at present existing will have a powerful influence in bringing about higher prices when the heavy building movement begins next month. This promised flood of immigrants will release to the building material producers Hungarian and Polish labor that has been drafted from factories and mills to railroad construction and track work throughout the east, since the Turko-Italian and Balkan Wars began.

Open weather conditions have permitted such a large volume of building construction to go ahead this winter that the producing interests are already laying plans for taking care of a demand that is almost sure to result from the heavy inquiry now ruling in all lines. Here in New York, the scarcity of ste 1 has offset the call for other basic materials, to a certain extent, but in the suburbs there has been practically no cessation of small building construction and this has resulted in a continual drain upon wholesalers' stock and jobbers' reservations.
Price advances have been announced in some lines, notably, building hardware, Portland and natural cement, roofing slate, crushed stone and some clay products, among them common brick. In the crushed stone department, prices remain very stiff, although winter quarry operations have been halted and in some cases, no orders of size can be filled, as the exceptional fall business took all the available supply of stone over and above the quantities reserved for subway construction. Since the work of burrowing under New York for greater rapid transit facilities has progressed much faster than stone producers estimated, holders are inclined to maintain the present stiffness of the market to large operations until quarry operations can be resumed.
In the steel department orders continue to come in for structural materials despite recent price advances, which are said to have been made to protect the mills against speculation and against crowding the outputs of furnaces. Rivets are up two dollars a ton and sheets are very firm at the dollar advance reported last week.

Common brick sales are being restricted because steel deliveries continue slow. In many building operations in this city work is either entirely suspended or only half of a building is going up at a time. Some North River brick moved out at $\$ 7.25$ this week, although $\$ 6.75$ to $\$ 7$ for Hudsons and Raritans is basic.

In the oil and paint department crude oil has advanced and buyers are making purchases at the wells at approximately fifty per cent. in excess of levels prevailing last year at this time. This means that most of the oil and paint commodities used in construction may be expected to move up since raw chemicals are also stiffer on heavy demand.

ASBESTOS IN STRONG MARKET. General Quotations Show Stiffening Tendency in Entrre East.

ASBESTOS building materials are in a stiffening market. This is partly due greater demand and exceptional in-
quiry for earlier 1913 delivery. Quotations follow:
Building felt and sheeting, less than ton lots, $31 / 2 \mathrm{c}$. per lb . light, 4 ets. per lb . heavy. Light runs from 6 to 30 lbs. and heavy 45 to 56 lbs. Standard sheet mis board, $40 \times 40$ ins. and $41 \times 40$ varying $1-32$ is quoted at 5 cts, per 1 b . in $100-1 \mathrm{~b}$. lots, is quoted at 5 cts. per ib. in $100-\mathrm{lb}$. lots. Asbestos wood for fireproofing in stand96 ins., are quoted, Nashua, N. H., as follows:


BRICK SALES LIGHT.
Some Brick Moves Out at $\mathbf{\$ 7 . 2 5}$ LevelBasic Quotations, $\$ 6.75$ to $\$ 7$.
B
YING in the brick market was light this week reflecting that of last age of steel continues to cripple building construction, hence brick requirements are not pressing. There are now 55 barges under cover.
Official transactions at wholesale docks last week with comparisons for the corresponding week in 1912 follow:

Left Over, January 4-77.

| Monday | Arrived. | Sold. | Covered |
| :---: | :---: | :---: | :---: |
| Tuesday | . 0 | 0 |  |
| Wednesday | 5 | 4 | 4 |
| Thursday | 1 | 1 | 2 |
| Friday | .19 | 3 | 13 |
| Saturday | . 0 | 1 | 0 |
| Totals | . 38 | 16 | 24 |

## Totals

. .38
Condition of market. dull. Prices, Hudsons (basic), $\$ 6.75$ to $\$ 7$. Covered, $\$ 7.25$. Raritans, $\$ 6.75$ (Wholesale dock N. Y.). For dealer's price add profit and cartage. Left 55 Number of covered bar 10 . 10.
1912.

Left Over, Jan. 6-37.


## Totals

Condition of market, dull. Prices, $\$ 6.50$ to $\$ 7$. Raritans, no quotation. Total reserve, Jan. $15-68$. Left over, open market, Jan. $15-34$.

## AFTER EXPORT BUSINESS.

Cement Interests Feeling Foreign Field to Take Care of American Capacity.
CEMENT manufacturers are now making a profit on the material they turn out, and the prospect is for enormous business in the vicinity of New York. The new dam barrels a day the new Bronx Park 1,000 barrels a day; the new Bronx Park reser500,000 to 800,000 barrels. subway wor will take a large quantity, and in addition there is much material which will have to be delivered to close up the Ashokan to beract. Aside from all this, the demand for cement for road building purposes will probably be greater than any other one use. The Highway Department in Albany has been experimenting with cement roads, and it is probable that many mil-
highway construction alone.
The exports of cement has never
amounted to anything, comparatively speaking, except the cement which went to the Panama Canal. In 1913, however, it is expected that a new business will be developed, chiefly because the British and
German manufacturers have all the orders German manufacturers have all the orders on their books they can take care of with-
out reaching out for foreign trade, and this business must of necessity come to this business must of necessity come to America if it can be filled at all. ket are more favorable. There is a larger demand than has been reported in some time. Rosendale in New York is quoted at 90 cents a barrel, which new
is being very well sustained.

LUBRICATING OILS STEADY,
Packing Prices Vary Within Wide Limit n This Market.

## T

condition of the lubricating oil trade is stronger. Building managgressiveness in anticipation of heave oils following the recent price advance in lighter petroleum products such as gasstandard tested oils, quotations follow:

## Cylinder, dark

Cylinder, steam, refined............................... 27 Stainless white, 32 to 34 gravity....28@29 Lemons, 33 to 34 gravity............17@19 Dark, 32 gravity Crank case oil ....................15@18
rank case oil ................................ 17 building supply market which is of the with rather exceptional demand for this time of the year. Quotations follow: As bestos, wick and rope, 13 c . per lb.; sheet rubber, 11 to 13 c .; pure gum rubber, 40 to 45 c .; red sheet packing, 40 to 50 c ; cotton
packing, 16 to 25 c .; jute, 5 to 6 c .; Russian packing, 16 to 25 c .
packing, 9 to 10 c .
packing, 9 to 10 c .
Linseed oil is quoted at 46 to 47 c . for Linseed oil is quoted at
SAND PRICE CHANGES EXPECTED. Heavy Demand Due to Subway and Other Construction.

S
AND and gravel are in exceptional demand for this season of the year. Purveyors of this commodity declare that transporting sand and gravel under the existing high pressure demand, it seems entirely probable that present price levels cannot long continue. Open weather has permitted construction work in concrete to progress later and in heavier volume than usual for January.

## STRUCTURAL STEEL STIFFER. <br> Advance of $\$ 1$ a Ton Makes a Little Change in New York Conditions.

$B^{\text {T}}$UILDERS and contractors are considerably bothered to know just what to make of the advance of a dollar a ton in structural steel recently announced. They are inclined to criticise the steel companies for breaking faith with consumers. week week to obtain information from a very plaining the present conditions trade ex plaining the present conditions. Accorddemand for new structural steel instead demanuror new of showing a falling off as was expected it was during. December while day than advance has been made, the real effect of it has been somewhat offset by use of discounts in structural specifications.
This action was made necessary in or der to keep down speculative buying and to protect the market to legitimate buyers. While the speculative element is not prominent in the Metropolitan district at present, there is a very heavy western speculative movement which the steel companies must guard against.
Quotations in New York to-day on prompt delivery is unchanged at 1.75 c . Pittsburgh. Pittsburgh quotations on I-beams over 15 inches, 1.55 c .; H-beams over 18 inches, 1.55 c .; angles over 6
inches, 1.55 c .; deck-beams and bulb aninches, 1.55 c .; deck-beams and bulb an-
gles, 1.80 c .; hand rail tees, 2.25 c .; checkgles, 1.80 c .; hand rail tees, 2.25 c .; check-
ered, trough and concrete floor plates, ered, trough and concrete floor plates,
2.40 c . 2.40 c .

The general plate market is operating under heavy pressure but little of this is present time. Most of the pressure at the preel mills is on car orders.
steel mills is on car orders.
Plate quotations are being steadily maintained at the $\$ 1$ advance reported remaintained at the $\$ 1$ advance reported re-
cently. Futures are being quoted at 1.50 and 1.55 c ., spot shipments are quoted at 1.75 and 1.80 c ., Pittsburgh.

An advance of $\$ 2$ a ton is now effective on rivets. Structural rivets are now quoted at 2.10 and 2.20 c . An advance has been made in the terms, and nuts, bolts and rivets are sold at 30 -day contracts instead of 60 days.

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\section*{REAL ESTATE NEWS and NOTES}

\section*{THE WEEK'S BROKERAGE SALES,} LEASES AND PUBLIC AUCTIONS.

Practically All Parts of the City Were Represented in the Dealing.
Some very good transactions comprised part of the dealing in real property this week, and the general selling embraced many parts of the city. A parcel on 6 th avenue was sold to Col . Thomas Dimond, who will be remembered for his sale of real estate near the Pennsylvania Station to the Pennsylvania Railroad. Several pieces in the West Side, toward the river, changed hands, as well as some dwellings near 5th avenue. North of 59 th street the sale of several important properties took place, some of them being corner holdings.
The Manhattan sales totaled 22, against 26 last week and 34 a year ago.
The number below 59 th street was 10 , against 12 last week and 14 a year ago. The sales north of 59 th street aggregated 24 , compared with 14 last week and 20 a year ago.
From the Bronx 20 sales at private contract were reported, against 14 last week and 13 a year ago.
The amount involved in the Manhat\(\tan\) and Bronx auction sales this week was \(\$ 849,854\), compared with \(\$ 213,146\) last week, making a total since January 1 of \(\$ 2,689,343\). The figure for the corresponding week last year was \(\$ 386,452\), making the total from January 1, 1911, \$2,057,961.

\section*{PRIVATE REALTY SALES.}

\section*{Manhattan-South of 59th Street.}

LEWIS ST,-The Dean Holding Co. sold 12 Lewis et. a 5-sty tenement on lot \(25 \times 100\), adjoining the southeast corner of Broome st. In
exchange the buyer gave 810 and 812 Westexchange the buyer gave 810 and 812 Westchester av, two 5 -sty buildings on plot \(50 \times 119\), between Union and Prospect avs.
PELL PL.-Duff \& Brown Co. sold for Mary Tone to E. Elger a plot \(133 \times 100\) on the eas WEST WASHINGTON PL.-Ray Hyma bought of Henrietta Kidd 133 West Washington pl, a 4 -sty building, on plot \(41.4 \times 72.9 \mathrm{x}\) ir ton \(\mathrm{pl},{ }^{\text {a }} 4\)-sty building, on plot \(41.4 \times 72.9 \mathrm{x}\) ir
regular. Wilber C. Goodale was the broker. 1ST ST.-The Society of Christian Israelites sold the 3 -sty building at 1081 st et to Isaac Yagoda. It occupies a lot \(25 \times 100\) and has been held by the societr since 1852 . The consideration was about \(\$ 18,000\). David D has secured for the new owner a mortgage of \(\$ 12.500\) on the property at 5 per cent. for 5 years.
19TH ST.-The Citizens' Savings Bank re sold to the Ralph Holding Co. the Chesterfield
 the property last Thursday in bank acquired ceedings for \(\$ 65,000\). The consideration in the present deal is sald to be about \(\$ 71,000\).
19TH ST.-A. H. Landeker bought from the Lawyers Mortgage Co. 37 West 19th st, a 7 -sty loft building, on lot \(25 x 92\), between 5 th an 6 avs. The property has been held at \(\$ 85,000\) 31ST ST.-Ames \& Co., in conjunction with Philio Jesselson, sold for Philena C. Smith, of 21st st, between 5th av and Broadway, a 4 -sty business building. on lot \(25 \times 98.9\). Mr. Auer bach gives in exchange the 3 -sty private dwell ing at 1228 Madison av, on lot 18.9x75. 40TH ST.- Benjamin Bernstein sold for Pauline Ewert to Maurice Cross \(3201 / 9\) West
40th st, a 4 -sty tenement Cross is the owner of 314 to 320 adjoining and contemplates erecting a 12 -sty mercantile building on the combined site.
48TH ST.-Ames \& Co. sold for James Stanley the 3 lots at 605 to 609 West 48 th st. The buyer is the 550 West 44th Street Co., which will bund a stable on the lots at once
L. Barclay 14 East \& Elliman Eold for James on lot \(25 \times 100.5\), between 5 th a a 4 -sty dwelling to Mme. Host, now located at 8 West 39 th st, who will alter the house for her business.
48TH ST.-Pease \& Elliman sold for James L. Barclay the 4 -sty high stoop private residence at 14 East 48th st, 25 x half the block, between 5th and Madison avs, to Mme. Host, now a tenant at 8 West 39th st, which will new Lord \& Taylor establishment. This property was purchased by Mr. Barclay in the autumn of 1877 and he paid at that time less
than \(\$ 60,000\); the present sale being more than

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REAL ESTATE NEWS AND NOTES. (Continued.)
100 ped cent. 1 ncrease in price. The property purchased is situated between 12 and 16 East 48th st, both of which properties have recently
been improved with 6 -sty modern business buildings. Mme. Host will make extensive changes for her business.
50TH ST.-Horace S. Ely \& Co. sold for Joseph L. Buttenweiser 134 East 50th st, a 4 -sty dwelling on lot \(18.4 \times 100.5\). The buyer is the Bible Teachers Training School, which re-
cently
acquired adjacent property on coth sts adjoining their present building on Lexington av.
6TH
AV
sold
850
6th av arris a
5 and Maurice Mandelbaum sold 850 6th av, a 5 -sty building, on lot 23.5 x 59.9, to Thomas Dimond, who recently sold his large plot in 32 d and 33 d sts, adjoining Gimbel Railroad. The sellers in the present deal acquired the property last March from the slater estate. The Douglas Robinson, Charles S . Brown Co, were the brokers. The Messrs. Mandelbaum recently sold 8826 th av, one block to the north of the property just sold to Dr.

\section*{Manhattan-North of 59th Street.}

99 TH ST.-Du Bois \& Taylor in conjunction with M. Cohn \& Co., sold for the Hamilton Holding Co. (Lowenfeld \& Prager) the 8 -sty
fireproof apartment house, known as ."The Paramount" on plot \(75 \times 100\). located on the north side of 99 th st, about 187 ft . east of Riverside Drive. The buyer, an investor, gives in payment the vcant plot on the south side of 150th st, 100 ft west of Amsterdam av, 100 x 99.11 ,
and the 3 -sty dwelling at 507 West 149 th st, on plot 17.6x99.11. The deal totals about \(\$ 420\),-
one plot
000.
70TH ST.-Heinrich Schniewind, Jr., sold 45 West 70th st, a 4 -sty dwelling, on lot \(20 \times 100.5\), between Central Park West and Columbus av. The buyer is the present tenant, Siegrried Peirels of the importing firm of Peirels, Buhler
74TH ST.-Fred'k Southack \& Alwyn Ball, Jr., sold for Alfred Gutwillig to Dr. Anthony
Bassler, the 4 -sty dwelling at 21 West 74 th Bassler, the 4 -sty dwelling at 21 West 74 th st, between Central Park West and Columbus av, on lot \(25 \times 102.2\). Dr. Bassler, who now resides at 126 East coth st, will occupy this resations. 77 TH ST.-E. Sharum sold 318 and 320 East 77 th st, two 4 -sty single flats, with stores, on plots, \(21.6 \times 102.2\) each.
83 D ST.-Albert B: Ashforth sold for R. P. Fairlamb to Mary M. O'Loughlin the 5 -sty apartment, on lot \(25 \times 100\), at 110 East 83 d st. This property is 125 ft . east of Park av
\({ }^{97 \mathrm{TH}}\) ST,-Ward B. Belknap sold for George H. Coutts the 5 -sty tenement 227 East 97 th st, Bernard H, Levy.
105 TH ST.-Wolf \& Levoy sold to Ferguson Brothers \& Forshay 59 West 105 th st, a 5 -sty
flat on lot \(25 x 100\) The property figured in a flat, on lot 25x100. The property figured in a deal for 732 East 152 d st, a 5 -sty flat, on plot \(50 \times 91\) The latter parcel, together with 540 and 542 West 159 th st, was taken in exchange by the sellers in the present deal for the Vic-
tor Hall, at 622 West 113th st. Arnold, Byrne \& Baumann were the brokers in all the transactions.
110TH ST.-Louis Schlesinger, Inc., sold two 4 -sty brownstone houses, 209 and 211 East 110th st, on plot \(50 x 110\), for the Kry Lyn Realty Co., to Hannah E. Abell, of Newark, N. Ji, Yor

Realty \& DTevelohment Berry sold for the Gray dent, the two 8 -sty fireproof apartment prouses known as the "Charlemagne and the "Ramona" at 528 to 534 West 111 th st, 153 ft . east of Broadway on plot \(166 \times 100\), containing so apartments with a gross rental of \(\$ 64,000\) a
year. The buyer is the Meeks estate which gives in part payment the 12 -ety loft building 41 and 43 West 25 th st between 5 th and 6 th avs, on plot \(50 x 100\); the building is occupied by the John J. Mitchell Publishing Co. under
a long lease, and adjoins the 12 -sty, \(100-\mathrm{ft}\). a long lease, and adjoins the 12 -sty, \(100-\mathrm{ft}\).
building sold by Mr. Berry to John J. Gibbons building sold by Mr. Berry to John J. Gibbons
in November last for \(\$ \$ 00,000\). The total amount involved in this transaction is \(\$ 1,-\) 075,000; the apartment houses were held at \(\$ 650,000\) and the 25 th st building at \(\$ 425,000\). Arthur Knox
Meeks
as
astate
in closing the
cepresented
contracts the Meeks Estate in closing the contracts and Gray Realty \& Development Co.
114TH ST.-Charles Jacobson sold 3 West 114th st a 5 -sty flat, on lot \(25.6 \times 100.11\), adjoining the northwest corner of 5th av.
118TH ST.-Goodwin \& Goodwin sold for David Davies to Pauline Lieberman the private dwelling at 106 West 118 th st, on lot \(17 \times 100.11\). 120 TH ST.-Shaw \& Co. sold 152 . West 120th
st, \({ }^{2}\)-sty dwelling on lot \(16.8 \times 100\). 120 TH ST.-Mrs. Susan Devin bought a plot on the and Morningside avs, on which she is preparing to erect a working girls' home. The plot is within 200 ft . of Morningside av, ana has a frontage of 75 ft . by 100 deep. The new building will be five stories high, and will have will pay from \(\$ 3\) to \(\$ 5\) a week for their rooms. The plot was purchased for about \(\$ 50,000\) from John J. Falihee, who acquired it a short time ago from the Pinkney estate. Mrs. Devin has been interested in improving the condition of working girls, and has assisted the girlis home
on West 14th st. The 120th st investment, inon West 14th st. The 120 st st investment, inbe about \(\$ 175,000\). The architects of the structure are Lawlor \& Haase.
125 TH ST. \(-\mathrm{D} . \mathrm{H}\). Scully \& Co. resold for the Hudson Realty Co. 79 East 125 th st, a 5 -sty Central Railroad station. The property, which

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REAL ESTATE NEWS AND NOTES. was sold by the same brokers to the sellers in was sold by the same brokers to the sellers in 1906 was held at \(\$ 75,000\).
the present deal in \(154 T H\) ST.-The Brown-Weiss Realties sold to H. S. Duncan 412 West 154th st, a 4 -sty
dwelling on lot \(23 \times 99.11\), near St. Nicholas av. 1iuTH ST.-The Bright Realty Co. sold the 6-sty apartment house, on plot \(75 \times 100\), at 555
West 170th st, to Mrs. H. Frank, who gave in part payment the 4 -sty dwelling, on lot \(20 \times 85\), at 2009 Madison av. The Heights apartment
was held at \(\$ 130,000\) and was sold subject to a first mortgage of \(\$ 90,000\) and a second mortpage of \(\$ 10,000\). and the dwelling figured in
the trade at \(\$ 30,000\), subject to a mortgage of the trade
\(\$ 17,000\).
176 TH ST.-The Flourish Realty Co., Herman Strauss, sold the plot, \(150 x 85 x\) irregular, on the south side of 176 th st, 100 ft . east of St. Nicholas av. The buver is said to be a builder \({ }^{\text {m }}\)
the site.
184TH ST.-Daniel H. Renton \& Co. resold for R. L. Weaver 011 West 18tth st , a 5 -sty apartment house, on plot Wex99. bought the property a few days ago through the same brokers from De Ruyter Van orden, Inc. Ren-
ton \& Co, will be the agents for the property.
BROADWAY.-Salomon \& Greenbaum sold for C. M. Silverman \& Son the Briarcliff, a 6-sty elevator apartment house, with stores, at
BSES to 3874 Broadway, southeast corner of 162 d st. The structure occupies a plot fronting Co, S. Morrill Banner, president, which
ing 250,000 . The buyer is the Elmeford Hold-
 will hoid the property as an investment. The house was erected from plans by Neville \& Bagge.
BROADWAY.-Earle \({ }^{\&}\) Calhoun sold for Frederick P Forster 230 broadway, a 3 -sty sts. The building was occupied for many years by the West Side Republican Club, and was re-
cently reported sold. That deal, however, was cently reported sold.
never consummated.
BROADWAY,-Roderick P. and Lewis B. Curtis, of Bridgeport, Conn.., bought from the Hilliard Construction Co., Irving Judis, president,
and the Manhattan and the Manhattan Freehold Co. the 2 -sty
taxpayers at the southeast corner of Broadway and 107th st, with a frontage of 112.8 ft . in Broadway and 125 ft in 107 th st, the east line being 100.11 . ft . and the south line 76.1 ft . The buyers acquired about 7 years ago the adjoining northeast corner of Broadway and 106th
st from Honora V. Cabassud and now control the entire block front. William P. Mangam was the broker. No definite plans for the improvement of the plot have been decided upon. The property just sold was held at \(\$ 400,000\). ment house, as it faces in the streets, also in Straus (formerly Bloomingdale) 6 .
LExingTon AV.-Harris and Maurice Mandelbaum bought from the United States Trust 5 -sty flat at 670 and 672 Lexington av, on plot \(37 x 90\) adjoining the southwest corner of 56th
st. The Douglas Robinson, Charles S. Brown st. The Douglas Robinson, Charles S. Brown
Co. and John N. Golding were the brokers in Co. and John N. Golding were the brokers in
the deal.
NORTHERN AV.-The Kirby Construction Co., J. Charles and Martin Weschler, sold 65
Northern av, a 5 -sty flat, on plot \(50 x 100\), 10Northern av, a 5 -sty flat, on plot \(50 x 100\), 10-
cated 97 ft , south of 181 st st, to Isidor Baer and others, who gave in part payment the 5 sty flat at 139 Edgecombe av, on plot 25.4 x 113.3 x irregular, north of 141 st, st. This property has been resold by the Kirby company to
a buyer, who gives Long Island property in part payment.
PARK AV.-E. Sharum sold and resold 1503 Park ay
PARK AV.-Pease \& Elliman sold for Amos R. E. Pinchot 1015 Park av, on lot \(25.6 \times 82\), consistin- of an old 5 -sty flat, facing Mr.
Pinchot's own residence, to Lewis G . Morris, who intends to tear down the present old structure and erect a modern dwelling on it. This property was bought by Mr. Pinchot six years ago to protect himself against any business encroachment. Mr. Pinchot also bought a num-
ber of other properties in this section, among them the property next door to him, on which them the property next door to him, on which
Reginald Dekoven has just completed a 60-tt.
modern dwelling also the southwest corner of modern dwelling; also the southwest corner of
Park av and 65th st, which Pease \& Elliman Park av and 65th st, which Pease \& Elliman
sold for him to the Dutch Reformed Church. sold for him to the Dutch Reformed Church,
which was formedly on the corner of 38 th st and Madison av. RIVERSIDE
DRIVE.-Slawson \& Hobbs sold
West for the West Side Construction Co., Jacob
Axelrod, president, the Wendolyn apartment, a Axelrod, president, the Wendolyn apartment, a
\(12-\) sty building, on the southeast corner of Riverside Drive and 100 th st, covering a plot
101.5 on the Drive by 150 on the street. The 101.5 on the Drive by 150 on the 6 street. The
buyer is William T. Evans, of the firm of buyer is William. T. Evans, of the firm of
Mills \& Gibb. Mr. Evans gave in part payment Mills \& Gibb. Mr. Evans gave in part payment
the 9 -sty apartment house known as Terrace Court, on the southeast corner of Riverside Drive and 93 d st, having a frontage of 145 ft .
on the Drive and 111 ft . on the street. The on the Drive and 111 ft on the street. The
Wendolyn apartment acquired by Mr. Evans Wendolyn apartment acquired by Mr. Evans
covers a part of the old Furniss estate bought covers a part of the old Furniss ectate bought
about 4 years ago and cut up into apartment ploty and fully improved. Adjoining the Wen-
dolyn to the east is the Dorlexa apartment dols to the east is the Dorlexa apartment
douse, on the south side of 100th st, and which house, on the south side of 100th st, and which
was also erected by Mr. Axelrod.
ST. NICHOLAS AV.-Louis I. Harris bought from Constance B. Washington 602 St. Nicholas av, a 5 -sty flat, on lot 18.3x105.4x irregular.
Mr. Harris owns the adjoining houses, 614 to 18 and 622 St. Nicholas av, and now, controls a plot fronting 93.10 ft on S. Nicholas av and
108.9 ft. on 141 st st, at the southeast corner of
those thoroughfares.

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\section*{Bronx.}

AUSTIN PL-Ernst \& Cahn sold for Isabella Heine and Lillie Bohm the southeast corner of of
lot, \(25 \times 100\) astin place and 147 th st, a vacant lot, 25x100 152 D ST.-Arnold, Byrne \& Baumann resold for Ferguson Brothers \& Forshay, to Wolfe \({ }^{\text {L }}\) Levoy 732 East 152 d st, a 5 -sty tenement, wit Jackson av. In part, payment the buyers gave 59 West 105th st, a 5 -sty flat, on lot \(25 x 100.11\). 167TH ST.-Philip Steinman \& Son sold for George Grazadio 933 and 935 East 167 th st, corner of Fox st, a 6-sty apartment house, of 169 TH ST.-Hyman Sarner sold the Bronx View, a 5 -sty apartment house on plot \(52 \times 147\),
 624 East 169th st. The property adjoins a pub\(\underset{\text { ARTHUR AV.-Ernst \& Cahn sold for the }}{\text { estate of }}\) estate of P. and Caroline Hofer the \({ }^{2 \text { ast }}\) dwelling at 2122 Arthur av on lot \(16.8 \times 91\). dwelling at BAINBRIDGE AV.-Salomon \(\underset{\text { Greenbaum }}{\&}\) Gred for a client to the Real Property Mortgage Co. the plot at the northeast corner of gage Co. the plot at the northeast corner of
Bainbridge av and \(208 t h\) st. It has a frontage
of \(\overline{5}\) it of 75 ft . on Bainbridge av and 12 ft . on 208 th
st and extends through to Reservoir
Oval West, where it fronts 87 ft .
BARNES AV.-John W. Vaugh, in connection With Nicholas Illich, sold to Domenico Piccian
BROOK AV.-E Sharum sold for different plot \(24.6 \times 10\). CLASON'S POINT RD.-Salomon \& GreenMortgage Co. the triangular plot at Clason's Point rd and Tompkins 6t. It fronts 178 ft on Clason's Point rd and 168 ft . on Tompkins
st, 10 ft . in front and 94 ft . at the northerly
CLAY AV.-Ernst \& Cahn sold for L. Gabriel 1133 and 1135 Clay av, two 2
dwellinge, with stores, on lot 50 x 97 ,
CROTONA AV.-Heller \& Sussman sold for Samuel Carrucci the southwest corner of Cro tona av and 176th st, a 5 -sty tenement, on plot \(50 x 100\). The buyer, Fanny Jarmulowsky, gives in part payment a 140 -acre farm at
Spring
N. about \(\$ 108,000\).
EVERGREEN AV.-Philip Pollak sold for the Pew Realty Co. one of the five houses just 104 ft . north of Westchester av, on the former Watson estate trac
FRANKLIN AV.-The Inter-City Land and Securities Co. sold 1390 Franklin av, \({ }^{5} 5\) sty tenement, on plot \(37.6 x 100\) located 38.1 ft. C. Ernst, who take the property in part payment for the 9 -sty loft building at 11 West 20 th st, the sale of which through Albert Feld-
heim and Clifford N . Shurman was reported last week.
JACKSON AV.-Philip Steinman \& Son sold for Nathan Hutkoff the plot. \(50 \times 100\), on the
west side of Jackson av, 25 ft . south of 147 th KINGSBRIDGE AV.-Peter J. Shields sold through Kine wither of kings ing to improve the site with three 5 -sty apartment houses, two having a frontage of 40 ft and one 45 ft . The property is opposite the old King Bridge, which spans Spuyten Duyvil Creek, and northerly flat houses in Manhattan.
OAK TERRACE.-The Van Kannel Realty Co. sold to Kate Demmerle the lot, \(25 \times 100\), on the north side of Oak terrace, \(125 \mathrm{ft}^{\circ}\). west of PERRY AV.-George D. Kingston sold 2973 Perry av, a 3 -sty brick dwelling, on lot 25 . vard. The buyer will occupy.
TINTON AV.-The D. H. Jackson Co. bought Tinton av, two 5 -sty tenements each on plo 50 x 95 , between 151 st and 152 d sts.
TREMONT \(\angle \mathrm{V}\).-Richard H. Scobie resold for the Borough estates to Meis Bros., of Dan ville, IIl., 781 and 783 Tremont av, or 177 th st, south side, 150 ft , east of Prospect av, on plot \(36 \times 190\) ft. Building is in course of con-
struction. same broker to the Borough estates a short time same
ago.
WILKINS AV.-J. J. Haggerty sold for the
 notx91 to N . Feldman.


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REAL ESTATE NEWS AND NOTES

\section*{(Continued.)
Brooklyn.}

BRIDGE ST.-Charles W. Seitz sold 387 Bridge st, between Fulton and Willoughby sts,
a 3 -sty
brick dwelling on lot \(20 x 1003\) for the Everdell estate to an investor.
CARROLL ST.-The Jerome Property Corporation sold 728 A Carroll st, a \({ }^{3 \text {-sty brown- }}\) stone dwelling, for C
Brady for occupancy.
CHESTER STT.-Edith S. Harrison bought ment at 353 Chester st.
NORTH OXFORD ST.-H. W. Rozell \& Son sold 70 North Oxford st, a 2 -sty extension house
on lot \(25 x 100\) for Mrs. Russell to a client, who on lot \(25 x 100\) for Mrs. Russell to
will renovate same for occupancy.
PARK PLACE.-Henry Pierson \& Co. sold for L. Phillips the 3 -sty dwelling house at 388
 Mary Ball a plot \(50 \times 127.91 /\) on the south side
of President st, 375 ft . east of Nostrand av, to a builder for improvement, Also for the Eggers estate, an irregular plot of 40 ft . frontage
and \(127.91 / \mathrm{ft}\). deep on the north side of President st, 331 ft . ea
for improvement.

PRESIDENT ST.-The Jerome Property Corporation sold a lot on the south side of Presi-
dent st, 180 ft . west of Rogers av, on lot 25 x 126, to James Goodwin.
SOUTH 1ST ST.- Joseph Metzger sold the 3sty eingle flats 249 and 251 South 1st st, on plo
\(50 x 77\), for a client to Siris \& Maltzman. ST. JOHN'S PL. The Jerome Property Cor poration sold the 3 -sty dwelling at 194 St,
John's pl to Thomas Dowling, the 2 -sty house at 3812 d st to Francis Kearney and the 3-sty
residence at 4487 th st for Mrs. L. Kappa to the Prospect Park West Realty Co.
ST. JOHN'S PL-William Reitman sold the 4-sty apartment 1311 St . John's pl for W. Race
STH ST.-The Jerome Property Corporation
sold 33 5th st, on a lot \(22 \times 100\), for Her Hery Sold 33 5th st, on a lot 22x100, for Henry
Blume to a client. and resold Game to John
Greeley Greeley, adoining owner.
14TH ST .- The
sold 280 and 282
Jerome
14th
st, 2 Property Corporation a plot \(50 \times 100\), to a builder, who will improve
the property with modern brick and stone apartment house
 Rtygler to a client for investment the two 4-
double
steam heated eight-family apartst. This is the second sale of these buildings by these brokers in the past 9 months.
 st to Mrs. Louise Burgert, of New York, for in.
86TH ST.-Frank A. Seaver and F. A. Pellegrino
the south for side oorge of W . Hanley 20 lots on
the 12th avs, Dyker Heights. The buyer gives in part payment the two-family frame detached
house on plot \(50 \times 100\) at 186 Miller av
BEDFORD AV.-William Reitman sold to H. Leivey the 4-6ty double fat on Bedford av,
32.9 north of Lincoln pl, \(32.9 \times 87.97\). CARLTON AV.-De Poix \& Von Glahn sold
ST8 Carlton av, near St. Marke av, for J. Proctor Cowles to a client for investment. This is on a lot \(20 \times 100\). There is also a 2 -sty building on rear of lot. After extensive alterations the buyer will occupy.
CATON AV.-Burrill Brothers sold the plot
of lots on Caton av, running from Coney Island of lots on Caton av, running from Coney IIland
av to East 10 th st, being 300 ft . on East 10 th st, 2666 ft on Coney Island av and 271 ft . on Land Co. to a builder, who will improve them at once, building a moving picture theatre on
the corner of Coney Island av, and the rest of the corner of Coney Island av, and the rest of
the lots with stores and apartments. The
sale involves about \(\$ 50\), 000 . FLatBush av-Hiev
erty at Fulton st and Findey's restaurant propfirm of Kurzrok, Bros. It is reported that the buyer paid \(\$ 150,000\) for the building and the good will of the restaurant business, which will
be discontinued to make room for a factory
and salesroom no salesroom for the new owner.
FORT HAMILTON AV.-William Reitman Fort Hamilton av and the northwest corner of
with a one-family house. st, a plot \(99.5 \times 116.3\),
GRAVESEND AV.-B. J. Sforza sold for Fannie Palermo the 4-family apartment on
lot \(20 x 400\), at 1533 Gravesend av, LEE AV-Arthur T. Weygant, as broker,
sold the
2-sty frame dwelling 215 Lee av, on a sold the 2 -sty frame dwelling 215 Lee av
plot \(16.8 \times 8.8\), to a client for occupancy.
SCHERMERHORN ST,-Charles
sold 193 Schermerhorn st, northwest corner of Hoyt st, a 3 -sty frame dwerthing with a 2 -sty
Hoytore and loft building on lot \(25 x 100\) ft. for store and loft building on lot \(25 \times 1\).
Catherine I. Roxbury to an investor.
 Stuyvesant
ager for the office of David Porter, sold 310 ager yor the omee of Davic Porter, bold 310
Stuyvesant ave, a \(21 / 2\)-sty brownstone and brick
one-family house, on lot 20x 100 , to a client who will occupy. This is the second time that
the house has been sold by this office within the past 6 weeks.
2 D AV. Hall \& Cuttle sold the northeast corner of 5 thth st and 2 d av and 2 asty northeast
building to a client for investment. \({ }_{2}^{3 D}\)-sty AV.-The H. C. Bohack Co. bought the -sty brick building formerly occupied as a
branch postoffice at 51213 d av, near 51 st st.

After extencive alterations are made the build-
ing will be opened by the company as a mar5TH AV.-The McInerney-Klinck Realty Co. sold the A.sty flathouse, with store, on the east side of 5 th av, 68 ft , south of 16 th st, on
22.6 x 100 , for Frank Sheerin to an investor.
5TH AV.-John F. Burke sold for the Roseland Realty Co. the plot 1400140 on the north-
west corner of 5th av and 42 d st to the Lanoor Realty Co., who will improve it with six 3 -sty and one 4 -sty business bulldings, and one 4 -
sty, \(40 \times 80\) - ft . high class apartment house. The broker in this deal also negotiated a loan on the plot for the buyer of \(\$ 70,000\).
7TH AV.--Hall \& Cuttle sold for Morris Green \& Co. two 2 -sty business property now in course
of construction which will be known as 5117 and 5119 tha av to clients for investments; also sold for Salvatore Cicotto his 2-sty property
known as 5212 th av to a client for investment.
STH AV.-Burrill Brothers sold the Victor A. Harder house on the northeast corner of by Thomas Adams, of Tutti Frutti fame, and occupied by him from the time it was built,
1890 , to the time he sold it to Mr Harder 1890, to the time he sold it to Mr. Harder in
1900 . It is considered one of the finest houses in Brooklyn, and the show house of the Park
Slope. It is finished in several very costly kinds of wood, and has 20 rooms and 4 baths. The new owner, Alvin E. Ivie, is a well known the Woolworth Co. Mr. Ivie will occupy his new home about the 1st of March.
8TH AV.-Burrill Brothers sold the row of
apartment houses on Sth av, extending to 2 d st. They are 4-sty double apartments running 117 ft . on 2 d st and 100 ft . on 8 th ave, for Thomas Corrigan, the builder, to a Manhattan

\section*{Queens.}

DOUGLASTON PARK.-C. W. Ennis bought on Virginia road. Dr. C. I. Scofield has added to his holdings at Douglaston Park by the purchase of a plot in the bungalow section on
Carolina rd, \(60 \times 100\). James \(T\). MacDonald bought a plot on the west side of the boule100 on Harvard Robert Cranmer a lot 60x I. Preston bourht the easterly corner of Broadway and the Boulevard.
LONG ISLAND CITY.-James B. Thomas apartment houses in the west side of \(14+\mathrm{tamil}\) between Broadway and Graham av, each on a plot \(50 \times 100\)

\section*{Richmond.}

WESTERLEIGH.-J. Sterling Drake sold for Mrs. Sarah I. Hoag, of Delhi, New York, to
Mrs. Edith Dodd, a plot 51 x 75 on Wardwell av, on which Mrs, Dodd will erect a strictly

\section*{Suburban.}

ELMSFORD, N. Y.-Salmon \(\&\) Greenbaum sold for S. Morril Banner the Colonial Hall
property, consisting of about 33 acres of land property consisting of about 33 acres of land
and group of 2 and \(4-\)-ty buildings. The property. which was held at \(\$ 60,000\), has a frontage White Plains rd.
provement PARK- cold to M. Drumm a . \(\&\) Im100 and to J. Cole a plot \(60 \times 100\) on Geranium av ; to P. Doyle a plot 20x101; to G. Eschler
a plot 60x 100 , and to G. C. Giebler a plot 40x 100 on Plainfield av: to F . Giebler a plot 40 x R. Maugoku a plot \(50 \times 100\) on Daisy av; to A Loughlin a plot \(40 \times 124\) on Sycamore st; to A Conlon a plot \(60 \times 100\) on Carnation av;
and M. Hoban a plot \(40 \times 78\) on Crocus av
GREAT NECK, L. I.-Louis Cowan sold to the Painfield Estates a country estate occupy-
ine a block front in 1st av, between 3d and 4th sts. The buyer gave in part payment 2660 and each on plot \(50 \times 100 \mathrm{klyn}\), two 3 -sty residences, HARTSDALE.
the Walworth A venue - Fish \& Marvin sold for City the corner of Walworth av and Fewimore
rd. The property was valued at \(\$ 10,500\) and
was phreher was purchased for investment.
HEMPSTEAD.-The Windsor Land \& Improvement Co. sold to L. F. Schwartz a plot
20x98 on Franklin av: to V. and E. Elbert a
plot \(40 \times 100\) on Rosedale av
JERSEY CITY. N. J.- A. B. Romen sold for 100x100, at Morgan and Greene avs ter plot Rinschler. Jr. This property has been owned
by the Rogers estate over 35 years. MASSAPEQUA.- The Queens Land \(\&\) \& Title
Co. sold to W. R. Taylor a plot 150 z 110 Co. sold to W. R. Taylor a plot \(150 \times 110\) on
Ocean av in to N. Cooper, a plot \(110 \times 100\) on
Ocean av. to
 Ocean av: to E. Bradford, a plot \(1110 \times 50\) on
Chicano av : to C. Johnson, a plot 100 x 40 on
Con Chicago av: to C. Johnson, a plot 100 x 40 on
Connecticut av.
MORRISTOWN, N. J.-Vincent Assara bought from the Augustus \(\mathrm{N} . \mathrm{W}\). - Cutler estate a plot 71 x 136 at the corner of Speedwell av and Clinton
place.
NEWARK.
rownston. Dennis. - estate, 54 Park sold for the to Divieion court, to on plot 46x172, running Orange, who will convert it for business. NEWARK, N. J.-Louis Schlesinger. Inc.,
sold for the Elgin Realty Co., 59 and 61 Market st, the Elgin Realty Co., 510 and 61 Mar- 314 plane st. The property
onsists consists of a plot 30 ft front in Market st
and 125 ft, in Plane st, with 3 -sty frame and
brick mercantile build brick mercantile building. The buyer will take structure upon the expiration of existing leases. structure upon the expiration of existi
The consideration was over \(\$ 200,000\).

NEWARK, N. J.-J. J. Matz \& Co. sold 5 lots at Central av for Samuel Williams to
Theophile Weil, which were resold to the Drew Co 229 to 233 Central av for Adph Tepperman to Joseph Schedel; ; 258 to 262 Cen-
tral av for Daniel Vollweller to Isan ral av for Daniel Vollweller to Isaac Fleisch-
man ; 358 Central av for Heary Ost to Samuel Greenberg: 442 Warren at at junction of CenThat av to Benjamin Wolf; for L. Szanik to brick flat: for Sarah McDermott to L. Slawinski 28 North 3 d st, a six-family frame flat;
for Globe Realty Co. to G. Julick 635 Belmont av, a two-family house, and 194 and 196 Renner av for Sarah Muller and C. Williams to the Globe Realty Co.
OCEANSIDE.-The Windsor Land \({ }^{\&}\) Improvement Co. sold to B. Woorf and A. C. Mil-
ler each a plot \(40 \times 100\) on Perkins av ; to F. and J. Diechkoff a plot \(40 \times 100\) on Merrifield av ; to Dambly avs ; to F. Greenebaum a plot 20x100 on Lawson av.
PEEKSKILL, N. Y.-George Fennell bought the Reynolds Building, at the corner of Brown
and Division sts, a
a-sty and Division sts, a a
stores and offlices, on a plot \({ }^{\text {structure, }}\), \(160 \times 143\). with was held by the seller, Winliam E. Reynolds, at
\(\$ 150\), Wh). E. Nelson Ehrhart was the broker. ROCKVILLE CENTRE.-The Windsor Land \(\&\) Improvement Co sold to J. Kossler a plot
40 x 100 on Harvey av : to P. Zarcone a plot 40 x100 on Rockville Centre Parkway; tot H.
Mohrman a plot 40 . MALLEY STREAM.-The Windsor Land \& Improvement Co. sold to A, Conrad a plot 40 100 on Montague st.
WEST HUBOKEN, N. J.-Greenwood A. RobAmusement Co, a plot Tisx 100 at the southeast corner of Summit av and Courtland st. A theatre will be erected on the site.

\section*{RECENT BUYERS}

LOUISE HOWLETT is the buyer of 152
West G3d st. John K. Moors and John T. Wall were the brokers.
BARTLETT ARKELL is the buyer of the wy the at 15 West 10th st, the sale of which last month. The price was \(\$ 36,000\). DANIEL COFFEY is the buyer of the 5 -sty which by Mary Hallecy was rorte sale The property at 527 and 529 reported recently.
West 146 th st wa
given in exchange. siven in exchange.
W. E. B. LOCKWOOD is the buyer of the by Frederick H. Reed through B. Flanagan \& ast month.
THE FLOURISH REALTY \(C O\). is the buyer ner of Bradhurst av and 151 st st, the sale of which by the Placid Realty Co. through Good-
 ft east
change.

\section*{LEASES-MANHATTAN.}

AMES \& CO. leased the 4th loft in the Estelle Builuing at 277 th av to Newman King Murray space in 310 West 39 th st to the Commercial Press of 35 West 21 st st, and for P.
 ARNOLD BYRNE \& BAUMANN leased to Peter Frank for a term of years at a graduated
rental 402 East 147 th st, a stable and loft building.
JOHN J. CLANCY \& Co, leased to the American Auto Supply Co., of 1697 Broadway,
the building at 1741 Broadway. The lessee will occupy the premises after extensive alterations have been made.
THE CROSS \& BROWN CO. leased the greater part of two floors in the United States Rub-
ber Co. Building, at Broadway and 58 th st, to W. E. S. Strong, of 31 Nassau st, and Robert Co., and the Reorganization Committee Motor DOUGLAS L. ELLIMAN \& CO.. INC., leased the etore in 697 Madison av for Henry W. and
Bernard W. Vogel to Harold A. Stern, milBENJAMIN ENGLANDER leased to the Slater Bros. Cloak aand Suit Co. of 35 West
21st st, and the William H. Davidow Sons Co. of 19 West 21 st st, 7 th and 9 th lofts respect\& Freund of 34 East 10 th st, the 3 d loft in 129
to 135 West 29 th st. FOLEY \& HUGHES leased
West 14th st to Dr. John T. . Doherty of
212 West 14 th st to Dr. John T. Doherty of 212
West 14 th st for 5 years. THE JULIUS FRIEND-EDWARD M. LEWI C. leased for the Nodrog Realty Co. space in
164 and 166 West 25 th st to Knickerbocker Cloak \& Suit Co., of 159 West 25 th st, for a term of years.
JOHN J. GTLLEN leased from William Waldorf Astor a parcel of 14 lots in the block
 of 14 th st, 22 ft . west of 9 th av, and five lots,
\(125 \times 100\), abutting on 15 th st . The lease is for a term of 21 years, with the privilege of two
similar renewals. Plans are being for the improvement of the entire property with market structure, three to six stories high.
Several of these projected buildings have alSeveral of these
ready been leased.
EDGAR A. MANNING leased for Charles E \({ }^{\text {Haviland }} 7\) th st, a Mrs. Edna E - . Ackerson 14 Eas Ackerson has also under lease 18 East Mrth
et and 228 Maison av. EDGAR A. MANNING leased for the 19 and 21 West 36 th Street Co. to Sibley \(^{\text {\& }}\) \& Pitman
the store and basement in 19 and 21 West the store and basement in 19 and 21 West
36 th st. The lease is for a term of 10 years

\section*{LEASES.}

\section*{(Continued.)}
and carries with it an option to renew for a like period. The tenant is a large electrical supply
house which has been located for many years past at 26 Warren st.
THE MONAHAN EXPRESS CO., owners of the Monahan Express Co. Building, 216 to 222 West 1 sth st, report the following leases:
American Label Co., of 34 Cooper Sq West, American Label Co., of 34 Cooper Sq West,
one entire floor; Boucher Cork and Machine Co., of 36 Goold st, one entire floor, and the
Standard Mail Order Co., of 243 West 17th st, Standard Mail O
two entire floors.
THE CHARLES F. NOYES CO, leased the store and basement in 253 Pearl st to Jacobs
\(\&\) Cohen of 253 Pearl st, for a long term of \& Cohen, of \({ }^{203}\) Pearl 118 and 120 Maiden lane to Charles W. Salomon \& Co., of 36 Sullivan st, for three years, and offices in the Madison Square Building for Jacob Ruppert to Samuel Smith; a suite of offices in 45 John st to
the Zurich General Accident \& Liability Insurance Co., Ltd., and space in 61 Beekman \(6 t\) surance Co., Ltd., and space in 61. Beekman PEASE \& ELLIMAN leased apartments in 104 East 40 th st to Barclay S. V. McCarty; in 24 West 45 th st to William R. Jones; in 24
West 45th st to Robert B. Kerr ; and in 56 West 11 th st to P. Cusson
L. TANENBAUM, STRAUSS \& CO., INC., leased for the Henry O. Havemeyer estate the
easterly store and basement in 3 and 5 West 19th st to Finkelstein Bros. for a term of years; also for Chas. Perceval the 4th loft in 12 Waverly pl to David A. Rugoff, of 27 Walker st; for F. \& G. Pflomm the 3 d loft in
738 Broadway to Troskin Bros., of 26 Wash738 Broadway to Troskin Bros., of 26 Wash-
ington pl; for the Ranken Realty Co. 10,000 sq. ft. in 14 West 4 th st to various tenants ; for the Grand Street Realty Co. \(12,000 \mathrm{sq}\). ft. in 100 and 102 Grand st to various tenants; for Spear \& Co. the 2 d and 3 d lofts in 146
Wooster st to S . Robinson, and for Gustave Lange the 1st loft in 105 Bleecker st to P. Stoopack \& Co., of 62 Walker st.
VAN NORDEN \& WILSON leased the top 118 in 32 East 32d st to Alexander Hazell, of WILLIAM H. WHITNEY \& CO. leased the store in 23 Park Row to Sol Seligman; also the store in 25 Park Row, in conjunction with George Ketchum to Charles Proser, of 1403 373 4th av to C. E. Meussell, of 445 Broome st, and Sully \& Kleinteich, and space in the same builang, in conjunction with S. H. Tyng \& Co., to Max Schlesinger, Mabaum \& Jacobs
and Spero \& Jacobs; also a large suite and Spero \& Jacobs; also a large suite of
offices in the Whitehall Building to John
F . offices in
Murray.
EDGAR A. MANNING leased for a term of years for Charles E. Haviland to Mrs. Edna E. Ackerson 14 East 37th st, a 4-sty dwelling, on lot \(25 \times 98.9\). Mrs. Ackerson has also under lease 18 East 37th st and 228 Madison av.
HEIL \& STERN leased for the Leavitt Realty Co. the 12 th floor, containing 8,000 sq. ft., in
the building now being erected at 128 to 132 W . the building now being erected at a tor a term of years at an aggregate rental of \(\$+0,000\) to Davidson \& Schwab, of 87 Maiden lane, diamond jewelers. This is considered to be the beginning of an uptown movement by the diamond jewelry trade.
AMES \& CO. leased for Geo. Kern the 6th loft in 350 and 352 West 38 th st to F. J. Lawof years; also for G. J. Humphreys the store in 19 West 35th st to Pauker \& Forster for a term of years; also for Abram Boudoine the 7 th loft in 5 West 31st st to Weiner \& Shoenfeld.

JAMES N. WELLS' SONS leased for various owners to the Commercial Trucking and at a rental aggregating over \(\$ 75,000\) the stable property at 532 and 534 West 20 th st, running through to 531 and 533 West 19 th st, which has been occupled for many years by the Knickerbocker Ice Co. The new tenants
will improve the stables with modern equipwill improve the stables with modern equip-
ment for their own occupancy. H. J. Sparks, of the office of Osgood Pell \& Clark T. Chambers, was associated as broker representing the tenant.
ALBERT B. ASHFORTH has just negotiated a lease for the 42 d Street and Madison Avenue Co. to the Travelers Insurance Co. of Hartoffices in the new 20 -sty building being erected and to be completed about May 1, 1913, at the southwest corner of 42d st and Madison av. The building is being erected by Frederick Johnson, C. K. G. Billings and George O .
Knapp. About 70 per cent. of the building Knapp. About 70 per cent. of the building
above the store floor is already leased and only one store remains to be rented.
CORN \& CO. and Benjamin Englander leased 12,500 sq. ft. in 115 to 125 West 30 th st to Michael Bros. : also space in 15 to 19 East 26 th st to Greenberg Bros.
THE DUROSS CO. leased the 1st loft in 426 Theresa Deery, Amelia Fox and Julia Mooney the 4 -sty dwelling at 53 East 34th st, on lot
\(25 \times 98.9\), located between Madison and Park avs. The lessee is Otto Wissner, piano dealer, of Brooklyn, who at present has offices at 5th av and 15th st. The lease is for a long term of years at an aggregate rental of about
\(\$ 200,000\). The structure is to be rebuilt from plans by Townsend, Steinle \& Haskell. This will mark the first business invasion of the block, which is in the zone covered by the Murray Hill restriction. Negotiations are said to be pending for leasing another house in the same block for business pur-
poses. THE
Liebler DUROSS CO. leased for Schindler \& fer; also the store and basement in 161 East 123 d st to Herman Taglict.
THE DUROSS CO. leased the 1st loft in 426 West 14 th st to George P. Schinzel, of 656
Hudson st.

\section*{Borrowers}
having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly
Lawyers Title Insurance \& Trust Co.
CAPITAL \(\$ 4,000,000\) - \(\quad\) SURPLUS \(\$ 5,500,000\)

\author{
160 Broadway, Manhattan \\ 1425 St. Nicholas Avenue, Manhattan
}

188 Montague St., Brooklyn
500 Willis Avenue, Bronx 367 Fulton St., Jamaica

\section*{The Renewal of a}

\section*{TEN YEAR LEASE}
in a loft building involves the question of maintenance cost on floor or floor covering. Up to date merchants demand the best.

\section*{KOMPOLITE}
is a dustless, fireproof composition flooring which requires no up-keep, except cleaning. It is laid in plastic form in attractive designs-like a rug. It is a practical "leader" to offer merchants as an inducement on renewal leases.

We will submit specifications and prices-plain or ornamental designs-furnish the material-lay the floorand guarantee the job-just write or telephone.
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The largest mamufacturers of composition floor products in the United States

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No. 516 FIFTH AVENUE KENT AVE. and NORTH 8th ST. NEW YORK CITY

The test of seven years' experience is the proof behind our reliability

\section*{Brokers, Attention, Please Modern Factory To Rent}

\author{
160-166 Monroe Street
} between Clinton and Montgomery Streets, Manhattan
To rent for a long term of years, six story and basement factory building, occupying space about \(94 \times 98\) (about 47,000 square feet). Building open on all sides, giving exceptionally good light. Equipped with large steam power plant, accessible to shipping, being only three blocks from East River.

Building now in course of thorough overhauling, including two fireproof stairways, electric elevator, new plumbing, etc., etc.

An unusually favorable opportunity for some one looking for an entirely new equipment. Premises may be seen by appointment. Duane St. car at Broadway or Centre St. will take you within one block of building.

Apply at office of
M. SCHRENKEISEN

1123 Broadway, Cor. 25th St., Room 811 Phone Mad. Square 18 FULL COMMISSION TO BROKERS

LEASES.

\section*{(Continued.)}

WARREN \& SKILLIN leased for a term of years the entire sth floor in the Stock Quo-
tation Building at 26 Beaver st to the N . K . Fairbank Co., of 27 Beaver st.
LEONARD J. MUHLFELDER leased for William A. White \& Sons, as agents, \(15,000 \mathrm{ft}\)
i 539 and 541 Broadway, to Jacob Propos, of 442 Broadway; for the Victoria Building \&
Construction Co., \(5,000 \mathrm{ft}\) in 132 and 134 West 22 d st, to Goldstein \(\&\) Cooper, of 132 Greene
st:
for the Security
Mortgage Co., 5,000 ft in 148 and 150 West 24 th st, to Goldstein \& Cooper, cean, \(6,000 \mathrm{ft}\) in 10 to 14 East 12 th st, to Joseph Colvin; for Alland Bros., \(5,000 \mathrm{ft}\) in 14 a
West 17 th st, to Eagle Manufacturing Co .
SPEAR \& CO. leased \(13,000 \mathrm{sq}\). ft. in 43 to 47 West 2 th st for the Rosdorf Co. to Ruben-
stein \& Bacharach, of 36 West \(24 t h\) st, and Max Dorf, of 116 West 14th st; 15,000 sq. ft. in 17 tein, of 60 Lispenard st, and Ontario Thread Broadaway to Hirshfield, Blumberg \& Newhouse samuel in 73 and 75 West Houston st to the Greeley Hat Co., and for the Astor Estate space
Eroad st.
PEASE \& ELLIMAN
leased space in the new
eolian Building, 25 Aeolian Build
L. TANENBAUM, STRAUSS \(\&\) CO., INC.,
eased to H. Heller \& Co. the store and baseleased to H . Heller \& co. the store and base-
ment in 78 Greene st for Solomon Chen ; the easterly 3 d loft in 17 and 19 Bleecker st to the United Headwear Mig. Co., the 3d loft in 77
Greene st to Israel Kapiloff for Samuel J. ReckEndorfer; for Lida Haines, 10,000 sq. for Julius East 17 th st, to various tenants; for Junus
Kayser, et al, 17,000 sq. ft. in 41 and 43 Greene
the 578 Broadway to Schapiro \& Anderson, of 21 ast Houston st, for Manheimer Bros.,
loft in 710 Broadway, to Kelson Bros., of 85
8.5
Bren Great Jones st, for a term of years ; for ft Estates
of S. F. \& T. S. Shortland, \(7,500 \mathrm{sq}\). ft. in 209 Greene st, to various tenants.
LEO J. FISHEL rented the 1 st loft in 303
th av to D. Lisner \& Co., of 140 th av for ten years from May 1, 1913 .
FOLSOM BROTHERS, INC. leased for the
Cruikshank Co. the 4 -sty building at 428 Lafayette st to Dr. Fenton B. Turck, for a term EDWARD MARGOLIES leased for the Win er Gals south of the entrace to the theatre. It is 10 ft , wide and 40 ft , long and is taken by Charles Simon, dealer in silk
hosiery, for eight years at \(\$ 3,500\) a year. THE LEWIS H. MAY CO. leased for the
 THE M, MORGENTHAU, JR. CO. rented 139 West 2 th st to Freeman \& Gates, of 139 West
2th st : also lofts in 141 and 143 West 24 th
West 2 th st st to Seiden \& Woiff, of 143 West 24 th st,
Urban, Daber \& Urban, of 143 West 24 th st, Frederick Gailer, the M. B. Fishman Co, and,
in conjunction with the Victor Levi Realty Co., in conjunction with the Victor Levi Re
to Samuel Sragow, of 209 Greene st.
LEONARD J. MUHLFELDER leaced the to Louis Wolpin, of 135 West 15 thth st, for a long term of years at an aggregate rental of
\(\$ 60,000\). Douglas Robinson, Charles \(S\). Brown Co. represented the owner J. V. S. ODDIE leased to Stanford \(\&\) Stan-
ford, merchant tailors, now located at 176
5th v, the 1st floor in 5425 th av. The lease is or a term or ten years Anderson Warner Co.,
one dressmaker, now occupies this floor.
PEASE \& ELLIMAN leased apartments in
563 Paris av to Mrs. Trotter; in 116 East 5 Sth st to W. A. Kirkland and William Farquar GEO. R. READ \& CO. leased to Douglas Robison, Charles Si. Brown Co. as agents,
the entire 10th and 11 th floors in 1 Wall st to
N. A. Brown \& Co., Inc., of 64 Wall st; also the entire 11th floor and portion of the 12th on \& Co., La,
THE RULAND \& WHITING CO. Ieased the
store and basement at 83 Spring st to Mayor store and basement at 83 Spring st to Mayor
Greenbaum; five floors in 378 Washington st to Kerin \& Dunn, Inc., of 466 Greenwich st;
the 1st loft in 143 Bieecker st to the Zuino the 1st loft in 143 Bleecker st to the Zuino
the 1st 1oft in 143 Bleecker st to the Zunno
530 and 532 East 72 d st to N. Y. Reed \& Rattan Co., of 9593 d av; the top loft in 31 BeekCo. of 478 Water st and the top loft in 188
and 20 Oak st to J. M. Horton Ice Cream Co. THE SHUBERTS THEATRICAL CO. leased for 21 years the warehouse to be erected for
Edward Margolies at the northwest corner of
11 th av and 47 th st. They will pay \(\$ 28,000\) a year, which will aggregate not much, under
s600.00 for the entire term. Mr. Margolies
sin leased this corner several weeks ago for 42
years. For the first 21 years he agreed to pay
sib \(\$ 16.000\) and the second \(\$ 17,000\)
SPEAR \(\&\) CO. leased the building at 291
Bowery to Harris Suskind, of 157 Breome Bowery to Harris Suskind, of 157 Broome st,
the 2d loft in 537 and 539 Broadway to Solo-
mon Edman af loft in 10 to 144 East 12 th st to and the \({ }^{2 d}\)
Finkelstein, of 141 Wooster st. JULIUS STRAUS leased the store and baseTHE SURPRISE CLOTHING Co. leased the
store in 237 to 243 6th av for ten yeare. L. TANENBAUM, STRAUSS \& CO. ©
INC.,
Ieased to the Universal Textile Co., of 19 Mer-
cer st, the entire building at 96 and 98 Grand st, on a long term lease.
VASA K. BRACHER leased an entire floor at 82 Broad st for Samuel Untermeyer to the Que,

JOHN J. CLANCY \& CO, leased to the Auto Exchange Equipment co. the building at 28 and bler Automotile Co.i also 10 att space in 399
and 311 West 56 th st to Miller, Hicks \& Hewand 311 West 56 th st to Mille
itt, automobile manufacturers.
CORN \& CO. leased for the Longacre Land Co., a store on Broadway in the building at the
northeast corner of 42 d st and Broadway to he Broadway Art Stores of 1359 Broadway for the sale of sheet music and post cards. The for the sase is for a long term
lease
gate rental of \(\$ 120.000\).
THE CROSS \& BROWN CO. leased the store basement and 1 st 1 oft in 38 and 40 West 62 d st to the Federal Rubber Co. and the 4th floor
in 20 to 24 West 37 th st to J. W. Davidson for a term of years.
M. \& L. HESS leased for the F. \& L. Building Co.. the 1st loft in 115 to 125 West 30th st, 20th st. The building has a frontage of 165
ft., and contains about \(12,000 \mathrm{ft}\) to the floor The F. \& L Ruilding Co. bought the property Hess, last May, and erected a 12-6ty modern mercantile building, which contains a floor area of about \(160,000 \mathrm{ft}\). The making of the lease
to Hochstin \& Bossak completes the renting of to Hochstin the building.
THE HUDSON REALTY CO., Maximilian Morgenthau, president, leased offices in the new Madison av
WEBSTER B. MABIE \(\&\) CO. leased in 13 Trier, and the 2 d loft to L . Hecht \& Co., of
筑 200 5th av.
SAMUEL H. MARTIN leased for John G. Wendel and Otto Schiller the 2 -sty building andoining the northeast corner of Broadway Delaware.
THOMAS J. O'REILLY leased the corner store in the building at the southwest corner Candy Co, Inc, for a term of ten years; also Floral Co.. of 301 Cathedral Parkway tor period of ten years.
PEASE \& ELLIMAN leased a store in the building at the southwest corner of Madison av and 46th st, opposite the Ritz-Carlton, to
Max Williams, dealer in old English prints and etchings
LOUIS SCHRAG leased for Wright Barclay the 5th loft in 147 West 24 th st, to Guigold \& L. Werner, the 3 d loft in 281 and 283 7th \(\mathrm{av}_{\text {, }}\) to Chas. Emmerich \& Co, of 2917 th av ; for William Naddleman, the 3 d loft in 203 7th av,
to William Knosofy; for Frederic Michel, the
8 d loft in 318 7th av, to E. Krinsky.
VAN NORDEN \& WILSON leased for Malcolm E. Smith as agent a corner suite in the o the Carbon Steel Co., of Pittsburgh.

THE DUFF \& BROWN CO. leased for John entire building at 410 West 150th st.
THE M. RADIN CO. leased for a term of years for the Minkker Realty Co.
Houston
AMES \& CO. leased for Life Publishing Co.
the store in 21 West 31 st st to J. Demaggo for a term of years; also a floor in 4076 th av for the 2nd loft in 5146 th ; av to Charles S. Lord or a term of years.
DOUGLAS L. ELLIMAN \& CO., INC., leased arge duplex apartment in Park Avenue Co. a mond B. Price. This completes the renting in this building, which contains 36 apartments ; an apartment in the "Wyoming," at 55th st and
7th av, to Dr. M. S. Gregory, of Bellevue Hospital; also an apartment in 5 East 8ith st for

JOHN J. CLANCY \& CO. leased the building years. dwelling at 328 West 58 th st to Dr. Helgenson,
and the 4 -sty dwelling at 344 West 58 th st to J. Pollard.

ARTHUR H. COHEN leased the 2d loft in 14 and 16 west 17 st to \(A\). Feldman.
THE CROSS \& BROWN CO. leased space in the United States Rubber Co. Building, Broad tracting Co.. of 7 East 42d st; and 1601 Broadway and 213 and 215 West 48 th st to the C. T Silver Motor Co., of 1599 Broadway.
BENJAMIN ENGLANDER leased to Joseph Birnbaum the 5 -sty building at 271 Canal st, Ot east of Broadway
M. \& L. HESS leased the 6th loft in 25 West st, the 5th loft in 11 East 17th st to Harry Goldberg; the 6th loft in 24 East 22 d st to Doykos Eros., of 39 East 20 th st; the 2 d loft in
121 and 123 East 24 th st to the Bradford Mfg. way to Max Bernstein ; the 5th loft in 216 to 222 way to Max Bernstein ; the 5 th loft in 216 to 222
West 18 th st to Boucher Cork \& Machine Co. of 36 Gold st; the 6th loft in 840 Broadway to loft in 53 West 24 th st to Beglikter \& Stern-
berg: the store and basement in 56 East 11th berg; the store and basement in 56 East 11 th
st to B. Freeman \& Co. \& the 6 th loft in 10 to 14
East 12th st to Spirite Mfg. Co.
THE MCVICKAR. GAILLARD REALTY CO.
leased for the Kelly-Springfield Motor Truck Co. to the Universal Auto Appliance \& Con-
struction Co. the 3d floor in 239 and 241 West struction Co. the 3d floor in 239 and 241 West
56 th st, for a term of 3 years.

PEASE \& ELLIMAN leased apartments in 25 West ith to Mrs . Sn. Horkhelmer in 438 Wes 172 West 72d st ald Stratton and Ruth Y. Smith, in 307 Wes 79th st to a Mr. Bori; also the dwelling at 449

ROBERT \(R\). RAINEY leased the following buildings st, for the Price estate: 252 Washing ton st, for the King estate : 226 to Washing ington st, and 37 to 45 Jay st, for the Rhinelander estate.

SLAWSON \& HOBBS leased the following Stores: 325 Columbus av to the Broadway Ar West 23 d Broadway to wright \& Co., of 71 West \(23 d\) st; 2130 Broadway to S. Bogach, of
3354 Eroadway, and 2873 Broadway to Samuel Beck.
GUODWIN \& GOODWIN leased for a long term of years in the Hotel St. Andrew to
Bendheim \& Strauss, of 122 Lenox av, haberdashers, one of the remaining 2 stores in the above newly remodeled hotel. As previously announced in this paper, Goodwin \& Goodwin WORTHINGTON WHITEHO
C Graef his furnished apartment in 22 for 47 th George; 68 East 86th st to J. R. Duff; in conjunction with Payson McL. Merrill in 36 East 40 th st to A. S. Webb; in 13 West 46 th st to
Arthur Von der Linde, and in 145 West 55 th st to L. Thompson.
LEASES have been closed with the following individuals and firms for space in the new building at the southwest corner of Madison av and 42 d st. The Mirror, Hudson and Mortom sts ; Consolidated Gas Co., 124 East 15 th st st
C. D. Barney \& Co., 25 Broad st ; Al Powell \& Co., 827 Broadway: American Blue Print Co of 44 East 23 d st; Jesse Pickard; Gould Coup
ler Co., of 345 5th av; Witherspoon Plaste Mills; H. P. Wright; A. Pasquini, of 1123 Broadway; C. F. Gyger, of 500 Sth av; Dread
nought Flooring Co. ; F. W. Burnham ; H. A Whitacre; Anness and Potter Fire Clay Co., o av ; American Clay Machinery Co., of 103 Park av; Charles B. Drake; Hazen \& Whipple, of 103 Park av ; Buchman \& Fox, of 11 East 59th st Reid1Palmer Construction Co. of 11 East 59th
st ; L. Schreiber \& Sons, of 1133 Broadway. S. Finney, of 103 Park av; C. H. Ruddock Union Carbide Sales Co., of 79 Wall st; Oxweld Acetylene Co., of 50 Church st; Electric Metal Wall st; People's Gas Light and Coke Co., of 54 Wall st ; Star Electric Co., of 79 Wall st Products Co., of 79 Wall st ; J. A. Mears, of 35
Warren st ; Blaugas Co. of Cuba, of 503 Times Bldg. ; J. Edgar Leaycraft \& Co., of 17 Wes National Ice Co., of 16 East 42 d st; Marc Eid av; the Squash Club Charles Mayer; Lord \& Burnham, of 1133 277 Broadway ; T. J. Falls, 277 Broadway; R
D. Jewett, of 277 Broadway ; Carl P. Johnson Sth av and 42 d st; Travelers Insurance Co Gentartford, of 76 William st; Frank Allabe Moore \& Wheeler, of 105 West 40 th st; Edmund F. Burton, of 47 West 34th st; William S. sau st; Cetnral Trust Co., of 54 Wall st; George
W. Perkins: W. T. Graham, of 447 st: Charles P. Rogge, of 1 Madison av; Alex aander Saunders, of 1 Madison av; Fonda, Johnstown and Gloversville Railroad, of 103 Park av
Progressive National Committee and the Great Progressive National Committee an
Northern Paper Co., of 49 Wall st.

\section*{LEASES-BRONX.}

THE CROSS \& BROWN CO. leased the two 4 -sty buildings at 1601 Broadway and 213 and and the store in 1700 Broadway to William M. McFarland.
\(\underset{\text { RICHARD }}{\text { Rerm of years for the Brough estate }} 781\) and term of years for the Brough estate 781 and
783 Tremont av, or 177 th st, on the south \({ }_{\text {Eite, }} 150 \mathrm{ft}\). east of Prospect av, to F. W. be about Feb. 1. Wize of plot \(36 \times 190\), with 1-sty building. This adjoins the new building
now being completed by the Bostonian Department Store on plot 50 x 190 , which will be commeted about Feb. 1. The broker sold this ago. They will have one of the nicest stores in the Bronx when comp.
it a very lively section.
RICHARD H. SCOBIE leased for James a long term of years;, same to be occupied as

\section*{LEASES-SUBURBAN}

FOLSOM BROTHERS, INC., leased for Robert Craig Van Deventer , his country seat,
known as "Laurel Grange," at Belle known as "Laurel Grange," at Belle Terre
L. I., to Dean Alvord, for the season of 1913 .

\section*{REAL ESTATE NOTES.}

LOWENFELD \& PFIEFFER have been appointed agents for 531 to 537 West 160th st. SCHINDLER
pointed agents southwest corner 152 d st and Broadway.

JAMES F. WHALEN and A. F. Muhlbacker H. Hazel

CHARLES F. NOYES has been elected a director of the Market and Fulton National Ban
He is the youngest director on the board.
PEASE \(\&\) ELLIMAN have been appointed Pers apartment houses.

THE CHARLES \(F\). NOYES CO. negotiated a loan of \(\$ 20,000\) at \(41 / 2\) per cent. interest for 5 years covering the building at 66 Front st is now connected with the office of Byran L. Kennelly. BUTLER, WHITE \& HILL were interested as brokers in the recent purchase of Ennis \& Sinnott of the Nameoki clubhouse property at 233 West 100th st.
HOWARD HAYES \& CO, have opened offices at 415 Lenox av, where they will conduct generalizing in the management of estates. FRANK A. SHAW, of 1 West 12 5th st , has been elected a member of the Real Estate Board of Brokers and Richard W. Meade, of 25 West 42 d st, an associate member
DOUGLAS L. ELLIMAN \& CO., INC., gave their Second Annual Dinner to their office sta
at the Hotel Manhattan, on Saturday evening, ALBERT B. ASHFORTH negotiated the lease of two floors in the new building at the southwest corner of 42 d et and Madison av to
the Travellers Insurance Co. of Hartford. the Travellers Insurance Co. of Hartford. A. L. MORDECAI \& SON and Potter \&
Brother will, on May 1, move their offices to Brother will, on May 1, move their ofices to 42 d . st. J. SCHUM, formerly of 161 Columbus av has opened offices at 323 West 39 th \(6 t\), where he will conduct a general brokerage and in surance business and specializing in the man agement or estates
JOHN K. MOORE and John T. Wall were the brokers in the sale of 152 West 63 d , st whom the same brokers recently sold 318 West 49th st.
DOUGLAS L. ELLIMAN \& CO., INC., announce that John Wallace Page, for many years associated with mirm to become manager of their business department.
WALTER C. NICHOLSON, formerly of the firm of Walter C. Nicholson \& Co., and Dominic C. De Vito have formed the firm of De Vito \& Nicholson and will conduct a ge
real estate business at 150 Nassau st.
EDGAR A. MANNING was the broler
EDGAR A. MANNING was the broker in the 5 th st, between the Herald Square Holding Co and Benjamin Stern, and not William J. Roome \& Co., as was erroneously reported last week. JUDSON S. TODD, the real estate operator, now located at 11 Pine st, will move his offices to 18 and 20 East 41 st st aas soon as the new by the Rivoli Realty Co., of which Mr. Todd is president, is completed.
THE FIRM OF HUGHES \& WHITBY, INC. has recently been organized at Montclair, N. J. where it will conduct a general real estate and exclusive use of the company's offices has the erected at 300 Bloomfield av. offices has been
THE TITLE GUARANTEE
loaned on first mortgage \(\$ 150000\) CO. Kayser on the 8 -sty fireproof business building located on the corner of Greenwich and Barrow sts. The mortgage is for 5 years at \(41 / 2\) per THE EAST TREMONT TAXPAYERS' ASSO Muhlfeldt elected the following officers: T. W Koehm, vice-presidents ; Charles A. Schrag, secretary; Henry Eoeschen, treasurer. The trustees are John A. Steinmetz, Charles Forbach ARTICLES OF INCORPORATION OF THE FERNBROOK REALIY CO. of Yonkers have been filed with the County Clerk at Whit Plains. The company takes over all the rea of Yonkers. Articles of incorporation of Lynch \& Larkin (Inc.) were filed subsequently, the new corporation to take over the contracting business of the firm. The directors are Mr Lynch, Mr. Larkins, and their wives, the two men each holding each. The company is capitalized \(\$ 25,000\).

Burden of Workingmen's Compensation Since the adoption of drastic liability acts dealing with workingmen's compen sation, the rates charged by liability in surance companies for insuring employees have necessarily been heavily increased In some cases they have been quadrupled as a result of the curtailment of the employers defenses against suits, and of the liberal guarantees made to of fraud and "soldiering" on the part of the employees who are slightly injured or indisposed, there still remains a very heavy burden, and one which in many cases is likely to bridge the difference between profit and loss.
Under such circumstances any legitimate means for reducing the cost of such insurance will be hailed as a direct benefit. Such a means is at hand in the shape of mutual liability insurance written without the use of brokers, and thereby saving their commissions of \(171 / 2\) to 30 per cent. of the premiums. Norman F. Hesseltine, manager of the Contractors' Mutual Liability Insurance Co., of Boston, points out that a reduction of this sort, while perhaps of minor importance to a concern with heavy capital, is a vital matter to small concerns turning their capiyear, such, for instance in the course of a tors; and that the enforced payment in advance of the sums contemplated by cent legislation, becomes in the latter case a very great hardship.

\section*{New York Title Insurance Co.}
(Formerly The Title Insurance Company of New York) CAPITAL and SURPLUS, \(\$ 3,000,000\) OFFICERS
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JOHN D. CRIMMINS, Vice-President CHAUNCEY H. HUMPHREYS, CYRIL H. BURDETT, Genl. Manager Assistant General Manager FRANK L. COOKE, Secretary GERHARD KUEHNE, Treasurer ABRAHAM R. LAWRENCE, Counsel
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\section*{AUCTION SALES OF THE WEEK}

\section*{Manhattan and Bronx.}

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan, Salesroom, 14 and 16 Vesey st, and the Bronx
cept alesroom, \(3200-10\)
3 cept where otherwise stated, the properties offered were in foreclosure.
Adjournment of legal sales to next Adjournment of legal sales to next week are noted under Advertised Le
gal Sales. *Indicates that the property de-
scribed was bid in for the plaintifr's account

JOSEPH P. DAY.
\({ }_{90}^{\text {nineekman }}\) st, \(\mathbf{5 0} \mathbf{5 0}\), ns, 120.9 w Gold, 26.2 x \(90.7 \times 26 \times 86.7\). 4 -sty bk loft \& str bldg with 2-sty bk ext in rear; voluntary; \(\begin{array}{r}\text { Wm Birk. } \\ \$ 57,000\end{array}\)
\({ }^{0}\) Burling si, 1-3, see Pearl, 240-2.
\({ }^{2}\) Fletcher st, 1, see Pearl, 206-8.
\({ }^{\text {a Front }} \mathrm{st}\), 33, ss, 73.11 w Coenties sl, 28.7 x105.10x28.4x107, 4-sty bk warehouse; \({ }^{\text {amangin st, }} 101\) (*), ws, 55.4 s Stanton,
 - 10,000
 \(\$ 369.24\); sub to a 1 st mtg of \(\$ 6,500\); Bertha
E Thomsen. E Thomsen

 str bldgs partition; Albt H Frankel et
al, defendants.
29,750 apearl st, 240-2, nee Burling sl (Nos1-3);

 sty bk loft \& str bldg; partition; L , J Phillips \& Co, for a client.
astuyvesant st, nws, at ss
10th, see 10 th, 128 E
\({ }^{\text {a } 107 R ~ s t, ~} 120 \mathrm{E}, \mathrm{ss}, 70 \mathrm{w}\) Stuyvesant, 18 x \(50.6 \times 19.7 \times 44.3\), exs \(^{5-s t y} \&\) b bk \& stn dwg;
exrs sale: bid in at \(\$ 9,500\). \({ }^{2} 10 \mathrm{TH}\) st, 128 E, ss, at nws Stuyvesant, \(20 \times 37.8 \times 25.4 \times 24,5\)-sty \& b bk \& stn dwg;
exrs sale; bid in at \(\$ 17,000\), n21ST st, 5 W, ns, 145 w 5 av, \(25 \times 98.9,4\) sty \& b bk \& stn dwg; voluntary; bid in a29TH st E, ns, 200 e 1 av, 259.6 to East
River \(\mathbf{x} 197.6\) to 30 th \(\times 261.4 \times 197.6\) with \(R\), River x197.6 to 30 th \(\times 261.4 \times 197.6\) with R,
T\& I to land under water of East River, 111 \& 2 -sty bk \& fr bldgs \& sheds; exrs \({ }^{\text {a }} 30 \mathrm{TH}\) st IE, ss, 200 e \(1 \mathbf{~ a v}\), see 29 th st E, \({ }^{333 D}\) st, 36 w , ss, 325.5 e Bway, \(17.6 \times 98.9\) 4-sty \& b bk \& stn bldg; voluntary; bid \({ }^{5} 53 \mathrm{D}\) st, \(\mathbf{4 0}\) E, ss, 130 e Mad av, \(18 \times 100.5\). \(5-\) sty stn tnt: due, \(\$ 63,366.24 ;\) T\&c, \(\$ 518.58\),
County Holding Co.
60,000 a59TH st, \(345-7 \mathrm{w}\), ns, 125 e Col av, 50 x 100.5 , two \(5-\) sty \& b bk tnts with strs;
voluntary; bid in at \(\$ 75,000\).
 at \(\$ 187,500\). stn dwgs; exrs sale; bid in
 \(102.2,{ }^{4-\text { Sty }}\) stn tnt; due, \(\$ 6,984.01\); T\&c,
\(\$ 617.77\); sub to 1 st mtg of \(\$ 25,000 ;\) Jno A
Weser.
 side dr,
as9TH
g.
at
 av. \(50 \times 100.8,5-\) sty bk garage; due, \(\$ 46,-\)
538.75 . T\&c, \(\$ 650\); sub to pr mtg of \(\$ 50\),
\(000:\) Wm C Strange. \({ }_{6}^{\text {a }} 1111 \mathrm{TH}\) st, \(255 \mathrm{w}, \mathrm{ns}, 56\) e 8 av, \(36 \times 100.11\),

 c. \(\$ 442.61\); Alice C Williams. 18,000
 920.47; T\&c, \(\$ 1,377.36\); Fitch Gilbert. 30,400
a143D st, 246 w, ss, 350 e 8 av, \(25 \times 99.11\)
3 -sty bk dwg; due, \(\$ 9,508.17 ;\) T\&c, \(\$ 478.49\); \(3-\) sty
adj sine die.
 T\&c, \(\$ 2.070 .50\); sub to a 1 st mtg of \(\$ 83,000\); Wm J Ehrich.
 av, 29.4x149.2, 3-sty fr tnt; due, \(\$ 8,005.16 ;\)
T\&\&. \(\$ 500 ;\) sub to mtg of \(\$ 3,000\); Henry
Wacker. \({ }^{\text {Wacker. }}{ }^{\text {a Cedar }}\) av, 1826, \(5 s, 250\) e Sedgwick \({ }^{10,100}\)
 Eldring.






\footnotetext{
BRYAN L. KENNELLY.
 club house; exrs sale; Albt Sokolski. 11,45
}
a88TH st, \(2001 / 2-201 \mathrm{E}, \mathrm{ns}, 54.6 \mathrm{e}{ }^{3} \mathrm{av}\), 29.6x94x98.6, gore, 5 -sty bk tnt, with str
\& 1-sty bk str; exrs sale; withdrawn. \({ }^{\text {ass }}\), x23.11x100.11, 4 -sty bk factory; exrs sale; bid in at \(\$ 24,750\).
n3D ay, 1571 , es, 25.8 n 88th, \(25 \times 70.5 \times 26.2\)
\(\times 62.7\), 5 -sty bk x62.7, 5 -sty bk tnt with strs; exrs sale; "3D av, 1573-5, es, 50.8 n 88 th, 50 x 86.1 x \(52.4 \times 70.5\), \(2-5-\) sty
sale; withdrawn.
"3D av, 1577, es, 100.8 n 88 th, \(25 \times 75 \times 28.4 \mathrm{x}\) 86.1 , 5-sty bk tht with strs; exrs sale;

HERBERT A. SHERMAN.
 sty bk tnt \& strs \& 5 -sty bk rear tnt; sty bk tnt \&
due, \(\$ 23,020.00 ;\) T\&ec, \(\$ 430.90 ;\) withdrawn. \({ }_{37}{ }^{\text {Market }}\) st, \(65(*)\), ws, 69.1 s Hamilton, \(37.4 \times 58.9 \times 37.4 \times 58.1\), , \(6-\mathrm{sty}\) bk tnt \& strs:
due, \(85.159 .11 ;\) T\&c, \(\$ 2.108 .59 ;\) sub to a 1 st due, \(\$ 5,159.11\); T\&c, \(\$ 2,108.59 ;\) sub to a 1 st
mtg \(\$ 30,000\); Henry De \(\mathbf{F}\) Weekes. 33,437
 due. \(\$ 32.568 .24 ;\) T\&c, \(\$ 2,753.74 ;\) Henry De 30,000
F Weekes.
 runs w217.5 to 207 th xs100xe40xs100xe
\(1001 \mathrm{xne217.6}\) to beg. vacant; due, \(\$ 13,-\) \(100.1 \times n e 217.6\)
\(398.63 ;\) T\& \(\$\) to
\(\$ 650 ;\)
\({ }^{2007 T H}\) st \(\mathbf{w , ~ e s , ~ - ~ s p r e s c o t t ~ a v , ~ s e e ~}\)
SAMUEL GOLDSTICKER.
 \(100.11,5\)-sty bk tnt. due, \(\$ 15,973.10\); 'T\&c,
\(\$ 716\); Manhattan Life Ins Co. \({ }^{\text {a Kinusbridse rd E, 32, swc Morris av }} 18\) x80, 3-sty bk dwg; voluntary; withdrawn.
\({ }^{\text {M Morris }}\) av, swe Kingsbridge rd E, see Kingsbridge rd E, 32.

SAMUEL MARX.
\({ }^{2}\) Hudson st, \(243-5\) ( \({ }^{*}\) ), ws, 185 n Watts,
 HENRY BRADY.
\({ }^{\text {n James st, }} \mathbf{7 2}\) (*), nec Oak (No \(361 / 2\) ), runs neter
sty bk tnt \& strs, due, \(\$ 31,227.87 ;\) T\&c,
\(\$ 950 ;\) Francis B Chedsey.
30,000 "Oak st, \(361 / 2\), see James, 72.
\({ }^{\text {approspect av, }} 1322\) (*), es, 181.1 n Home, 37.6x100, 5-sty bk tnt; due, \(\$ 5,250.93 ;{ }_{6}^{\text {T\&C, }}\)
\(\$ 1.278 .51\); Jas MoWalters. J. H. MAYERS.
\({ }^{2169 T H}\) st, 94 W (*), ss, 138.1 e Nelson av, \(30 \times 149\) '4, 3 -sty fr tnt; due, \(\$ 8,022.84\); T
\(\& \mathrm{c}, \$ 275 ;\) sub to mtg of \(\$ 3,000\); Henry

 Jan. 1, 1913, to date
Corresponding period \(1912 \ldots . .\).
\(2,057,961\)

\section*{Brooklyn.}

The following are the sales that have taken place during the week ending Jan. WM. H. SMITH.
Carroll st, 334, ss, abt 250 e Hoyt, 20x
85 2-sty bl dwg; exrs sale; withdrawn. Douglass st, 93, ns, abt 285 w Hoyt, 20 x 100, 2-sty \& b bk dwg; exrs sale; withRodney st, ns, 144 e Bedford av, \(22 \times 100\); State st (*), ns, 100.1 e Furman, 19.11 x State st (*), ns, 20.4 e Furman, 20x61; 4STH st, ss, 260 e 4 av, \(20 \times 100.2\); with54TH st (*), nes, \(175 \mathrm{nw} 15 \mathrm{av}, 50 \times 100\); 59 TH st, sws, 65 se \(10 \mathrm{av}, 20 \times 100.2\); A
Roberts. Bedford av (*). ws, 20.10 n Beverly rd,
0.10 x 87.9 : Rose
Handler. Bedford av, es, 630 s Clarendon rd, 20x
00 ; adj to Jan29. Pitkin av, ns, 50 w Warwick, 25x100; Vanderbit ay ( 0 , ws, 111.11 s Park ay \(5 \times 100\); Mensor P Saunders.
5TH av, sec 1st, 23x91.9; adj sine \(\begin{aligned} & 5,000 \\ & \text { die. }\end{aligned}\)

WM. P. RAE CO.
State st (*), ns, 60.4 e Furman, 20x61; Watkins st, es, intersec ses East New Wil 6TH st, ns,
\(8.9 \times 100 ; A\) G
Boemermann. \(59 T H\) st, sws, 85 se 10 av, \(20 \times 100.2 ;\) A
Roberts. 64TH st, nes, 80 nw 9 av ,' 292.11x 300.6 ; New Utrecht av (*), es, \(129.11 \mathrm{~s} 53 \mathrm{~d}, 20\) Sheridan av (*), es, 140 se Atlantic av,
\(20 \times 100\) also lantic av, \(20 \times 100\); Katharina Stecher. 8,900 Sheridan av, es, 220 se Atlantic av, see

Av \(\mathbf{N}\), nec 4 thel MARX
Av N, nec
withdrawn. CHARLES SHONGOOD
Debevoise st, ns, 75 e Morrell, \(25 \times 100\) :
Bergen Realty, Seeley st (*), ss, 23 e 18th, \(40 \times 100\); Cath Jecise
F \(\begin{gathered}\text { 56TH st } \\ \text { Kelly. }\end{gathered}{ }^{*}\) ), ss, 140 e 7 av, \(40 \times 100 ;{ }_{33,050}^{\text {Mich1 }}\) Lafayette av, ns, 112.6 w Grand av, 18.6 Total
\begin{tabular}{|c} 
\\
\(. \$ 121,029\) \\
531,945
\end{tabular}

\section*{VOLUNTARY AUCTION SALES.}

\section*{Manhattan and Bronx.}

BRyAN L. KENNELLY.
JAN. 22.
31 ST
\(\mathrm{st}, 47 \mathrm{E}, \mathrm{ns}, 78.11 \mathrm{w} 4 \mathrm{av}, 21.1 \times 88.3\) 32 D st, \(44-5\) E ss 838 .
 vacant.
180TH st \(\mathbf{W}\), ss, 100 e St Nicholas av, 75 198TH st E, sec Grand blvd \& concourse, see Grand blyd \& concourse, sec 198th. Grand blvd \& concourse, sec \(198 \mathrm{th}, 121.7\) JOSEPH P. DAY.

JAN. 23.
Union sa \(\mathbf{W}, \mathbf{2 9}\), swe 16 th, \(32.6 \times 141.10,5-\)
sty \& b bk loft \(\&\) str bldgs. bk loft \& str bldg. \(53,25 \times 81.2 \mathrm{x}\) irreg, 5 -sty \& b \(16 T H\) st E, swe Union sa \(\mathbf{W}\), see Union
W, 29. 26 TH st, \(346 \mathrm{~W}, 25 \times 98.9\), 4-sty bk tht 26TH st, \(436 \mathrm{~W}, 25 \times 98.9\), 5 -sty \& b bk 45TH st, \(150 \mathbf{W}, 16.8 \times 100.5\), 4-sty \& b k \& stn
\(\begin{aligned} & 52 \mathrm{D} \\ & \text { st, } \\ & \text { st } n \mathrm{dwg} \text {. }\end{aligned} \mathrm{W}^{246} 20 \times 100.5,4\)-sty \& b bk \& tn dwg.
\(\boldsymbol{7 7 T H}\)
st,
stable \& E, \(25 \times 102.2\), 2 -sty \& b bk 135TH st, 217-9 W, 50x99.11, 5-sty \& b

Boston rd, 1191, \(83 x\)-, vacant.
Crotona av, 1408 , nec 170 th, \(52 \times 108.7 x\)
rreg, \(3-\) sty \(\& \mathrm{~b}^{2} \mathrm{fr}\) dwg.

\section*{ADVERTISED LEGAL SALES}

\section*{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, JAN. 18.

\section*{No Legal Sales advertised for this day.} JAN. 20.
Madison av, 1772-4, ws, \(60 \mathrm{n} 116 \mathrm{th}, 40.11\) x110, \(2-5\)-sty bk tnts \& strs; Lucius H deF Baldwin (A), 49 Wall; Gustavus A Rogers (R) ; due, \(\$ 13,670.66\); T\&se, \(\$\) - A
sub to a 1 st mtg of \(\$ 55,000 ; \mathrm{mtg}\) recorded sub to a 1 st mtg of \(\$ 55,000\); mtg recorded
Feb2'11; Joseph P Day. Morris av, 2310, es, 275 s Field pl, 18.9x 117.6, 3 -sty bk tnt; Aaron Langstadter agt 100 Bway; Albt \(P\) Massey (R); due, \(\$ 2,-\) 592.26 ; T\&e, \(\$ 112\); sub to a 1 st mtg of \(\$ 8,-\)
000 ; H Mayers.

Tinton av, 923, ws, 79.9 s 163d, \(18.4 \times 95\), right, title, \&c, which Henry DeVivo had (A), 165 Bway; Julius Harburger, sheriff; Henry Brady.

\section*{JAN. 21.}

Mott st, \(\mathbf{3 0 7 - 9}\), ws, 135.6 s Bleecker, 45.6 x \(81,2-5-\) sty bk tnts \& strs; N Y ProtestSaverio Ursetti et al: Chas A Clark (A) T\&c, \(\$ 812.76 ;\) mtg recorded Aug 25 , i1; Joseph P Day.
Stanton st, \(80, \mathrm{~ns}\),
-sty bk tnt \& strs;
; Thornton et al trstes agt Laura M Boehmann et al; Von Vorst, Marshall \& Smith (A), 25 Broad; Albt P Massey (R); due, \(\$ 18,268.58\); 144 TH at 427 W ns
144THH st, 427
W9 W, ns,
100
\(4-\) e Cty \(\&\) b bk dwg: Germania Ins Co agt Harry W Powell et al: Action 1: Dulon \& Roe (A), 41 Park Row; Action
briel Britt (R) ; due, \(\$ 16,029.75\); T\&c, briel Britt (R); due, \(\$ 16,029.75 ;\) T\&c,
\(\$ 577.54\); Henry Brady. 1447H
st, 425
W same; Action \(2 ;\) same (A) dwg; same (R) (R) due,
\(\$ 16,033.25 ;\) T\&c, \(\$ 577.55\); Henry Brady. 229TH st E, nwe Paulding av, \(95 \times 114\). Wakefield; Agatha Bruckner agt Benj H
Irving et al; Smith Williamson (A), 364 Alex av: Chas E Moore (R)
866.51 ; T\&c, \(\$ 544.16\); Jas L Wells. Paulding av, nwe, 229, see 229 th E, nwe Paulding av.
1ST av, 2248, es, \(75.10 \mathrm{~s} 116 \mathrm{th}, 25 \times 95,6-\) trstes \&c agt Augusta Imperato et al; Wm

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\begin{aligned}
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\section*{ADVERTISED LEGAL SALES.}

\section*{(Continucd.)}

D Leonard (A), 165 Bway; Jas J Golden (R) ; due, \(\$ 25,122.50 ;\) T\&c, \(\$ 547.62 ; \mathrm{mtg}\) JAN. 22.
 nochan agt Hyman Romm et al; Henry F
Miller (A), 44 Pine; Edw T Hiscox (R);
due, \(\$ 24,182.81\); T\&c, \(\$ 1,992.27\); Joseph P day
131ST st, 15 W; ns, 205 w 5 av, \(^{15 \times 99.11,}\)
3-sty \& b bk dwg; Frederic de P Foster et al trstes agt Robt Caterson et al; FredSteckler, Jr, (R); due, \(\$ 9,506.37\); T\&c, 164.70; J H Mayers.

Lot 292, blk 2736, Sec 10, beg at a point 125 s old 145 th 200 e Leggett av, runs w-xne- to beg; East Bay Land \& ImClarence Dorsett (A), 25 Pine; F De Lysle Smith (R) ; due, \(\$ 780.13\); T\&c, \(\$ 1\)
to a mtg of \(\$ 600\) Joseph P Day.

Hawkstone st, nec Walton av, \(38.11 \times 57.5\) Byars et al: Harold Swain (A), 1,0 Bway;
Harold H Herts (R): due, \(\$ 1,522.48\); T\&e, Harold H Herts
\(\$ 729.47\);
(R)
28TH st, 214-s w, ss, abt 180 w 7 av, 50 agt Emerson Holding Co; Feiner \& Maass (A), 100 Bway; \(W \mathrm{~m}\) A Keener (R); due, \(\$ 32.243 .09 ;\) T\&c, \(\$ 400 ;\) sub to a first mtg
of \(\$ 40.000 ; \mathrm{mtg}\) recorded June14'10; Joseph Day
\({ }_{3-\text { sty }}^{133 \mathrm{D}}\) st, \(\mathbf{1 5 S}\) Wk dw, ss, 200.9 e 7 av, \(16 \times 99.11\),
 Frederic F de Rham (A), \({ }^{44}\) Wall; Phelan
Beale (R): due, \(\$ 9,246.10\); T\&c, \(\$ 317.52\); Joseph P Day.
Bedford Park blvd, 216, nwe Valentine av, \(25 \times 92.6\), 2-sty fr dwg; Walter H Mead
 \$193.18; Joseph P Day.
Eastburn av, es, 276.8 s 175 th, \(50 \times 95\), vacant: Saml H Kupferman agt Jos Monahan et al: Edw Jacobs (A), 25 Broad;
Henry \(M\) Goldfogle (R) due, \(\$ 2,409.07 ;\) T\&c, \(\$ 608.05\); Saml Goldsticker.
Gun Hill rd, ss, 73.4 w Tyron av, 30.3 x vid Herman agt Montefiore Home et al: Harold Swain (A), 176 Bway; Arthur \(R\)
Walsh (R): due, \(\$ 632.95\); T\&c, \(\$ 274.77\);
Nelson av, es, 24.8 s 170 th, runs \(s 71.5 \mathrm{x}\) e-g; No Highbridge xne-xn24xw100 to Robson et al: Edw Jacobs (A) 25 Broad;
Henry M Goldfogle (R): due, \(\$ 1,656.04\); T Henry M Goldfogle (R); due,
Tryon av, sec Gun Hill rd, see Gun Hill Valentine av, nwe Bedford Park blvd,
see Bedford Park blvd, 216 . Walton av, nee Hawkstone, see HawkJAN. 24
Cherry st, \(391-3\), ss, 71.3 e Scammel,
runs s S \(82.9 \times \mathrm{xe} 23.9 \mathrm{xn} 4.7 \mathrm{xe} 22 \times n 80 \times \mathrm{w} 45.9\) to beg, 6-sty bk tnt \& strs; National AcadPhelps \& East (A), 30 Broad; Gustavus A Rogers (R) Joseph P duy.
112TH st, \(\mathbf{4 6 - 8}\) E, \(\mathbf{S S}, 110.3\) e Mad av, 40.3
x 100.11, 6-sty bk tht \& strs; Saul Singer et al agt Abram Finkelstein et al; Maur-
ice B \& Danl W Blumenthal (A), 35 Nas-
 Greenwald.
117TH st, 424 E, \(\mathrm{ss}, 277.4\) e 1 av, 16.8 x 100.11, 3-sty bk tnt; Beatrice W Miller
extrx agt Sunflower Realty \& Security
Corpn et al: Cary \& Carroll (A). 59 Wall: Edw J Crummey (R) due, \(\$ 7,910.46\); T\&c
\(\$ 265.37 ; \mathrm{mtg}\) recorded Jan2 09 ; Joseph P 117 TH
st, 420 E. Ss, 244 e 1 av, 16.8 x
\(100.11,3-\) sty bk tnt; Chas H Lowerre agt Sunflower Realty \& Security Corpn et al
Cary \& Carroll (A), 59 Wall; Edw J
Crummey (R): due, \(\$ 7.905 .55\) : T\& \(\$ 265.37\) Crummey (R); due, \(\$ 7,905.55\) : T\&c, \(\$ 265.37\)
mtg recorded Jan 27.09 ; Joseph P Day \(\mathbf{1 1 7 T H}\) st, \(\mathbf{4 2 2} \mathbf{E ,}\) ss, 260.8 e 1 av, 16.8 x
\(100.11,3\)-sty ble tnt; same ast same: same (A); same (R); due. \(\$ 7,904.75 ;\) T\& T\&e,
\(\$ 265.37 ; \mathrm{mtg}\) recorded Jan \(2709 ;\) Joseph P Day.
129TH st, \(35-7\) w, ns, 391.8 e Lenox ay
\(50 \times 99.11,6-s t y\) bk tht: N Y Life Ins C \(50 \times 99.11\), 6-sty bk tnt; N Y Life Ins Co
\& Lawyers Mtg Co ast Fannie Glick et
al; Cary \& Carroll (A). 59 Wall; Louis B
Hasbrouck (R) due, \(\$ 65,090.20\) T\& T\&, \(\$ 163\); Hasbrouck (R) due, \(\$ 65,090.20\); T\&c, \(\$ 163\);
Bryan L Kennelly. 137TH st, \(248 \mathbf{w ,}\) ss, 507 w 7 av, \(18 \times 99.11\)
\(3-s t y\) \& b stn dwg; Germania Life Ins Co
agt Chas E Picken et al: Dulon \& Roe (A), 41 Park row; Jno E Donnelly (R)
due, \(\$ 13,987.91\) : T\& \(\mathrm{T}, \$ 316.13 ; \mathrm{mtg}\) recorded
May 300 . Old rd, nee Saxe av, see Saxe av, nec Saxe av (Leland av, 1310), nec Old rd,
\(75.1 \times 79.1 \times 109.1\), Van Nest: Louis M Ebling agt Michl Monahan et al; Cahn,
Leventritt \& Goetz (A), 128 Bway; Willis Leventritt \& Goetz (A), 128 Bway; Willis
B Dowd (R); due, \(\$ 9,730.79\); T\&c, \(\$ 589.31\); Joseph P Day. JAN. 25.

No Legal Sales advertised for this day.

JAN. 27.
Amsterdam av, ws, 50 s 180 th, \(50 \times 100\) : Amsterdam av, ws, Bestiz A Van Beuren agt D M
Vacant; Eliz
Koehler \& Son et al; Merrill \& Rogers Koehler \& Son et al: Merrill \& Rogers
(A), 100 Bway; Richd P Lydon (R); due, (A). 100 Bway; Richd P Lydon (R); due
\(\$ 20.631 .98\); T\&c, \(\$ 475.80\); Henry Brady. Park av, 1261, es, 75.9 n 97 th, \(25.2 \times 100\), -sty bk tnt \& strs; Francis K Pendelton
et al trstes agt Salamon Farian et al et al trstes agt Salamon Farian et al;
Anderson, Iselin \& Anderson (A), 25
Broad: Jas A Foley (R) : due, \(\$ 23,977.02\); Broad: Jas A Foley (R): due
T\&c, \(\$ 1,256.65\); Joseph P Day.

\section*{Brooklyn.}

The following advertised legal sales will be held at the Brooklyn Salesrooms JAN. 18.
No legal sales advertised for this day. JAN. 20.
Prospect pl, ss, 120 e Howard av, 20 x 127.9: Amelia Hames agt Karl Hafner et al: O'Neil \& O'Neil (A), 1098 B
St Johns pl, ss, 270 w Albany av, 30 x \(95.6 \times 96.4\); Fredk Frenz agt Kate Reilly et al; Henry Weissmann (A), Chas Shongood. JAN. 21.
Glenada pl, es, 50 s Decatur, \(88.1 \times 50\); N Y Life Ins Co agt Wm B Reeve et al; act-
ion 1; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.
Glenada pl, es, 138.1 s Decatur, 88.1 x 103.3; same agt same; action 2; same (A) same (R) : Wm H Smith.
Troutman st, nws. 150 sw Irving av, 25 x100; Williamsburgh Savings Bank ag Sackett Realty Co et al; S M \& D E Meek-
er (A), 217 Havemeyer; Fredk A Drake (R); Wı er H Smith.

Vanderbilt st, ns, 80 e 19 th, \(20 x 90 ; \mathrm{Wm}\) Bruce-Brown agt Siegel Hines Realty Co
et al; action \(1 ;\) Wilson, Barker \& Wager (A), 48 Wall, Manhattan; Edwin L Sne-
deker (R); Wm H Smith.

Vanderbilt st, ns, 100 e 19 th, 20 x 90 ; same agt same, action H Smith.
Vanderbilt st, ns, 120 e 19 th, \(20 \times 90\); same agt same; action 3 ; same (A); Henry D
Vanderbiltst, ns, 140 e 19 th, \(20 x 90\); same agt same: action 4; same (A); same (R); \(\mathrm{m} H\) Smith
E STH st. ws, 426.8 s Av E, \(33.4 \times 120.7\); Kingsboro Realty Co agt American Metropolis Realty Corpn et al; Walter T Lind-
say (A), 261 Bway, Manhattan; Milton Wright (R); Wm P Rae.

E 18TH st, ws, 380 n Av K, \(40 \times 100\); Johanna M Thompson et al agt Henry Riehl
et al: Louis Karasik (A), 44 Court; Emanuel Tepper (R); Wm H'Smith.
76TH st, ss, 226.3 e 3 av, \(17.11 \times 109.4\); The Thrift agt Wm A Bagnali et al; (R) : Wm H Smith.

New York av, 902, ws, 138.6 s Martense, Prend Heuchel \& W5 Broad. Manhattan; Edw H Maddox (R); Wm P Rae.

New York av, ws, 119 s Martense, 19.6x 100 ; same agt same; action 2; same (A);
Ocean pkwy, es, 807.9 n Coney Island
Plank rd, 220x140; Hugo J Panzer agt Penn Constn Co et al; Antonio Madeo (A), 26 Court; Frank Anderson (R); Wm H

\section*{JAN, 22.}
\(\underset{20 \times 120}{\text { Clarkon st, ns, }} 211.2 \mathrm{w}\) Nostrand av, 20x120; Jeanette \(G\) Brown agt Annie C
Daub et al; John D Prince \(\mathrm{Jr}_{\mathrm{r}}\) (A), 164
Montague; Saml E Maires ( R ) \({ }_{\mathrm{W} m}^{\mathrm{P}}\) Montague; Saml E Maires (R); W'm AvG, nee E 18 th, \(75 \times 100\); Louis Schlech agt Zipporah De Levante; Jacob M Pey-
ser (A), 26 Court; Meier Steinbrink (R);
Chas Shongood. Drigys av, s75-77, es, \(76.4 \mathrm{n}_{\mathrm{S}} \mathrm{S} 9 \mathrm{9th}\), 50 x 107d av, \(20 x 100 ;\) also PENN st, 134, SS,
ford
203.4 e Bedford av, \(20.4 \times 100\); also PENN
ST ST, \(181 . \mathrm{ns}, 311.2\) w Marcy av, \(22.1 \times 100\);
also KEAP ST, 267 , ns, 95.4 w Division kv , also KEAP ST, 267 , ns, 95.4 w Division \(\neq \mathrm{Kv}\),
\(15.8 \times 52.6 ;\) also QUINCY ST, 347, ns, 225 e
Marcy av, \(14.7 \times 103.3\); also QUINCY ST, Marcy ns, 239.7 e Marcy av, \(14.2 \times 105.3\); also
QUANCY ST, 349 ns, 253.9 e Marcy av, 14.2
QUIN
10.2; also QUiNCY ST, \(349 \mathrm{~A}, \mathrm{~ns}, 267.11\) e. Marcy av, \(14.2 \times 109.2\); also QUINCY ST,
351. ns, 282.1 e Marcy av, \(14.2 \times 111.2\); also
QUINCY ST QUINCY ST, 351 A . ns, 296.3 e Marcy av,
\(14.3 \times 111.2\) also 72 D ST, sws, 340 se 8 av,
\(20 \times 100\) Eliza Shenton agt Cath Kelsey et al; Fredk H Chase (A), 307 Washington; Linden av, ns, 227.3 e Nostrand av, 37.6x et al; Harrison C Glore (A), 391 Fulton; Geo A Voss (R); Wm P Rae.
Putnam av, ns, 260 w Central av, 20x Putnam av, ns, 260 w Central av,
100; Margt E Farrell
Stack Thaddeus
J.
G Bway; Warren I Lee (R); Charles Shon14TH av, nws, 20.2 sw 42d, 20x80; Gustave Rader Co agt Himmelstein \& Arker
Co et al: action 1; Jos Gans (A), 140 NasSau, Manhattan; Elmer \(G\) Sammis (R); 14TH av, nw
agt same: action \(2 ;\) same \(\begin{aligned} & \text { same } \\ & \text { Dorman }(\mathrm{R}) ; \mathrm{N}) ; \mathrm{Wm} \mathrm{R}\end{aligned}\)

JAN. 23
Ocean av, es, 264.11 n Av A or Albeings Bank agt Grant R Pitbladdo et al Steele \& Otis (A), 25 Broad, Manhattan Wm H Wadhams (R); Jas L Brumley. JAN. 24.
Deeatur st, ns, 326 w Ralph ay \(18 \times 100\) Horace Kingsbury agt Maud E Kimball et al; Wesselman \& Kraus (A), 55 Liberty, Kennelly.

Hart st, ns, 345 w Sumner av, \(30 \times 100\) Johanna Bach agt Jos Freedman et al Wallace N Vreeland (R); Wm H Smith. Hart st, ns, 375 w Sumner av, \(30 \times 100\); (R) ; Wm H Smith. JAN. 25
No legal sales advertised for this day. JAN. 27.
MeDonough st, ns, 100 e Marcy av, 40 x 100; Peter Greeb agt \(R\) Edmund Pendelton et al; Jacob Rieger (A), 257
Manhattan; Cornelius L Hays (R) ; Wm H
Smith. Albro J Newton agt Eliz Anderson et al ; Geo V Brower (A), 44

\section*{River and Harbor Bill}

The river and harbor bill, carrying a total throughout the country, was reported in the House of Representatives Monday. The bill provides \(\$ 20,000\) for the improve-
ment of Flushing Bay. Other harbors in this ment of Flushing Bay. Other harbors in this
vicinity that come in for appropriations are vicinity that come in for appropriations are
the Great South Bay, \(\$ 5,000\); Hempstead Harhor, \(\$ 5,000 ;\) Jamaica \(\$ 5,000 ;\) Hay, \(\$ 300,000\); York Harbor, \(\$ 200,000\); the East River and
Hell Gate, \(\$ 250,000\); Harlem River, \(\$ 100,000\), and Newtown Creek, \(\$ 30,000\).

\section*{Mayor Gaynor's Proposed New Avenue.}
"Upper Fifth avenue, from 23 d street up, has gone, so far as I can see," said Mayor Square Association. "It has gone, I think, as residential street, because people up there did not have enterprise enough to have another avenue opened up between Fifth and Sixth avenues, a distance across of, I think, , 100 feet, where two avenues could be placed, ap there are frightened to death. They think I am going to destroy Fifth avenue by having another avenue opened up in that long block of about 1,100 feet from Fifth avenue over nue if it had been opened up years ago, It would do no harm if two avenues were opened up there."

\section*{Tenement Law Debate.}

The City Club conducted last night a hearing on proposed amendments to the tenement house law permitting toilets to open upon public stairways, reducing the minimum width of rooms from seven to six reet and creating a board of appeals to pend some of its clauses in individual cases.
Charles H. Strong, the club's president, gave each side an hour to present its case and a quarter of an hour for rebuttal. Professor Charles F. Chandler, president of the Tenement Economies Society, led off for the advocates, followed by George \(F\). Canfield, vice-president of the Charities Aid Association; Dr. William Shannon, of the New York Academy of Medicine; Miss Mary de G. Trenholm, head worker at the East side settlement, and Henry Atterbury Smith, architect of ments, on the upper East Side.
They confined themselves to advocating the first two amendments. The argument for toilets and bathrooms opening upon the public stairway pre-supposed an open air stairway in a court. The toilet's presspace, they contended, for living and sleeping rooms, and would reduce rents. Smaller rooms, they argued, would permit a greater segregation of the sexes by increasing the number of rooms.
The opponents, led by Lawrence Veilfer, secretary of the Charities Organization Society and former Deputy Tenement House Commissioner, insisted that the ventilation of toilets on public stairways would increase the fire risk, the sanitary risk and the moral risk. They denied that it would provide more rentable space and lower rents. As for the seven-foot room, they considered any reduction in size a Jphn
John J. Murphy, the Tenement House Commissioner, followed him in opposition to the proposed amendments; \(\mathbf{E}, \mathbf{R}\). L. Gomes Company Alfred T White head the Improved Dwellings Company, Brook he Improved Dwellings Company, BrookFire Prevention Bureaup Ott M Eiditz of the board of governors of the Building Trades Employers' Association, and Albert L. Webster, a sanitary engineer, also spoke in opposition.

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RECORD AND GUIDE

\section*{MUNICIPAL \\ IMPROVEMENTS.}

\section*{PUBLIC AND LOCAL WORKS CONTEMPLATED IN THE GREATER CITY.}

\section*{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 ee of service to property owners as well as contractors and brokers. It covers every meas-
ure looking toward a change in the City Map, oward the acquisition of title to real estate y the city or toward construction work, insewers, the building of schoole, etc. Each such measure is acted upon by one or more-genervalid ordinance. In these columns the successive official acts pertaining to it are noted cessive ofmicial acts pertaining io it are noted or in the Board of Estimate. Wherever public
hearings on it are granted, the fact is also announced.
Municipal improvements may be divided into年o classes-those that are paid for out of the 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 ocal 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 Es timate, Public Hearings, Assesements Due and Payable.

\section*{LOCAL BOARD CALENDARS.}

As regards the majority of city improvements, nts, legislatures. They have absolute authority over certain street improvements, costing not more han \(\$ 2,000\). With respect to all other local imions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from 2 Local Board. It is before the latter that the property owner should
be most watchful to make himself heard concerning proposed improvements. When a Local Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed There are twenty-five Local Improvement DisThis 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 sec-
retary of the Geveral boards. Each board has jn the more districts, the boards of the districts affected sit in common. The meetings are subjec to call by the Borough President.

\section*{Local Board of Jamaica.}

AT TOWN HALL, FLUSHING, ON JAN. 24, FULTON ST, ETC.-For the construction of from Vanderveer av to Ocean View av, and in OCEAN VlEW AV, from Fulton st to RidgeHAMILTON AND MYRTLE AVS. - Construc tion of a receiving basin and appurtenances LIBER ing basing and appurtenances on LIB of receiv at the northeast and southeast corners of Stoothoff av, the southeast corner of Hamilton av, the southeast corner of Walnut st and
the southeast corner of Briggs av, 4th Ward. CENTRAL AV.-To legally open CENTRAL
AV, from Bayreuth (Beech) st to Bayside av, AV, from
CUSTER
\((15 \mathrm{TH})\)
ST,
ST.-To legally open CUSTER
frondford av to Bayreuth st, 3 d Ward. DUTCHESS ST.-To legally open DUTCHESS
\((16 \mathrm{TH}) \mathrm{ST}\), from Lucerne (Cypress) av, and from Queens av to Oak av,
3d Ward. BEAUFORT AV, ETC.-Construction of a
sewer and appurtenances in BEAUFORT sewer and appurtenances in BEAUFORT
(GRAFTON) AV, from Freedom (Union) av
to Thedford (Oakley) av; in THEDFORD AV, from Beaufort av to Chichester av (University pl in CHICHESTER AV, from Thedford from Chichester av to Ridgewood av, and in
RIDGEWOUD AV, from Diamond st to Wood-
haven av, 4th Ward. haven av, 4th Ward.
appurtenances in JOSLIN ST a sewer and appurtenances in JOSLIN ST, from Jackson
av to Mitchell av, and in STATE ST, from
Dunsing st to Quaker st, 3d Ward. Dunsing st to Quaker st, 3d Ward, AV, from Beach st, 3d Ward, in the former
village of FLUSHING, to 7 th av, in the for village of FLUSHING, to 7th
mer village of WHITESTONE.
CENTRAL AV.-To legally open CENTRAL AV, from Broadway to Cyprese
ING, 3 d Ward, at a width of 80 ft .

CENTRAL AV.-To legally open CENTRAL of CENIRAL AV south of Beech st already of CENIRAL AV south of Beech st air
deeded to the city by the Realty Trust. CENTRAL AV.-To lay out CENTRAL AV st, and to acquire title to lands necessary fo opening CENTRAL AV, from Broadway to Amity st, 3 d Ward.

\section*{LOCAL BOARD RESOLUTIONS.}

The following petitions were acted upon a in the different districts as indicated below.

\section*{Local Board of Chester.}

AT MUNICIPAL BUILDING, BRONX, ON JAN
PIERCE AV.-Acquiring title to the lands, etc., necessary for PIERCE AV, from Wi
liamsbridge rd to Eastchester rd. Adopted. STORRUW ST, ETC.-For constructing sewer and appurtenances in srorno wi, bet Ben edtct av and McGraw av, and in MeGRAW AV
bet Storrow st and Pugsley av, and all work incidental thereto. Adopted.
PUGSLEY AV, ETC.-For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in PUGSLEX AV, from McGraw av to Tremont
PAULDING AV.-constructing sewer in PAULDING AV, bet Walker av and the prop erty of the N. Y., N. H. \& H. R. R. Co.
together with all work incidental Acopted.
FORT SCHUYLER RD.-To change the pres ent location of FORT SCHUYLER RD, lying bet Morris la and Shore drive, by deflectin to the west. Denied.
EAST 214 TH ST. - Regulating, grading, etc. EAST \(21+1\) H ST, from White Plains av to Laid over until Feb. 4. BARKER AV.-Changing the grade
ham Parkway and Burke st. Denied.
BARKER AV.-Acquiring title to the lands ham Parkway and Duncombe av. Denied.
BARKER AV.-Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary in BARKER AV, bet Bronx
and Pelham Parkway and Duncombe av, toand Pelham Parkway and Duncombe av, to-
gether with all work incidental thereto. Denied.

\section*{Local Board of Crotona.}

AT MUNICIPAL BUHDING, BRONX, ON JAN
VINEYARD PL.-Laying out VINEYARD
PL, from 175 th to 176 sth st. Laid over until FL, from 175th to 176 th st. Laid over until

\section*{Local Board of Van Cortlandt.}

AT MUNICIPAL BUILDING, BRONX, ON JAN. COLLEGE AV, ETC.-For constructing a sewer and appurtenances in COLLEGE AV, bet
East 167th st and East 168th st, together with all work incidental thereto. Adopted.
EAST 162 D ST.-For acquiring title to the lands necessary for EAST 162D ST,
man av to Sheridan av. Adopted.
MORRIS AV, ETC.-For regulating, grading, setting curbstones, flagging the sidewalks, lay ing crosswalks, building approaches and erect-
ing fences where necessary in MORRIS AV, ing fences where necessary in MORRIS AV
from Fordham rd to East 191st st, and in from Fordham rd to East 191st st, and in together with all work incidental thereto together
Adopted.
WALTON AV.-For paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of WALTON curb where necessary and doing all work in curb where necessary and doing all wor
WEST 238TH ST.-For acquiring title to the lands necessary for the widening of WES
238 TH ST, from its intersection with Broad way to Albany rd, on its south side, excluding the right of way of the New York and Putnam
SPUYTEN DUYVIL CREEK.-Constructing a temporary crossing at SPUYTEN DUYVIL st prolonged, which parallels the railway, 60 and have convenient acces Broadway and 225th st. Laid over until Feb. 4. WEST 164 TH ST.-To reconsider Local Board resolution (v04-07) adopted on December 26,
1907, for acquiring title to WEST 164TH ST, 1907 , for acquiring title to WEST 164TH ST,
from Summit av to Lind av, which has been from Summit av to Lind av, which has been
returned from the Board of Estimate and Apreturned from the Board
portionment. Rescinded.
ALBANY RD, ETC.-Paving with bituminous concrete on a cement concrete foundation (preWest 23sth st to Bailey av, and BAILEY AV, from Albany rd to Kingsbridge rd, adjusting curb where necessary, and all work incidental
thereto. Laid over until Feb. 4. NEWTON AV.-Regulating, grading, etc., in to West 260th st, and all work incidental

WEST \(256 T H\) ST.-Changing the grade of WEST 256 TH ST, bet Broadway and Fieldston rd; also of SYLVAN AV, bet the same JEROME PARK RESERVOIR.-Laying out
A ROAD across the JEROME PARK RESERA ROAD across the JEROME PARK RESER-
VOIR, connecting Bedford Park boulevard with
Reservoir av. Adopted.

Local Board of Morrisania.
at municipal building, bronx, on Jan. LONGFELLOW AND SENECA AVS.-To vided for the construction of RECEIVING BASINS at the northeast, northwest, southeast
and couthwest corners of LONGFELLOW AND and Gouthwest corners of LONGFELLOW AND
SENECA AVS so as to provide only for the northwest and southwest corners. Adopted.

\section*{Local Board of Newtown.}

AT BOROUGH HALL, LONG ISLAND CITY, ON DOUBLEDAY ST. - To have the proceeding
open DOUBLEDAY
ST, from Madison st to Traffic st, 2d Ward, discontinued, Laid over. HOWARD'S LANDING RD.-To legally close,
from South Conduit av to Grimm av, 4th Ward, from South Conduit av to Grimm av, 4th Ward. Denied.
PUBLIC PLACE--To amend the city map by adopting the parcel bounded by Young st, Gale
st and Borden av, 1st Ward, as A PUBLIC st and Borden av,
PLACE. Adopted,
Young ST.-To amend the proceeding in the rom Review ay to Hunterspoint ay Borough of Queens, by including the PUBLIC PLACE bounded by Young st, Gale st and Borsu. Adopted
STREET SYSTEM. - To change the city map
y LAYING DOWN Butler st, Curtis st, by LAYING DOWN Butler st, Curtis st, Erickson st, Gilmore st, Humphrey st, Mclntosh st,
Kearney st, Buell pl and Couch pl, 50 ft. in
in width, as they at present exist upon the ground. Adopted.
HUNTINGTON (WATER) ST.-To
open, from Liberty av to Digby (West)
st, open, from Liberty av to Digby (West) st, 4th
Ward, for SEWER PURPOSES. Adopted. GROVE ST, ETC.-To change the city's plan by altering the lines of GROVE ST, LINDEN
ST, GATES AV. PALMETTO ST, wOoDBINE ST and MADISON ST, bet Fresh Pond rd and and Traffic sts, and of TRAFFIC ST, from the SEWER PLAN for the same streets, all of
which is shown in detail on the "Map of Proposed Change of City Plan in Territory BoundHeights Railroad and Fresh Pond Road," dated Brooklyn, November 26, 1912, signed Meserole \& Middleton, City Surveyors. Laid over.
CORNELIA ST.-To grade, pave and curb, with asphalt, and cement sidewalks on Cor-
NELIA ST, west from Wyckoff av to the borough line. Adopted.
SHERMAN ST.-Regulating and paving with inch conerete foundation, and all work incidental thereto, in SHERMAN ST, from BroadST. FELIX AV.-Opening ST FELIX AV,
rom Old Bergen av south to Alden av, at from old Bergen av south to Alden av, at
EVERGREEN. Adopted. ADAMS AV.-Opening of ADAMS (COLUM-
BIA) AV, from Laurel Hill boulevard (Shell B1A AV, from Laurel Hill boulevard (Shell
rd) north to Queens boulevard, WINFIELD.
No action.
VAN DINE ST.-Regulating, grading and rade and in good condition) and all work to idental thereto in VAN DINE ST, from Kings and av to Roosevelt av, 2d Ward. No action MADISON ST.-Paving MADISON ST, from work incidental thereto, 2 d Ward. Rescinded. PAYNTAR AV.-Regulating, grading and paving with granite blocks on a concrete founPAYNTAR AV, from Van Alst av to Crescent WOODWARD AV AND SILVER ST.-Contruction of a sewer basin and appurtenances WOOLSEY AV.-Paving with asphalt blocks, on a concrete foundation, the roadway of together with all work incidental thereto. do
DOUBLEDAY ST.-To have the proceeding the Manhattan Beach division of the Long the Manhattan Beach division of the Long
Island Railroad, 2d Ward, discontinued. Deisied.
BEAVER ST.-Elimination of BEAVER ST, from the east line of Review av to the west line of Starr av. Adopted.
14 TH
ST.-Eliminating 14 TH
ST,
ST, west of he next meeting.
WAVE CREST SECTION, FAR ROCKA-
WAY.-To erect and maintain lights, 5th Ward. Adopted.
3D AV.-To erect lights on 3D AV, bet Plerce
3D ST.- To erect lights on 3D ST, from
Anderson av to Jackson av, 2d Ward. Adopted. GOWN ST AND SEMINOLE AV.-To erect GOWN ST AND SEMINOLE AV.-To erect SOUTH PAFXK AV.-To erect lights on
OUTH PARK AV, Rockaway Beach, 5 th Ward. Adopted. Ark AV, Rockaway Beach, 5th Ward, MONTVERDE AV.-To erect lights on MONTVERDE AV, from Grand st to a point 600 ft
north of Grand st, 3 d Ward. Adjourned to
1ST ST.-To legally open 1ST ST, front Greenpoint av to Woodside av, and from
Riker (Stryker) av to Jackson av, 2d Ward. Amended to read: 1ST ST, from Greenpoint av to Woodside av and from Howell st to
Jackson av; 2D \(\mathrm{ST}_{\text {, }}\) from Howell av to Jack6on av; 3D ST, from Queens boulevard to
Woodside av and from Stryker av to Jackson av. Adoted, as to 1 ST ST, with the request AND 3D ST from the 1ST ST proceeding when

\section*{Local Board of Jamaica.}
at the town hall, jamaica, on Dec. 27 woodland AV.-Laying sidewalks according to the established grade on the east side of Brandon st, extending south 40 ft . from said point, 4th Ward. Denied.
WOODLAND AV.-Laying sidewalks accordof WOODLAND AV, at a point 180 ft . south of Brandon st, extending south 40 ft . from
CHICHESTER AV, ETC.-That
bluestone flag or cement sidewalk be laid to grade along both sides of CHICHESTER AV, where not otherwise laid, east and west of
Guilford 6 t to the entire length of CHICHESGuilford \({ }^{\text {ct }}\) to the \({ }^{\text {to }}\) AV. \({ }^{\text {Denied. }}\)
FULTON ST, ETC.-Construction of a temporary sewer and appurtenances in FULTON AV, from
Adopted.

PERCY ST, ETC.-To legally open PERCY ST from Sanior to Bayreuth (Beach) st, 3d Ward. Adopted.
UNION HALL ST.-Regulating, grading and all work incidental thereto in UNION HALL
ST,
from
South st to Pacific st, 4th Ward. ST from South st to
Laid over until spring.
THEDFORD AV.-Regulating, grading, curbing and laying sidewalks and crosswalks where and all work i ncidental thereto in THEDFORD (OAKLEY) AV, from Chichester av (formerly
University pl) to Liberty av, 4th Ward. Adopted.

HATCH AV.-Regulating, grading, curbing and laying sidewalks and crosswalks where not all work incidental thereto in HATCH AV, from Atlantic av to Liberty av, 4th Ward. Adopted, subject to the recommendations of the Borough Engineer.
HUNTINGTON ST.-To legally open HUNTINGTON (WATER) ST, from Liberty av to Digby (West) st,
BOTANIC PL,-To construct sidewalks on the west side of BOTANIC PL, bet Amity st and
Broadway, where not already laid. Laid over. HIGBIE AV.-To erect electric lights, from New York av to Farmers av, SPRINGFIELD, 4th Ward. Adopted.
OXFORD AV, ETC.-Construction of a sewer and appurtenances in OXFORD (PROSPECT) AV, from Brandon av to Emerson st (Cleveland
av) ; WATERBURY ST, from Emerson st to the crown 150 ft. south of Brandon av; NOS-
TRAND PL (Garfield av), from Forest Park to the crown about 410 ft . south of Brandon av ; HERALD (Grant) AV, from Forest Park to the crown about \(410 \mathrm{ft}\). south of Brandon av;
GUION (wincoln) AV, from Myrtle av to the crown about 62 In ft. south of Brando av ; NAthe crown about 625 ft . couth of Brandon av \({ }^{\text {co }}\). BRADFORD AV (Welling st), from Ashland st to Jamaica av, GREENWOOD AV, from ST, from Myrtle av to Jamaica av, 4th Ward. Adopted.
LABURNUM AV, ETC.-Construction of a from Jamaica av to Parsons av; PARSONS from Jamaica av to Parsons av; PARSONS AV, from Parsons av to \(24 t \mathrm{th}\) st, and in 17 TH Adopted.
BRINKERHOFF AV.-To legally open BRINKERHOFF AV (State st and Morris pl),
from Spangler st to Smith st, 4th Ward. from Sp
Adopted.
ARCHER ST.-To legally open ARCHER ST, Wryck av to Carlisle (Church) st, 4th Ward. Amended to read: From the east line of Van Wyck av to the west line of Division st. Adopted as a
SMITH ST.-To legally open SMITH ST,
rom Brinkerhoff av to Ulster av, 4th Ward. from Br
Adopted.
CAMPION ST.-To legally open CAMPION ST, from Jamaica av to Archer st, 4th Ward.

SPANGLER ST.-To legally open SPANGLER (VINE) ST. from Cumberland st to AMBERTVILLE AV. - To .-ifo legally open av), from sutphin rd to Merrick rd, 4th Ward. Adopted.
WESTCHESTER AV.-To
WESTCHESTER (CENTRAL) AV, from Ulily open WESTCHESTER (CENTRAL) AV, from
ULSTER AV.-To legally open ULSTER AV, from New York av to Westchester (Central) from New York av to

SUTPHIN RD.-To legally open SUTPHIN RD (Guilford st, Jay st and Rockaway Turn-
pike), from the south line of the right-of-way of the Long Island Railroad to Rockaway Boulevard, 4th Ward. Adopted.
GRAND AV, ETC.-To erect electric lights on GRAND AV. from Hillcrest
turnpike ; ORCHARD ST, from Highland av tornike; ORCHARD ST, from Highand av
to Hillerest av; HILLCREST AV, from Highland av to Homelawn av; ACKROYD AV from
Hillside av to Briarwood rd; BRIARWOOD
Hillside av to Briarwood rd; BRIARWOOD
RD, from Grand av to Homelawn av. Adopted.
PROCEEDINGS OF THE BOARD OF ESTIMATE.
All city improvements, whether public or lo-
cal, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The
hearings are noted in advance in another col umn In the present column are noted the
resolutions passed by the Board concerning public or local improvements:

STH AV, ETC.-Changing the STREET PLAN at the tunction of
Bank st. Adopted.
title to AV, ETC.-In the matter of acquiring title to the lands and premises required for wich av to Carmine st, for the, widening of And ST, from Carmine st to Franklin st, Franklin st to West Broadway, as laid out on the map adopted by the Board of Estimate on March 27,1912 and approved by the Mayor on OF THIS IMPROVEMENT be distributed among the following districts in the propor-
tions indicated: (a) the immediate frontage tions indicated: (a) the immediate frontage
on the new widened street, 12 per cent: (b) per cent; (c) on the borough of Manhat 33 40 per cent; (d) on the borough of Brooklyn,
11 per cent; (e) on the borough of the Bronx,
WEST 138TH ST.-Proposed area of assessment in the matter of acquiring title to WEST
\(138 T H\) ST, and to WEST 139TH ST, from Edge-
SEWERAGE DISTRICTS.-Modification in the drainage plan for SEWERA- - Modification in the
\(10-\mathrm{F}-\mathrm{M}\) and \(12-\mathrm{D}\) - . Adopted. DISTRICTS NO.
WEST 155 TH ST.-Sewer in the north side of WEST
Broadway.
Preliminary work. Riverside
Pdopted.
WEST 177TH ST.-Paving with asphalt block (permanent) and curbing and recurbing WEST

WEST 178TH ST.-Paving with asphalt block (permanent) and curbing and recurbing WEST
\(178 T H\) ST, from Pinehurst av to Northern av. Adopted.
CENTRAL PARK WEST.-- Fixing the road-
way width of CENTRAL PARK WEST at
15 bet Columbus Circle and Cathedral Parkway. BRONX.
NORTH ST,-In the matter of laying out
OORTH ST, Naid over until Jan. 23 .
EAST 13STH ST.-Changing the grade of av, and of BROOK AV, from El East St. Ann's 137 President.
3 D AV.-Widening 3D AV, bet East 189th
(Welch). st and Fordham rd \({ }_{\text {(Pelham av). }}^{\text {Adopted. }}\)
FORT SCHUYLER RD.-Proposed area of assecsment in the matter of amending the
proceeding for acquiring title to FORT
 of the land acquired for West Farms rd at
Westehester Creek to Shore drive, by excluding that portion of the street drive, by excluding
Laid over until Jan. 23 .

UNIONPORT RD.- Proposed area of assessment in the matter of acquiring title to UNION-
PORT RD, from Morris Park av to Bronx Park East, near Bear Swamp rd. Referred COTTAGE PL--Proposed area of assessment in the matter of amending the proceeding for acquiring title to COTTAGE PL, from Cro-
tona Park South to East 170th st tona Park South to East 170th st, so as to
relate to the street as now laid out. Adopt-
TRUXTON ST, ETC.- Proposed area of assessment in the matter of amending the profrom Leggett av to Longwood av: to EAST 156 TH ST , from Southern Boulevard to Trux-
ton st in euch a way as to conform with reton st in \(\begin{aligned} & \text { auch a way as to conform with re- } \\ & \text { cent map changes affecting the former street, }\end{aligned}\) cent map changes atiecting the former street,
by the inclusion of an additional short block by the inclusion of an additional short block
of the latter street, and by the exclusion of the right-of-way of the New York, New Haven PUBLIC PARK.-Laying out a PUBLIC PARK at the junction of Hunts Point av,
East 163 d st and Whitlock av. Public hearing on Feb. 6
EAST 161ST ST.-Plan showing a readjustment of the lines and grades of EAST 161ST Macombs Dam Bridge, together with the insected streets, and also providing for laying out EAST 162D ST, from Sheridan av to minor adjustments in the dimensions of blocks in this vicinity. Adopted.
BATHGATE AV, ETC.-Change in the grade gate av, East 182 d st, 3d av, East 181st st, Monterey av and East 179th st. Public hearing
on Feb. 6. SHORE DRIVE-Acquiring title to SHORE DRIVE, from Layton av to Pennyfield av, Shore drive, Layton av, Eastchester Bay and
Gridley av. Referred back to the Borough Gridley av. Referred
President of the Bronx.
TEN BROECK AV, ETC.-Amending the proceeding for acquiring title to TEN BROECK to Sacket av, and to SACKET AV, from Williamssridge rd to the prolongation of the east
line of Newport av, by including NEWPORT AV, from Morris Park av to Sacket av. Public
DYRE AV.-Acquiring title to DYRE AV, from Boston rd to the north line of the city.
Public hearing on Feb. 6 . FORDHAM RD.-Rule and damage maps in the proceeding for acquiring title to the widen-
ing of FORDHAM RD, from Harlem River Terrace to Webster av, together with THE RD opposite its junction with Kingsbridge rd. Adopted. map, damage map and profile in the proceed-
ing for acquiring title to OLMSTEAD AV,
from the bulkhead line of Pugsley's Creek to port rd to Purdy st, and to PURDY ST, from
Westchester av to West Farms rd. Adopted. SEWERAGE DISTRICT.-Modification in the
drainage plan of SEWERAGE DISTRICT NO. 33-D-5. Adopted. ST. RAYMOND AV.-Sewers in ST. RAY-
MOND AV, from Parker st to Odell st; in in
PURDY ST, from Parker st to Westehester ay PURDY ST, from Parker st to Westehester av,
in WESTCHESTER AV, both sides, from olmstead av to Castle Hil av, and in GLovER
ST, from St. Raymond av to Castle Hill av.
Preliminary work. Adopted. SUMMIT PL--Regulating and grading and construeting steps in SUMMIT PL Prading and
av to Bailey av. Preliminary work. Adopath GLEBE AV.-Regulating and grading GLEBE AV, from Zerega av to Overing st. Prelimin-
ary work. Adopted.
EAST 174TH ST.-Grading and regrading, curbing and recurbing, and flagging and re-
flagging EAST \(174 T H\) ST, from Southern Boulevard to Bronx River av. Preliminary work. EAST \(16 S T H\) ST.-Regulating and grading and constructing steps bet Clay av and Teller ST. RAYMOND AV, ETC.-Sewers in ST. RACMAND AV, from Parker st to Zerega av; Lyvere st. Adopted. from St. Raymond av to tyvere st. Adopted. Title Vests in the city,
on March 1, 1913, to ST. RAYMOND AV. from
Parker st to Zerega av; also to MACLAY AV, LIEBIG AV, ETC.-Sewers in LIEBIG AV, from West
260 TH STh ST, st tiebig av to Riverdale av, West 261st city, on March 1 , 1913, to LIEEIG AV, from
West 259 th st to the north line of West 260th
MACLAY AV.- Sewer in MACLAY AV, from WEST 254TH ST.-Sewer in WEST 254 TH \(\mathrm{ST}_{\text {, for }}\) from Broadway to Fieldston \(\mathrm{rd}\). Adopted.
Titie vests in the city on March 1, 1913 . PUGSLEY AV.-Sewer in PUGSLEY AV, from Westchester av to McGraw av. Adopted.
Title vests in the city on March 1,1913 . GUN HILL RD.-Approval, by the Corporation counsel, as to form, of the agreement between the City of New York and the New York
Central \& Hudson River Railroad Co. granting to the city AN EASEMENT for the construcof way on the eline of GUN HILL RDD A Agight
ment approved and its execution authorized. GUN HILL RD.-In the matter of whether GUN HILL RD, as widened, should pass over
or under the tracks of the New York \& Harlem or under the tracks of the New York \& Harlem Chief Engineer of the Board of Estimate.

\section*{RICHMOND.}

ROSEBANK AV.-Changing the grade of Rosebink AV, bet Townsend av and the
KISSEL AV.-Proposed area of assessment in the matter of acquiring a sewer easement VARD, from Castleton av to Richmond terrace, and in A PARCEEL NNEERVENING bet Adopted, also to acquire title.
SOUTHSIDE BOULEVARD, ETC.-Change Rosebank (Tompkins) av and a point \(1,000 \mathrm{ft}\). south of Parkinson av; together with the laying out of OREGON AV (formerly Southside inson av. PARKINSON AV, bet Oregon av and Marie st ; BERLEY (FINGERRBOARD) RD, bet Clove rd and Marie st; CLOVE RD, bet
Berlev rd and the Staten Island Railway; and, CHARLES ST, bet St Marys av and the Staten

\section*{PUBLIC HEARINGS.}

One or more hearings granted in connection with all proposed improvements. In the
case of local improvements, the first hearing is
by by the Local Board. Such hearings are noted Guide under the general head of Rocal Board Calendars Hearings by all other bodies are noted in the present column.
parks, approaches to bridges, etc., condemnation proceedings are commonly recorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes ap-
plication to the Supreme Court for the appointpication to the supreme Court for the appointland is to be paid wholly or in part by prop-
erty owners benefited, the commissioners are erty owners benefited, the commissioners are
known as commissioners of estimate and asreau 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 of all legal proceedings which involve awards
for damages or assecsments for benefit to land. city the a whot of the land is to be paid by the dock property, etc., the commissioners are known as commissioners of estimate and ap-
praisal, whose place of meeting is at 258 In the case of assessments for local improvements of a physical nature which do not have ments come before three permanent commissioners appointed by the Mayor. They consti-
tute the Board of Assessors, which has to do regulating and grading of streets, the laying of sewers, etc.

\section*{PROPOSED ASSESSMENTS.}

The following proposed assessments have
been completed and are lodged in the office been completed and are lodged in the office
of the Board of Assessors, 320 Broadway, Man-
hath hattan, for examination by anyone interested, and all persons who are opposed to these
assessments, or either of them. must file their objections, in writing, with the Secretary of
the Board, on or before Feb. 11, at 11 a . m., when testimony will be taken:

MANHATTAN.
5TH AV--Regulating, grading, curbing and \(\underset{\text { st. }}{\text { flagging }}\) List 2840.
77TH ST--Regulating, grading, curbing and paving 77 TH ST, bet Av A and the new ave-
nue adjoining John Jay Park on its west side. List 2896.
NOTE.-The area of assessment in each of the above proceedings extends to within oneating streets. 145TH ST AND BROADWAY.-Repairing
sidewalks at the northwest correr. Area of
assessment: Lots \(25 / 1 /\) and 26 , Block 2092 List 2843 . BROOKLYN.
65TH ST,-Regulating, grading, curbing and flagging 65TH ST, bet 5th and 7th avs, together with a list of awards for damages cesment Extends to within one-half the block at the FENCING VACANT LOTS.- On the west side
of DEWEY PL, bet Atlantic av and Herkimer st; northwest corner of OLIVE PL AND ATLANTIC AV; , outhwest corner of palMETTO
ST AND HAMBARG AV: northwest corner of
PILLING ST AND EVERGREEN AV; northeast corner of BLAKE AND PENNSYLVANIA av and Hendrix st ; west side of SCHENCK AV and east side of HENDRIX ST, bet DuST, bet Belmont and Pitkin avs; southwest and southeast corner of BELMONFAV AND BARBEY ST; west side of ASHFORD ST and Essex and Linwoo side ; west side of NICHOLS
 of which the work was done only. List 2817 . BELMONT AV, ETC.-Sewer in BELMONT at northeast and northwest corners of BELMONT AV AND LOGAN ST. Area of as-
sessment: Blocks \(4227,4228,4233,4234,4250\) and 4251. List 2853.
NEWKIRK AV AND RUGBY RD.-Sewer sessment: Block 5199. List 2S60.
37 TH ST, ETC. Sewer in 37 TH ST, bet Sth and 9 th avs, and outlet sewer in 9 TH AV, bet
37 th and 38 th sts, and in 38 TH ST , from 9 th av west to the existing manhole at the in-
tersection of 38 th st and New Utrecht anv
An Area of assessment: Blocks 902,908 and 5581.
List 2862 .
AV M. ETC. Sewer in AV M, from Ocean the northeast corner of East 21 st st, AV Mast 22 a st,
and southwest corners of
26th st, East
27th
st, East East \(28 t h\) st, East st, East 29 th st; Nostrand av, East 31st st, northeast corner orthwest corners of East \(36 t h\) st. Area of as sessment: Blocks 7638 to 7650 , inclusive, 7663 ,
7654,
7656 ;
7660 to 7666, inclusive, and 7672 . List 2879.
AV H AND EAST 12TH ST.-Constructing sewer basin at bouthwest corner.
sessment. Block 6995. List 2926.
86 TH ST AND 15 TH AV.-Sewer basin at the north and east corners. Area of assess
ment: Blocks 6340 and 6341 . List 2928 . \(14 \mathrm{TH} \mathrm{AV}-\) Sewer basing on all four corners
14 TH AV and 81 st. 82 d , 83 d , 84th and 85 . sts. Area of assessment. Blocks 6280,6281,
\(6292,6293.6303,6804,6309,6310,632,6323\),
6339 and 6340 . List 2930. 3399 and 6340. List 2930.
LITTLEE NASSAU ST--Sewer basins at the
southeast corner of LITTLE NASSAU ST AND TAAFFE PL, and on the southeast and bouth-
west corners of LITTLE NASSAU ST AND
KENT KENT AV. Area of ascessment: Blocks 1883
and 1884 . List 2932 . 60TH ST AND
the west corner. Area of assessment: TROUTMAN ST AND ST. NICHOLAS AV.Sewer basin at the east corner.
sessment: Block 3190 . Llst 2945 .
13TH AV AND 80TH ST.-Sewer basin at the \(\quad\) north corner.
37TH ST AND FORT HAMILTON AV.Area of assessment: \(\begin{aligned} & \text { north and west cornere. } \\ & \text { Alist } 2947 \text { and } \\ & \text { B289. }\end{aligned}\)
Lisk List 2947.
UNION ST AND NEW YORK AV.-Sewer
basin at the northwest corner. Area of assessment: Block 1269. List 2948. Area of as

By the Supreme Court.
APPLICATIONS FOR APPOINTMENT OF
COMMISSIONERS. Application will be made to Special Term,
Part \({ }^{3}\), Supreme Court, Manhattan, on Jan. commissioners of appraisal in ach aphointment of the following proceedings:
PEARL ST, ETC., MANHATTAN.-Relative ground right, easement and right of way, and also a temporary right or easement for the construction, maintenance and operation in per-
petuity of a RAPID TRANSIT RAILROAD
in under or appurtenant to certain premises sit-
uated on the east side of CENTRE ST, and
the north side of PEARL ST, at the inter section of the north side of Pearl st with the east side of Centre st, and on the east side of
DUANE ST and the north side of CITY HALL PL, at the intersection of the east side of MOTT AV AND EAST 138TH ST, BRONX.Relative to acquiring an estate in fee simple
absolute and an estate by way of easement in and to certain several premises situate at and near the intercection of MOTT AV AND EAST
\(138 T H\) ST, required for the purpose of the construction, maintenance and operation in perpetuity, of a portion of the RAPPID TRANSSIT
RAILROAD commonly spoken of as the Lexington ay
EXAMINATIONS OF COMMISSIONERS. At a Speclal Term of the Supreme Court for the hearing of motions, to be held in the
County Court House, BROOKLYN, on Jan. 27 County Court House, BROoKLYN, on Jan.
at 10 a m. the commisioners named in
each of the following proceedings will be ex each of the following proceedings will be examined as to their qualifications to act, and
they are subject to challenge by anyone inthey are
62D ST, ETC., BROOKLYN.-Acquiring title Bay Parkway to west of way of the Brooklyn, Bath \& West End Railroad and of the New York \&
Railroad, and of 24 TH AV \({ }^{\text {\& }}\) from
62 d
St to
 Halstead, commissioners.
EAST 21 ST ST, ETC. BROOKLYN.-Acquiring title to EAST \(215 T\)
point about 70 ft
fouth of ST, from Av M to Kings Highway; EAST
ST
Srom
ST to K m Kings Highway, EAST
Mings Highway. AV D, from the west
line line of the former village of South Greenfield
at the intersection of East 23d st to East
 Flatiands av, in the 316 st and 32d Wards. EdO'Neil, commissioners.
71 ST ST ST BROOKLYN.-Acquiring title to 71 ST ST, from 15th av to New Utrecht av,
and from 17 av Wm. McKinny, David Hirshfield and Roger ssioners.
BOERUM ST, BROOKLYN.-Acquiring title to BOERUM ST, from White st to Bogart st, 18th Ward. Frank
man and James H. Mullivan, John N. Ha
CHURCH AV, BROOKLYN.-Acquiring title to in the 29 th and 32 d Wards. John F. 6t, in the 29 th and 32 d Wards. Wohn F. Canavan, Sylvester D. Ba
Shanahan, commissioners.
GEORGIA AV, BROOKLYN.-Acquiring title av, 26 th Ward. Francis J. Sullivan, Joseph F. Curran and Solon Barbanell, commissioners.
AV M, BROOKLYN.-Acquiring title to AV M , from West st to Ocean Parkway, 31st Ward, Henry S. Rasquin, Eugene P.
thew O'Malley, commissioners.
95 TH ST, BROOKKLYN.-Acquiring title to Ward. Warren Place, Jos. F. Curran and David Skinner, commissioners.
63D ST, BROOKLYN.-Acquiring title to 63 ST, from New Utrecht av to 1 ith av, and from
23 d av to West st, excluding the right of way of the New York \& Sea Beach Railroad, in the 30th and 31st Wards. Burt L. Rich, Edmissioners.
 Wm. Watson, Edward J. Reilly and Solon Barbanell, commissioners
to BELMONT AV, BROOKLYN.-Acquiring title to BELMONT AV, from Pennsylvania av to
Wyona st and from Eldert la to the old city Wyona st and from Eldert la to the old city
line. 26 th Ward. Wm. M. Russell, Walter J. McGill and John Tilcourse, commissioners.
DITMAS AV, Brooklyn.-Acquiring title st, 32 d Ward. John \(\begin{gathered}\text { F. Canavan, Jos, A. } \\ \text { Guider and Thomas J. Murphy, commissioners. }\end{gathered}\) FINAL REPORTS,
WADSWORTH TERRACE, MANHATTANAequiring title to the lands, etc., required for RACE, from West 188 th st to Fairview av,
of BROADWAY TERRACE, from West 193d st to Fairview av; of WEST 188 TH ST, from Wadsworth av to Wadsworth Terrace ; of WEST
190 TH ST, from Wadsworth av to Wadsworth Terrace: of WEST 193D ST, from Broadway to Broadwav Terrace, 12th Ward. The final reports of the commissioners of estimate and
the commissioner of assessment in the above the commissioner of assessment in the above
proceeding was presented, for confirmation, to proceeding was presented, for confirmation, to
Special Term, Part 3, Supreme Court, Manhat-
WESTCHESTER AV, BRONX.-Acquiring title to the lands, etc.. \({ }^{\text {required }}\) for opening
and extending WESTCHESTER AV name), from the Bronx river to Main st, 24t Ward. The supplemental and amended last partial be presented separate report in the above matter Term. Part 3 , Supreme Court, Manhattan, on
Jan. 21, at 10.30 a. m .

\section*{BILLS OF COST}

SEDGWICK AV, ETC., BRONX.-Acquiring title to the lands, etc.: required for widening
SEDGWICK AV, bet Fordham rd and Bailey av; of BAILEY AV, bet Sedgwick av and Albany rd, of ALBANY RD, bet Bailey av and Van Cortlandt Park, and for the opening and
extending of HEATH AV, bet West 180 th st and West 191st st: of the PUBLIC PLACE 191st 6 t, and the lands and premises required for the widening of KINGSBRIDGE RD, bet
Exterior st and Balley av, as amended by order
of the Supreme Court on Nov. 4, 1909, by including therein certain additional lands re-
quired, and also excluding therefrom certain lands not required, in the 24 th Ward. The supplemental and additional bill or costs in the above proceeding will be presented, for taxa-
tion in Special Term, Part 1, of the Supreme Court, Manhattan, on Jan. 28, at \(10.30 \mathrm{a} . \mathrm{m}\).

\section*{Notices to Present Claims.}

BRITTON AV, ETC., QUEENS.-Acquiring
title to the lands, etc., required for opening and extending BRITTON' AV (Orchard av), from Eroadway to Roosevelt av; and of ELMHHUST
AV, from Broadway to Roosevelt av, 2 d Ward. All persons having any claim on account of the above proceeding must present same, in
writing, to Robt. B. Lawrence, Wm. J. Hamitton and Jas. Dolan, commissioners, at the
Municipal Building, Long Island City, Municipal Building, Long Island City, on or
before Jan. 26 : and, they will hear all such before Jan. 26 ; and, they will hear all such
parties, in nerson, on Jan. 28 , at 2 p. m . SPUYTEN DUYYIL RD ETC BRONX
quiring title to the lands, etc., required for opening and extending SPUYTEN DUYVIL RD, from West 230th st to West 242 d st; and,
 its junction with Spuyten Duyvil rd, \({ }^{24 \text { th }}\)
Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Peter A. Hatting, Thos. Kiernan and John J. Mackin, commissioners, 90 West Broadway, Manhattan, on or before
Jan. 23; and, they will hear all such parties, Jan. 23 ; and, they will hear all suc
in person, on Jan. 27 , at 2.15 p. m.

\section*{By Commissioners of Appraisal.}

BRYANT AV. BRONX.-Acquiring title to
certain lands, et.. ANT AV, bet East 172 d ot and East 173 d st, 24th Ward, selected as a site for SCHOOL,
PURPOSES. Jas. P. Van Kirk, Jas. J. McMahon and Jas. F. Delaney, commissioners in the above matter, have completed their estimate of damage; and, all persons who are op-
posed to the same must file their objections. in writing, with the commissioners, at Room 401, 24; and they will hear all such parties in per-

By Comm'rs Estimate and Assessment.
at bureau of street openings, 90 WEST BROADWAY, MANHATTAN.
ROSEDALE AV, ETC, BRONX.-ROSEDALE AV, COMMONWEALTH AV and ST. Farms rd. (Assessment.) At 10 a . m.
AMBOY RD, RICHMOND.-From Foster rd to Huguenot av. At p . m ,
WEST 172 D ST, BRONX.-From Aqueduct av to Plimpton av and from Shakespeare av to Jessup pl. At 12 m .
ZEREGA AV, ETC., BRONX.- ZEREGA AV,
from Castle Hill av near Hart st to Castle Hili av at or near West Farms rd, being the whole length of ZEREGA AV, including Av A and KINSELLA ST, ETC., BRONX.-KINSELLA ST, bet Matthews (Rose) st and Bear Swamp
rd; and VAN NEST (COLUMBUS) AV, bet rd, and VAN NEST
West Farms rd and Bear Swamp rd. ST. RAYMOND AV (4TH ST), BRONX.-Bet
Protectory av and Williamsbridge rd. EAST 233D ST, BRONX.-From Baychester av to Boston rd at Hutchinson River. At 3 AN UNNAMED STREET, RICHMOND.-To
extend from the north terminu of Gray st to Gordon st the
AMBO Y RD, RICHMOND.-From Great Kills
d to Ocean View Cemetery. At 11 a. m . TUESDAY, JAN 21.
ROSEBANK AV RICHMOND.-From the Southside Boulevard to Broad st. At 2 p. m. BRITTON ST, BRONX. From Bronx Park East to White Plains rd. At 2 p . m.
WHiTE PLAINS RD, BRONX.-Closing,
from the north boundary of the city to Morris Park av. At 10.30 a. m
HAVEMEYER AV, BRONX.-Bet Lacombe av and Westecester av. At \(2 \mathrm{p} . \mathrm{m}\).
GRAND AV, ETC., BRONX.-GRAND AV, from Burnside av to Fordham rd; WEST son av ; and AQUEDUCT AV EAST, from West 180 th st to West 184 th st. At 12 m .
GUERLAIN ST, ETC. BRONX.-GUERLAIN ST, bet Beach av and Unionport, rd; ARCHER
ST, bet Beach av and White Plains rd: MERRILL ST, bet Rocedale av and eBach av ; BEAWOOD Av, bet Beach av and Beach av ; GRAY ST, bet Wood av and Tremont av; and place at the junction of Tremont av with Westchester av. At 3 p . m .

\section*{WEDNESDAY, JAN. 22}

BEACH AV, BRONX.-Bet Gleason av and BRITTON ST, BRONX.-From Bronx Park East to White Plains rd. (Assessment.) At WHITE Dr Arve RD. BRONX.-From a point
near Old Unionport rd to a point near Thwaites near and to THE AREA bet Bronx Parak East and whe sorth line WEST 254 TH ST, BRONX.-From Broadway 13 TH ST Qumevs -From Hunter bulknead line of the East River. (Assessment.) At 3.30 p . m.


UNIONPORT RD, BRONX.-From Morris
Park av to White Plains rd, near Baker av Park av to
At 2 p. m.
COTTON ST, RICHMOND.-From Arrietta
st to Griftin st. At 2.30 p. m.
BUENA VISTA AV, MANHATTAN.-From
BU junction with Haven av at or near West
171st st to West 176th st; WEST 172D ST
and WEST 173D ST, from Fort Washington av to Buena Vista av. At \(2 \mathrm{p} . \mathrm{m}\).

WEST 172D ST, BRONX.-Acquiring title extending WEST 172 D ST, from Inwood av to
Jerome av, as laid out on section 15, of the Jerome av, as laid out on section 15 , of the
Final Maps, 24 th Ward. Geo. M. S. Schulz, Jas. V. Ganly and above proceeding, have of estimate in the above proceeding, have com-
pleted their estimate of damage; and, all
persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Man-
hattan, on or before Jan. 31 ; and, they will hear all such parties, in person, on Feb. 3, at
Geo. M. S. Schulz, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who
are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before
Jan. 31 ; and, he will hear all such parties, in jan. 31; and, he wh on Feb. at \(3 \mathrm{p} . \mathrm{m}\).

GARFIELD ST, ETC, BRONX.-Acquiring title to the lands, etc., required for opening
and extending GARFIELD ST, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av, 24th
Ward. Chas. P. Hallock, Herman T. Radin and Sidwell S. Randall, commissioners of estimate in the above proceeding, have completed their
estimate of damage; and all persons who are opposted to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 30 ; and, they will hear all such parties, in person, on Feb. 3, at \(2 \mathrm{p} . \mathrm{m}\).
Chas. P . Hallock, commiss
Chas. P. Hallock, commissioner of assess-
ment in the same proceeding, has completed his
estimate of benefit; and, all persons who are estimate of benefit; and, all persons who are in writing, with the commissioner, on or before Jan. 30, at 90 West Broadway, Manhattan;
and, he will hear all such parties, in person, on Feb. 4, at 2 p. m.

SNYDER AV, BROOKLYN.-Acquiring title to the lands, etc. required for opening and
extending SNYDER AV, from Canarsie av to Ralph av ; and, AV A, from Ralph av to East
98 th st, in the 29 th and 32 d Wards. Harris 98th st, in the 29th and 32d Wards. Harris
G. Eames and Edward J. Reilly, commissioners of estimate in the above proceeding, have comsons who are onnosed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on parties, in person, on Feb. 4, at 3.30 all such marris G. Eames, commissioner of assesshis estimate of benefit; and, all persons who are opposed to the same must present their obections, in writing, to the commissioner, at
66 Montague st, on or before Jan. 23 ; and, he will hear all such parties, in person, on Feb. 5, at 3.30 p. m,

\section*{ASSESSMENTS PAYABLE.}
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 mentioned at the end of each improvement cent. per annum from the date when such as
sessments become liens to the date of payment.

BRONX.
HALL PL.-Paving and setting curb in st, 23 d Ward. Area of assessment: Both sides 67th st, and from East 165th st to East at the intersecting streets. March 6 .
TIFFFANY ST, from the present pavement near Beck st, to the Southern boulevard, 23d Ward. Area of assessment: Both Eides of TIFFANY ST, from Beck st to Southern boulevard, and

BROOKLYN.
FLAGGING.-Flagging, where necessary, both sides of SCHOLES ST, bet Waterbury
st and Morgan av; MONTGOMERY ST, bet Washington and Franklin avo; south side of ST JOHNS PL, bet Kingston and Albany ave;
both sides of 5 TH AV, bet 38 th and 39th sts both sides of 5TH AV, bet 38 th and 39th sts
east side of 5 TH AV, bet 40th and 41st sts
and, the east side of WASHINGTON AV bet F st and Wallabout pl, Sth, 9th, 29th, 24th, Both sides of SCHOLES ST, from Waterbury st to Morgan av ; Block 2123 ; both sides of
MONTGOMERY ST, bet Washington av and Franklin av ; Lots 16, 17 and 23 , Block 1258 ;
Lots 6 and 41, Block \(705 ;\) Lot 6 Block 909 ;
Lots 1, 2, 3, 4, 5, 6, Block 917 . March 6. FLAGGING.-The south side of FULTON lock st and Railroad av; south side of PITside of LINCOLN PL, bet Rogers and Bedford st and Manhattan av ; and around TRIANGULAR PUBLIC PARK bounded by Maspeth av, South side of FULTON ST, from Logan st to Block \(4148 ;\) Lot 41, in Block 4145 ; Lot 38 ,
Block 3520 ; Lots 1 and Block 2906 , March 6,22 and 24 , Block 2522 ;

SUNNYSIDE AV.-Regulating, grading, curb-
ng and flagging SUNNYSIDE AV, bet Miller av and Barbey st, \(26 t h\) Ward. Area of as sessment: Both sides of SUNNYSIDE AV,
bet Miller av and Barbey \(6 t\), and to the extent of half the block at the intersecting streets

\section*{March 6.}

NEWKKIRK AV.-Regulating, geading, curb ing and flagging NEWKIRK AV find Cone Beach Railroad, 29th Ward. Area of assess Beach Railroad, 29th Ward. Area of assess-
ment: Both sides of NEWKIRK AV, from
Coney Island av to the bridge over the BrighConey Island av to the bridge over the Brigh-
ton Beach Rallroad and to the extent of 110
feet at the intersecting streets. March 6 .
CHURCH AV.-Regulating, grading, curbing
and flagzing CHURCH AV, bet Stradford rd and and flageing CHURCH AV, bet Stradford rd an ment. Both sides of CHURCH AV, from Sstratford rd to Ocean parkway, and to the extent
of half the block at the intersecting avenues and streets. March 6
flagging 85 TH ST, Regulating, grading, curbing and flagging 80TH ST, bet 18 th and 22 d avs, 30th 85TH ST, from 1 Sth to 22 d avs, and to the
extent of half the block at the intersecting AV O.-Regulating, grading, curbing and
flagging AV 0, from East 15th st to Island av. 30th Ward. Area of assessment Both sides of AV O, bet East 15th st and Coney Island av, and to the extent of half the block at the intersecting streets. March 6 . ging EAST 18 TH et, from Av K to a point 100 ft . south, 31st and 32 d Wards. Area of as-
sessment: Both sides of EAST 18TH ST, from Av K to a point 400 ft . south, including Lot EAST 14 TH ST.-Regulating, grading, curb and Av Cagging EAST 14TH ST, bet Neck r Both sides, of EAST 14 TH ST, from Neck rd to
Av Z, and to the extent of half the block at Av \(Z\), and to the extent of half the
the intersecting streets. March 6 .

\section*{National Tax Association's Claims.}

The enclosed letter, descriptive of the work of the National Tax Association, is pert for the association interest in and supthe office of the treasurer, A. E. Holcomb, 15 Dey street, New York.
"No subject is of more vital and personal importance to all citizens and tax payers at the present time than the proper solution of the vexed problem of the revenue needed tive and state and local expenditures. Beyond question, serious attention must at once be given to the subject. Public expenditures are everywhere increasing enormously and the need of careful, scientific and accurate study of ways and means for providing the necessary revenue is apparent. Existing laws, enacted long ago, under far cases to be inadequate to meet presen conditions fairly and equitably and, in consequence, much thought is being given to the problem by legislatures, special "This association, founded
ishes a practical, founded in 1906, furnishes a practical agency for adequately representatives from . Ull the variouspices, meet in annual convention when addres es are delivered upon various topios by students of economic problems, administrators, representative taxpayers and perienced investigators. Thus, careful consideration is assured, with the oppor tunity to compare conditions in widely separated localities and note the effect of the operation of various forms of legislation designed to cure existing ev great advantage, also, is the opportunity for practical discussion by public officials, charged with the duties of administration, and by the taxpayer, as such, who is free
to express his views and to receive full and fair discussion thereof.
zens to support this movement by alled citizens to support this movement by joining the association and thus helping to supply before the public the volumes containing the proceedings of these annual confer ences, in which may be found the opinions of those most competent to make suggestions of value. It would seem evident that these volumes will be of the greatest value towards informing the public mind the welfare of the citizen and taxpayer."

\section*{How Advertising Helps a Real Estate} Man.
One of the great possibilities of advertising is that it assists a man in becoming known as an achiever of results. Every time you dispose of a difficult lease who did it; it will inspire confidence in you did you. A man will watch your sales for a drop into your office and ask what you've got for sale. He reasons that if you ve successful in making money for yourself and others, perhaps you can show him a good investment.
large way it is necessary to have pracis not at all necessary that this be indiid a lepital.
the promoter, the real estate field cannot be excelled. Opportunity and the man quired raw material for your business, early in the mame that you will discover an incredibly short time. You will nevel be able to control enough to swing all the deals which you know could be profitably undertaken. You will find that your appetite for promotion will grow by what
it feeds upon. It is necessary to be constantly reaching out for new pocketbooks. Constantly reach out and form new groups of men who have money to
work with. Attract them to yourself and your business.-From an address by W National Real Estate Journal.

\section*{Calder's Opinion on Immigration.}

Congressman William M. Calder, of Brooklyn, formerly Superintendent of the House of Representatives on the subject of immigration, took strong grounds
He said the recent immigration has not displaced the native American wage earner and the earlier immigrant, but has sulting from the excess of the demand ver the domestic supply. He added: "I am competent, I believe, to discuss every phase as affecting the business interests of New York city and the wage earning of the American workman; neither has it increased the hours of labor man. The real fact in the matter that immigration has tended to actually crease the hours of labor and increase the wages of the skilled American workman. I am engaged in the building business in New York City, and from my own observation have noted in the past 25 years first a reduction of the hours of labor of men engaged in that industry from 10 to 8 hours and an actual increase in compensation for every bra
from 30 to 100 per cent.'

When Organizing a Real Estate Syndicate.
eeding in their line," was the advice given to a
body of real estate men by W. W. Hannan of Detroit, as reported by the National Real Estate Journal. "Just as soon as a man begins to lift his nose from the grindstone and take notice of what other men are doing, you are pretty safe in ap proaching him. The desire to associate himself with other successful men in promoting big deals is the invariable sewho has had a long hard struggle tain a position of assured financial ease has as a rule been a lonesome man.
"He has had to be. All other men were \(h\) is potential rivals for standing room in the industrial highway, but when the golden moment comes, when he feels he can afford to quit fighting, can join in the general game and keep up his end, he is eager to do so. He is hungry for the ful men for a common interest. Watch the coming man, be on the spot with a tempting proposition at the right moment.
several't make the mistake of bunching several newly arrived men in a deal together. What they want is to be flattered vite one such man to join you and. In a dozen prominent men in sou and a half terprise and you will win him en staunch supporter, who will back your projects to the extent of his resources."

State Cannot Speculate in Realty. A proposed homestead commission in declared unconstitutional by the Supreme Court of that state. The commission was to have been organized with power to for the purpose of providing "homes for mechanics, laborers, and other wage In some respects the plan resembled the proposal which New York is considering, termed "excess condemnation prosomewhat the burdens of taxation.
The court held that to permit such a The court held that to permit such institution would be to give to it the vate property might be condemned to aid in the sale to individuals of the same property, whose ownership again would

\title{
CURRENT BUILDING OPERATIONS
}

\author{
Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work
}

\section*{To Change Equitable Plans.}
F. M. Andrews \& Co., 1 Madison avenue, are making changes to the new Equitable Building plans. Forty-two stories, instead of thirty-six, may now be the height. Members of the company which bought the Equitable block and will erect the building are considering the matter. The plans as filed a short time ago are also to be changed to allow for a rearrangement of elevators. The new arrangement will admit of as good service for forty-two stories as for thir-ty-six, so the additional floors are likely to be added. If this addition is made, it will add another seventy-five feet to the height of the structure, which will then rise 550 feet instead of 475 , as originally planned.

\section*{State School of Agriculture Plans.}

Herman W. Hoefer, state architect, Capitol, Albany, has started plans for the new building to be erected by the Board of Managers of the Long Island School for Agriculture somewhere on Long Island. It is expected that the selection of a site will be made within a few weeks. Franklin W. Hooper, secretary of the Brooklyn Institute of Arts and Science, Lafayette avenue, Brooklyn, is a member of the board.

\section*{Plans for Market Buildings.}

The James S. Maher Building Construction Company, 1328 Broadway, has been selected to prepare plans for the three and six-story market buildings to be erected on the block bounded by 9 th and 10 th avenues, 14 th and 15 th streets, for the W. W. Astor estate, of 23 West 26th street. John J. Gillen, 14 West Washington Market, is the lessee. Operations will be started at once.

\section*{Another Theatre for Seventh Avenue.}
W. W. Hoffman, 610 Empire Building, Philadelphia, Pa., is preparing plans for an up-to-date theatre building with a seating capacity of about 1,000 to be erected on Seventh avenue near 42 d street by G. H. Earle, of the Finance Company of Pennsylvania, 424 Chestnut street, Philadelphia, Pa. The architect will probably call for figures early in March.

\section*{Lewis G. Morris to Build.}

Lewis G. Morris, a broker in antiques at 80 Broadway, has purchased property at the southeast corner of Park avenue and 85 th street, 25.6 feet on the avenue and 82 feet in the street. The plot is covered with a five-story flat building, which is to be demolished and replaced by Mr. Morris with a handsome residence for his own occupancy. It is probable that an architect will be selected sometime in February.

\section*{William A. Porter Not to Build.}

William A. Porter, of J. P. Morgan \& Co., 3 Broad street, Manhattan, has issued the statement denying the report that he will erect a new residence at Glen Cove, Long Island, as was reported in the daily press this week.

\section*{NO ARCHITECTS SELECTED.}

MANHATTAN.- The National Academy Association, Fine Arts Building, West 5 the st, has an art building somewhere in New York City. They have not yet appointed a commintee to
discuss site and will probably have competitive plans when the matter Ghall have reached such a stage. The officers are: President, John W. Alexander ; vice president, Howard Russell Butler; secretary, Bert Hansom, and Donn Barber,
treasurer.
RIVERSIDE DRIVE.-The Emmay Realty Co., Pinehurst av and 181 st st, has acquired the property at the northeast corner of Riverside
Drive and 160 th st, plot 116 x 117 ft , and propose the erection of an apartment house, architect for which has not been selected. The matter is in an early stage and the construction may not
WATERTOWN, N. Y.-The Board of Education of the Citv of Watertown, eity clerk, \(F\). contemplates the erection of a 12 -room building with about 600 seating capacity, to cost between \(\$ 50,000\) and \(\$ 60,000\).
SCARSDALE, N. Y.-Rev. W. C. Rourke, of St. John's R. C. Church, Hamilton av, White
Plains, is raising funds with which to erect a church at Scarsdale. No architect for which
GREAT NECK, L. I.-The Rev. J. J. Malloy, Aloysius plans the erection of a church of to cost. Aloysius plans the erection of a church to cost
about \(\$ 100,000\), to seat 6,000 . Sketches are now being submitted.
MANHATTAN.-Hayflich \& Co., 118 East 115th st, have acquired 111 West 48 th st and will alter for business purposes, architect for
MANHATTAN.-The Technical Club, Walpointed a committee to investigate the attitude of its members toward the removal of their present location at 15 Gramercy Park, the erection of a new building or an addition to their present clubhouse, and the committee will make
a report within the next two or three weeks. PATERSON N J-The Palace Electric Lau dry Co., 124 -12S Broadway, contemplates the erection of a laundry plant at Paterson. Work erection or a auncry prant at Paterson. Work during the summer. Architect for which has not been 6elected.
 Stetson, Jennings er Russeli, 15 Broad st, N. here, for which no architect has been se-
lected. EAST ORANGE, N. J.-Officers of the Eng-
lish Lutheran Church of the Holy Trinity have
purchased property at 72 North Grove st, on purchased property at 72 North Grove st, on
which a ehurch building will eventually be built. A temporary chapel of stucco will be erected in the near future. The property meas-
ures \(40 \times 125 \mathrm{ft}\). No architect has yet been ures 40x
COVE NECK, L.
Blackton, Eact
15th st,
Flatbush, Brooklyn, conBlackton, East isth st, Flatbush, Brooklyn, con-
templates the erection of a residence, garage, templates the erection of a residence, garage,
boathouse and dock, on the Swan property, to boathouse and dock, on the Swan property, to
cost about \(\$ 125,000\). Architect will probably be selected about the first of February.
MALONE, N. Y.-The Farmers' National
Bank, D. W. Lawrence, president, M. C. RanBank, Dice president and treasurer, contemplate the erection of a new bank building, to cost \(\$ 100,000\) G. H. Hale is chairman of the
building committee. No architect has yet been building
selected.
FULTON, N. Y.-A special meeting will be held on February 5 to vote upon the question
as to whether \(\$ 6,000\) will be enough money to buy a site here for the erection of a school in the sixth Ward, to cost \(\$ 22,000\). No arch1-
tect has been selected.
WALLINGTON, N. J.-Competitive plans are
being received for a being received for a 2 -sty brick public school,
to contain eight rooms. No exact location has been selected. Mr. Prall is clerk of the Board of Education of Wallington. Cost is estimated
FLUSHING, L. I.-The Flushing M. E. Church, Rev. R. L. Forman, pastor, contemplates the erection of a church here to cost
from \(\$ 75,000-\$ 100,000\). No site has been selected and no architect retained. Funds are being raised.
ORANGE, N. J.-Architects who will submit prans for the new school to be erected on the
athletic field include Hill \& Stout, of N. Y. C.; Guilbert \& Betelle and B. P. Kitchell, of Newark; John Rowlands, of Jersey City, and John
J. Lamb and Geo. E. Melendy of Orange Lamb and Geo. E. M
MANHTTTAN.-The 550 West 4th St. Co. plate the erection of a 3 -sty stable building at 605 to 609 enest 48 th at. No architect has yet
been selected been selected.
YONKERS, N. Y.-The Board of Education has selected a site on Ashburton av, between Park and Palisades avs, for the new high
school which is to be erected this summer. The
building will be 4 -stys in helght, \(175 \times 200 \mathrm{ft}\) No archuidding has son, George Bullock and Matthew Charde.
MANHATTAN.-Gustave L. Lawrence, 2228 Broadway, will erect a theatre and taxpayer, in the south side of 207 th st, 125 ft west of
Sherman av. An architect will probably be seSherman av. An architect
lected within a few days
KINGSTON, N. Y. -The Art Silk Yarn Company, Inc., D. W. Wilkens, president, 38 East a brick (mill construction) factory, 1 and 2 sty, \(320 \times 200\) ft, , on Albany av and the West
Shore Railroad, to cost about \(\$ 35,000\). No arShore Railroad, to cost about
chitect has yet been selected.
NEWARK, N. J.-Oscar Michael,
Orange, N. J., hast purchased a
3-sty and baseOrange, N. J., has purchased a 3 -sty and base-
ment brownstone dwelling, \(46 \times 172\) Park pl, and contemplates alterations for business purposes. The title to the property will not pass until February 21, and no plans or architect will be considered until then.
YONKERS, N. Y.-John R. Roberson, 368 South Broadway, contemplates the erection of a \(\$ 30,000\) apartment house, 5 -stys, \(50 \times 82 \mathrm{ft}\).
The building will be located on Hamilton The building will be located on Hamilon

\section*{PLANS FIGURING.}

APARTMENTS, FLATS AND TENEMENTS. BROOKLYN.-The Sterling Building Co.i take bids on all subs immediately for the 4 6ty apartment house, \(20 \times 107 \mathrm{ft}\)., to be erected on the south side of Sterling pl, 89 ft east
of Bedford av, from plans by Eisenla \(\&\) Carlof Bedford av, from plans by Eisenla \& Carl-
son, 16 Court st, architects. son,
000.

BRONX.-Bids on subs will be called about January 20 for the 5 -sty apartment, \(42 \times 92 \mathrm{ft}\)., to be erected on the east side of Daly av, 113 and Vyse av. Chac. Schaefer, Jr., 401 Tremont av, is architect.

\section*{DWELLINGS.}

NEW ROCHELLE, N. Y.-Figures are betng received on the general contract for the \(21 /\) s-sty recidence, 102 xa 4 ft , to be erected on North av, Wykagyl Park, for Edmund J. Levine, 7 Waverly pl, N. Y. C. . owner. Theodore A. Meyer, 114 East 28 th st, N. Y. C., is architect. Thomas Smith \& Son. \({ }^{\text {Thation work. Cost, about } \$ 20,000 \text {. }}\)
NEW ROCHELLE, N. Y.-A. Sundberg, 244 Huguenot st, architect, is taking bids for a \(21 / 2\) sty hollow tile residence, \(30 x 36\) ft., to be ereced at Forest Heights for Walter
st, owner. Cost about \(\$ 10,000\).
MANHATTAN.-Figures are being received for the residence to be erected in West 246th
st, for Mrs. Charles E. Niles 345 West 85 th owner. G. H. Chichester, 103 Park av, arch1tect.
CHAPPAQUA, N. Y.-Herbert R. Mainzer, CHAPPAQUA, N, Y. Y. Herbert R., Mainzer, bide for a \(21 / 2\)-sty frame residence, 30 x 84 ft , to
be erected here for C. I. Stralem, King st, be ere
owner.

FACTORIES. AND WAREHOUSES.
MANHATTAN.-Figures are being recelved for the 2 -sty brick loft and factory building, \(25 x 99 \mathrm{ft}\), to be erected at 231 East 63 d st, for Arthur S. Vernay, 12 East 45 th st, owner
Edward King, 311 Madison av, is architect. NEWARK, N. J.-Bids are being received NEWARK, N. J.-Bids are \({ }^{\text {Nor }}\) the 2 -sty brick factory, 50 x 100 ft , to be erected at \(156-158\) Astor st, for the John J. erected Con Co., 91 Mechanie st, owner. G. M.
Trautschold, 845 Broad st, is architect. Cost, Trautschold,
PORTCHESTER, N. Y.-The Westchester Grain Co., 16 Willett av, owner, is taick bids house and stores, \(50 \times 60 \mathrm{ft}\)., to be erected on the south side of Willis av and East Main st,
from plans by F. A. Rooke, 4895 th av, N. Y. C., architect. Cost around \(\$ 20.000\). BROOKLYN.-F. H. Quinby, architect, is taking in For \({ }_{2}\)-sty stick for the Na--sty brick factory in Front st, for the
tional Lead Co., 111 Broadway, N. Y. C.
MANHATTAN-Figures are being received for a 2 -sty brick loft and factory, \(25 \times 90 \mathrm{ft}\)., to be nay, 12 East 45 th st, owner. Edward King, 311 nay, 12 East 45 th st, owner. Edward King, 311
Madison av, is architect. HOTELS.
BRENTWOOD, L. I.-Figures are being received for the 1, 2 and 3 -sty hotel and casino for the Brentwood Realty Co., 1 West 34th st,
\(\mathrm{N} . \mathrm{Y}\). C. George M. Bartlett, 103 Park av, N. Y. C. George M.

POWER HOUSES.
BROOKLYN.-Figures are being recelved for the brick and steel sub-station, \(40 \times 50 \times 135 \mathrm{ft}\), 120 it west of New York ot, for the Edison Electric Illuminating Co., 360 Pearl st, owner.

\section*{PUBLIC BUILDINGS.}

MONTCLAIR, N. J.-Bids are being recelved intil January 27 at \(\& \mathrm{p} . \mathrm{m}\). for installing a time door springs or hinges in the municipal building on Valley rd and Bioomfleld av, for Due Town Council of Montclair, N. J., Harry
trippett, town clerk. O. F. Semsch, 183 Montlair av, and 109 Broad st, N. Y. C., is arch1lect. E. M. Waldron \& Co., \&t So
Newark, have the general contract.

STORES, OFFICES AND LOFTS.
MANHATTAN.-John E. Nitchie, 61 Park Row architect, is taking bids for alterations to the residence 11 West 46 th st for Mary E. Ps,
The building will be altered for business.
NEW ROCHELLE, N. Y--Figures are being eceived for the 2 -sty brick store and onfice for H. J. Dolan, Lawton st. Jos. W. Gahan, 221 Huguenot \(6 t\), is architect.

\section*{THEATRES}

NEWARK, N. J.-William E. Lehman, architect, 738 Broad st, is taking bids for a ed at the corner of Ferry and Van Buren sts, for Herman Schlesinger, care of architect, owner. Cost, \(\$ 15,000\).
ERONX.-The Weissager Amusement
William H. \({ }^{\text {Co., }}\) Weissager, president, 773 East
 169th st, owner, is taking bids for a \({ }^{2}\)-sty
brick theatre, oftce building and garage, 171x 165 ft , to be erected on the west side of Bos-
ton rd, between 167 th st and 168 th 6 t . in rd, betwen \(16 \pi\) th st and losth 6 t .

\section*{CONTEMPLATED CONSTRUCTION.}

\section*{Manhattan.}

APARTMENTS, FLATS AND TENEMENTS 146TH ST.-The Hallecy Construction Co., Anthony av, will take estimates on subs and materials for the 6-sty apartment house, \(50 \times 87\), \(\mathrm{It}^{\text {to }}\) to be erected in the north side of 146 th st, Moore \(\underset{\text { complet }}{ }\) Landsie
141ST ST.-The Ess En Construction Co., Adolph Newman, president, 247 West 217 th st, owner, has taken bids on subs for the 6-sty apartment, \(100 \times 135 \mathrm{ft}\), to be erected in the
south side of 141 st 6 t , 90 ft . west of Broadway,
rrom plans by Emery Roth, 507 5th av, archifrom plans by Emery
tect.
Cost, \(\$ 200,000\).
44TH ST.-Max Muller, 115 Nassau st, has rownstone residence alterations to the 4 -sty 57 ft , which will be remodeled for bachelor apartmente, for John Dunstan, 6th av and 44th
16 TH ST.-Gross \& Kleinberger, Bible House, have plans for interior alterations to the tenPark av, Yonkers, N. Y
3D ST.-John E. Nitchie, 61 Park Row, has 1233 d st, for the West Side Savings Bank, 110 6th av.
42D ST.-Eugene Schoen, 25 Whest 42 d st, has completed plans for alterations to the tenement 300 East
Sth av and 42 d st.
ST. NICHOLAS AV.-The Charter Construction of a 6 -sty apartment house, 20.2 x irregular, on St. Nicholas av, between 137th and
138 th sts, to cost \(\$ 130,000\). Robert T. Lyons, 505 sth av, architect. Plans have just been filed in the Tenement House Department

\section*{DWELLINGS.}

65 TH ST.-Eli Benedict, 1947 Broadway, architect, will take bids on the general contract 122 West 65th st for the Rellim Construction
er

FACTORIES AND WAREHOUSES
174 TH ST.-F. E. Glasser, 70 Manhattan st, has completed plans for a 6 -sty reinforced concrete storage warehouse, 75 x 95 ft , to be erected in the south side of 174 th st, 100 ft., west of
Audubon av, for Thos. F. McAvoy, 601 West Audubon

PUBLIC BUILDINGS.
179 TH ST.-Cook \& Welch, 3 West 29 th st,
have completed plans and will soon take bids have completed plans and will soon take bids Library, 50x70 ft., to be erected at \(535-537\) West 179 th st, for the N. Y. Public Library, 42 d st and 5 th av. Cost about \(\$ 85,000\).

STORES, OFFICES AND LOFTS
32D ST.-Brody, Adler \& Koch, 38 West 32 d and loft building at \(6-8\) West 32 d 6 t , \(40 \times 100\) it., architect for which will be selected in betH ST. Property is belng razed. 4-6ty factory ST. \(95 \times 60\) close January 18 for the \(4-\) ety factory, \(95 \times 60 \mathrm{ft}\)., to be erected at \(609-\)
615 West \(56 t h\) st
at av, owner. Charles Stegmayer, \(168^{\prime}\) East 91st av, owner. Charles Stegmayer, 168
BROADWAY.-Roderick \(P\). and Lewis B. Curtis, of Bridgeport, Conn., owners of the plot \(112.8 \times 12 \mathrm{~s}\) ft., at the southeast corner of
Broadway and 107 th st, have no immediate plans for improving the site.

\section*{Bronx.}

APARTMENTS, FLATS AND TENEMENTS 167 TH ST.-C. B. Meyers, 1 Union Eq, is preparing plans for a 6-sty brick, limestone
and terra
cotta
apartment,
60x 92 , ft, to be erected in the north side of East 167 th st, 75 ft west of Tiffany st, for Mrs. Sophy Gruen-
stein, care of Benjamin Gruenstein, 230 Grand stein, care of Benjamin Gruenstein, 230 Grand
st. Cost, about \(\$ 65,000\).

MOHEGAN AV.-The Kreymborg Architectlected to prepare plans for a 5 -sty apartment house to be erected on the west slde of Mohegan av, 69 ft , north of 175 th st and abutting
plot on Vineyard pl , for McAvoy \& Custer, plot on Vineyard pl,
builders, of \(176 t^{2}\) st.

FACTORIES AND WAREHOUSES.
145 TH ST.-Moore \& Landsiedel, 3 d av and 148 th st, are preparing plans for a 3 -sty brick manuracturing bullding, 24.9 x 95 ft., for Patin the bouth side of 145 th st, 101 ft . east of College av, to cost \(\$ 9,000\).

STORES, OFFICES AND LOFTS.
INTERVALE AV-The John Eichler Brewing the ., sor 3 av, has purchased property chester avs. No building operations are contemplated.
TREMONT AV.-John Brandt, 271 West 125th st, has plans and will soon take bids on the general contract for a 1 and 2 -sty brick taxpayer, \(46 \times 100 \mathrm{ft}\), to be erected at the south Deppeler, owner. Cost about \(\$ 20,000\).

\section*{Brooklyn}
apartments, flats and tenements. EASTERN PARKWAY.-Eisenla \& Carlson, ment, \(50 \times 90 \mathrm{ft}\)., to be erected on the north side of Eastern Parkway, 360 ft . west of Franklin av, for Paul W. Cost, \(\$ 45,000\).
av.
61ST ST. \(\$ 45,000\). Vollweiler, care of C. H. De Lion, 120 Berkeley pl, is preparing plans for ft ., to be erected in the south side of 61 st st, 59 ft, east of 4 th av, for the Gustaf Adolph
Realty Co., 44 Court st, owner. Realty Co., 44 Court st, owner.
16TH AV.-The 16th Av. Realty \& Building Co., David Becker, president, 1154 41st st, owner, has taken bids for a 4-sty brick tene
ment, \(20 \times 75 \mathrm{ft}\), to be erected at the northeas corner of 16 th av and 54th st from plans by Eisenla \& Carlson, 16 Court st, architects.
EASTERN PARKWAY.-F. L. Hine, 370 Jefferson av, is preparing plans for a 5 -sty apartment house to be erected on the south
side of Eastern Parkway, 40 ft . east of Kingside of Eastern Parkway, 40
ston av, for Michael Gleason.
ROCHESTER AV-Cohn Bros. ROCHESTER AV.-Cohn Bros., 361 Stone av,
are preparing plans for a 4 -sty apartment to are preparing plans for a 4-sty apartment to
be erected on the west side of Rochester av north of Eastern Parkway, for Oxfeld \& Aaron, 361 Stone av.
ROCHESTER AV.-Cohn Bros., 361 Stone av, are preparing plans for a 4 -sty apartment to be erected at the southwest corner of Rochester av and Lincoln pl for Oxfeld and Aaron, 36 stone av.

\section*{SCHOOLS AND COLLEGES.}

BROOKLYN.-Bids were received January 13 by the Board of Education, for installing electric equipment in P. S. 28. T. Frederick Jackson, Inc., was low bidder at \(\$ 6,243\).
BROOKLYN.-Bids were received by the Board of Education January 13 for installin an electric ash hoist in the Boys' High School.
James H. Roberts Elevator Co., was low bidJames H . \(\mathrm{F} . \mathrm{F}_{5}\).

STABLES AND GARAGES.
ATLANTIC AV.-W. B. Wills, 1181 Myrtle av, is preparing plans for a 2-sty brick garage,
s0x 95 ft ,, to be erected on Atlantic av near Grand av, for the Eason Investing Co., 26 court st. The contract has not yet been issued.
GILLEN PL-J. Sarsfield Kennedy, 44 Court st, has completed plans for a 2 -sty
brick stable, \(35 \times 68\) ft., to be erected on the east side of Gillen pl, 98 ft . north of Jamaica av, for Frank D. Creamer, 44 Court st, owner Cost about \(\$ 10,000\).

\section*{THEATRES.}

STERLING PL.-Charles Werner, 26 Court st, architect, is about to take bids on the general contract for a 1 -sty brick moving plcture theatre, \(46 x 98 \mathrm{ft}\)., to be erected on the east side of Sterling pl, south of Flatbush av,
for the Plaza Improvement Co., 35 Nassau st, for the Plaza Improvement Co., 35 Nassau st,
N. Y. C. Chas. F. Holm, Victor E. Whitlock and Paul B. Scarff are directore.
NOSTRAND AV.-Shampan \& Shampan, 772 Broadway, Brooklyn, are preparing plans for a moving picture theatre to be erected on the west side of Nostrand av, 70 ft , south of Ful-
ton st, Brooklyn. The Bero Co., of Brooklyn, ton st, Brooklyn. The Bero Co., of Brooklyn
is the owner.

\section*{Queens.}

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.-Frank Braun, 311 Steinway av, has made plans for a 3 -sty brick tenement to be erected on the east side of 4th
av, 150 ft. south of Potter av, for John Permak, 8052 d av. L. I. C.
MANHATTAN BEACH, L. I.-Paul Everett, 262 West 2_d st, N. Y. C., has completed plans Zabriskie, 504 West 135th st, N. Y. C., to be erected here at a cost
ROCKAWAY BEACH, L, I.-Powers \& Co. Hasty frame bungalows, \(15 \times 21 \mathrm{ft}\) to be for ten in the south side of Washington st, 100 ft . west of Center st, for K. \& M. Ryan, 170 East 90 th st, N. Y. C., owner. Thos. Priestly, 302
Washington st, has the general contract CEDARHURST
CEDARHURST, L. I.- Joe Cornell, Kane for a \(21 / 2-\)-sty frame and stucco residence, \(24 \times 40\) ft., for Remsen Docker, Far Rockaway, to cost
about \(\$ 7,000\).

THEATRES.
Far ROOKAWAY, L. I--Molle \& Mejo, Hammels, L. I., have completed plans for a ft ., to be erected at Cornaga av and James st for a syndicate, of which Willet \& Willet, attorneys, are representatives.

\section*{Nassau.}

DWELLINGS.
EAST
Tuesday
Nor a
\(21 / 2\)-sty LicH, I.-Bids closed on ft, for H. I. Nicholag, \({ }^{7}\) Wall st, N. Y. Y. \({ }^{\text {P. }}\);
Peabody, Wilsonc \& Brown, 3895 th av
are are the architects. Arthur Rotch, 89 State st,
Boston, Mass., is landscape architect. about \(\$ 24,000\).
MILL NECK, L. I.-Bids elosed January 17 for the \({ }^{21 / 2-s t y}\) frame residence, stable and
garage for the Estate of Henry \(H\). Wood, care of Arthur \& Franklin B. Ware, 1170 Broad-
way
 foundations.

\section*{WestcheSter. \\ CHURCHES.}

NEW ROCHELLE, N. Y.-R. Garfein, arpared plans for a 1-sty brick and stone church \(50 \times 80 \mathrm{ft}\)., to be erected on Winyah av, west
of Spring st, for the Bethesda Baptist Church, of Spring st, for the Bethesda Baptist Church,
Av E, near North av. J. B. Boddie, 40 Crescent av is rector, and will take bids on the

\section*{DWELLINGS}

White Plains, N. Y.-Miles Orth, of this place, has purchased a plot \(100 \times 206 \mathrm{ft}\), on Prescott rd, where h
will erect an attractive residence this spring. WHITE PLAINS, N. Y.-L. Petry, Depot Sq, has completed plans for a \(11 / 1\)-sty frame bungalow to be erected this spring at Silver Lake
Park for Misc Louise Coleman , care of archiPark for Miss Louise Coleman,
tect, owner. Cost about \(\$ 5,000\).
NEW ROCHELLE, N. Y.-Chester A. Patterson, 262 Main st, is preparing plans for a \(21 / 1 / 2\)
sty
frame residence to be erected at Hazelsty frame residence to be erected at Hazel
hurst for Michael Doherty, Hazelhurst, New Rochelle. Work will start in the spring. Cost about \(\$ 10,000\)
WHITE PLAINS, N. Y.-Chester Patterson, 262 Main 6 tL , New Rochelle, has completed plans for a \(21 / 2\)-sty frame residence for Wheeler
Gambeo,
Davis av, to be erected here. \(\operatorname{Cos}\) about \(\$ 6,500\).
NEW ROCHELLE, N. Y.-C. A. Patterson, Main st, is revising plans for a \(21 / 2\)-sty brick
and stucco residence to be erected at Forest Heights for William H. Webster, 143 Echo av, owner
YONKERS, N. Y.-Excavating is under way for a \(21 / 2\)-sty frame residence on Rockland
av, for the American Real Estate Co., Park av, for the American Real
Hill. \({ }^{\text {Cost }}\) about \(\$ 12,000\).
YONKERS, N. Y.-Plans are being prepared for two \(21 / 2\) sty frame residences, to be erected
at Edgecliff Terrace by the American Real Estate Co., Park Hill. Cost about \(\$ 25,000\).

THEATRES.
OSSINING, \(N\).
representative
Yo- - It a representative of a well-known theatrica syndicate of New York City is looking for a site on which to erect a theatre and from
building to cost \(\$ 40,000\). The rumor comes a prominent real estate dealer of this place.

\section*{NEW JERSEY NEWS.}

Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.
The Following Plans Have Been Approvea by the Board of Tenement House Supervision at the Main Office, Newark, N. J., to be Erected
in These Counties or the Week Ending Jan. 4. NEWARK.-Louis Geltzeiler, 147 Spruce st, 4 -sty frame alteration, \(\$ 2,000 ;\) John H. Dunn Samuel Levy 87 Hamburg pl, 3-sty frame alteration, \(\$ 300\) : Vincenzo Guarino, 346 th av, 3-6ty frame alteration, \(\$ 500\); Trivett \& Walters
Co., \(24-26-28-30-32-34-36\) North 12th st, seven 3 -sty frames, \(\$ 35,000\); John H. Dunn \& Sons,
386 Belmont av, -sty frame, \(\$ 28,000\); John
 \(\$ 28.000\); Mayk Melnyk, \(\mathrm{n} w\) cor South 20 th and Ferdinand sts, 3 -sty frame, \(\$ 8,000\); Mayk
Melnyk, \(3-5\) Ferdinand st, 3 -sty frame, \(\$ 9,000\). WEST NEW YORK.-Fillmore Realty Co., e
Fillmore pl, 175 n i6th Et , two \({ }_{3}\)-sty bricks, \(\$ 32000\); Charles A. Bausch, \(n\) s 16 th st, 40 e Fillmore pl, 4 -sty brick, \(\$ 18,000\).
JERSEY CITY.-Joseph Critelle, \(n\) w cor Armstrong \& Sterling avs, 2 -sty brick, \(\$ 6,000\);
Hordes \& Gordon, 212 Palisade av, 3 -sty brick, \(\$ 15,000\).
PATERSON--Joseph Ludwig, 130 Water at, 3sty frame ateration, \(\$ 000\).
ATLANTIC CITY.-William Gordon, \(\underset{3}{\text { ATh }}\) Boardwalk, Florida and Bellevue avs, 3 -sty brick
\(\$ 40,000\).
BAYONNE.-Abraham Boorstein, 159 Prospect av 3-sty frame, \(\$\),000. Levinson, 115 North 2d
HARRISON. Abram
st, 3-sty frame alteration, \(\$ 1,000\). GARFIELD.-Antonio Calleo, 234 Harrison av, 3 -sty brick, \(\$ 5,000\).
HOBOKEN.-Michael Lucinano, 514 Adams st,
HOBOKEN.-Michael
-sty
frame alteration, \(\$ 600\).

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\section*{NEW JERSEY NEWS.}

APARTMENTS, FLATS AND TENEMENTS, JERSEY CITY, N. J.-Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4 -6ty apartment house, stx0 erected at \(81-83\) Romaine av for Paul Shilling. NEWABK N T- Edward V. Ware
NEWARK, N. J.-Edward V. Warren is pre-
paring plans for an apartment house to be paring plans tor an apartment house \({ }^{\text {erected }}\) at the northeast corner of 2 d and Summer avs. Harry Kolodin is the owner;
4 -stys, \(55 x 97\) ft., Indiana limestone and light 4 -stys, \(55 x 97\). ft., Indiana limestone and light colored brick. Estimated cost, \(\$ 65,000\).
PERTH AMBOY, N. J.-Goldberger \& Greisen,
architects, have just completed plans for a 3architects, have just completed plang for a
sty brick store building, with apartments above, to be erected on New Brunswick av for Samuel Baum, dealer in paper goods and school PATERSON, N. J.-Collier \& Stein, real estate agents, have plang for a new apartment house with roof garden and dance hall, \(83 x 87\) ft , to be erected in Van Houton st. It will
accommodate 40 families, all modern improveaccommodate 40 families, all modern improve-
ments including vacuum cleañing system each apartment. Plans will be completed within a few weeks. Cost, \(\$ 125,000\).

\section*{DWELLINGS}

PLAINFIELD, N. J.-W. H. Clum, of this city, has plans for three dwellinge, to be erected on 6th st, for I. Friedlander, of 413
Plainfield av. All bids will be awarded by
CALDWELL, N. J.-George W. Downs, of this place, will erect two frame residences on Central av. P. T. MacLagan, 45 Clinton st, Caldwell, has prepared plans.
ATLANTIC HIGHLANDS, N. J.-Martin \& Boeckel have received the contract to erect the 2 -sty tile and stucco residence for Louis A.
Michaelson, of New York City. Six rooms, hollow tile, \(34 x 40 \mathrm{ft}\). C. E. White, of this place, has received the plumbing.
MORRISTOWN, N. J.-Plans are being prepared for a new residence on Canfield rd for Geo. Marshall Allen. Work will be started this spring.
BOUND BROOK, N. J.-Foundations are under way for a \(21 / 2\)-sty, frame residence, \(24 \times 30 \mathrm{ft}\), in Clinton st, for Clarence Zimmerman, of Bound
IRVINGTON, N. J.-P. J. Picat, at site, has the carpentry, for the 3-6ty frame residence, to be erected at 463 Grove st, for Alfred Chatillen, 57 Columbia av, Newark, owner. J Sonnenberg, 21 Orange st, is architect.
ALLENDALE, N. J.-The residence of As-
semblyman George Cooke was destroyed by fire this week not yet been determined. Estimated loss is GUTTENBERG, N. J.-Geo. Willaredt, 411 mates for a 3 -sty brick flat, \(32 \times 83 \mathrm{ft}\)., to be West 69 th \(304-306\). 24 th . C. Estimated cost about

PALISADES, N. J.-Hewitt, Granger \& Paist, Bullitt Building, Philadelphia, Pager have prepared plans and will soon call for bids for a ft ., for Dr. F. Mortimer Lawrence, 220 South 6th st, owner Cost about \(\$ 15,000\)
PATERSON, N. J.-William T. Fanning, Colt Building, architect, and J. W. Little, 235 \(21 /\)-sty residence, 37 x 38 ft ., to be erected on

FACTORIES AND WAREHOUSES
PERTH AMBOY, N. J.-The Wilentz Tobacco factory in New st, recently damaged by fire, the main building being rebuilt an extension \(35 \times 25 \mathrm{ft}\). will be erected. H. J. A. Lund is in
PERTH AMBUX, N. J.-The C. Pardee Works, this place, manufacturer of steel billets and bars, will rebuild at once its key-seating
and shafting mill which was recently destroyed and shafting mill which was
by fire at a loss of \(\$ 15,000\).
NEWARK, N. J.-The buildings of the Leather \& Patent Cloth Novelty Co., 132-6 last at a loss of about \(\$ 50,000\). Scheyer Nathan of Bay Ridge, L. I., is the owner. Details of rebuilding are yet undetermined.
CALDWELL, N. J.-Excavating is under way for a 2-sty frame and concrete feed and ison, Washburn pl, owner, Lynn Lockwood, Bloomfield av, is architect. Samuel Harrison, cleveland st, is general contractor. Cavillino
Intellio, Henford pl, have the mason work. BAYONNE, N. J.-The Standard Oil Co., 26 Broadway, N. Y. C., is taking bids for a 1-sty to be erected here at a cost of about \(\$ 75,000\). HARRISON, N. J.-The Holt Manufacturing the general contract about February 4 , for the manufacturing plant to be erected here at a cost of \(\$ 50,000\). Oswald Hering, 132 Madison

ELIZABETH, N. J.-The Newark Wrapping rachine Co., which has a plant in South
Spring st, has purchased 200 ft of ground in South Spring st, and will erect a new plant.
N. J. Matthews is president.

\section*{HOTELS.}

LAKEWOOD, N. J.-The Hollywood Court, one of the largest hotels here, was completely
destroyed by fire this week. Estimated cost istroyed by fire this week. Estimated cost

\section*{MUNICIPAL WORK.}
of Belmar has Long Branch R. R. contemplates a new steel bridge over Shark River. Wallace G. Hooper and James Kidd were appointed a committee PUBLIC BUILDINGS.
PATERSON, N. J.-A new Borough Hall or Municipal building is contemplated. The Councilmen favor erecting a building on four lots at the corner of North 10th st and Belle av.
Lambertus Touw is mayor, Lambertus Touw is mayor.

> SCHOOLS AND COLLEGES.

SUMMIT, N. J.-Directors of the Kent Place School are preparing to erect a new building
on Norwood av. on Norwood av.
LIVINGSTON, N. J.-Plans are being revised for the new high school to be erected here bids received were rejected and new ones will be received about January 22d. The appropriation is \(\$ 17,500\).
MORRIS PLAINS, N. J.-The Morrls Township Board of Education contemplates the erection of a new school building on the site of \({ }^{\text {the }}\) Presbyterian Church, on Hanover st, plot 120xu20 f, to cost \(\$ 21,000\).
the Board of Education for the public sched by to be erected in the west side of Augusta st, from plans by Jos. B. Allen, 11 Sanford av, architect. Percy B. Taylor, 196 Market st, Newark, is steam and electrical engineer. B. N. J., was low bidder at \(\$ 41,582\).
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NEW BRUNSWICK, N. J.-St. Ladislaus Church has purchased the Fisher property in Somerset st. The congregation will establish a school and Sister's home there. Address the pastor.

\section*{STABLES AND GARAGES.}

NEWARK, N. J.-Charles P. Baldwin, 45 Clinton st, architect, has taken bids for a \(2-\) sty brick and reinforced concrete garage, 50 x
100 ft., to be erected in the north side of Will100 ft , to be erected in the north side of William st, near Halsey st, for Mahlon S. Drake,
Jr., 66 Hayes st. Cost about \(\$ 15,000\).

STORES, OFFICES AND LOFTS.
PATERSON, N. J.-William T. Fanning, ar\(\$ 60,000\) of this city, is preparing plans for a Hardware Co. to be for the A. . Van Winkle Houten sts. Contracts will be awarded as soon as plans are completed.
ELIZABETH, N. J.-F. F. Proctor, Jr is preparing plans for a 3 or 4-sty offlice building to be erected in Broad st for Proctor Theatres, Edward K. Friedlieb, treasurer. Estimated be started, although Mr. Friedlieb work will opinion that operations will begin in the spring. MAURER, N. J-Plans are being prepare for a 2-sty brick addition to the office building for the American Smeltering \& Refining Co. Cost, about \(\$ 10,000\).
NEWARK, N. J.-The Furst Company, dealers in five and ten-cent goods, will remodel seph E. Burnstein is president occupancy. JoCHIDAR

THEATRES.
BLOOMFIELD, N. J.-Eisele \& King, real erection of a moving picture thentrmplate the aving picture theatre in Broad pared plans. All contracts will be awarded
by the owners.
NEWARK, N. J.-Bids closed on Wednesday for the 2 -sty theatre and six stores to b erected at the southeast corner of Branford pl Co., 405 High st, owner. The Corse. Realty Stock Co., 1402 Broadway, N. Y. C. is Payton William E. Lehman, 738 Broad st, is architect. MISCELLANEOUS.
NEWARK, N. J.-The Erie Railroad Co., 50 sty hollow N. Y. C., has taken bids for a 1 be erected the and stucco passenger station to Greenwood Lake Divicion. Cost about \(\$ 10,000\). PHILLIPSBURGH, N. J.-F. J. Nies, care -o owner, Hoboken, is preparing plans for a 1 -sty D., L. \& W. R. R. Co., to be erected., for the on the general contract will be taken about

\section*{Other Cities.}

FACTORIES AND WAREHOUSES,
MECHANICSVILLE, N. Y.-The Duffney Brick Co., Main st, Dr. J, M. Francis, president, 39
Francis st, is Francis st, is considering the installation of on brick-making machinery
AVON, N. Y.-Winters \& Prophet, of Mt. stating that they will build to the farmers, if the farmers will agree to produce the fruit. John F. Winters and Mrs. C. D. Hess represent the company. Cost, about \(\$ 60,000\). HALLS AND CLUBS.
MIDDLETOWN, N. Y.-Bids will be received about February 1 for the masonic temple, to be erected at North and Cortland sts, for
the Hoffman Lodge, J. F. Galloway building committee. F. E. Galloway, chairman of North st, is architect. Cost, around \(\$ 50,000\). MUNICIPAL WORK.
ALBION, N. Y.-The State Conservation Commission has granted the village of Albion \(\$ 130\), water work system. Address city clerk
SCHENECTADY, N. Y.-The Common Council is in favor of providing for the issuance
of bonds for the construction of a garbage disposal plant to cost \(\$ 100,000\). Address city
clerk.


COBLESKILL, N. Y.-An extra appropriation will probably be called for the completion for the Board of Trustees of Schoharie State School of Agriculture, 1st National Bank Building. The Hon. D. D. Frisbie is president. Herman W. Hoefer, Capitol, Albany, is archiBinghamton, N. Y., is general contractor. Cost, about \(\$ 40,000\).

STABLES AND GARAGES. NEWCASTLE, N. Y.-The property of Blanche
Bates, the actress, at Newcastle, 3 miles from Bates, the actress, at Newcastie, bowling alleys and a valuable library, were destroyed by fire this week at a cost of \(\$ 40,000\). Miss Bates intends to reb decided upon.
STERLINGVILLE, N. Y.-A. F. Lansing, Burdick Building. Watertown, has completed plans for a 2 -sty frame dairy barn, \(106 \times 100 \mathrm{ft}\), for Frederick C. Anderson, this place, owner, who will take bids on the general contract about March 1. Cost, about \(\$ 20,000\).

\section*{MISCELLANEOUS}

HARMON, N. Y.-Excavating is under way for a brick and reinforced concrete coal station for the N. Y. Central R. R. Co., 70 East 45th st, owner, G. W. Kittredge, care of own70 East 45 th st. N. Y. C., has the general contract. Cost, about \(\$ 135,000\).

\section*{Contracts Awarded.}
(All items following refer to general contracts, except those marked "sub".)
APARTMENTS, FLATS AND TENEMENTS. 95TH ST.-(Sub) David Miller, 315 East 103 d st, has received the cut stone work necessary for the 9 -sty apartment house, in the north side of 95 th st, 211 ft . east of Columbus av, 215 We Gt 125th Realty Co, Neville \& Bagge, NORFOLK ST- (Sub) The wrecking contract at 82 Norfolk st has been given to the S. S. Citrow Co. \(43{ }^{2} 2 \mathrm{av}\), where a building will be erected by C. Karg, of Yonkers, N. Y., owner.
architect.

\section*{DWELLINGS.}

5TH AV (sub).-The Cauldwell-Wingate Co. 81 4th av, has received the mason work for the marble residence to be erected on the east Frick of 5th av, 70th to 71 st sts, for Henry C. Carrere \& Hastings, Pittsburgh, Pa., owner. Carrere \& Hastings, 225 5th av, are the ar-
KEW GARDENS, L. I.-J. F. Kendall, 350 Ocean Parkway, Brooklyn, has received the general contract to erect the \(21 / 2-\) sty frame and stucco residence, 39 x 25 ft ., for Dr. Henry Green, 663 Sth av, N. Y. C. Slee \& Bryson, 153 Montague 6t, Brooklyn, architects.

\section*{HALLS AND CLUBS.}

YONKERS, N. Y.-Sebastian Durr, 316 Locust av, Mt. Vernon, has received the general Home at Yonkers, estimated to cost \(\$ 250,000\). Work will be started at once.
HOSPITALS AND ASYLUMS.

KINGSBRRIDGE RD (sub.) -The Porsth Electric Co., 10 East 23 d st, has received the wiring contract for the 4 -sty detention building on the south side of Kingebridge rd and Sedg-
wick to Webb avs for the Roman Catholic Orphan Asylum of the City of New York, 470 Madison av. William H. Gompert, 2163 Broadway, is architect. Pattison Bros., 1182 Broadway are steam and electrical engineers. F. D. Gheen \& Co., Inc., 1123 Broadway, are general
contractors. Cost about \(\$ 35,000\). The contract for lighting fixtures has not been let.

\section*{SCHOOLS AND COLLEGES.}

NORTH PELHAM, N. Y. (sub.) - The Carey
Co.. 114 Liberty st, \(N\). Y. C., has received the roofing contract for the 2-sty public school at 4th av and 2 d st for the Union Free School
District 1, from plans by A. G. C. Fletcher, 103 District 1, from plans by A. G. C. Fletcher, 103 place, have the general contract, and E. L. Lyons, Pelham, N. Y., the carpentry. Cost about \(\$ 40,000\).

STORES, OFFICES AND LOFTS,
41 ST ST (sub.)-Walker \& Chambers, 222 East 41st et, have received the heating contract necessary for the 12 -sty loft and office
building \(25 \times 100 \mathrm{ft}\)., at \(37-39\) East 41 st st and 299 Madison av, for the 299 Madison Av. Co., 34 Pine st, owner. Hill \& Stout, 1123 Broadway, architects. The Whitney Co., 1 Liberty st, has the general contract. Cost, \(\$ 150,000\). BEAVER ST.-(Sub) J. J. Spurr \& Sons, foot of Warren st, Harrison, N. J., have received the cut stone work for the 21 -sty office
and exchance building to be erected at the southeast corner of Beaver and William sts., for the N. Y. Cotton Exchange. Donn Barber, 25 East \({ }^{26 t h}\) st, is architect. Ger Co., 111 Broadway, is general contractor.

5TH AV.-Freeman \& Gates, 139 West 24th st, have received the general contract for al-
terations to the 6 -sty store and loft northwest corner of 5 th av and 35 th st, for the Ball Realty Co.. 374 5th \({ }^{\text {av. }}\) owner. Townsend,
Steinle \& Haskell, 1328 Broadway, are archl teets.
herkimer st.-The P. J. Carlin Construc\({ }^{\text {tion }}\) Co., 16 East 23 d st, \(\mathrm{N}^{16} \mathbf{Y}\). C., has rethe 2 -st. telephone building at the East New
York Central Offices, 1430 Herkimer st, BrookYork Central Offices, 1430 Herkimer st, Brook-
lyn, for the New York Telephone Co., 15 Dey

THEATRES.
POUGHKEEPSIE, N. Y.-Bates \& Son, of this city, have the contract to erect the new Conen
Theatre. Work to be started about March 1 . The building will be the largest theatre in the rudson seating capacity of 2500 . \(156 x 106 \mathrm{ft}\)., with

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.
FACTORIES AND WAREHOUSES. LAFAYETTE ST, n w wor of Howard, 12 -sty printing building, \(79 x 69 ;\) cost, \(\$ 450,000 ;\) ownChas. Martin Chark. V.-P and Are. Treas,. 346 Broadway: architects, Mckenzie, Voorhees \&
Gmelin, 1123 Broadway. Plan No. 18.
101ST ST, n s, 395 e 1st av, 3 -sty factory, \(21 \times 90\); cost, \(\$ 12,000\); owner, John H. Scully,
109 West \(126 t h\) st; architect, John P. Boyland: 109 West 126th \(6 t\); architect, John P. Boyland ; owner superintends. Plan No. 20 .
LAFAYETTE ST, \(348-354,3\)-sty animal hospital, 114x25; cost, \(\$ 50,000\); owner, the N. Y.
Women's League for Animals, 325 Lafayette st: architects, Elisha H. James \& A. W. Cordes, 124 West 45 th st. Plan No. 23,

SCHOOLS AND COLLEGES.
85TH ST, 111-115 East, 3 -sty school, \(56 \times 55\) : cost, \(\$ 45,000\); owner, Society of the Helper of
the Holy Soui, 114 East 86 th st; architect, A. G. C. Flety soul, 114 East soth st; arenitect, A. G.

STABLES AND GARAGES \(\mathrm{AV}^{\mathrm{AV}} \mathrm{x} 107\) B, s. w cor East 20 th st, 2 -sty garage, man, \& Wall st; architect, Axel S. \({ }^{\text {N. Hedman }}\) 371, Fulton st, Brooklyn, N. Y.; owner super144 TH ST, \(30-32\) West, 1 -sty garage, 50 x 90 cost, \(\$ 5,000\); owner, James McLaughlin, 28 West 144th st: architect, Fredk. Jacobsen, 132

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PLANS FILED FOR NEW CONSTRUCTION WORK.
(Continued.)
STORES, OFFICES AND LOFTS.
BROADWAY, \(s\) e cor 106 th st, 3 -sty brick stores and offices, \(27 \times 79\); cost, \(\$ 10,000\); owners McMillan Bros.: 210 West 12 th st; architects, Br
No. 17 .

\section*{Bronx.}

APARTMENTS, FLATS AND TENEMENTS. STORY AV, s s, 90.4 w Olmstead av, 2 -sty frame tenement, tin roof, \(20 x 70\), cost, owner, Charles E. Devermann, 2059 Watson av, Plan No. 20.
162D ST, s s, 69.57 e Melrose av, 5 -sty brick tenement, plastic slate roof, \(50.35 / 8 \times 88\); cost, st; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 24.
DALY AV, w s, 153.77 n 179 th st, 5 -sty brick tenement, slag roof, 31x102.31; cost, \(\$ 31,351\); owners, O'Bark Realty Co., Chas. Krabo, 2122 bryant av, Pres. , architect, H. S. Steinmetz, FRANKLIN AV, w s, 154 n 169th st, 6 -sty brick stores and tenement, slag roof, \(52.5 \times 112\); Jackson av; architect, Maximilian Zipkes, 220 5 th av. Plan No. 26.
DWELLINGS.

RICHARDSON AV, w s, 125 s 241 st st, \(2-\) sty frame dwelling, tin roof, \(21 \times 52\); cost, \(\$ 4,-\)
500 ; owner, Lena Ohl, 4643 Richardson av ; architect, Anton Pirner, 2066 Blackrock av. Plan No. 23.

STABLES AND GARAGES.
CROTONA PARK EAST, e s, 579 n 173 d st, 1 -sty and attic brick garage, tin roof, \(15 \times 25\); cost, \(\$ 2,000\); owner, Henry Hinnicke, on premst. Plan No. 25.

MISCELLANEOUS.
4 TH AV, e s, 491 s. 207 th st, 2 -sty stores and offices, \(50 x 85\); cost, 220,00 , owner, Michael J. Dowd, Fordham rd and Webster av, Bronx; Webster av, Bronx ; owner superintends. Plan

LUDLOW AV, n s, 112 e Zerega av, 1-6ty
frame shop, \(44 \times 21\); cost, \(\$ 300\); owner, Thomas R. Thorn, 2319 Quimby av; architect, Robert Crowie, 2319 Quimby av. Plan No. 21.
ROSEDALE AV, e \(\mathrm{s}, 105\) s Westchester av, -sty frame shed, \(40 \times 15\); cost, \(\$ 125\); owner, elnvalberg, 3060 Westchester av Plan No. 27.

\section*{Brooklyn.}
apartments, flats and tenements. \(\underset{\text { KENILWORTH PL, }}{\text { Kick tenement, }}{ }_{21.6 x 90 \text {, tin }}^{\mathrm{w}}\) cor roof, 8 families; cost \(\begin{aligned} & \$ 15,000 ; \text { owner, Minnie } \\ & \text { Lehn, } \\ & \text { 2701 } \\ & \text { Glenwood } \\ & \text { rd; }\end{aligned}\), architect, R . Vom
Vom Lehn' \& Sons, same address. Plan No. 120 .
 ost, \(\$ 75,000\); owner, Abraham Silverson, 277 Montague st. Plan No. 119.

\section*{DWELLINGS.}

DOUGLASS ST, w s, 80 n Livonia av, 2 -sty brick dwelling, \(20 \times 555,-\) roof, 1 family, cost, architect, \({ }^{\text {S S. . Millman \& }}\) \& Son, 1780 Pitkin av.
OAKLAND PL, w s, 100 s Albemarle rd, lies each: total cost \(\$ 22,000\) : owner, Surise Realty Co., 1325 4th st; architect, Eisenla \& Carlson, 16 Court st. Plan No. 111. EAST 24 TH ST, ess 1806 Av M, 2-sty frame
dwelling, 2432 , shingle root, 1 family, cost, \(\$ 4\),-
and 000 ; owner, T.
architect, Brock
\&
EAST \(24 \mathrm{TH} \mathrm{ST}, \mathrm{w} \mathrm{s}, 260 \mathrm{~s}\) Av, M, 2 -sty frame dwelling, \(22 \times 32\), shingle roof, 1 family; cost \(\$ 4,000\); owner, T. B. Morris \({ }_{2} 188\) Fenimore st,
architet,
Brock
WEST 31ST ST, w E, 140 s Mermaid av, two 1-sty frame dwellings, \(15 x 2\), shingle roof, 1 family each; total cost, \(\$ 1,200\); owner, Fredk Marzan, 2818 West 6th st. Plan No. 125 .
WEST 31 ST ST, w s, 140 s Mermaid av, ten 1 -sty frame dwellings, \(15 \times 22\), Mermaid ringe roof,
1 family each ; total cost, \(\$ 6,000\); owner, Fredk. Eckhardt, 690 ' 9 th av. N. Y.: architect, Rich' SAME PROPERTY, ten 1 -sty frame dwellings, \(15 \times 22\), shingle roof, 1 family each, total av, N. Y. : architect, Rich'd Marzan, 2818 West
 each ; total cost, \(\$ 9,900\) : owner. Peter F. Duryea, 737 79th st ; architect, Thos. Bennett, 8d
EAST 18 TH ST, w s, 38 s s. Av H, 2 -sty frame
dwelling, \(20.2 \times 34.8\), chingle roof, 1 family ; cost, dwelling, \(20.2 \times 34.8\), ehingle roof, 1 family; cost,
\(\$ 4.000\); owner, F. Hill, 805 Flatbush av ; ar chitects. Slee \& Bryson, 153 Montague st. Plan

BAY AV, e s . 176.5 s Av N , five 2 -sty brick
dwellings, \(19 \times 35\), tar and gravel roof, 1 family each; total cost, \(\$ 17,500 ;\) owner, Malbourne Lucas, 2022 Av M. architect, Benj. F. Hudson,
319 Oth st. Plan No. 160 .

LOUISIANA AV, e s, 215 n Vienna av, 2 -sty frick dwelling, \(20 \times 42\), tar and gravel roof, \({ }^{2}\) mankky, 747 Pennsylvania av; architect, Morris R. Stern, 627 Sutter av. Plan No, 147.

HINSDALE ST, e s, 20 s Newport av, 42 sty brick dwellings, 20x44, tar and gravel root, 2 families each; total cost, \(\$ 10,400\); owner; Howard Investment Co., 1924 Sutter av. Plan No. 171.
EAST 18 TH ST, w s, 40 s Av N, 2-sty frame dwelling, \(20.2 x 31.8,-\) roof, 1 family ; cost, 4,000 ; owner, Midwood Associates, 805 Flat-
ush av; architects, Slee \& Bryson, 153 Montague st. Plan No, 165.
MERMAID AV, sis, 80 e West 32d st, 1 -sty rame dwelling, 19x25, tar and graver roof: cost, \(\$ 1,250\); owner, E. J. Casey, 2897 Fulton t ; architect, Geo. H. Suess, 2966 West 29th
SNEDIKER AV, w s, 315 n
Hegeman av, 4
-sty brick dwellings, \(20 \times 44\), tar and gravel roof, 2 families each; total cost, \(\$ 10,400\); owner, Mayer Chizner, 28 Osborne st; architect, Morris Rothstein, 627 Sutter av. Plan No. 170. WES \& ST, es, 360 n Av C, five 2-sty frame dwellings, \(18 \times 36\), shingle roof, 1 family each; premises. architect, C. G. Wissell, 1456 35th premises architect, C. G. Wissell, 1456 35th

FACTORIES AND WAREHOUSES.
LEXINGTON AV, \(n\) s, 133.4 e Reid av, 2-sty brick factory, \(30 \times 100\), tar roof; cost, \(\$ 10,000\); owner, Carl H. Arwe, 1450 DeKalb av; archi-

RD 300 e Brooklyn av, 1 RUTLAND RD, s s, 300 e Brooklyn av, \(\$ 400\); owner, Domenico Guldice, on premises architects, A. Pope \& Bro., -. Plan No. 157. STABLES AND GARAGES.
JOHNSON ST, \(s\) w cor C. I. av, 1 -sty brick garage, \(103.5 \times 116.7\), tar roof; cost, \(\$ 12,000\); ownjamin Driesler, 153 Remsen \(6 t\). Plan No. 102. PROSPECT PL, s s, 312 e 6 th av 1 -sty steel
 Adelina B. Smith, on premises; architect, Wm Buchannan, 488 Sumner av. Plan No. 158. JEFFERSON ST, e s, 205 n Irving av, 1 -sty brick stable, \(85.6 \times 16\), slag roof; cost, \(\$ 400\) owner, Jefferson Holding Co, - Norman av architect,
JEFFERSON ST, e s, 205 n Irving av, 1 -sty roor, cost, \(\$ 350\) owner, Jefferson Holding Co., Worman av
architect, Abm. Farber, 1028 Gates av. Plan No. 195.
SHEPHERD AV, e s, 50 s Sutter av, 1 -sty frame stable, \(14 \times 15\), felt roor; cost, \(\$ 250\); own er, Francisco Ciancinino, 325 Elton st; architect
181.

\section*{STORES, OFFICES AND LOFTS}

CEDAR PL, w s, 174 n Malbone st, 1 -sty frame store, \(17.5 \times 40.8\), gravel roof; cost, \(\$ 600\) owner, Andrew Johnson, on premises ; architect

\section*{THEATRES.}

STERLING PL, \(n\) s, 200.3 w Flatbush av, 1 sty brick theatre, \(46 \times 96.8\), felt and gravel roof; sau st, N . owner, Plaza Impt. Co., 35 Nassau st,
Court st.
Plan
architec
145.

\section*{MISCELLANEOUS}

LUNA PARK, 50 s Neptune av and 210 e West 12th st, Luna Park. Plan No. 107.
5 TH AV, e s, 25 s 63d st, 1-sty frame exhibition, \(14 \times 14\), , 25 soof; cost, \(\$ 130\); owner and architect, McCourt Broc., 6305 5th av. Plan No. 151
JEFFERSON ST , e s, 205 n Irving av, 2 -sty
brick mill, 800 x 60 , slag roof; cost, 15,000 brick mill, \(800 x 60\), slag roof; cost, \(\$ 15,000\) owner, Jefferson Holding Co., German av;
architect, Abr. Farber, 1028 Gates av. Plan No. 193.
EAST 5TH ST, w 6, 420 s Foster av, \(21 / 2\)-sty frame stone crusher, \(58 \times 58\), shingle roof ; cost, \(\$ 1,500\); owner, E. R. Bennett Co., 306 Foster
av ; architect, C. G. Wissell, 145635 th st. Plan av; archit
No. 185 .

\section*{Queens.}

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.-12th av, w s, 200 n Broadway, 3 -sty brick tenement, \(25 \times 70\), tar and gravel roof, 6 families; cost, \(\$ 9,000\); owner,
Thomas Borgia, 628 th av, L. I. C. ; architect, Thomas Borgia, 628 th av, L. I. C. ; architect,

\section*{DWELLINGS}

DUNTON.-Elm pl, s s, 95 e Wick st, four \(21,3-\) sty frame dwellings, \(16 x 34\), shingle roof, family ; cost, \(\$ 8,000\); Owner, Henry E. Price, 363
Fulton st, Jamaica : architect, Lars Olsen, 363 Fulton st, Jamaica; architect, Lars \(\begin{aligned} & \text { Lisen, } \\ & \text { Fulton } \\ & \text { st, Jamaica. Plan Nos. } 54-55-56-57 .\end{aligned}\)
WOODHAVEN.-Allyn Court, n s, 264 e Woodhaven av, \(21 / 2\)-sty frame dwelling, 18x35, shingle roof, 1 family ; cost, \(\$ 3,000\); owner, Joel Fowler Jamaica av, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan
No. 53.

WOODHAVEN.-Clinton av, w s, 394 s Broadway, three 2 -sty frame dwellings, \(17 x 37\), tin Lambert, 1241 Bigelow pi, Woodhaven ; archi tect, Joseph Monda, 372 Broome st, N. Y. C BEILE 58-59-60.
BELLE HARBOR.-Montauk av, w s, 420 n Newport ay, 2 -sty frame dwelling, \(22 x 40\), shin-
gle roof, 1 famlly; cost, \(\$ 3,500\); owner, Chris-
tine W. Bullwinkle, Oceanus av, Rockaway Beach; architect, Elan No. 63.
DOUGLASTON.-Hollywood \(\frac{a v,}{} \mathrm{~s}\) s, \(170{ }^{\circ}{ }^{\circ}\) West Drive,
shingle roof, 1 1/2-sty brick dwelly ; cost, \(\$ 9,000\); owner, Manuel Klein, Broadway and 181st st, N. Y. C. (Hotel Marsculla) ; architect, Josephine W.
Chapman, 4 West 40 th st, N. Y. C. Plan Chapman,
No. 67 .
ELMHURST.-Evergreen av, e s, 100 e Toledo av, \(21 / 2\)-sty frame dwelling, 19x 32 , shingle roof, 1 family; cost, \(\$ 3,000\); owner and archi-
tect, C. Gebele, 114 Cook av, Elmhurst. Plan
No. 71 .

RICHMOND HILL.-Cottage av, w s, 169 n Jamaica av, \(21 / 2\)-sty frame d \(\$ 2,500\); owner, Emil Lauterbach, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 69 .
ROCKAWAY PARK. West End av, w s,
440 n Newport av, \(21 / 2\)-sty frame dwelling, 25 440 n Newport av, \(21 / 2\)-sty frame dwelling, 25
x 34 , shingle roof, 1 family; cost, \(\$ 4,000\); owner, x34, shingle roof, 1 family; cost, \(\$ 4,000\); owner,
Paul Von Boeckman. Oceanus av, Rockaway Paul Beach; architect, Edward Berrian, Rockaway Beach. Plan No. 62.
ROCKAWAY PARK.-Newport av, n s, 60 e 10th av, \({ }^{211}\)-sty frame dwelling, \(25 x 34\), shingle
roof, 1 family; cost, \(\$ 4,000\); owner, Paul Von roof, 1 family; cost, \(\$ 4,000\); owner, Paul Von
Boeckman, Oceanus av, Rockaway Beach; architect. Edward Berrian, Rockaway Beach. Plan No. 61.
ROCKAWAY PARK. West End av, w s,
480 n Newport av, \(21 / 2\)-sty frame, \(25 \times 34\), \({ }^{\text {shin- }}\) 480 n Newport av, \({ }^{21 / 2}\)-sty frame, \(25 \times 34\), shingle roof, 1 family ; cost, \(\$ 4,000\); owner, Paul
Von Boeckman, Oceanus av, Rockaway Beach; Von Boeckman, Oceanus av, Rockaway Beard,
architect, Edward Berrian, Rockaway Beach. architect, Edw
Plan No. 64.
BAYSIDE.-Bayside boulevard, n s, 430 w Medina lane, \(21 / 2\)-sty frame dwelling, \(21 \times 30\), shingle roof, 1 family; cost, \(\$ 4,500\); owner and No. 74.
GLENDALE.-Washington av, w \(\mathrm{s}, 233 \mathrm{n}\) Cooper av, four 2 -sty brick dwellings, \(18 \times 45\),
tin roof, 2 families; cost, \(\$ 12,000 ;\) owner, \(\begin{array}{ll}\text { tin roof, } & 2 \\ \text { families; cost, } \$ 12,000 ; & \text { owner, } \\ \text { Pomerantz } \& & \text { Kreisburg, } 25 \text { Fulton av, Middle }\end{array}\) Village ; architects, L. Berger \& Co., Myrtle and Cypress avs, Ridgewood. Plan No. 77 .
RICHMOND HILL,-Cottage av, w s, 194 n Jamaica av, \({ }^{211 / 2-\text { sty }}\) frame dwelling, 18430 , shingle roof,' 1 family; cost, \(\$ 2,500\); owners, maica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. To. st e 6,482 s Liberty
 1 family ; cost, \(\$ 2,500\); owner, Francis K. Cook, Richmond Hill; architect, Geo. Stahl, Welcome pl, Ozone Park. Plan No. 83.
RICHMOND HILL CIRCLE-Malcom av, n , 140 w Walnut av, \(11 / 2\)-sty frame dwelling, E. Morris, Richmond Hill Circle. Plan No. St. RICHMOND HILL CIRCLE.-Malcom av, \(n\) s, \(16 \times 24\), shingle roof, 1 family ; cost, \(\$ 700\); owner, Ludwig Operberg. 10 Benedict av, Woodnaven; architect, J. B. Smith, 67 North Fair-
view av, Rockaway Beach. Plan No. 79 . view av, Rockaway Beach. Plan No. 79.
RICHMOND HILL.-Green st, e s, 138 n Jamaica av, two \(2^{1 / 2}\)-sty frame dwellings, \(18 \times 30\), shingle roof, 1 family ; cost, At, 143 Atlantic av Jer, maica; architect. Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 86-87.
RICHMOND HILL,-Cottage av, w s, 219 n Jamaica av, two \(21 / 2\)-sty frame dwellings, 18 x
30 , shingle roof, 1 family; cost, \(\$ 5,000\); own30, shingle roof, 1 family; cost, \(\$ 5,000 ;\) own-
ers, Lauterbach \(\&\) Brezwinski, 143 Atlantic av, Jamaica; architect, Wm.
Grand av, Corona. Plan Nos. \(80-81\).
ROCKAWAY BEACH.-Undine av, w s, 100 n
36 , Washington av, 2 -sty frame dwelling, 16 x
drat, 1 family; cost, \(\$ 2,200\); owner, Chas. Robinson, 344 Weet 34 th st, N. Y. C. ; architect, James B. Smith, 67 North Fairview
av, Rockaway Beach. Plan No. 78. av, Rockaway Beach. Plan No. 78.
JAMAICA.-Desmond av, w \(\mathrm{s}, 440 \mathrm{~s}\) Ayling
av, \(21 / 2\)-sty frame dwelling, 20x 40 shingle roof, av, \(21 / 2\)-sty frame dwelling, \(20 \times 40\), shingle roof,
1 family ; cost, \(\$ 4,000\); owner, H. N. Ellender, 159 Eamily; cost, \(\$ 4,000\); owner, H. N. Ellender, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 95.
RICHMOND HILL.-Stoothoff \(6 t, \mathrm{w}\) s, 122 s Chichester av, two 2-sty frame dwellings, 17 x 52 , shingle roof, 2 families; cost, \(\$ 5,000\); own-
ers, Herbert \& Floyd Davis, Stoothoff st, Richers, Herbert \& Floyd Davis, Stoothoff st, Rich-
mond Hill; architect, Chas. B. Snowden, Richmond Hill; architect, Chas. B. Snowden, Rich-
mond Hill. Plan No. 93 .
ROCKAWAY BEACH.-Park av, w s, 574 s Boulevard, two 3-sty frame dwellings, \(36 x 55\),
tar and gravel roof, 2 families; cost, \(\$ 10,000\); tar and gravel roof, 2 families; cost, \(\$ 10,000\);
owner, Mrs. Hornstein \& Einhorn, 315 East owner, Mrs. Hornstein \& Einhorn,
94th st, N. Y. C.; architect, Phillp Caplan, 94 th st, N. Y. C.; architect, Phillip Caplan,
Boulevard, Rockaway Beach. Plan No. 90.
ROCKAWAY BEACH.-Dodge av, w s, 264 s Boulevard, 1 -sty frame dwelling, \(18 x 42\), felt
and gravel roof, 1 family; cost, \(\$ 700\); owner, Mrs. Klein, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 94.
WOODHAVEN.-Syossett st, ns, 84 e Ferry st, two 2 -sty frame dwellings, \(16 x 45\), tar and
gravel roof, 1 family: cost, \(\$ 5,200\); owner, James Kane \& Sonn, \(\dot{\text { gri }}\) Woodland av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 96 .

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.-Borden av, \({ }^{\mathrm{n}}{ }^{\text {s. }}\), 225 roof; cost, \(\$ 1.000\); brick factory, \(12 x 17\). slag Boiler Works, 225 Borden av, L. I. C. Plan
No. 70 No. 70.
LONG ISLAND CITY.-Wilbur av, \(n\) e cor gravel roof ; cost, \(\$ 8,500\); owner, Rochelle Co
 Googgan, 1123 Broadway, N. Y. C. Plan No.
89

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Supervising Architect.-O. WENDEROTH,
\end{abstract}

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is the oldest paper representing the in-
terests New York City, and a standard authority on matters relating to these branches.

\section*{PLANS FILED FOR NEW CON-} STRUCTION WORK.
(Continued.)
LONG ISLAND CITY.-Van Alst av, s w cor
4th st, 1-sty frame storage shed, \(65 x 18\), tar 14 th st, 1 -sty frame storage shed, \(65 \times 18\), tar
roof; cost, \(\$ 92\).

STABLES AND GARAGES.
DOUGLASTON.-Hollywood av, s s, 170 e
West Drive, 1-sty concrete garage, \(14 \times 20,6\) hinWest Drive, 1-sty concrete garage, \(14 \times 20\), Ghin-
gle roof; cost, \(\$ 200 ;\) owner, Manuel Klein,
Broodway and 121 st st, N. Y. C. Plan No,

CORONA.-Jackson av, in s, 80 w Grant st, 1 -sty frame barn, \(19 x 15\), sheet iron roof; cost,
\(\$ 150\); owner, Catherine A. Hayes, 590 East 150; owner, Catherine A. Hayes, 590 East FLUSHING.-Washington st, s s, 149 e Garden st, bon, 104 Lincoln st, Flushing. Plan No. 73. THEATRES.
FLUSHING.-Broadway, s s, 53 w 14th av, 11/r-sty brick moving picture show, \(35 x 90\), paBroadway, Flushing; architect, A. E. Richard-
son, 100 Amity st, Fluehing. Plan No. 85 . MISCELLANEOUS.
LONG ISLAND CITY.-Jackson, bet Van Alst cost, s 60 ; owner, Stuard Hirschman, 200 BroadROCKAWAY BEACH.-Eldert av, w s, 750 n L. I. R. R.,
shingle roof ; cost, \(\$ 200\); owner, J. Young, 148 Ralph st, Brooklyn. Plan No. 6 . DUNTON.-Jamaica av, n e eor Glen st,
erect frame
sign board,
\(100 \times 10 ;\) cost, \(\$ 100\); owner, Jamaica Poster Adv. Co., Jamaica.

RAMBLERSVILLE.-Egan av, s s, 258 e Ekhorn av, 1 -sty frame passenger station, 90 x R. R. Co., Penn Terminal, N. Y. C. Plan No.

\section*{Richmond.}

DWELLINGS.
BROADWAY, w s, 200 s Amboy rd, Totten-
ville, 2 -sty frame dwelling, 20 x 30 ; cost, \(\$ 2,600\); owner, Mr. Ohlrogge, Tottenville; architect, \(P\)

RICHMOND AV, s s, 50 n John st, Port Richmond, 2 -sty brick dwelling, \(23 \times 23\); cost, \(\$ 4,000\) owner, Engsino Bottigliers, Port Richmond; arbuilds. Plan No. 11.
CHURCH ST, n e s , 100 s e Richmond \({ }^{2 v}\),
Port Richmond, two 2 -sty frame storages, 27 x Port Richmond, two 2-sty frame storages, 27x building Co., Port Richmond; architect builds. Plan No. 8 .

STORES AND DWELLINGS.
TURNPIKE, w s, 24 in Hamilton av, Linoleumville, 2 -sty frame store and dwelling, 22 x 51 ; cost, \(\$ 2,600\); owner, Mrs. Mary Smarsch, Linoleumville; architect, Jos, Alkieviez,
leumville; architect builds. Plan No. 10.

\section*{PLANS FILED FOR ALTERATION} WORK.

\section*{Manhattan.}

BROOME ST, \(380-382\), partitions to 6-sty tenement ; cost, \(\$ 100\); owner, John Palmeri, 63 Park Row ; architect, C. B. Meyers, 1 Union CANAL ST, 62-68, store fronts to 6-sty tenement; cost, \(\$ 500\); owner, Abraham \& Harric 1 Union sq. Plan No. 89 . CHERRY ST, 258 , wall to
cost, \(\$ 300 ;\)-sty
owner, Simon Levement;
Sea J.: architect, George Dress, 1436 Lexington CHRYSTIE ST, \(160-166\), stairs, arches, par-
titions to 4-sty school ; cost, \(\$ 6,500\); owner, City of N. Y.. Board of Education, City Hall; ar-
chitect, C. B. J. Snyder, 500 Park av. Plan

DELANCEY ST, 48 , sign to 3 -sty loft; cost, \$150; owner, Sam Mayer, 48 Delancey st; ar-
chitects, Delano \& Aldrich, 4 East 39 th st. Plan No. 78 . Lewis ST, bounded by East Houston and East 3 d sts, partitions and doors to 5 -sty school ; cost, \(\$ 12,000 ;\) owner, City of New York, Board Snyder, 500 Park av. Plan No. 87. MULBERRY ST, 109 , walls, sheet metal, to owner, Frank Pannachio, 109 Mulberry st; architect, Otto Reissmann, 30 1st st. Plan No.

MULBERRY ST, \(s\) w cor Spring st, partitions, tollets to 6-sty etore and tenement; cost, \(\$ 200\); owner, John Palmeri, 63 Park Row ;

PARK ROW, 139, store fronts, partitions to Goldstone 103 Park av; architect, Abraham Brook, \(4 i\) Court st, Brooklyn; carpenter and
superintendent, Max Lederman, 190 Wooster st, RIVINGTON ST, 157, partitions to \(\mathbf{5}\)-sty tenement; cost, \(\$ 500\); owner, Lena Salzberg, 33
East 9 th st ; architect, Otto Reissmann, 30 1st

RUTGERS PL, 71, walls and beams to 5 -sty Water ct, architect, Max Muller, 115 Nassau st;
Plan No. 110 .

WALL ST, 50 , wall, steel, masonry, carpentry, elevators, lights, etc., to 6 -sty office ; cost,
\(\$ 100,000\); owner. Mechanics \(\begin{aligned} & \$ 100,000 \\ & \text { Wall st; awner, Mechanics \& Metal Bank, } 33 \\ & \text { architects, Palmer, } \text { Hornbostel }\end{aligned}\) Wall st: architects, Palmer, Hornboste
\[
\text { WAVFDY } \mathrm{WI} \text { مO }
\]

WAVERLY PL, 224, partitions to 2 -sty parish the Evangelist 224 Waver Turner, 752 Richmond rd, Richmond, S. I. Slan No. 81
14 TH ST, s s, 225 e 6 th av, stairways to 4 -
sty lofts ; cost, \(\$ 200\); owner, William Rhinesty lander, 31 Nassau st; architect, Otto Reiss lander, 31 Nassau st; architect, Otto Reiss
mann. Plan No. 109. 18 TH ST, 149 East
two 5-sty tenements ; cost, \(\$ 800\) : owner 142 Eliz to two 5-sty tenements; cost, \(\$ 800\); owner, Eliza-


18TH ST, 167 W ., columns, cornices, part1 tions to 3 -sty tenement ; cost, \(\$ 1,200\); owner Henry Muller, 115 , 214 West 92 d st; architect 23D ST, 101-105. E., columns, beams to 3 -6ty East 39th st: architect, H. S. Pingel 381, 27 av: mason, Cauldwell-Wingate Co., 381 4th av.
Plan No. 99.
29 TH ST, \(158-160 \mathrm{~W}\), partitions to 12 -sty loft ; cost, \(\$ 400\); owner, 25th St. Const. Co Geo. Felt, Pres., Alex Felt, Sec., 1170 Broadway ; architect, Wm. H. Birkmire, 1133 Broad-
way. Plan No. 94.
30TH ST, 329-335 West, alter windows, col-
umns and stairs to 3 -sty church: cost, \(\$ 10\). umns and stairs to 3 -sty church; cost, \(\$ 10\), architect, Frederick Putnam Platt. Pearl st;
85 Plan No.
45 TH ST, \(53-55 \mathrm{~W}\). partitions and doors to 3 -sty offices ; cost, \(\$ 5,000\); owner, Joseph Keen 49 West 45 th st; architect, Alfred E. Barlow, Monahan, 3 West 29 th st. Plan No. 97 .
50TH ST, n e cor 8th av, windows and plumb ing to 4 -sty tenement; cost, \(\$ 350\); owner, Cen tral Brewing Co., 68th st and East River ; ar chitect. P. J. Murray, 2 Mitchell pl. Plan
54 TH ST, 11 East, windows, partitions to 5-sty workroom, office and dwelling; cost, \$2, \(000 ;\) owner, Mrs. J. R. Drexel, 2 East 62d st;

56TH ST, 430 West, windows to 5 -sty tene ment; cost, \(\$ 500\); owner, Harris Hausman. 343 Canal st ; architects, Gronenberg \& Leuchtag, 303 厄th av ; owner superintends. Plan No. 104 107 TH ST, 339 East, beams, partitions, steel walls to 5-sty factory, cost, \(\$ 1,000\); owner Charles P Cannella, 60 Graham av, Brooklyn Plan No. 112
114TH ST, 234-250 West, and 115th st, 233-249 school ; cost, \(\$ 18,000\); elevator shaft to owner, City of New York, City Hall; architect, C. B. J. Snyder,
500 Park av. Plan No. 82.
116 TH ST, 117-119 West, partitions, toilets M. Bier 721 Broadway. , ger, 81 East 125 th 6 t . Plan No. 76 . 125 TH ST, 225 e 7th ay steel, maso sty loft ; cost, \(\$ 500\); owner, James M. Mory 3 . 205 East 24th st; architect, Nathan Langer.
Plan No, 106 . Plan No. 106.
145TH ST, \(543-5-7-9-51\) West, sign to 2-sty
office: cost, \(\$ 375\) : owner, Fred, Martin 355 . office ; cost, \(\$ 375\); owner, Fred. L Martin, 355
Broadway; architect, William F. Wentz, 935 Broadway; architect, William F. Wentz, 935
Broadway. Plan No. 83 .

AMSTERDAM AV, 321-31, partitions to 6sty tenement; cost, \(\$ 500\); owner, M, Bayard tects, Gillespie \& Carrel, 1123 Broadway. Plan
No. S6.
AV B, 1435 , n e cor 81st st, plumbing, car pentry, masonry to 4 -sty store and tenement cost, \(\$ 13,000\); owner, Henry C. Tinker, 48 Eas 57th st: architect, Ernest Greene, 5 Beekman
BOWERY, 352, sign to 3 -sty loft; cost, \(\$ 150\) tects, Delano \& Aldrich, 4 East 39th st. Plan No. 79.
BOWERY, \(50-54\), seating, etc, to 1 -sty theatre; cost, \(\$ 10,000 ;\) owner, Albert J. Kramer,
50 Bowery; architect, M. Joseph Harrison, 230 50 Bowery ; architect, \({ }^{\text {M }}\).
BROADWAY, \(827-829\), stairs and plumbing to 4-sty loft; cost, \(\$ 5,000\); owner, Jacob Lorri architects, Gronenberg \& Leuchtag, 303 5roan av. Plan No, 80.
BROADWAY, 444, windows to 5 -sty store and 444 Broadway: architect. M. Bernstein, 131 East 23a st play architect
BROADWAY, s w cor 72 d st, windows to \(6-\) sty store Rus 30 cost, \$800; owner, ArchiA. Blain, 236 West 50 th st. Plan No. 67 . BROADWAY, 478-482, windows, partitions to \(5-\) sty store and loft ; cost, \(\$ 5,000\); owner,
Roosevelt Hospital, 33 Wall st; architect, M Bernstein, 131 East 23d st. Plan No. 73. BROADWAY, 708, elevator shaft to 8-10-sty Barnes 100 Washington, Est, of Alfred E. Earnes, 100 Washington st ; architect, Harry
N. Paradies, 231 West 18th st. Plan No. 107. BROADWAY, 2673-75, masonry to 6-6ty tene2566 Broadway ; architect Adolph Baukebaun, 448 East 145th st. Plan No. 68.
MADISON AV, 540, partitions, windows to 4sty office and apartment; cost, \(\$ 5,000\); owner, Simon J. Drake, Town of Erighton, Franklin 8 County, N. Y. 38 architect, Hen
MADISON AV, 931, girders, granite parti MADISON AV, 931 , girders, granite parti\(\$ 10,000\); owner, Regina B. Saportas, Saratoga
Springs, N. Y.; attorney, Arthur J. McClure, 22

William st ; architect, Edw. L. Angell, 959 Madison av; superintendent,
Nassau ct. \(\quad\) Plan No. 96 .
WEST BROADWAY, 433, partitions to 6 -sty workshop; cost, \$245; owner, Est. of Henry Bruner,
wright, 69 Broadway ; architect, James Cart-
Harbor rd, Mariner's Harbor, S. I. Plan No. 690 .
3D AV, 1964, and 184-186 East 108th st, plumbing, skylights to 4 -sty tenement; cost \(\$ 75\); owner, W. M. Walker, Bay ville, L. I. ; ar-
chitects, Moore \(\&\) Landsiedel, 148th st and 3d av. Plan No, 101.
6TH AV. 787 , steel partitiosn to 4 -sty dwelling: cost, \(\$ 2,500\); owner, Mary Willets Pell, care Cruikshank Co.. 141 Broadway; architect,
Robert E. Rogers, 1133 Broadway. Plan No. 7 TH AV, 2011, partitions, windows, toilets \(r\), Whitherbee Real Estate \& Improvement Co. \({ }_{2}{ }^{2}\), Rector st: architect, J. C. Cocker, 2017 Sth
STH AV, s w cor Columbus Circle, interior changes to 4 -sty hotel and restaurant, cost, \(\$ 5,000\)
Circle \(; ~ \begin{gathered}\text { owner, } \\ \text { architect, Eugene }\end{gathered}\) B. W. Levieit,
W.
10 TH AV, 63 . 100 s 42 d st, sign to 4 -sty apartment; cost, 875 . owner, Michael Casey, 566 loth av; architect
3 d av. Plan No. 103 .
BLACKWELL'S ISLAND, opp. East 77 th st, chimney, addition to hospital; cost, \(\$ 800\); own tect, Frank Sutton, 80 Broadway, N. Y. C. \({ }^{2}\), H

\section*{Bronx.}

CEDAR AV, w s, 140 s 177 th st, new partitions to 1 -sty frame dwelling; cost, \(\$ 150\); owner, Patrick Murphy, on premises; architects,
Moore \& Landsiedel, 3 d av and 148 th st. Plan No. 23.
FAIRMOUNT PL, n s, 40 e Clinton av, move 2 -sty frame tool, house; cost, \(\$ 100\); owner Charles H. Schroeder, 3079 Decatur av: ar Plan No. 19.
169TH ST, n s, 117 e Boston rd, 1-sty frame extension. 20010 , to 3 -sty frame store and dwelling; cost, \(\$ 750\); owner, Mary L. Fennell, 769 East 169th st; architect, T. J. Kelly, 643 Morris Park av. Plan No 21
KINGSBRIDGE RD, s s, from Aqueduct to Webb avs,
of 4 -sty brick asylum; cow bridges across court
\(\$ 1,400\); Hebrew Infant Asylum, on premises ; architect. Hebrew Infant Asylum, on premises; architect,
Edward Necarsulmen, 507 5th av. Plan No.

ST ANN'S AV, e s, 352 s Westchester av move 1 and 2 -sty frame extension, \(24.9 \times 15\) and \(9 \times 10\), to 2 -sty frame store and dwelling; cost, architects, Moore \& Landsiedel, 3d av and 148 th st. Plan No. 24.
WHITE PLAINS RD, e s, 276.35 s Guerlain st, move \(21 / 2\)-sty frame dwelling; cost, \(\$ 500\); owners, Christina \& Chas. Fetyk, on premises Plan No. 22 .

\section*{Brooklyn.}

COLES ST, s s, 184 w Hicks st, plumbing to 3 -sty factory; cost, \(\$ 100\); owner, Jos. Caralere, 28 Coles st; architect, Maurice A. Dooley, 33 ELLERY ST, s s, 75 e Tompkins av, interior and plumbing to 3 -sty dwelling; cost, \(\$ 500\); owner, Philip Rich, 597 Greene av; architects, Glucroft \& Glucroft, 34 Graham av
Plan No. 188 . Plan No. 188.
HAVEEMEYER ST, s w cor Metropolitan av 1 -sty brick extension to tenement; cost, \(\$ 300\) John Carfogna, 215 North 6th st. Plan No. 126.

HOPKINS ST, n s. 600 e Throop av, plumbing to 4 -sty tenement ; cost, \(\$ 250\); owner, Philip Leventhal, 58 Orchard st; architect, Max Cohn
280 Bedford av. Plan No. 105 . 280 Bediord av. Plan No. 100.
INDIA ST, 45 , plumbing, etc., 3 -sty day nursery ; cost, - ; owner, Kings Daughters Day
Nursery, on premises; architect, A. J. Valen Nursery, on premises; architect,
tine, 96 Kent st. Plan No. 122 .
JEFFERSON ST, w s, \(100 \mathrm{n}^{\mathrm{n}}\) Evergeen av, extension to 4 -sty store and tenement; cost, \(\$ 250\); owner, Giovanni Saladino, 115 Jefferson st; architect, Laspia \& Salvati, 525 Grand st. Plan No. 180
LIVINGSTON \(\mathrm{ST}, \mathrm{n}\) s, 100 e Gallatin pl , show windows to department store; cost, \(\$ 8,000\); \({ }^{\text {owner, }}\) chitect, Edward Thatcher, 60 Park av. Plan No. 116.
LYNCH ST, ss s, 243 e Harrison pl, new extension to 4 -sty tenement; cost, \(\$ 1,000\); owner Leonardo Gaurdine, on premises; architect,
P. Cannella, 60 Grahame av. Plan No. LYNCH ST, s s, 225 e Harrison av, interior Leonardo Guardino, on premises P. Cannella, 60 Graham av. Plan No. 140.

MALTA ST, w s, 136.5 s New Lots av, interior alterations and plumbing ; cost, \(\$ 100\); \({ }_{\text {owner, Morris }}\) Londin, 20 Malta st; architects, S. Millman \& Son, 1780 Pitkin av. Plan No.
\(\qquad\) MARION ST, n s, 150 e Stuyvesant av, ex\(\$ 1,200\); owner, Signia Bromby, on premises architect, R . T. Schaeffer, 1522 Flatbush av. Plan No. 166.
RODNEY ST, w s, 100 n Grand st, interior alterations and plumbing; cost, \(\$ 200\); owner, Geo. Ludwig. 49 Ralph st; architect, Max Cohn, SMITH ST 75 N .
SMITH ST, e s, 75 n Bergen st, new store front; cost, \(\$ 300\); owner, L. Blumen, 161 Smith
et; architect,
Plan No. 187.

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WARREN ST, s s, 287 w Bond st, plumbing:
 144.
\(86 T H\) ST, e s, 300 s 22 d av, interior alterations and plumbing to 1 -sty moving picture
show cost,
\(<5,000\); owner, Jos. Manheimer, 197 Bay 28 th st , architect, Louis A. Sheenert, 194 Broadway. Plan No. 172.
 terations to 1 sty store; cost, \(\$ 100\); owner, Jacob A. Moore, 1121 Bay 10 th st st ; architect,
Adolph . Guthiel, 8758 2th av. Plan No. 183.

BLAKE \(\mathrm{AV},{ }_{\mathrm{n}}^{\mathrm{n}}\) w cor Junius st, new support
for tank; cost, \(\$ 2,500 ;\) owner, Abm. Koeppel, 608 for tank; cont, \(\$ 2,00\); owner, Abm. Koenpel, , 108 BROADWAY No
BROADWAY, w s, 80 s e Halsey st, new
sty marquee; coot,
\(\$ 200\); owner. Benj. sty marquee cost, \(\$ 200 ;\) owner. Benj. O.
Wright,
730
 BROADWAY, s e cor Leonard st, interior an- plumbing to
cost, \(\$ 200\) - 0 -sty
owner, Henry architect, Albt. C. King, 98 Cedar st. Plan No, BRJADWAY,
e cor Hancock st, interior alterations and plumbing to moving picture win Realty Co., 190 Montague st; architects, Eisenla \& Carlson, 16 Court st. Plan No. 179. CROPSEY AV, s s, 600 e 22 d av, extension to 2 -sty boat house; cost, \(\$ 300 ;\) owner, C. W. Noyes, 162 Montague st; architect, H .
Wheeler, 1540 Brooklyn av. Plan No. 132.
DEKALB AV, s s, 395 e Throop av, extenFrederick Weis \({ }^{\text {sion }}\), 866 DeKalb \(\$ 4,000\); owner, Frederick Weis, 866 DeKalb av; architect,
Walter B. Wills, 1181 Myrtle av. Plan No, 101 . exterior alterations' to 4 -sty store and tenement cost, \(\$ 200\); owner, David \& Weiss, \({ }^{470}\) 14th
st ; architet, Harold Dangler, 215 Montague FRANKLIN AV, w s, 222.6 n Park av, new 69 Rutgers st; architect, Otić Elevator Co., 250 11 th av, N. Y. Plan No. 117.
HUDSON AV, e s, 25 s
ing to 4 -sty tenement; cost, \(\$ 350\); owner, Gae tano De Nicola, 311 Hudson av: architect Robert Austin, 174 Sands st. Plan No. 106 . JOHNSON AV, n s, 75 w Bogart st, plumbing; cost, \(\$ 10\), owner and architect, A. Aron LEE AV D w eor Heys
Lese AV, n w cor Heyward st, extension to Rossa Essio, 199 Lee av ; architects, Chas. Infanger \& Son, 2634 Atlantic av. Plan No.
MANHATTAN AV, \(n\) s, interior alterations and plumbing to 4 -sty store and tenement cost, \(\$ 300\); owner, Max Miller, 1065 Manhattan
av ; architect, Ja6. McKillop, 154 India st. Plan
manhattan AV, w s, 25 s Frost st, extension to 4 -sty store and tenement ; cost, \(\$ 900\) owner, Angelo Petrello,
architect, Jas. McKillopp,
154
India st. MYRTLE AV, \(n\) w cor Classon av, steel girders to 2 -sty dwelling; cost, \(\$ 150\); owner, John Clarke, 310 Jefferson av; architect, Chas NOSTRAND AV, \({ }^{s}\) w cor Herkimer st, interior and plumbing to 3 -sty store and dwellferts pl. architect, Ford w. Whiteside, 75 NEW JERSEY AV, e s, 127 s Jamaica av, plumbing to 2-sty dwelling ; cost, s1150. owner H. C. Lowe, Hempetead, L. I.; architect, E. W. PARK AV, \(n\) s, 60 w Skillman st,
 cost, \(\$ 800\); owner, Bamannie Buglio, 477 Park cost, architects, Laspia \& Salvati, 525 Grand st.
av,
Plan No 11 , PITKIN AV, s s, 46.6 w Osborne st, exterior and interior alterations to 3 -sty store
and dwelling; cost, \(\$ 1,000\); owner, Herman and dwelling; cost, \(\$ 1,000\); owner, Herman \({ }_{\text {sohn }}\) \& Feinberg. 1776 Pitkin av. Plan No.

RAILROAD AV, s w cor W. W . 25 th st, interior
and exterior alterations to
2-sty
dwelling ; cost, \(\$ 300\). \(\$ 300\) : owner, Chas. Wirtz, 2958 West \({ }^{25 t h}\) st;
architect, Geo. H. Suess, 2966 West 29th et. SUTTER AV, \({ }^{n}\) w cor Essex st, new store 91st st and Church av; architect, Louis' Dan91 st and Church av; architect, Louis
ancher, \(7-9\) Glenmore av. Plan No. 131.
THROOP
ing to
\(4-\) sty e s, 23 n Hopkins st, plumbLeventhal, 58 Orchard st; architect, Max Cohn, 280 Bedford av. Plan No. 103.
THROOP AV, n e cor Hopkins st, plumbing to 4-6ty tenement; cost, \(\$ 350\); owner and ar WASHINGTON AV w s, 102 s Gates av, new struction Co., on premises ; architect, Otis Elevator Co., 25011 th av, N. Y. Plan No. 118 . WYCKOFF AV, n s, 80 e Ralph st, extension to 2 -sty store and dwelling; cost, \(\$ 1,500\);
owner, Frank Miller, 269 Wyckoff av; architect, owner, Frank Miller, 269 Wyckoff av; architect
Christ Bauer, 6 Bedford av. Plan No. 144 .

\section*{Queens.}

CORONA. - National av, 219, 2 -sty frame extension, \(18 \times 27\), on rear \({ }^{2-\text { sty }}\) dwelling, shingle
roof: cost, \(\$ 300\) owner, \(W \mathrm{Wm}\). H . Murphy on roor, cost, \$300 \(\begin{aligned} & \text { owner, Wm. H. Murphy, on } \\ & \text { premises. Plan No. } 34 \text {. }\end{aligned}\)

DOUGLASTON--Bayview av, \(n\) s, west o Van Nostrand pl, 1-sty frame extension, 10x11 on rear 2 -sty dwelling, tin roof; cost, \(\$ 1,000\) tect, G. W. Connell, Little Neck. Plan No. 39 . FAR ROCKAWAY.-Central av, 200 e L. I. R. R. erect new store front; cost, \(\$ 400\); owner,
W. Harvey Beegle, Far Rockaway. Plan No,

FAR ROCKAWAY.-Gipson pl, s s, 200 Cornaga av, 2 -sty frame extension, \(4 \times 13\), on both sides \(21 / 2\)-sty dwelling, shingle roof; cost, Rockaway ; architect, Jos. H. Cornell, Far Rockaway.' Plan No. \({ }^{\text {Ros. }}\)
FLUSHING.-Farrington st, 68, 1 -sty frame extension, \(19 \times 16\), on rear 2 -sty dwelling, new plumbing; cost, Cain, 28 Central av, Flushing. Plan No. 21 .
FLUSHING.-Murray st, w s. 160 of Amity owner, John Detjen, Madison \& Boerum avs, Flushing. Plan No. 24.
JAMAICA.-Washington st, w s, 177 s Fulton st, 1 -sty frame extension, \(8 \times 19\), on rear store, gravel roof; cost, \(\$ 775\); owner, Amsterdam
and Mayers, 20 Washington st, Jamaica. Plan No. 19.
JAMAICA.-Archer pl, \(n\) e cor Laba pl, -sty frame extension, \(14 x 72\), on side express
stable, galvanized iron roof. cost, \(\$ 400\) and architect, L. I. R. R. Co., Penn Terminal,

JAMAICA.-Globe av, \(n\) w cor Atlantic st, 2-sty frame extension, \(20 x 32\), on rear, 2 -sty frame dwelling and store, tin roof; cost, \(\$ 300\) owner, Mrs, M. Stadler, on premises, Plan No.
LONG ISLAND CITY.-Marion st, e s, 100 webster av, interior alterations to provide for 62 Mariont; cost, \(\$ 50\); owner, Raffello Trozesa LONG ISLAND CITY-Purvis st, e s 27 s Jackson av, install new plumbing in dwell-
ing i coot, \(\$ 50\); owner, Mrs. O'Connor, \(684{ }_{4}{ }^{2} \mathrm{~d}\) st, N. Y. C. Plan No. 23.
LONG ISLAND CTIY.-6th av, 64, install new plumbing in dwelling; cost, \(\$ 100\); owner, Sam LONG ISLAND CITY - Marion
Freeman av, erect new. -Marion ct, e s, 200 n dwelling; cost, \(\$ 500\); owner, s. Janicki, 21 Marion st, L. I. C. Plan No. 32. Janicki, LONG ISLAND CITY.-Bodine st, s w co Hancock st, 1 -sty frame extension, \(50 x 40\), on side and front of 2 -sty stable and shed, tar and gravel roof; cost, \(\$ 800\); owner, A. C. Horn, on
premises ; architect, Frank Chmelik, 796 2d premises; architect, 28.
LONG ISLAND CITY.-Hancock st, e s, 115 a Washington av, 2 -sty frame extension, \(13 \times 12\) on rear 2 -sty dwelling, tar and gravel roof, bt, L. I. C. architect, Frank Braun, 311 Steinway av, L. I. C. Plan No. 29 .
METROPOLITAN.-Grandview av, w s , 40 s dwelling: cost \(\$ 175\) : owner, Linden Hill Ceme tery Corp.. Metropolitan. Plan No. 38 . RICHMOND HILL-Atlantic st, n w cor Elm st, install new plumbing in dwelling; cost,
\(\$ 6.5 ;{ }^{\text {owner, }} \mathrm{H}\). C. Boeschen, premises. Plan Ro. RIDGE
tene 250 ; owner. Ross Horn, 440 East 123 d st, N , Y . architect, W. H. Tiedman, 475 North st, Brook lyn. Plan No. 31.
ROCKAWAY BEACH.-Thompson av, w s, 75 s L. I. R. R., 1 -sty frame extension, \(12 \times 14\), on rear, 1 -sty frame office, paper roof; cost, \(\$ 30\)
owner, Geo, H . Closs, on premises, Plan No, 30 UNION COURSE.-Snediker av, 55 , replace store front; cost. \(\$ 50\); owner, Mary B. Smith,
Lexington st, Jamaica.
Plan No. 35 .

\section*{Richmond.}

BEACH ST, e \(6,150 \mathrm{n}\) Water st, Stapleton add brick storage; cost, \(\$ 1,000\); owner, John son, Stapleton. Plan No. 13. Jos. P. Thomp CASTLETON AV, s s, 75 w West st, West New Brighton, add frame dwelling; cost, \(\$ 400\) architect, John Davies, Brighton Heights; owner builds. Plan No. 14.
HOLLAND AV, w s. \(1,000 \mathrm{~s}\) Richmond terrace Mariners Harbor, brick storage; cost, \(\$ 200\) build, M. Wukik, Mariners Harbor; owne

TODT HILL RD, w s, 140 n Tyson lane add squab house: cost, \(\$ 550\); owner, Henry Christ owner builds. Plan No. 15.
MONTGOMERY AV, \(\mathrm{n} \mathrm{s}, \mathrm{nr}\) Turnpike, Tompkinsville, S. I., alter frame dwelling: cost, \(\$ 100\) owner, Mary Crijoglio, Tompkinsville; bullder Sam Barrella, Tompkinsville. Plan No. 8. NORTHWEST CORNER RICHMOND TERRACE and Westervelt av, New Brighton, alter brick store; cost, \(\$ 75\) : owner, Maurice Mord,
New Brighton ; owner builds. Plan No, 9 . NORTHWEST CORNER SHORE RD AND PRIVATE RD, Princess Bay, alter lunch room frame ; cost. \(\$ 150\); owner, S. S. White Dental
Mfg. Co., Princess
Bay; owner builds.

RICHMOND AV, 770, West New Brighton add frame store, cost, \(\$ 000\), owner, Satroto rito \& Spencer, West New Brighton ; architect builds. Plan No. 10.
ROFF ST. s s 200 e Van Duzer av. Staple ton, add frame club house; cost, \$400; owner, Stapleton Labor Lyceum Assn., Stapleton; build
er, Hy. Spruck \& Son, Stapleton. Plan No. 11.

\section*{Personal and Trade Notes. \\ BETZ \& LONG YEAR, architects, with offices in N. Y., desire catalogs of all building special- \\ J. H. STOTHOFF, of 637 St. Marks av,
Brooklyn, has been appointed Long Island rep. resentative for the International Motor Insurance Agency and to write policies at excepy low rates on Ford cars. \\ GEORGE H. SOUTHARD, of Brooklyn, prestof the New York Fire Insurance Co., the Corn} Exchange Bank and other financial institutions, died at New Bedford on Sunday. In early lif he was in the lumber business at Newburgh. THE PUBLIC SERVICE COMMISSION has ordered a public hearing to be held on
Januar
30 B. R. T. subway in Manhattan, between Bleecker st and the Queensboro Bridge. The work
from the Battery to Bleecker st is already In from the Battery to Bleecker st is already in CASS GILBERT, architect, of New York City, designer of many prominent buildings through out the country, including the capitol at St, Woolworth Building of New York City, has been elected a member of the Corporation of the Massachusetts Institute of Teehnology.
WILLIAM L. BOWMAN, civil engineer, an attorney-at-law, of New York, read a paper on Tuesday afternoon at the annual meeting of at 29 West 39th street. His topic was "Legal Hints to Contractors." In the evening the session opened with an address by the incoming president, after which Edward F. Croker, expresident of the Croker National Fire Prevention Engineering Company, of New York City, gave a talk, supplemented with lantern slides, on SAMUEL D. CO *KENDALL, one of the foremost business men on the Hudson River, died Jan. 13 , aged 76 . He was president of the
Cornell Steamboat Company, the Ulster \& Delaware Railroad Company and the First National Bank of Rondout. He was also interested in the Consolidated Rosendale Cement Company, the Hudson River Bluestone Company, Company and Coal Company, the Grand Hotel Mr. Coykendall married a daughter of the late Thomas Cornell, who survives, with the following named children: Edward Coykendall, Frank Coykendall, Thomas C. Coykendall, Harry S. Coykendall, Robert B. Coykendal
"New York" Under Waterproof Paint. The \(\$ 6,000,000\) battleship "New York" left the ways at the New York Navy Yard November 30th last under a coat of "Tockolith," a waterproofing preparation made by Toch Brothers of 3205 th avenue. Untector'. this firm of paint inventors and manufacturers is sending out to the trade very ship passing down the ways of the Navy Yard protected below the water lines with this firm's rust-proof covering. Further information regarding this material will be supplied upon application to the company.

Some Reasons for Failures in the Building Trade.
Some of the more common reasons for the failure of building trade concerns are pointed out in a recent paper by Leonard Construction Company, Boston, Mass, Among these he mentions overhead charges, depreciation of plant, the lack win accurate accounting system which performed in detail al cost of the work ily weak jud detail, and an extraordinarseems to Mr. Wason to credits. The last eral weakness of the building trade genhas often been said that any one can ge a piece of land long enough so that builder can begin operations.

\footnotetext{
A Refrigeration Exposition
The third International Congress of Refrigeration in September will be featured by an Exposition. An association has and the and Halsted streets, Chicago, has been engaged. Trackage connection with all of the railways entering Chicago makes magnificent possibilities for a fine exhibition of everything pertaining to refriger ation-cars, machinery of all sorts, fruits, game, poultry, meats, vegetables, eggs,
butter and cheese.
This exhibition will be held while be tween 500 and 600 delegates from Europe and South American countries are at tending ers, meat packers, poultry, game, butter The officers and
position are: President proctors of this ex L. Wagner; vice-president, Frank L. Nickerson, and general manager, William E Skinner, with office at 819 Exchange avenue, Chicago. Directors in addition to the officers are Theo. O. Vilter, John S. Field, F is. Pilsbry, Arthur Meeker, H. C. Gardner, C. M. Secrist, George S. Haskell, A D. White and H. W. Hart.
}


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'First name is location of property; and name following dash is party against whom
order has been served. Letters denote nature order has
of order.)

 Charlton st, 25 -Abigail Free School..A-D

 Columbia
st,
Columbia
st,
120 -Miss
M
 Cooper sq, 27 -Jas W McMullin......... C
East Houston st, 117 -Minsker Realty Co. Houston st, ios-7-Trinity Parish
East
School East Bway, 42 - J Hं Mulcahey ............ D-G East Bway, 193-7-Educational Alliance


 Elizabeth st, \(297-9\) Our Lady of Mt LoEssex st, 68 Herman Germain.....H-A-G Frankfort st, \(13-\mathrm{Wm}\) Denyse \& Son. C Hamilton
tlement st, 15 -Hamilton House Set-
 Henry st, 197- Sami J Andron.....C-A-E-E-D
 Hudson st, \(38-\) Trinity Trade School.C-A-D Lafayette st, 312-14-Hyman \& Chas Lafayette st, " 117 - Schlueter Printing Lafayette st, 107-9-Consolidated Gas Lawrence st, 94 - Columbia University. \(\mathrm{D}-\mathrm{C}\) Madison st, 300 -Anna Johnstone McDougal st, \({ }^{60-2}\) - St Anthony's Paro-A Montgomery st, 29 Hebrew Garden \&
Day Nursery Mott st, \(256-8\)-Children's Aid Society Mulberry st, 272-4-St Patrick's School Muiberry st, 266 -St Patrick's School
 Pearl st, 442 -Daniel F Mahoney
 Rutgers \(\mathrm{St}, 10-\mathrm{St}\) Theresa's School... Scofield st, 42 - J H Rice ...............A-A-K Spring st, \(244-\) Spring St Presbyterian
Church
 ciety \(\begin{gathered}\text { chompson st, } 2-4-\text { st Alphonsus } \text { School }\end{gathered}\) Washington st, 109-11-St Jos C-B-D-E-A

Washington sq, 70-St Vincent De Paul
 West E-L-C-A West Bway, 324-8-Rev Jno Schneider. West Bway, 552-64-New Amsterdam
West st, 70 - Dani Edgar
 \({ }_{2}^{2 d}\) st, \(113-17\) E-Rev Thos Myhan..C-A-D 2d st, 121-3 E-St Nich Parish School. 2 d st, \(44-50\) E-La Salie Academy ...C-D-A st, 202-8 E-Rev Father Schneider...


F-E-I-B-CB-D-G-A 11th st 64-6 E-Henry C Hallenbach
 16th st, 533 E-Children's Aid Society..C-D 17th st, 533 E-Children's Aid Society..C-D 17 th st, \(243-7\) W-Philip Lewisohn...H-G
17 th st, \(243-7 \mathrm{~W}-\mathrm{I}\) Bleyer \& Son......H 17 th st, \(243-7 \mathrm{~W}\) W-Thermos Bottle Co...H H 17th st, \(243-7\) W-N Y Braid C
\(\begin{array}{ll}17 \text { th } & \text { st, } \\ 17 \text { th } & \text { st, } \\ \text { 243-7 } \\ \text { 17th } & \text { W-J Auslander. } \\ \text { W-J W Johnson }\end{array}\) 17 th st, \(243-7\) W-Bigelow Carpet \(\mathrm{Co} . . \mathrm{H}\)
 20 th st, 29 E-Tilly Kehrle


 \({ }_{22 d}^{21 s t}\) st, 321 W-Henrietta Opst Est.... \(\operatorname{man}\)
23 d st, \(513-5\) W-Church of the Guard-
 25 th st, \(406-8\) E-M L Weiss... 27 th st, 22-4 W-S Mitchelbacher....C-D 27 th si, \(436-8\) W-Hudson Guild........... C-D 28 th st, \(141-7\) E-St Stephens Parochial
School
29 th st
\(322-6\)
 29th st, 102 E-Alexander M Ross Est. \(30 t h\) st \& Lex av, \(n\) w cor-New York 31st st, 143 W-Rev Eusebrus Schling-
 34 th st, 347 W-Mary Gunar
 36 th st, 425 W-St Clare's Church..D-C-A 37 th st, 128 W - Holy Innocenta school. 38 th st, \(417-9\) W. Whildren's Aid So-C 39 th st, \(144 \mathrm{E}-\mathrm{Mrs}\) D Willis James....K
39th st, \(213 \mathrm{~W}-S t\) Vincent De Paul Or
 40th st. \({ }^{264-6}\) W-Industrial School \& 41 st st, \({ }^{342}\) E-Sherman Park Garage.K-1
41 st st, 134 E -Geo Schuchman...K-A-I,
42 d st, \(343-9-\) Convent \& College..D-C-A 43 d st, \(334-40 \mathrm{~W}-\mathrm{Rev}\) Chas McCready
44 th st, 20 W-Mechanics Institute....D-C 44 th st, 19 E. Thev Dr Brann..C-D-A-B
 50th st, \(111-13\) E-Rev M J Lavelle. 50 th st, 424-6 W-Rev John P Newman.

\section*{52 st, \(446-56\) W-Rev Jos F Mooney..D-C
53 d st, 552 W - Children's Aid Society.D-C}

\[
\begin{aligned}
& \text { 55th st, } 29-31 \mathrm{~W}-\mathrm{J} \text { A Browning. } \\
& 57 \mathrm{th} \\
& \text { st, } \\
& 592-4 \mathrm{E}-\mathrm{Private} \text { School. } \\
& 59 \mathrm{th} \text { st. } 106-8 \mathrm{~W}-\mathrm{De} \text { La Salle }
\end{aligned}
\]

59th st, 106-8 W-De La Salle Private
 62d st, 328 E-Father Jno B Kissmer.

 69th st, 239 W WMiss R H Parker..D-C-A
70 th st, 331 W The Kelvin School..D-C-A
71 st st, \(148-66 \mathrm{~W}-\) Rev Matthew 72 d st, 270 W Berkiey school.............C-C 74 th st, \(502-6\) E-Anna Radley.............
 79 th st, \(168-70\) W-Blessed Sacrament
 83 d st, 212 Ẅ-Holy Trinity Parochial 89th st, 212 W-West End Auto Palace 91 st st, 139-7 W-Trinity Schooi........... \(\mathrm{C}-\mathrm{L}\)
91st st, 121-9 W-St Agnes Parish House
 93 d st,
97 th st. \({ }^{5-9} \mathrm{~s}\) W - Cor Amp av-Holy Name


 14 th st, \(281-3\) W-Martin Lynch
\(120 t h\) st, \(174 \mathrm{E}-\) Patk Lenihan. 120 th st, \(176 \mathrm{E}-\) Patk Lenihan.
\(120 t h\) st, \(180 \mathrm{E}-\) Patk Lenihan. 120th st, 180 E-Patk Lenihan.................. bia University \(\ldots\). . . . . Bway-.........A-D-C University
121st st, \(535-9\)
Church - Corpus Christi \(\underset{R}{ }\) Esth
Est.
\(\begin{aligned} & \text { 131st, st, } \\ & 1321-3 \\ & 132\end{aligned}\) st, 66 W-Rikev 135 th
136 th
st,
50
145
\(\mathrm{E}-\mathrm{J}\)
W R-Gorts.
Wodale,
 142d st, \(214-16 \quad \mathrm{~W}-\mathrm{Rev}\) Dr Wall.C-E-D-
144 th st, 349 E-H Young...............
145th st, 421 W-St Matthews Parish School 518 W-Hulse Garage Co...
145th st,
151 st st, \(282-4\) W-Rev W Nurphy.
\(\begin{array}{ll}151 \mathrm{st} & \mathrm{st}, 233 \\ 151 \mathrm{st} & \mathrm{st}, 233 \\ \mathrm{E}-\mathrm{W}-\text { Peter Pioria. }\end{array}\)
152 d st, \({ }^{5} 01-3\) W - St Catherine's School
157 th \& 158 th st W, bet sth av \& Harlem

171st st, 459
Stadtindar
189th St, 463 E-Stephen Haguhey..... Co .....................C-D-L-G-L Allerton av \& 201st st-Adelbert Becker Amsterdam av, 1127-Acherle \& JohnAmsterdam av, i123-Acherle \& Johnson
Amsterdam av, \(1125-\) Gorlin \& Levine Audubon \& St Nich av \& 175 th St-inBway, \(605-9-\) Young Bros. Bway, bet 131 st \& 132 d sts-Manhattan Brook av, \(346 \not{ }_{\text {Central }} \mathrm{R}\) Park , 31-3-Ethical Culture School
onvent av \& i33 st-Sacred Heart Academy \& Convent.............D-A-E


 Independence av \& \(252 \ddot{d}\) st- G - B-C-A-G-
 Madison av, 417-21-Newman \& Co..G-A
Morningside av, 168-70-Rev J HuntsMorningside av, 168-70-Rev J Hunts-
man.......................................\(~\) Morris av, \(529-\) A Permacchia Park av \& 76th st-Geo \& Edw Blum. Park av \& 82d st-Waid \& Carpenter St Nich av, 721 -Norman Commercia
 Webster av, 2032 Antonia Floria. West Broadway, \({ }^{\text {West }}\) B2-4-Mrs Mary
nest End av, 559 - Episcopal Day School West End av, 203 - Berkley School. D-C-A d av, \(240-\mathrm{D}\) Moses
3 a
3 d av, \(2733-5-\) Andw Davey....
3 d av, \(1506-14\)-Margt B Hayes
3 d av, 2314 -Progress Theatrical C
5 th av, 509 -Martha E Sturges Co
5 th av, \(287-\mathrm{Geo}\) R Reade \(\cdots \mathrm{E}-\mathrm{A}-\mathrm{F}-\mathrm{A}-\mathrm{G}-\mathrm{B}\) 5 th av, \(65-\mathrm{H}\) S Ely \& Co.B-C-E-F-A-H-G
5 th
av, \(607-\) Boarding School. Th av, 55
8th av, 610 -C.C. Cruickshank \& \(\because\) Co


\section*{Jamaica \& Sanford av-St Chas Baromeo
Parochial School ..............B-A-DJay st, 248-54-St James Academy.C-A}

\section*{Leonard st, 723-9-Catholic}

Leonard \& Tenyek st-Catholic Paro-
 Madison st, \(798-804\)-Parochial School Middagh st, 67 - A Assumption Parochial Monitor st, \(1-15\)-Parochial School.D-A-
Pacific st, 834 -Sisters of St Josephs
 Ryerson st, \(243-5-N\) Norman P Heffley. C-A Ryerson st, 207-21- F B Pratt....A-F-B-C
Schermerhorn st, 112 -Friends School.A-C
Sidney Sidney pl, 23-St Chas Baromeo Paro-
chial School
Siegel
\(\qquad\)

 Taaffe pl, \(175-\mathrm{Rev}\) T Taaffe. Agnes Seminary...A
President st-Sacred Van Brunt st \& President st-Sacred School … Warren st, \(205-9-\) St Paul's Parochial
School Willoughby st, \(111-1 \dot{3}-\) St Boniface's
Parochial School

\(\mathrm{V}_{\mathrm{V}}^{4 \text { th }}\) st, 23 -Industrial School st, \(182-6\)-Catholic C-A-D School
sth st, \(143-7\) -
Wright's
Business
Collhege \(\dot{2} 60\)-...........................


 School \(\because \cdots\)................................... 18th st, 122-6-Industrial School. \(\ldots\) - \(-\mathrm{M}-\mathrm{E}\)
 Bedford av, 1121-5-Y M C A. ....B-A-C
Bushwick av, \(634-9-\) St Marks Lutheran School avson bet Sterling \&......................... St Classon av bet Sterling \& \& St Johns pl Annex of St Teresa's R C Parochial

 Driggs av, 187-9-Catholic Parochial
School
 Jefferson \& Hamburg av-St Leonard's Kent av, 918-Rev Thos Taaffe, Pastor Lewis \& Willoughby avs-Parochial

 4th av \(\underset{\text { chial }}{\&}\) School 43 d st-......................... At-C-D

\section*{QUEENS.}

Schoscent st, 194-Catholic Parochial
5 th st, 120-4-St Mary's Parochial
 Flushing av, 64-Catholic Parochial Jamaica \& Sanford avs-Parochial School

4th st, 139-Beekman Hunt. .......A-G-H Amboy rd, Great Kills-ED Rogers.A-G-H Bard av-David J Gould....................



\section*{BUREAU OF BUILDINGS 220 Fourth Av., Manhatian.}

S. E. COR. 11th AVENUE AND 22d STREET

152d Street East of Third Avenue

\section*{biacers inial}

METAL CEILINGS
Some Exceptional Patterns Especially Adapted for Residences
STEEL TILING
For Bathrooms, Kitchens, Shafts, Etc.
Northrop, Coburn \& Dodge Co.
Tel. 1481 Beekman 40 CHERRY ST.

\section*{IRON FOUNDRY PATTERNSHOP \\ Brooklyn Vault Light Co. \\ VAULT LIGHTS, SKYLIGHTS \\ 270 MONITOR STREET \\ BROOKLYN}


VOIGTMANN FIREPROOF WINDOWS
S. H. Pomeroy Co., Inc. 427 W. 13th STREET


FIREPROOF WINDOWS
M. F. Westergren 213-231 East 144th St Telephone \(\left\{\begin{array}{l}3291 \\ 3292 \\ 329\end{array}\right\}\) Melrose

\section*{Rapp Construction Co.}

PATENT FIREPROOF FLOOR ARCHES
OFFICE, 600 WEST 110th STREET
Warehouse 301 E. 94 th St. Tel. Riverside 1139
of a foundation wall, and no practical ad-
vantage will be gained by the addition of eight-inch lining. December 31, 1912. (Signed) RUDOLPH P. MILLER, APPROVED. F V FROTHINGHAM (Signed) E. V. FROTHINGHAM,
ecting President of the Borough of Manhattan.

\section*{Modifications.}

Modifications have been granted simllar o those reported in previous bulletins Bulletin No. 22-1910)
Application No. 655, New Buildings 1912, Premises-146-148 East 49th street. Ap-
plication No. 375. New Buildings 1912, Premises-16-20 East 28th street. Appli-
cation No. 606. New Buildings 1912, Prem-ises-245-249 West 55th street. Applica-ises-39-41 West 55 th street. Application East 17th street. Application No. 636, New
Buildings 1912, Premises-122-140 East tion No. 3150, Alterations 1912 , Premises-
719 Seventh avenue and 172 West 48 th street.

DEPARTMENTAL RULINGS. Continued.)
(Bulletin No. 26-1910).
Application No. 654 , New Buildings 1912 Premises- 19 Hamilton street. Application
No. 3045 Alterations 1912, Premises- 375 East Tenth street.
(Bulletin No. 50-1910).

Bulletin No. 59-1912. In re Application No. 656 New Buildings, 1912, premises377 Fourth avenue.
In the construction of an eight-story fireproof store and loft building, it is pro poundation wall. This foundation wall was built about two years ago for the warpose of underpinning the walls of the then existing building, and is about two feet thick throughout. Under section 26 be two feet four inches for about twothirds of the length of the wall, the re maining third being of legal thickness.
A modification of sections 26 and 39 of the Building Code is requested and hereing foundation wall without lining the same, inasmuch as it is in good condition, is of sufficient strength for the purpose of a foundation wall, and no practical advantage will be gained by the addition of an eight inch lining.
Dated, New York, December 31, 1912. (Signed) RUDOLPH P. MILLER,

Superintendent of Buildings.

\section*{Approved:}
(Signed) E. V. FROTHINGHAM,
Acting President of the Bor ough of Manhattan.

\section*{Condensation Under Concrete Roofs.}

Discussing the prevention of condensation under concrete roofs in a recent adthe Aberthaw Construction Company, of Boston, says that if the air under a concrete roof is moist and hot, provision must be made to prevent condensation. Even with the best provision it is necessary in some places to provide for adequate ventilation, as dripping will occur whenever the air reaches the dewpoint. A
thick concrete slab requires some insulathick concrete slab requires some insulation even under only moderately bad con-
ditions of dampness inside the building. ditions of dampness inside the building. Some of the roofing companies provide
roofing felt, which is placed under the regulating waterproofing of the roof surfaces.
"The disadvantages of this felt," Mr. Wason says, "arises from the fact that it is soft, and walking or moving any heavy weight about on it will cut the roonng seriousiy. there is also the ques tion of the permanence of the materials used in the felt. The cheapest and one of the most efficient methods of insulation is to use on top of the roof slab a filling of ders and concrete. W. H. Ham, of the engineering office of Frech \& Hubbard, of Boston, specifies as follows for such filling. His object is to get as spongy, porous material as possible and one that will have some cohesion, enough so that the roofing felt can be mopped down on to it, with the hope of its setting in position.
"Cinder fill.-Concrete roofs should be covered with a cinder concrete fill of thickness as shown. This fill to form minimum, however, to be not less than 3 inches.
"Concrete for this work shall be mixed with one part by volume of Portland ceother portions of the building work, and not more than ten parts by volume of clean, steam boiler cinders.
"The fill shall be placed as carefully as possible, so as to be left porous. After over, the top surface shall be trowelled over, with a flat coat of mortar to give a
over toper surface for the tar and gravel or other rolling material.

\section*{SATISFIED MECHANICS' LIENS.} Borough of Brooklyn.

\section*{JAN. 9.}

Chester st, es, 100 n Livonla av, \(150 \times 100\); Wm Robb agt Pauline Constn Co; Oct22'12.
Gates nv, ss, 200 e Lewis av, \(25 \times 100\); Pellegrino Scarano \& ano agt Congrega-
tion Sons of Abraham; Dec2811.
\(3,000.00\) Bergen st, nwc Saratoga av, \(95 \times 107.2\);
Parshelsky Bros agt Palace Bldg Co
Max Neufeld; Dec30'12.

\section*{JAN. 10.}

Hopkinson av, es, 125.3 s Sutter av, 50 x 100; Morris
Stein Realty Co \& Wolf Wogt Adelson Rosen-
Rosenson \(\&\) Saml
 Watkins st, es, 150 s Lott av, \(240 \times 100\);
John C Creveling agt Watkins Stone Bldg Humboldt st, nec Maujer, 25x100; Henry Kaplan agt Peter Doelger Bwg Co \& Zajic
\& Hrdlicka: Jan6'13.
150.00

Eastern pkway, 824, 830 \& 832; Congress Varnish Works agt Kellner Constn Co \&
100TH st, ns, 180 w Ft Hamilton av, 20 x 95; Patk J Canavan agt Eliz Brunner: Oct
18.12; released from lien.
675.00

JAN. 11.
S5TH st, ns, 280 e 22 av, \(60 \times 100 ;\) Wm o
redenburg \& ano agt Nathan Edison: Jan Fredenburg \& ano agt Nathan Edison; Jan
\(\mathrm{F}^{\prime} 13\).
198.00
Louisiana av, ws, 105 s Vienna av, 20 x 100; Richd Worob agt Max \& Louis Kap-
 Co; Dec10'12. 239.50
Carroll st, ss, 140 e Nostrand av, 60x100; \({ }_{12}\) J. Cogan agt Montrose Bldg Co; Dec12

JAN. 13.

Blake av, swc Stone av, \(50 \times 100\); Acme Metal Ceiling Co agt Rosie Levy; Davia
Wolfman \& Morris Weiss; Sept12'12.

Sumner av, es, 56.3 s Floyd, \(19 \times 100\); Kaplan Goldshear \& ano agt Abr \& Katie
\(\underset{\text { E 4TH st, 582; M Sonomsky agt Mary E }}{86.00}\) Withers st, 30; \(C\) Perretta \& ano agt
Iike Cannizzaio \& Co \& Salvatore BonielMike Cannizzaio \& Co \& Salvatore Boniel-
450.00

Same prop; Construction Material \& Coal Co agt Michl Canizzaro, Vincinzo Chi-
ana \& Francesco Rumore \& Salvatore Boana \& Francesco Rumore \& Salvatore Bo-

Same prop; same agt same; Dec10'12. \({ }_{600.00}\)
Same prop; same agt Mike Canninaro, Same prop; same agt mincenzo Chiza \& Salvatore Boniello; Dec
Din
1, 776.23 Withers st, 30; Harry Levin \& ano agt
Vito Corriglio \& Michl Cannizziaro; Dec28
'12. Same prop; Isaac Feldman agt Salva-
tore Boniello, Title Guar \& Trust Co \&
Miehl Canizairo; Nov15'12. 7TH av, ws, 50.2 s 48 th, \(125 \times 100 ;\) Bes-
tritzky \& Garber agt Sunset Impt Co,
Saml M Engel \& Benj Gold; Jan10'13.

Fulton st, 150s; Philip Lucks \& ano Costos Stamatis \& Mathew Chrystmos \&
S Bergoffen; Oct \(25^{\prime} 12\). 120.00 Same prop; Jos Pinson agt Costos Sta-
matis, Matthew Chrystmos, Saml Bergoofen \& B \& S Amusement Co; Aug15'12.

JAN. 14.
Neptune av, nee E 3d, 100x100; Construction, Material \& Coal Co agt Jacob Som-
mer Inc; Dec 12 '12.
 London agt Jacob Sommer Inc \& Jacob
Sommer; Dec6'12. Flatbush av, 91; Jas V Johnson agt Ber-
a
ard Rentrop; Sept16'12. \({ }^{1}\) W 16TH st, es, 360 n Neptune av, \({ }^{180 \mathrm{x}}\) \({ }_{B}^{118.10 ; \text { Seaside Lumber Co agt Josephine }}\)
Flatbush av, es, 309.10 n Hansen pl, 20x 70.9 ; Watson \& Pittinger agt Bernard
Rentrop \& Chas Copello; Sept18'12. 121.80

Neptune av, nec \(E\) 3d, - \(x\)-; Meyer Kenlandzek agt Jacob Sommer Ince \(\begin{aligned} & \& \\ & \text { Ka- Ja- } \\ & \text { cob Sommer; Nov18'12. }\end{aligned}\)
290.00

\section*{JAN. 15.}

Gravesend av, swc Webster av, - \(-x-\); Israel Butler \& ano agt Rosedon Realty
Co \& F Seguin; Jan14.13. New Jersey av, ws, 112.6 n Glenmore
v, \(96.8 \times 100\) : Louis Pinals agt Purdy Conav, \(96.8 \times 100\), Louis Pinals agt Purdy Con-
stn Co, Nathan Drucker \& Geo Schumer;
Jan 13 '13. \({ }^{1}\) Discharged by deposit. \({ }^{3}\) Discharged by order of Court.

\section*{LAW DEPARTMENT.}

\section*{Party Wall.}

In the case of adjoining houses, the owner of one may alter the party wall between them if he does not improperly injure the wall; and in the absence of negligence he is not liable for incidental damages.
No recovery can be had for incidental damages caused by the sagging of plaintiff's house and the loosening of the plaster caused by the pounding of defendant's workmen on the beams connecting and running through said house, in the absence of
The Supreme Court, Appellate Term, First Department, decided as above in the case of Mary J. Bicak, respondent, vs. tiff and the defondent houses with a party wall between them The houses were concededly about fifteen. years old. The defendant desiring to alter her house, cut it completely from the party wall and moved it a few inches; she then strengthened the party wall, raised it three feet, and re-annexed her house to the altered party wall.
While this work was being carried on some bricks from the party wall were driven through the lath and plaster of plaintiff's house, causing some damage, and very considerable additional damage was caused by the sagging of her house, necessitating considerable repairs. It is not very clear what caused this sagging; but plaintiff claims that, while a small part of the damage may have been caused by the removal of the lateral support accorded by her neighbor's house, the main part of the damage was caused by the poundig of the derendant's workmen on the beams connecting and running through her house. the plaintif and her and would not testify that this pounding was excessive but they heard the pounding and formed their own inference that this pounding caused the greater part of the damage.
The appellate court held that the sole possible ground of recovery was that defendant had been guilty of either negligence or trespass. So far as the small damage caused by the dislocation of the bricks was concerned, the proof was sufficient to sustain a recovery either for negligence or trespass, but the larger part of the damage was not connected tiff's theory, caused by the hammering on the joists of defendant's house. In the absee, was excessive there that hammering was excessive, there can be fendant had a right to alter her house if she did so without negligence. She shows that, in making the alterations, the workmen were obliged to cut the joists and then to ing in the wall free from the wall.

\section*{Elevator Service.}

The Otis Elevator Co. of this city is issuing to building managers a little pamphlet illustrating some of the standard elevator lubricants carried by them for use on their elevators. When a big products at stake it is safe to assume that any lubricant or part recommended by such a company has been fully investigated and tested. Engineers declare that most of the wear and tear on elevator equipment is due not so much to inferior material as to the kind of lubricants used in the operation of these devices. To standardize elevator commodities, the Otis elevator service depart ment has been established with factory trained experts in charge, thoroughly familiar with elevator construction and maintenance, where standard oils and lubricants may be ordered. The booklet, "Elevator Service," will be sent upon ap-
plication at 11 th avenue and 26 th street.

\section*{Book of Pipe Standards.}

The 1913 edition of the National Tube distribution early in the coming year. The book consists of approximately 600 pages, \(4 \times 61 / 2\) inches, is leather bound and printed on Canterbury Bible stock. It is a handbook for engineering and building construction use in connection with tubular material, pipe and pipe fittings. It contains data concerning manufacturing sizes, weights, dimensions, test pressures,
section joints, physical and chemical properties, bursting, collapsing and column strength of all pipe and tubular goods manufactured by this company. The book also gives information relating to air, gas, water and steam. There is a glossary defining a large number of the terms used in the pipe and fitting trade.

\section*{OFFICIAL CREDIT RECORDS}

\section*{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 (*) means not summoned. ( \(\dagger\) ) Signifles that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do of Satisfied Judgments. The Judgments filed against corporations, etc.,

\section*{Manhattan and Bronx.}

JAN
Arthur, Danl V-N Y Tel Co 11 Allweil, Harris-J Lewis 13 Alexander, Henri P-E C Weigold. 533.65 4 Altman, Leo, Hirsch Koplowitz \& Armeny, Geo-A A Noonan. costs, 100.17 14 Attix, Thos F \({ }^{*}{ }^{14}\) \& Aibt \({ }^{\text {Studios }}\) A-Tiffany studios
Abramowitz, Louis-S Katzenstein.
14 Antler, Sol-C G Burlingham et al.
14 Abraham, Morris \& Jno Aneston-E Allen Fdw M- - N " Y 'Edison Co. 191.05 15 Attanasio, Francesco \& Jos-S Caroli 16 Agid Sam \& Sale-Gowanus W........... 135.50 16 Albee, Reed A-T-Times Realty \& Const 192.03 Ackerman, Louis-Armour \& Co 99.38 Adler, Sarah-L Zalokoff Alter, Aaron-J H Goldstein.costs, 23.38 11 Biegel, Berris \(-N\) Y Tel Co.......28.39 11 -United States Tire Co.........201.33 11 Butta, Jno, Paul Rausa \& Antonio 11 Boulon, Frank G \& Mary S-Peoples 11 Benecke, Fredk \& Geo-Producers 1 Benedict, Warren D \(\dddot{\text { B }}\) B K Bloch. 308.10 11 Blumenfeld, Nathan-S Borten.. 123.33 11 Berman, Nathan \& Jos*-M Spielman 13 Boylston, Geo A- F Fersil. ......... 16.18 13 Baker, Belle-White Rats of America

 13 Brand, 13 Brand, Claude W - W H Bond et al. 61 13 Brennan, Carroll \(\dot{P}\) \& Harry Carroli 13 Benedict, Warren " \(\mathbf{D}\) - Conron Bros 13 Burrows, Isabelie G A Galef 13 Braunstein. Julius-New Columbia 13 Iron Works Inc. . Ale.......................41 T Wandle
nna-Corning \& Co.... 1

14 Berger, Saml- \(\underset{14}{ }\) Bruner et al.... 196.56 14 Brandmaker, J Loen-Home Tail 4 Brown,

Brown, Geo \(V-N\) Y Tel Co.......30.80
 14 Bernstein, Max \& Hyman Waxman 14 Banks, Meyer \& Jas Brown-Full
 14 Blum, Sibert-H Schene Ed........ 1 Bacot, Ceccle C or Cecile C C- N Y 5 Bond, Caroline F-National Suret Bellowitz, David- \(\mathfrak{G}\) G Fuss.costs, 15 Brenner, Max-N Edison Co.. 18. 15 Buss, Louis C \& Wm Wanuer-Hiel mus Paper Box Co.................. Bergen, Thurlow W W or Thurlow Bland, Saml-H Discount Bland, Saml-H Discount..costs, Barr, Benj W-R Cohn . Bloomer. Millard J \& Home Life P P 6 Beverly, Walter Bank of N Y..1,0 Benser, Jas \& Robt Dougherty16 Brettschneider, Sam-Mi Lienkowsky 16 Brenner, Chas A-E M Gilmore. 1,8 6 Bl

Beebe, Ira L \& Cyrus E Jones-same-G same-J Kenyon....costs, Becker, Jacob-Crandall Pettee

16 Bryerman, Hyman-A Greenspan.98.65 16 Backer, Vera-M Aisenstein et al. 1
 17 Barnes, Geo F - B H H Caples. ..... 740.24 17 Barnes, Geo \(\mathrm{F}-\mathrm{B}\) H Caples. 7 Boyd, Erwin P-W.............1.162.47

17 Bohrer, Geo G-M Vogel..........
17
17 Bunel, Chas A-Star Finance Co.
7 Baldwin, Thos \(\dddot{F}-T\) W onderdonk
17 Bachman, Moses-Citizens Savings

\section*{7 Bowsky, Harry F-Frank H Graf}

7 Bedell, Eimer \& Drusilla-A L Pow-
1 Conkiin, Roscoe N Y Tel Co.....629.91 11 Corideo, Jas-J A McCarthy \& Bro.
11 Costelio or Castelia, Stefano-E G
1 Clonis, Gustav-N Radus
13 Cohen, Louis- W J Salomon
3 Cashman, Jos T-M Dunderof.
Cronemeyer, Richd-D Scott...
3 Casolaro, Salvatore- \(R\) Hill.
3 Crane, Morris-H Buchalter et 4 Coyne, Bart F-D Doherty Co.... 4 cosgrove, waiter E-........................41
14 Caroni, Dominick- E Lubelia. \({ }_{14}\) Coleve Richd M-I.72

14 Crapo Jennie-N Y Herald Co. 462.44


 15 Certain, Jeremiah M-J H Young
 Teresa- \(M\) Grohs
Coffin,
Tristram
Sons
R-I 15 Coffin, Tristram R-I Richards,
15 Carrol, Susan C-H McLean
16 Cottord, Lewis-J Weismulle
16 Colford, Lewis-J Weismuller
Cohen, Phillip \& Jacob Levine- B II-
chert
Jr
16 Cerulli, Nich-Henry s wampole Co.
16 Castelane, Frank-M Wolper
16 Cohen, Dani-S Blemenfeld costs, 109.62
16 Chesky, Harris-M E Morris et al.
7 coins, Jose-C
7 Cohen, Morris \& Harry Swimmer-G \(\begin{gathered}\text { Moffspiegel } \\ \text { H. . . }\end{gathered}\)
\(7 \begin{aligned} & \text { Hoffspiegel } \\ & \text { Crockett, Thos } \\ & \text { B }\end{aligned}\)
Cohen, Dora-P weintraub dolph Bros Co .................... 20
7 Coughlin, Frank jo \& Gennore Fico-

17 Chasner, Louis-W F Blakeney..95.18
3 De Rosa, Assunta or Vere De Rosa3 Denn, Emma - A Simons
3 Dahn, Jos-M Cleck et al
4 D'Ajuria, Isabelle-J Trainor


14 Deets, Louis-N Y Tel Co..........
14 Dulberger, Louis L-M M Silverman.
 14 Diamond, Harry-Moore \& Gibson

5 Deutsch, Jacob-A Wickstrom... 34.31
15 Deutsch, Josephine T-J Lawrence
5 D'Aquino, James-..................................... Y

15 Dann, Joseph-A Chasan
15 David, Alfred \& Max Suitzer-j. \({ }^{45}\) S

15 Dongelo, Domenico \& Michl Costabili
-H Fleischer . ..............................
16 Dowding, Chas O - N X Tel Co...37.48
Hood Co........................114.47
16 Desowitz, Sam-L Keavitt Meinken. 17 Doellner, Louise \& Chas F-E E Hoe-
17 Dumont, P D \& Dani E Sickles 17 Dillon, Isidor-G B Hurd et al..
\(17 \begin{gathered}\text { Duckworth, Albt W-Scranton \& Le- } \\ \text { high Coal }\end{gathered}\) 17 De Viller, Yves-Ducasse \& Co.. 72.65 11 Erber, Emil-A E Marling et ai, 13 Els. 166 13 Elsinger, Wm-E Altman. Wi..... 157.65 15 Guar \& Trust Co.................. 84.40 15 Engel, Philin \& Edi...... Ginsberg 5 Ely, Sarah E-R S. Cowing.

\section*{Earle, Edna-A Meisel}

Estabrook, Howard-J Stracke
Fischer, David-People,

100.61
174.02
95.94

Fried, Julius \& Hëry Herskow

14 Fischer, Anna C-Tiffany \& Co...88.61
14 Fell. Edgar-N Y Tel Co.........20.96
15 Fridiger, Louis-A Ferber.......132.00
Fieldman, Sol-C T Paterno.....400.00
 15 Frohling, Nicholas V-Union Bank

15 Falber, Marks \& Max Tannenbaum
15 Flaherty, Wm E C C Platon Co..519.90
16 Fish, Hyman-Interborough Rapid
6 Feinblatt, Sigmund- N Y Tel Co.. 2
6 Fischer, Paul-C Johner
16 Fox. Peter-S Schechter........
27.41
49.72
66.06

7 Fuchrer, Wm- A. Wachenhut costs, 60.00
17 Fuchrer, Wm-A Wachenhut \(\because 312.13\)
ler-Riverside Drive Apts.... 1,679.44
Fraade, Jno J \& Leah H-Monolith
Realty Co
 1 Goldman, Harry or Morris-M Flau-
 14 Golden, Sami \& Morris Katz-Ap14 Glasser, Saml-Royal Table Co...... 69.05 14 Grossman, Jos \& Martin Hodes-
14 Gorman, Mary-City of \(\underset{\mathrm{N}}{\mathrm{J}} \mathrm{Y}\)..........
14 Gerson, Robt, Louis E Jacobson \& \& 14 Gans, Frank-A Rothstein, costs, 88.13 14 iff \(\quad . . .\). ................costs, 100.35 15 Ginzberg, Sam-S Berman et al.131.80 15 Giatras, Pericles-N Y Edison Co.86.19
 15 Goldstein. Murray H-Straw Braid

 15 Georges, Bernardina-J J Murray
et al. M..........................................
15 Glovity, Bernard 15 Gutradt, Jenab \& Nathan Yelin-
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6 Gayetty, Harry K-R Thompson. 16 Grant, Annabelle R - A . L . costs, 72.12 et al ............ S Heil.... \(^{52} 41\) -M S Heilborn et \({ }_{510,28}\)
 16 Greenblatt, Pincus \(\mathbf{H}^{\prime}-\mathbf{M}\) J Kalashen 6 Gamache, Jos-Thos B Bowne \& Son Gerber, Nehman-H W Mack et ai 1452.09 Goldfinger, Marcus-S C Carroll. . 94.63 Greenberg, Nathan-B M Felerstein
7 Graf, Henry-Alfred Brumme Co. \({ }_{7}\) Goetchins, Henry B-P Weinberg

 Haims..........................................31 11 Haims, Louis-I Braun ............... Hall, Wm F-Cecile Garage Herman, Wm—M Spielman.... 100.46 Holland, David-F Currie et al.1,409 Automobile Co H Sall.......
3 Hoffman, Delia-A Citron …....i.in.
R Francis
Haskell. Louis \(\mathrm{C}-\mathrm{J}\) Corday..................255.76
13 Haskell, Louis C-J Corday......225.76

14 Hazell, Arthur Hasser, Wm, Louis P \& Julius S
14 Hurley, Frank C-S L Pakas.....455.19

14 Hiby, Aug \& Henriette-M Kreutzer. 14 Harris, Jacob gdn-Mason Seaman 14 Handler, Morris-J B Greenspan. 108.72 14 Hawes, Elmer E-Odell Mfg Co.125.49 14 Hertz, Emanuel-H L Kaurman.. 78.4 14 Holly, Wm V-M \& I Weingarten. 57.1 15 Holmes, Ernest H \& Mary Holmes 15 Haas, Emanuel-United Electric Light \& Power Co................155.81 Havens, Clara-M B Mullen.....6.69.65 15 Herbst. Chas H \& Benjamin B Grel-ler-National Nassau Bank..... 503.00 Hope, Robert E Same...
Hand, Julius-S Beidner.
16 Hand, Julius-s Beidner................ \({ }^{16}\) Heissenbuttel, Jno H-Hannis Dis 16 Heissenbuttel, Jno H-Hannis Dis6 Higgins, Frank-R Chapman . 324.97 Hoffzimmer, Morris by gdn-Interborough Rapid Transit Co...................................... 16 Hexler, Sam-E E de \(\underset{\text { P Hosmer et }}{ }\) 16 Herman, Isaac- J Haimowitz...................336 Halfand, Jos-Geo L Storm \& Co. 16 Hollander, Elmer \(\mathrm{R}-\mathrm{L}\) isaac et a1. 16 Hurwitz, Jacob \& David-Franklin Hergesell, Wm-A A O Ziener.......94.41 16 Hotaling, Alice D-N J Packard et al 16 Hearn, Sanford C-E Huilk.......97.63
 Hellman, J French-H Spear et al... 17 Herrmann, Anna-America Founding Haims, Louis-J Solomon.i........ 130.15 Heimerdinger, Eugene M-A Zilinsky 3 Israel, Henry M-W \(\underset{\mathrm{W}}{\mathrm{W}}\) Hamblin \& Israel, Chas W-George F Owen \(\underset{\sim}{\&}\) Johnson, Nils-J K K upatt
Jewell, Edw H-A Nettle
Jacob, Jno-R R Fox...............76.15 Jeidell, David J-A Guggenheim.93.71
Jordan, Michl \& Nicholas-C Geor-
 Johnson, Walter W-F N Drane. \(\underset{\text { W }}{1,867.78}\) 14 Jandorf, Ida- J J L Lyttle.............. 132.45 Same-Same ...........................45.98 Same-Same
Joseph, Jeanette H-I Herzig.
16 John, Geo C-Thomas Gill Sors, 114.45
 Jacobs, Jacob- L Dänzig et al.... 94.81 .81 son, rec'r- E Salt Douglas Robinson, rect-E Salt. heimer, Inc.
 11 Kassel, Abr \(\frac{\&}{Y}\) Ida-Mercantile Natl Kelly, Patk-P L Barry ........................ 62
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13 Kuester, Eugene-F J Salomon....59.66 13 Karnish, Johanna-S Cohen.costs, 32.41 Krone, Joel-Francis W Fords Sons Kombos, Peter-i Rosenberg et al. 78.72

Kopiloff, Max \& Saml-A Goldstein. Kramer, Ignatz-
Knox, Theresa
G-
Y B Pel Pins et al
Per Knox, Theresa G-L B Perkins et al Kleinman, Abr \& Harry SchwartzKarlback, Fred L or Fredk L . H Herrmann Aukam \& Co Mngrich........27.31 14 Klarer, David-M Josephson.... niture Co.................................27 14 Kaplon, Abr-L Greenblatt costs, 67.28 Knauss, Harry A-Joe H Krenrich
Commission Co...... ............51.76
Kalker, Ananias-I \(\underset{\text { Krauss, Irving-A }}{\text { Criedman }} \underset{\text { Rothstein...i33.73 }}{33}\) 14 Krauss, Irving-A Cernochan, Genevieve-M Weinga
 15 Kosch, Harry G-Commercial Trav 49 elers Mutual Accident Associationcosts ...............................135.10 5 Klein. Isidore- Coney Island Brooklyn \(R\) R Co, costs..........
 Keller, Chas … E Trojan Rubber Co....... 110.95 Kahn, Isaac- J Hirsch Co ............................ 155 6 Kahn, Isaac-J Hirsch Co...... 155.29 16 Kraft, Henry-J P Gordon..........39.22 17 Käplitz, Mandel-J Rosenberg \&



17 Klinger, Louis-Jno W Sullivan Co.
17 Kelly, Jno-Goodyear Rubber Tire
11 Loeb, David S-S Periman.......35.51
13 Liebert. Mark-A H Lea et al....68.84
13 Levy, Harry-Realty Advertising \& 3 Lupply Co Ana \(\mathrm{E}-\mathrm{C}\) C F Bishop...... 144.98 13 Lefkowitz, Nathan-M H Philips et 13 Larkin, E F 3 Lillis, Thos F-same i Holle....44.54 Lifshitz, Nathan-W G Hollerock.99.76
Levinson, Saul-C C Hardwick...23.96 Levinson, Saul-C C Hardwick... \({ }^{23.96}\) 14 Leonard, Wm B-Sutro Bros \& Co. 14 Leahy, Mary E-City of N Y. Y . \(2,669.30\) 14 Lonzet, Jacob-M Landau........310.88 14 Lacks, Gustav A-Alpha C Pfizer 4 Leichner, Jacob- ....................... Grudeberg. 129.20 14 Lipshitz, Abr-Lehn \& Fink....117.24 15 Lischner, Max - A C Lampert 15 Linden, Wiliam \& Harry HartjenUnited Electric Light \& Power
 15 Lichtenstein, Ida-Same \(\ldots . . . .344,38\)
 Ladd, Isaac G-A Mizner \(\quad 901.23\) 15 Luther, Edw S-J Shenfiela......60. 16 15 Labensart, Max J \& Samuel Dubowy 16 Luther, Edw S-H A Budid........ 242.00 16 Laster, Saml-M Baer et al …...26.28 16 Liebman, Jos, Saml Kutler \& Sam Kotler-P Hellinger ….........396.68 16 Larkin, Peter C-Huron Cigar Co.45.61 16 Lesnick, Jos-O Kirsh 16 Lerman, Saml-L.........7. \({ }^{756} .50\) 16 Lerman, Samitz L Leavitt.........136.25 16 Langello, Gennaro-A Capalado.

\section*{17 Langtree, Fredk Y Y D Nelson....59.31} 17 Logan, Jas F-J A Henderson.... 56.50 17 Layrucello, Antonio \& Jos Lambrosa 17 Lowenbein. Edw-S E \& M E BernLusimer Co, Inc \(\times\)..........................31 7 Levine, Herbert-A W Herbst.....54.11 11 Mannix, Jas A-W B Ager et ai. 144.45
11 McKenzie, Herbert-De W P Rosen1 Maim \(\neq \ldots . .\). 11 Meese, Otto A-E N Little's Sons, Inc. 11 Morey, Flora Wं-H Spear et al. 236.98 Morandi, Louis-J Canaille...... 41.68 Myers, J Franklin-C H May... 140.67
141.54

Miller, Abr-A Abramsky....................26
Murray, Patk J-Barre Bernard Co.26.20 13 Mosher, Abbie-Jos Swan \& Sons.616.81 13 McCarthy, Caroline-same \({ }_{13}\) Murphy, John A-K T O'Connor. 2647.98 13 Meyers, J Franklin-White Studios 13 Inc McIntosh, Geo M- L T W Waid ........45.6.4 13 Myers, Walter P-Bank of Metropolis
13 Mankowski, Lena-W E Schutt. 7,029.36 McNally, John C-E J Markey....107.44 13 Maclay, Leonora \& Josephine A Whit- 19. 13 tier-W J Salomon Walter D-Renault Taxi................ Ser 13 Massey, Parke \& Ralph C Morgan-M \({ }^{\text {M }}\) M 13 McCarthy, Edw J- J - Barre Bernard Co...................
 14 Moore, Chas S-Brodil Importing 281.42 ....................... 14 Miller, Nora-M B Faulkner..... \({ }^{6} 24.11\) 4 Mirro, Vito-A B M Thompson...34.61 5 Mulhearn, Jas J-J McCormick..is2.44
 15 Mayer, Herbert E- - F C Cooper.2,225.63 5 Meyer, Fred G-N F Edison Co....63.39 MaAuley, John-M Babcock.... 329.41 15 Marquardt, J-Hagedorn Bros.. 123.66 15 Macurda, R A - - Eilia Marsto..........223.49 16 Margules, Michl-A Maurer...... 29.91 16 Mayer, Geo C-Chas M Decker \& Bros 16 Murray, Henry J- - B Rothblatt \& Son 16 MeCue, Martin G-Huron Cigar Co. 21
 16 Mme. Reba-D B Green \(. \ldots . . .440 .23\)
16 Meyer, Henry J-Swift \& Co....28.58
16 Myles, Jas-J Ehrlich \& Son...332.41
16 Merrick, Ernest-M Ludwig admr 16
16 Myles, Jas-J Ehrlich \& Son...332.41
17 17 Madine, Geo-ONeill Adams Co. 156.26
17 Meyer, Henry C-M A Dempsey...70.41
17 Mandy, Mathus E-M Modownick. 29.11

17 Mackenzie, Archibald T-H Hermann
Lumber Co
 17 Mowdy, Wilson H-Star Finance Co. 7 Milier, Annie-. S Flaum.....................164.11 Meler, Paul-J Wikle Jo.............131.91 Meadow, Jas J-H D Johnson....... 23.69 Macomber, Walter-G Veillarx..32,495
Markowitz, Wm-G G Tegge \(\ldots . .77 .41\)
Meek, Jas B-T Coffin
1 Newman, Henry-Chesebro Bros..68.27 Norcross, Chas P-Russell Haynes
Electric Co 14 Nicholls, Wm H- H D \(\underset{\text { D }}{ }\) Harvey,.i36.01 15 Nickish, Jno H-Jno P Kane Co.192.08 16 Nierenberg, Tewel-Standard Dairy 16 Norton, Arthur-I Cahn \({ }^{1}\) Noonan, Michl-Astor Mtg Co... 951.75 17 Newmark, Solon M-Rogers Peet Co 17 Nurenberger, "Valentine- \(\dot{\mathrm{E}}\) H H Jube 7 Neugroschle, Saml W-Grosser Knit-
 11 Oppenheimer, Carolyn \(\mathrm{E}-\mathrm{C}\) Bauman 11 O'Brien, Thos-M McF..............352.22
 13 Overbough, Jos C.-John Wanamaker
 Te1. 14 Ormes, Wm H-same 5.51
7.12
0.65 15 O'Brien, Jno-C Cahn W..................... 29.72 15 O'Brien, Jno-W W Douglas.......29.72 Jephta H Wade, Jr, and Reg G A
Phillips-W H Harrison, costs 10.50 O'Neill, John S J Bauce............49.19 15 Ornstein, Edward-B Swartz.........33.57 O'Neill, Francis-"Rectors" \(\ldots . .85 .42\) ChaskHagdorn Bros. Mary or ...... 146.91 ran ...................................285.38 16 O'Brien, Chas \(\mathrm{T} \mathrm{M}-\mathrm{N}\) Y Tel Co.25.49 17 O'Relly, Geo-N Smandt ....... 120.59 11 Pierce, Danl O-A Rosenstrauss. 84.41 13 Palmieri, Vincenzo-Herringbone Metal 13 Pagodo, Nathan-Independent Beef

13 Payne, Geo L-F Landseidel et al.115.22 13 Pfaff, Carl B-Bauer \& Black of \(\dot{N} \mathrm{Y}^{2}\) 14 Pfeiffer, Anna-E Cashman........... 169.42

 14 Polansky, Chas-Meyer Lange.. 113.22

 15 Plitt, Dr Morris-University Society
15 Pogoda, Louis-N Y Edison Co...... 176.47 15 Parker, Flly Z W H H J Levin...... 156.08 Pritchard Jas C-M Enright..... 550.87 5 Pritchard, Jas C-M Enright.... 550.00 16 Pine, Jas A M-M Asherman....959.61 16 Pierce, Chas W-Clark Hanna Co. Co.80 17 Poweil, Liewlyn L-A G Rouse et al 17 Pinckney, Harry-Evans Bros, Inc. \({ }^{99.71}\) 11 Roliman, Mary \(\begin{aligned} & \text { J- N } \\ & 11 \\ & \text { Ruiz, Chas- }\end{aligned}\) Tei Co...... 14.73 11 Redmond, Margt \(S\)-Northern Bank
 Reiness, Rose-P Blackopf Riley, Jas B-M Reynolds Reichman, Benj-B Claiman 3 Rifflard, Geo A-H C G Stapler.... 51 s 1.20 3 Rosenbaum, Saml-E G Lyons \& Raas 13 Rotnrock, Sami H-Swenarton Sta4 Rosenthal, Milton-.................... G Salinger.399.62 14 Rubinstein, Jacob-O Volkening
 14 Rosenberg, Herman- \(\mathbf{W}\) i S Gottheil.
14 Rosner, Louis \& Saml Kanner-A K
 14 Rosenman, Jacob-Flohr \& Harris. 14 Rubin, Herman-Security Bank of 418.16 Reizen, Edw- \(\dot{B}\) Gindin................ 163.41 14 Raymond, Melville B-Lincoln Trust 14 Ritzheimer, Henry C-National Nas-

 5 Rodman, Joseph \& Abraham-Swift 15 Rath, Margt-N J Packard et al.327.47 16 Rhines, Edw- E J Anthony......157.41

16 Rome, Granville \(\mathrm{H}-\mathrm{N}\) Y Tel Co, 27.56
16 Roshke, Benj-J Rabinowitz 16 Rigby, Geo-A Holmes 17 Rosenthal, Julius C-S A Arnstein 7 Rucienski, Ignacy A-North Britis Edinburgh .............costs, 184.88
 17 Reid, Geo \& Sami Kerr-A W Werts17 Robinson, Margt, \(\mathrm{V} \underset{\mathrm{m}}{\mathrm{G}}\) Mulligan \& Agnes K Mulligan-Northern Bank
Rice, Philip \(\dot{R}-\mathbf{F} \mathbf{C}\) Turner \(\ldots . .68 .21\) 17 Ruppel, Wilhelmina-Frank Goldman ( Reynolds, Chas E-Hull Grippen \& \({ }_{30}\) Roberts, Alfred Wं W P Mann.. 478.79 Spring, David H-J T Dooling.... 70.15 Mamane, Carl J, Hans Triest \& \&
 Stone, Nathan- 5035 th Ave Co.... 86.18
Schornberger, Gustave-J Trainor. Schornberger, Gustave-J Trainor. 13 Schnave, Fred-E Barbig ....... 88.03
 Scott, Geo H-American Underwriters 3 Corpn
13 Simonelli, Andw- L A Valenti......i39.95 Schreiber, Morris R-P Lowenthai. 84.65
Schulze, Louise-American Exchange 3 Strauss, Adoif \& Max j Labensart- 106.70 Becker ......68.16 13 Shropshire, Ralph \& Alex V A Bur4 Sullivan, Danl M-Mitchell Motor 14 Schischkar, Emily- \(\dot{J}\) P \(P\) Sila.....1,101.91 14 Starr, Louis-M N Anderson ................................. 71.16 14 Stearns, Jas M- \(\underset{\mathrm{N}}{ } \not \mathrm{Y}\) Tel Co................ \({ }^{717}\) 14 Seaman, Franklin T-same
14 Syrop, Sam-F Markowitz
14 Smith, Milton-E M Grossmañ...
 ..............68.81 Schwartzberg, 'Joseph …......." Dorf\(\operatorname{man}_{\text {Sultzer, Max }}\) \& Aifred................. 286.72 schul \(\because\) Scheff Abrahin ...........................11.11 Sackelman, Abraham-J Kleiner.,49.65 5 Sondheim, Leopold-Eve Post Job Printing Office \(H\) \& Eugene Metzger -Willson \& Adonis Company et al
costs ........................................ 134.05 Spring Water Co. .................42.42 Silverman, Moses \& Ben Forma-N N Sinsberg, Edw \& Philip Engel- \({ }^{\mathbf{N}} \mathrm{F}_{29}{ }^{\mathbf{Y}}\) Sarrocco, Jack-United Elec Light \& Power Co. Shwartz, Sam-H Deyer \(\cdots\). . . . . . 192.71 .29 Schmeckenberger, Sawyer. Alphonzo R Cronin. 126.49 Standard Fashion Co, costs....141.93 Silverman, Louis J, Jacob Brodie,
 5 Silverman, Louis-C H Enos Jr. 16 Sheinart, Leonora .......................... Rets, 101.85 16 Sehlmayer. Wm-United Confection-
 Smith, Jas F-N Y Tel Co.........28.84
Smith, Francis E-R J Lynch
201. Solomon, Jos-Geisman \& Musliner. 6 Stark, Max \& Joe Reisender-J Ro6 Streicher, David- K Rubin et al. 7 6 Simmons, Michl-Geo L. Storm costs, Starr, Louis \& Saml Rubenstein- J J J \({ }^{72} 6\) Saulson, Philip J-COBO Col Finance Co et al Bernard- \(B\) J Humphrys 18.80 H …....5,540.21 costs, 88.50 Smith, Eugene F Jr-F C Turner.68.31 7 Schoen, Marie F Jr- E A Platt
7 Shapiro, Sam-M Harris Shapiro, Sam-M Harris gold et al David \& Dora-J Baum7 Salovin, Julia-Standard Plumbing 68
 Schulich, Bernard-G J Humphreys
17 Selleck, Herman D \(\underset{17}{ }\) Shapiro, Jas M-J Guyer \(\underset{\text { Coleman et al.601.61 }}{ }\) 7 Shapiro, Jas M-J Coleman et al.601.61 17 Sprague, Arthur E-Holley Mfg Co.
17 Simpson, Wm T-C E Proctor. \(86,319.52\) Springer, Jno H-J L Miller.costs, 72.50 Stewart, Mary \(\dot{\text { Sam }}-\mathrm{E}\) © C S Stewart \(\quad 1,895.00\) Svigials, Danl-D \({ }^{\mathrm{E}} \mathrm{C}\) Shoyer \&
 Thomas, Harry A-H H Peters. 3 Turkisher, Edw-Gilbert Pub Co. 39.15

13 Thorpe, Jas S-B H Foss . . . . ... 107.12 13 Thompson, Jos \& Albt A Attix-B -10 4 Towner, Wm \(\mathrm{F}-\mathrm{C}\) C C Burlingham et 14 Tyssowski..................................... 14 …......................................... 3034.70 4 Toplitz, Berthold \(\mathrm{L}-\mathrm{N}\) Y \(\dot{\mathrm{Te}}\). Co...24.31 14 Tischler, 14 Saml-M Reichbach.... \(\mathbf{2 8} \mathbf{m}\) H-Keystone Type Foun-

14 Turman, Abram-State Bank
14 Trinche, Aristide-J C Pole..
15 Teza, Peter-J B Owens....
15 Travis. Stuart- N Y Edison Co
15 Travis, Stuart- Teltsky, Max-same ............
16 Tlernan, Cath L-Cramer Meye
16 Trautman, Ira-i Kuflik et ail.
16 Tichenor, Chas R-Walker \&
son ini … \(\overline{\text { vi }}\) c Helfrich
16 Turnbull, Jno W-W C Helfrich.
17 Tague, Edw P—Standard Typewriter
16 Unger, Saml- \(\underset{11}{ } \dot{\mathrm{~F}}\) Erana, Frank J-N Y Tel Co........i43.36 11 Virzi, Andw-J W W Robinson. 15 Vogel, Elias-W Schwartzbarth..64.15 16 Van Gytenbeck. Anto..............sts, 146.58 6 Jonge Conbeck, Anton-Louis De 64.15 11 Wise, Louis i i \& Chauncey B Brad-

11 Wightman, Hattie-Same Mitcheil- 11 Walker, Theo C \& Abt E Mitch
11 Same Wright, Chas o- Northern Assurance 11 Wilson, Monmouth B-Brewster \& 214.68
11 Wasserman, Ascher \& Irving Fin11 Wakefield, Wm H-J F Boyle Co.....25.44 13 Wittstein, Reuben J-J H Lipskey et 3 wiliner, Abr-..................................41.41 13 Weyl, Simon S-Buimers Ltd.....148.81 Willcox, Wm R, John E Eustis, Wm
McCarroll, Milo \(R\) Maltbie \& Long Acre Electric Light \& Power Co3 Ward, Herbert- \(T\) W Goodin...... \({ }^{23.67}\) 13 Weiss, Rudolph-A Kelly...costs, 100.00 13 same- B Weiss \(\cdots\)...........sst, 161.22
14 Weston, Geo F - F M Haskin....2,483.29
14 Wasserman, Ascher-H Bregstein.
14 Warner, Malcolm C-C F Bishop


14 Wendt, Fredk-Nathan Hotel Supply
14 Wolf, Chas-N Levy et al .......632.04
15 Weeks, Nelson-O C Brown et al. 71.56
15 Wolfe, Chas-W H Lucas. . costs, 125.12
15 White, Helen \(\mathrm{S}-\mathrm{M}\) J Barkley. \(10,670.82\) 15 Whitridge, Fredk W rec'r-P Quinn.
 6 Wolf Meyer J \& Sol Mutterperl 9.96 Geisman \& Musliner .........150.97 6 Wilson, Edw W-G Ehrsam: 16 Werner, Saml-N Fishman... \({ }_{6} 6\) Windman, Harold F - C Papa....280.85 17 Warshawsky, Morris \& E.................. 181.00 7 Wall Bers........38.77 7 Wald
 14 Yellin, Hyman-M L Marcus e 11 Zeitlin. Saml- R P Koenig \& Co. 267.30 11 Zeitlin, Saml-R P Koenig \& Co. 267.30 13 Zinner, Julius-A Yolin \(\begin{aligned} & \text { Y } \\ & \text { Zeitlin, Harry M- } \mathrm{H} \text { Zwish et al. }\end{aligned}\) 14 Ziegenthaler, Sarah-M S Arrne.... 46.16 1 Zanloughi, Venuto-Westcott Ex 15 Zubrinsky, Äbr-̈ L Singer............229.15 15 Zeitlin, Harry M-E H Zwisohn et al 16 Ziegfeld, Florenz \(\overline{\mathrm{J}}\) - J Р McGowan. \({ }_{17}\) Zeitlin, Yetta-H W Perlman.... W . 158.41

\section*{Corporations.}

11 David Kessler Second Ave Theatre 11 Hasbrouck Piano Co-N Y Tel Co 99.43 11 Lake Hopatcong Land Co-N Y Tel 11 Melvin Stabie Co \& H S Horton \& Co 11 Mechanics \& Traders Bank of City of Rea of Fanning-B B
 11 Scott \& Fowles Co-N Wright et al. 11 Tremont Park Reaity Co \& Fredk M 13 Lake Hopatcong Land Co-White Rats 13 Funding Co of America, Ediw S Luther \(\&\) Chas W Abrams-Peoples
Bank of Troy ..................4,915.54

13 Spear \& Co-A M Veneruse.
13 Klahre, Hoge Co-L Grau et
13 Hotels Realty Holding Corpn-i1st sit
13 Borough Trading Co-......................900.11
13 Haase \& Lippman Constn Co-Francis
13 Ludlow Day Realty Co- Bealy ......................
23 Planographic Útilities Co - ................... 171.15
mon ............................ Jalo-
Waldo Constn Co-Tietjen \& Lang

13 Yonkers Auto Repair Co Inc-PennN Y Telephone Co \& Percy Barr. Catholic Congregation of st Michael
Arehangel of Mutual Benevel Archangel of Mutual Benevolence-
F Mordente.............. .61 .41 13 North side Iron Works-C. © Steiber. 61.41 13 Dry Dock Trim Co, Santoro Co \& Chas 13 Economy M Eilk Machinery Co-Smith Bros Pub Inc ........................62.40 boy Foundry \& Machine Co 2.829 13 Maxlow Realty Co-D Robertson. 232.31
13 Traction Materials Co-Lecouver Press 13 American Kennel Club- \(\hat{R}\) Stewart.............................. 13 Continental Finance Co-Oscar J Gude 13 Tullin Moss Co - Vaughan Trucking 14 City of \(\hat{\mathrm{N}} \mathrm{Y}-\mathrm{A}\) i Conners.........273.89
 14 Wehme-same

Bottling Co-Paddock Cork
14 William T Hookey Inc-Pennsylvania
14 British Products Do …....................40

14 National Column Co- \(\underset{R}{ }\) E Parsons

14 N Y \& Bklyn Delicatessen \& Lunch
14 Amsterdam Ave Realty Co-Union
14 B \& S S Amusement \(\because\) Co-............23,760.52 14 ing \& Amusement Co-Sterling Ceil14 Cohen \(\&\) Levine Constn Co-Patent 14 Cryder \& Co-General Automobile
14 N Supply Co........................ 21.97
14 Longacre Electric Light \& Power Co -.....................costs, 2,259.05
 14 Mangin Wet Wash Laundry Co-J 14 A W W Nugent Co, Ine-H W Johns
 14 Gillbert Metals Ceiling Co-Merger \({ }^{\text {ling }}\) Mfg Co............................ 388.67 15 wald..............................099.96 Brooklyn Howard Colored Orphan
Asylum-Croker National Fire Prevention Engineering Co .......... 281.92 15 Douglas
15 Ortho Film Co-J Yuela....costs, 66.28
15 City of N Y-A. W Schob........523.27 15 Multi Speed Shutter Co-F Marinare 15 J K K rusi Co Co Labe Importing Co. Co. 243.34
 15 M \& E Connelly O B Frazer. 15 Hoyt Realty \& Leasing Co-N Y 24.81
 Weissglass \& Carl Fish*-D Korn-
blush …................................. 15 Wolkind \& Berman Inc-............................ Arai et 15 Brookiyn Heights \(\underset{R}{ } \times \mathbf{R}\) Co-M \({ }_{3}\) SoloRailway Auto Car Co- Pennsylvania Rhine Realty \& Improvement \(\mathrm{Co}-\mathrm{H}\) 15 Connecticut Raincoat Co-j Baikin. 16 Fraade \& Fraade-Lestershire Lum16 Fraade \& Fraade, Jno J Fraade \& 149.93 ber \& Box Co......................668.87 16 Traction Materials Co-National Lead

 16 Van Nest Woodworking Co - David


16 Rodney K Haines Co-L M Rosenthal
16 Roseno Bros Inc-Schmitt Bros. 370.56 prietor, Lou B Kaufman \& Geo M 16 Western Cloak \& Suit Co-A Schmidt
16 same-same
16 A Schapierer, Inc-W Mame Marberg et al

16 Lawyers Supplies Co-A Kasman. 37.25
16 United Film Co , Wm S Milliken Frank H Van Dusen-E M La Voie Hotel Marion \(\ldots\) © …...............667.63 Anna \(\dddot{\mathrm{C}}\) McNay, inc-E \(\underset{\mathrm{E}}{\mathrm{A}}\) Morrison et onk Discount-A Bienhauer...........................
 Lrd....ial Co-o.....ive Laundry \({ }^{357.78}\)
 Uhlfelder Thompson \& Co, Julius
Weil, \(P\) \& Vacuum Cleaner Co \& Francesco Ebell-Chelsea Exchange Bank
16 Clemens Constn Co \& Richa Clem-
 Richd Clemens-J Mirkin.....217.41 National Surety Co-W W Farle \({ }^{\text {W. }}\), Fidelity Development Co-Wash same-same
same-same
same--same
same-same
same-same



 Enterprise Forestry Co-C R H SonnEmpire Cornice Works, iorris Fine Knight … El Triunfo Consolidated Mining Co
J Mayer
M Greenwich "sitores, Inc-Armour \&
 \(\underset{\text { Holling Mill }}{\text { Houndry }}\) Co-Manhattan Hub. Embroidery Co-Embroiders 99. punary \(\bar{T}\) - \(O\) Sireay raddouy \({ }^{2}\)


 Laundry Corpn-L Winberger ..75.15 Shurfoot Horse Shoe Corpn, Isaac
Weill \& W
W Clarke or Edwin




\section*{Borough of Brooklyn.}
\({ }_{9}{ }^{\text {JAN }}\)
Antozewski, Wladislav-Polish-Amer-
 10 Armstrong, Philander B-Star Ayres, Donald-F Fenty …......171.40 Brennan, Louis A-E D Vanderbilt \(\mathbf{~}\).
 9 Berger, Sam-s Brun A Jones.....
\(10 *\) Bermei, Jos M M A
\(10^{*}\) Burmester, Wm H-N Y Tei Co.
 Bove, Stairo-same
Brislin, Jno-same \(\begin{array}{r}25.49 \\ 260.00 \\ 550 \\ \hline\end{array}\) Brislin, Jno-same A............it \({ }^{2}\) 0 Bowers, Geo \(\begin{gathered}\text { C } \\ \text { P } \\ \text { J Langler }\end{gathered}\) \({ }_{0}^{0}\) Brouwer, Milton \(\mathrm{G}-\mathrm{N}\) Y Tel Co

Bruck, \& Reich-N Y Tel Co.
Blohm, Jno F-N Y Tel Co.
 Burkhart, Frank-C Froeb, Fi..
Beam, Mary-Jennie A Lutkins Beam, Mary-Jennie A Lutkins.
Baar, Sigmund-L J Altkrug \& 3 Bricker, Louis S Gralnick V.... 302.15 tin \& ano …...................153.00 ....173.83 Bonacci, Dominick-R Caporale. 143.85 Batthamy, Stephen-Igoe Bros \(\quad . .224 .57\)
 Petry Co-F-W Engels Electric

\section*{Bank \& Brown-same}

Brown, \(\dagger\) Jas-same Buar.in
Berlin, Adolph-Parshelsky Bros, Bland, Geo P-H D Lott as exr. 80.88 Blumenfeld, Nathan- S Borten... 123.33
Blutstein, Morris- -1 Heller \& ano. 82.40 Blutstein, Aporris- - Hel Wolf.....7.40
Bowden, Appoine
Beveredge, Louis \(\mathrm{W}-\mathrm{R}\) Page...iv5.90
 Brown, Jennie-same
Bruno, Savino-I J Cerricola
Byrne, Jno F-I H Leventha Byrne, Jno \(\mathrm{F}-\mathrm{I}\)
Clark, Thos-C Leventhal
\& Carroll, Owen J-Realty Dealers. 70

 10 cant Co.............uis Eilis 147.64 extra ... Hawley-Louis Ellis as

10 Conley, Geo-N Y \& Bklyn Casket Corrado, Cario- city in \({ }^{\text {Y }} \ldots . . .{ }^{3140.32}\) Chapman. \(\mathrm{M}-\mathrm{N}\) Y Y Co. 15.5 10 Colcord, Ed........................................
 Campbell, Jas A-W Eckenfelder.434.
Crennan, Wm J \& Mary A-Chas
H Brown Paint Co ....................577.98 1 Carsten-Offerman Coai Co.........38.96 Clausen, Jno F-Cronk \& Carrier Co 13 Corideo, Jäs-Jas A Mc Cörthy \& Bros 13 Cooperstein, †Henry \& Philip-Union 13 Cohen, Abr-L Saui …...........64.40 13 Calendo, Teresa, also known as Teresa Cordes, Otto- N Rosenthal
Cinello, Mich1-E V G Scranton... 136.90 Clinton, Henry \(\mathrm{F}-\mathrm{R}\) S Baylis....46.91 4 Cohen, Haris-H Pollack \(\dddot{\text { Clarke, Mary }}\) N-Margt \(\mathbf{T}\) Streeton 28.05
 Calderazzo, Jos N - State N Ne \(\mathrm{Y} .1,000.00\)
 Cook, Raymond \({ }^{\text {W }}\) (infant) by Wm D'Andrea, Chas \(\dddot{\mathrm{P}}\) - Eiliz Degregorio, Jos-City N Y..........60.00 0 Dowding, Chas -N Y........148.13 \({ }^{0}\) Dowding, Chas O-N Y Tel Co Ducas, Leo-I Goldberg \& ano... 155 Dehnert, Henry-C Froeb \({ }^{\text {Dachille, Pietro-Clara Malone.. }}\) same-same \(\ldots \ldots\) Weser
Davis, Elias Javis, Harry (infant)-same Davis. Thos-P H Smith Damsky, Mollie, doing bus as M Damsky \& Co-Famous Waist Co....33.20 Durnick, Jos-Igoe Bros
Dick, David S S Cohn
Dodge, Geo H-R W Shearman \(\cdots 51.50\)
 Dickson or Preston, Edna-City NY 019.6 Delker, WW \(m\) Jr-Louise \(\dddot{\text { E }}\) Deiker 130.72 5 Dilion, ciarence- R \& M Constn Co. 109 5 Dincin, Philip \& Isaac-O.O.O.i. Frank.i21.49
 Eldredge, Frank M-City N Y Same-Same
Eldridge, Frank
Eichner,
Emanuel - Pinais.... \({ }^{260.00}\) ...............84.40

 \begin{tabular}{l}
27.40 \\
64.58 \\
\hline
\end{tabular} Flushing. Alba J-J Brodie........ 164.53 9 Finlay, Henry V-T McCloat..... 120.17 \(10 *\) Finkelstein, Aaron- City N N Y... 260.00 10 Feenaghty, Hugh-Wm B Harris \&
 11 Flugge, Chas F-J Morris 11 Fackner, Jos M-W E Halock.... 27.74 14 Fullerton, Wm J-H D Lott as exr. 88
 9 Guthy, Peter-I Levin Stone Co. 91.42 9 Gianotto, Francesco-A J McCollum. Goidman, Isaac-Independerte Pro-
 9 Gutrie, Mary \& Geo-M Blumberg. \({ }_{10}{ }^{9}\) Gutrie \& Shortell-M Blumberg. 1164.58 10 Gold, *Morris \& Lottie-City N N Y. 55.00 10 Gingliano, Raffaele-same \(\cdots . .260 .00\)
10 Ginsburg, Sarah-same 10 Ginsburg, Sarah-same \(\ldots \ldots . .2660 .00\)
10
Graham, Bridget E-same...... 55.0
11 11 Gerstenberg \& M Mees......... .284 .40
.119 .80
11 Grant \& Greenberg-same.........59.16 Greenberg \& Schlecker-Grossman
Bros \& Rosenbaum \(\ldots . . . . . . .111 .91\) 13 Gerhardt, Frank \& Eisa A-Maria 13 Goodstein, Arthur-F Fenty \({ }_{14}\) Goetter, Wm E-Jos Fallert Bw Co 14 Goetter, Wm E-Jos Fallert Bwg Co 14 Glazer, Alfd-N Hutkoff et al...104.41
14 Goldstein, Alfd \(\mathrm{D}-\mathrm{C}\) M Wells... 36.10 14 Goodman, Louis-B Cohen \(\ldots\),.... 92.27
14 Goldman, Harry-May Flauman.. 341.13 14 Goonick, Nathan also known as \(\mathrm{Krim-}\) 15
Gregorio, Carmell-I Lebowitz...117.90
15
Goldberg, Max-M Otnow........ 289.40 15 Goodwin, Jno J-Beile Harbor Yacht

 9 Harlan, Thos J-Mechanics Bank. \(10 \begin{gathered}\text { Huyck, } \\ \text { Davis }\end{gathered}\) 10 Hinikman, Harris City N Y.... 260.00


10 Harold, Jno T-C Tisch.......... 106.40 10 Holzhey, Otto-Walker \& Pattison, 10 Higginbotham, Josephine-T P Hyatt
 10 Hett \& Conderson, Eimer E-Isabeile \({ }^{53.87}\)
10 Housman, Moses-
13 Hopkins, Wm-Empire State Dairy
13 Handier Morris - J B Greenspan. 108.72
Co. ....d. ... \(\because\) Sch \& Lehigh Coai
14 Holden, Edw-W Schmelke
Irvin, Susan-L C McGuire..........28.157 5 Israel, David-Mary J Simmons...i22.63 0 Jones, Leonora-Brightson Boat Jordan, Jas A-J Humborg \begin{tabular}{l}
58.84 \\
14.21 \\
\hline
\end{tabular}

10 Keating, Hugh-WWaiker \& Pattison \(91 .{ }_{3}\) 10 Kornios, Emery \(\dddot{H}-\mathrm{H}\) Samenfield. 10 10 Kroll , Louis-same
Koellsted Contracting Co - W H Winn 10 Kinney, Matilda \(\mathbf{Z}\) - N Y Tel Co.. 20.25 11 Kickart 11 Kaminsky, John-International Pro13 Kotcher, Geo-W W Thomas …96.45
 14 Karlson, Karl J F-G F Elliott et al. 4 Keil, Henry A-F W Huber. 4 Kushner, Jacob-Noa Heiger.... \({ }_{93}{ }^{23.65}\) 15 Kaplan, Hyman-Belnord Realty Co. Co.
 9 Londino, \(W \mathrm{~m}-\mathrm{F}\) Amanna...... 302.72 \({ }_{9}\) Laposcia, Peter \(\mathbf{W}\) - - Amannaile Nole Co.
 10 Lemberg, Heon Sa.................. 119.30
 10 Lurie, Gustave-City N Y Y \(\quad{ }_{9}\) Lipshitz, David-W \({ }^{260.00}\) 10 Lorberbaum, Israel-L B Wasser-
 10 Ladey \& Conley- \(\because\) N Y \& Bkiyn 11 Langdon, Leah-Lucy E Ongiey.344.47 11 Lush, Jas S-O Von Buckow Lewis, Morris-L Saul Leonard, Wm B-R Sutro \& and \({ }^{64.40}\) same - \(\dot{\text { S }}\) Tayior \(.2,669.30\)
\(1,613.47\)
7
14 Levin, David-- 14 Levin \(\ldots \ldots \ldots \ldots, 613.47\) Landinsky, Jacob \& Jacoob, doing bus-
iness as Landinsky Bros-H Avid-

15 Lindenbaum, Lena-M Apatow... 110
15 Lindenbaum, Lena-M Apatow..110.50 Ludwig, Adam \& Louis, doing busi-
ness as Ludwig Bros-A Buchanañ,

10 Armmuth \& Mollie-Annie 10 Monacho, Michila-City N Y.... 260.00 10 Meistrell, Henry F-Martin Evans Co. 10 Meistrell's Garage \& Machine 10 Marcowitz, Jacob B-H Rein
10 Mann, Alfred-B \({ }_{10} \mathrm{H}_{\mathrm{R}} \mathrm{R}\) R Co..... 108.47 10 Monahan, Jno E-I S Remson Mfg
13 Morrisey, Bridget-Anna Eshelman.
13 Markuzi, Marx-J B Greenspan ...46.22
13 Mears, Elmer E-Waverley Storage 119.40
13 same-same
.119 .40
-223.72
er 305.65
14 Mehlman, Colman- G R Browner. 305.65 Mafrai, Salvatore \& Josephine-South
Bklyn Savgs \& Loan Assn. (D) \(7,454.11\)
same-same

15 Macurda, Rufus A-C M Davis.
15 Maggin, Isidore-P S Giickman.
15 Merkert, Jos B-Manhattan S
15 Dyeing \& Scouring Works.
15 Murphy, Jno A-Kath T O'Connor...
10 Norak, David \& Rosa-C L Sicord 9.90
15 Nudelman, Kath V-N Y Tel Co. 16.40
15 Nugent, Arthur A-B H R R Co...70.47
15 sagent, Girard (infant) by Arthur 6.
15 Namra, Dora J-A simon et al....i15.63
 10 O'Brien \& Burmester-same
(D) \({ }_{21}\)

 14 Owens, Isaac B-Beyer K Camp Con-
stn Co.
14 Owens, Benj v w - Ethel M Dixon as
9 Patterson, Louis-Margt T Madison.
9 Philiips, †Mary-Liilie schmidt....21.42

9 Purdy, Chas W as exr-City N Y. 21.33 9 Plate, Ernest-...same Pickard, Julia as admtrx-same...... 224.69 Price, Jessie-same
Plunkett, F - sark- same
9 Phillips, Abr A Jr-.......
Passarge, Arved H -same
Prosser, Wm-same
Pasternack, Max-
Person, F P-same
Pupki, Chas-same
Pupki, Jos J-same
Parmenter, Margue E-............
Parsons, Kenneth-same
Parker, Gustave-same
Pritchard, Thos S-same
Plunkett, Wm-same
Pearson, Chas W-same
Pressler, Jos-same
Prickard, Jo H-same
Pollock, West-same
Powers, Geo A-City
Post, Saml C-Same \(\qquad\)


Picker, Amelia or Amalia- L En \(10 *\) Parenta, Michl-City N Y........
11 Preble, Walter E-W Eckenfer. 13 Puttailèz, Jno, シ̈. Frank, Henry \& Al-
 14 Peterson, Ernst-A Spitzer ......88.3 14 Praisner, Sol-American Steel Frame
 14 Pratt, David W-W J Atkinson. 41.40 \(15 *\) Pollter, Howard L-W S W Powell \& ano Rountree, Moses E \& Alice M- Brandt
9 Reardon, Wm-E Waish.............101.77

\section*{9 Reese, Jno L-G L H Re}
 10 Ryan, Patk J-City N Y. 10 Read, Berkley T-L Esche
\(10^{*}\) Reich, Alex-N Y Tel Co. . . . . . 44.4 10 Ruegamer \& Auer (a corpn)-M 13 Riley, Matthew-S \(\ddot{H}\) Coombs et ai 13 Robbins, Rebecca-A A Heira ...136.90 14 Ress, Harris-M J Malament.....i49.i42 14 Rosen, Frän-... A G̈reenfield \& ano 15 Robinson, Jas M-Natl City Bk. 828.91 Natl City Bk \(\underset{\text { Roehr, Carl J }}{\text { N }}\) Wrabbe
Stone, Louis-S M Kurshan et al.220.13 Sherman, Benny-L Hack......30.00
9 smith, Oilive \(\because \underset{\mathrm{E}}{\mathrm{C}} \ddot{\mathrm{M}}\) silverman 134.65
9 Shorteli, Jas-M Blumberg ................................ \({ }_{9}\) Sh
9 Smith Frances F-Star Finance.... 42.36
10 Sanders, Herman H-J I D Bristol.


10 Simger, Geo-same The....
10 Stratton, Gax-same 10 ....
60.00
60.00

10 Smith H, Gilbert M-same .......260.00 10 Simon, Isaac-same Tel Co....... 24.88
 ness as Silver Bros-N Y Tel Co. N . 10 Steinberg, Steam Cut Stone Co-City
 10 Smith, Francis E-R J Lynch..... 201.80 10 Smith, Jas F-N Y Tel Co.......28.84 \(10 *\) Schaeffer, Ezra-same o. Sin..... 34.84
10 Sockolof, Abr, doing business Bway Parquet Floor Co-Banner Steinfeld, Barney- Firank E Ro................
 11 Sabbia, Maria as admtrx, \&c Frank

 11 Sopper, Geo-L Schmitz .............45.
 Bwa Co 13 Sharkey, Thos A-A Pasquini \(\quad . .208 .85\) 13 Schotten, Friedrich- F F J Loch .....39.59 13 Shaftel, Lazarus-S Gralnick ... 302.15 13 Shevin, Mich1 J-F Loeser \& Co... 124. neth F-Otto Huber Bwg.... 4,007.14
Sharp, Geo B Jr-H D Lott as exr. 80.88 14 Sharp, Geo B Jr-H D Lott as exr.80.88 14 Schwartz, Harry-M S Yochelson.. 29.90


14 Schulze, Louisa-American Exchange
 15 Schwartzenfeld, Adolph-G Bieiman.
15 Strodl Eliz-Bklyn Queens Co 15 Strodl, Edw-same 108.47

15 Seckerson, Fredk C-J J Hallenbeck.
15 Smith, Waiter A- - W S Sowell \& ano.
15 Spitz, Thure-M Ready …......32.4
15 Sullivan, Benj Jr-C. Anderson... 5280.00
Townsend, Geo E-Martin Evans Co.
10 Tamargo, Caroline-Lawyers Title \(\bar{I}\)
 13 Trustees of the M E Church of Green-field-A of the \(M E\) Church of Green-
13 Thompson, Geo R-N J Rowand as 14 Taylor, Nathaniel- \(\mathbf{J}\) B Gere...5,857.06 15 Taft, Leonard N \& Mary R-S F 14 Viola, Bartholamew-Eliz \(\mathbf{~}{ }^{\prime}\) Hitch9 Von, Rappaport, Be................................... 9 Worcho, Apoilo--State \(\ddot{N}\) Y.........500.00 9 Woods, Geo W-F Nickel (infant) . \(2,630.32\)
33.95 10 Weeks, Howard \(\mathrm{F}-\mathrm{N}\) Y Y Tel C 10 Walker, Jennie-M A Jones......564.57 10 Widding, Jens-J Sivertsen 170.65

10 Whit
10 Plate Co...................................... \({ }^{\text {Werner, Andreas }}\)

13 Wehmann, Louis-W Wteinberg. \(\mathbf{W}\) Wielandt. 92.15 13 White, Wm J-H Rohs \& ano ...i39.90 13 Weglein, Louis J-Trow Directory 14 Williams, Jas J, doing business as 14 Williamson, Eveline-H D Lott as (80.88 15 Wendt, Fredk-Natl Hotel Supply
 9 Young, Chas J-J Brodie 183.99 9 Zasloff, Louis L-H Berkowitz....i69.40 10 Zegarsky, Mary-C E Walker... 108.45 13 Zalmowitz, Frieda \& Adolph-Uinfon


\section*{Corporations.}

10 Bklyn Taxicab Co-American Taxi-

 9 Montauk Adv Co same sam........................
 9 McCormick R E Co-same National Truack Co-same
9 Paramount Constn Co-same 9 Phona Pneumatic Co-same 9 J C Rasmussen Co-s Co-same. 9 Rolled Plate Metal Co-same Rechnitz \& Potruch-same


9 Royal Paper Box Co-same .121 .72
. .39 .34
Savage Mfg Co-same.............224.69 9 Shamokin Valley Realty Co-s.
9 Anglo-American Corpn-.............. Brown \& Klein Bakery-Same.

9 Bklyn, Canarsie \& Bergen Beach Ferry Co-sare .................. 38.9 Bay Ridge Lumber Co-same....i75.37 9 Bracken McAneney Co-Same...79.3
 New York, Pennsylvania R E Assn-
J R Hartung \& ano
N Y Times Co-C N Lucker......684.36 10 N Y Times Co-C N Lucker...15,150.85 Somerville Reaity Co . C I. Cohen. \(2,015.18\) 10 Thos Pepper Constn Co-Rockland 10 Wyona Bldg Co-M............................02.04 10 same-same 11 Alumni Co, doing business as "Alum11 Newburgh Carpet Co-G T Mi Si...672.61
 Hewlett Tempany Co-Guide PrintBay \&idge \& Ft Hamiliton Realty Corp-Sturrock Cut Stone Co...................................... 213. 11 same-E J McLaughlin Co (D) 927.8
11
11
Same \(W\) Blyn
Electric Equipment
(D)
374.12
 11 Bay Ridge \& Bklyn Realty Co- same 11 Block Drug Co-same \({ }_{11}\) Eastern Parquet Floor \& Mantel Co. 39.59 same
11 Epoch
Realty
Eimont Terrace Realty
Eim11 G K Brown Co-same
\({ }_{13} \mathrm{G}\) A A Colgan Co-same R Co-Eva Borghardt

13 Tullin-Moss Co-Vaughan Trucking 13 Asbestolith Mfg Co - B \(\dot{\mathrm{F}}\) McGuin13 Amsterdain Av Reaity Co. Unnion 13 Cameron, Chas, as committee \&c Louis Kress-Ronalds \& Johnson. 13 German Hospital Soc-Lena Hauck. 13 Ideai Heating Co-...................................
13 Nassau Elec R R Co-Lena Holt, \(1,338.07\) 13 Pacific Dye Works-L Saul 13 Ridley Memorial M Ehurch- \(\dot{A}{ }^{64.40}\) 13 Sharpe Tire or Fire Proection Co-
14 Brooklyn Cementing \& Impt Coast
14 D \& P Constn Co-Re Dumont Mtg \& Realty Co et al \(\ldots \ldots \ldots\)..............
14 City
14 14 Clinton Constn Co-Same
14 Contractors Electric Co-same
14 Craftsman Decoration Co-same
14 Consolidated Lamp Co-same
14 Diamond Realty Co-same.
14 Daniel \(R\) E Co-same
14 F W Carlin Constn Co-same.
14 Hamilton Trunk Mfg Co............. 101.11 14 A R Maxter Constn Co-same....39.34 14 Alexander McBride Constn Co-
 14 New York Varnish Co-G \(\dot{\mathrm{F}}\) Eliiott


15
15
Lranite
Liberty
Brick
Cleaning
\&
\&
 \(15 \mathrm{M} \& \quad \mathrm{E}\) Connelly-O B Frazer.. 243.81

 15 White House Lunch Co-I Frank. 121.49 York Penn Co-Boro
nice \& Roofing Co

\section*{SATISFIED JUDGMENTS. Manhattan and Bronx.}

JAN. 11, \(13,14,15,16 \& 17\)
Auerbach, Dorothy-Whitehouse Co; Arnold, Edw jo \& Peter J Kerrigan-W W 1Anderson, Grace \& Jas H A Heliorman- 29.8 People, \&c; 1912 ..................... 300.00 People, \&e \(1912 \ldots\) \& Marlie Schmidt- 1300
 Adolph, Freund-J Steneck et ai; 1913. Amador, Manuel E- A A mador; 1912. 0 1Brown \& Weiss Realty Co \& Martin
Weber-City of N Y; \(1912 \ldots . . .264 .41\) Baer, Isidore \& Rose Simon- G Robitzek Bat Bros Inc; 1912 In..................595.20
\&ayley, Felix R-Fuilerton Electric Bayley, Felix R-Fuilerton Electric Co; \({ }_{19}\)
 Byrne, Frank J \& Fred Race- Pir Butier \& Pierce Mfg Co; 1912.....184.81 Boyjean, John S \& Augustine Constan-
tian-F F Searing et al; 1908 ....3,120.40 Carmine, Piaonte-N Y Tel Co; \({ }^{1912} 115.62\) Capit, Navid................ \(912 . .237 .16\) Cohn, Lo \(\mathrm{Vm}_{\mathrm{m}}\) F \& Harvey E Barden Farmers Natl Bank of Granville; 1912.
Fa...... ...................... 346.96 Coliins, Marie \& Marie Carey-D ín De- \({ }^{3,246}\) Duncan, Henry S - De Parquet, Hunt \& Moneuse Co. 1908 ․u. Desinger, Sophie F-U S Leasing \& Hold-
ing Co; 1911 ...... Dell Abate, Salvatore-A Del Abate:


 Fieldman, Aaron-J Kaplan et al; 1912. Farrelly, Stephen-C A Schaettler; \({ }^{1912}{ }^{162}\)
 G.................................... Gerstenberg, Chas \& Jno E-A Coper: 124.72 Giegerich, Wm H-M L V Sohepard; 1912. 18.22 Gluck. Jos-Trans-Atlantic Import co; Ginssurger, Emil \& Jannie-i i Londoner:
1912 Goodman, Philip-Fritz \& L R Rue; 1912. Hulsart, Geo W-M F Well: 1912...60.88
 Hutchinson, Geo C-Windsor Trust Co; Holahan, John E-C J Tominson; 1909.

Hoffmann, John or John Konrad or John Conrad-J M Carney: \(1912 \ldots, \ldots 13629.15\) ardella, Ethel-G T Elliott; 1912... 30.90 1911, Nothan H \& Nathan Schwartz. Jacobs, Nathan H \& Nathan Schwartz-
Rice \& Hutchins N Y Co; \(1913 \ldots . .280 .55\) Kantrowitz, Frank-H L Lederer; 1908. 121 Keanney, Jas \& Thos-Standard Plumb-

 velope
Laskow, Abr, Abr Ross \& joe Laskow- -1
Gold Levin, SIgmund-W D. Cunninghai.... \({ }^{1911}\) Lyden, Richd \(\not \subset\) A Arthur \(\dddot{G} \dddot{G}\) Kranich Victor \(V\) Kranich—American Bridge
Co of
N 1913 ................141.55 Lustgarten Estate-P B Wright et al; Lese, Louis- Tenement House Dept; 1912 Le Duc, Nannie \(\dddot{B}-\dot{\mathrm{C}} \dddot{\mathrm{F}}\) Fanchild et al; Learnard, Geo E-Hotel Victoria Co Loughman, Jas F \& Edw L-Bronx BorLieberman, Morris-J Richman et al

 McMutrie, Douglas \({ }_{1912}\) - - B Chisolm; Mach, Jos- J Y H Jaburg et ali, 1912.321 .00 Martine, Wm \& Andrae Muller, Robt \& Jos F Lippe-People, \&ason, Percy 19 C. General Publishing 66.51
 Miller, Mandel \& Morris Bernstein-M L

ido M Bostwick, Anna M Green, A
Kinsella; 1912
Same-same; 1911
Marsh, Robt-F
N Du Bois et al...................... Mietke, Adolph G-U S Mortgagt \& Trust Nielson, Elin-G Gisläson; 1910.....673.91 6 Osgood, Pell S-E S McVickar; 1912.... 1.582 .84 OConnell, Jeremiah \(-\dot{\sim}\) P Duff, 1912.700 .00 O'Neil, Jas A-C J Wetzel; 1904...1912.
Paris, Jno W-C S Trowbridge: \(1,915.98\) Pecker, Nachman \& Pecker or Nathan
Packer-J Hirsch; \(1912 \ldots . . . . . . . .\). Renn, Wm-J P Kane; 1909 …........625.49 Rubonovitz, Marks or Rubin Marks-M
Skullan; 1909 Renn, Mary-H N Kohn; \(1912 \ldots \ldots . .259 .65\)
Raubitschek, Max H \& Thos S Roys-F
 Solomons, Henry, Geo Cohn \& Yvette Hair Goods Co-P A Landau et al; 1912.103.91 Smith, Eliza-C G Ganson; 1906...643.55
 Scudder, Myron T \& Martha D- C Siener: Steindler, Rös-Hickson \& © Coo; \(1907 .{ }_{128.20}\) Schioss, Newton L-M J Neyland; 1904. Silk, Adolph \& Harris Hymowitch-PeooStrayer, Luther F \& Lillie E C-R Yuill; Schultz, Lina-C 1911 jusgrave et al; 1912 . Sperry, Ida A-Jas McCreery \& Co; 1908 Stanley, Aifd \(\dddot{T}-\mathrm{R}\) Buggelu; 1912.1 .303 .45 Thorn, Frank, Anthony Schwoerer Jr \& Latham Realty Co-Hannegan Plumb-
ing Co; 1912.............................
 Van Dyke, Chas- \(F\) S Holbrook; 1908.59 .91 W Ward, Robt-City of N Y; \(1909 \ldots .210 .80\)
William McKinley Morial Hospital League-R S Knaggs; 1912 Hospital 223.88 Welles, Frank M \& Addison Gil 1912.507 .47 Schaefr; 1912 \& Addison Gardner- \(-\mathbf{A}\) Wexler, Morris \& Rossie Wexier-M A Warths; 1912 Warth, Apollonia- J O'Brien: i9i3. 93.45



 \({ }^{\text {© Same-JP }}\) Yacobellis, Cataldi-Lehn \& 1907 Fink: 7,075.00 Zicherman, \(\quad . .\). Zicherman, Bernat \& Mini-X H Fenichel;

\section*{Corporations.}

American Trading Co-T R Goodlatte \({ }_{26}^{\&}\)
 Cofinis Surety Co-C Giarim. 1910.942838 \({ }^{\text {Z }}\) Zralmon, \(G\) G
 Cunard Steamship Co-G S Chrysson: Bernhard A Buge Co-City NY. 1912.264.41 1912 .................................268.31
\({ }_{1913}\) Onward Constn Co-M Miman et al; Pearson Pub Co-j F Hahn; 1912....3362.41 -..... 144.01 Yonkers Avenue impt \(\because\) © 0 - H L L Franklinn; Wainwright, Wm \& Canton Constn Co 184.41 American Eonding Co of Baitimore- 165 M Rosenthal et al; 1912 ..........1,329.15 Rieser Reatty \& Constn Co-i' in Pok'Renault Taxi Service-A Bisinger; 1912.

\section*{Borough of Brooklyn.}

\section*{JAN. \(9,10,11,13,14 \& 15\).}

Baltowsky, Barnett-H Julius; 1912.89.40 Bayley, Felix R-Fullerton Elec Co; 1912 Brady, isaac, Sami Schattman \& Jos Bos-sak-J Bogart \& ano; 1908.......534.40 Collins, Mary-F Sieperman: \(1911 . .32 .40\) Doran, Wm P \& Fannie-C E Ehler; 1912. Dick, Dora \& Robt J, Dick Realty \& Bldg Co \& Jos F Dwender-Borough Bank,
 Eagan, M Francis-F Parker; 1912..95.95 Fleming, John W \& Agnes M-G J Getrue, \(1912 \ldots . .\). 1Same-same; 1912 ….....................345.91 Serstenberg, Chas \& John E-A................ Coper: Haegele, chas \& Theo Klein-Wm Gleichmann; 1912 .......... Same-same; 1912
Same-same; Same-same; \(1912, \ldots \ldots \ldots \ldots . .273 .03\) ........135.75
 Có 1911 ........................ 293.6 Hulsart, Geo W-Mary F Weil......260.88 Hunter, Jas F-W A Kirk; \(1912 \ldots, 7.70\) Iskiyan, Paul S-United Cities Realty Jurgs, Dittmer-G Heintzman; igi3. \({ }^{28} 929.65\) Metzger, Chas-R E Rendell (infant); Mitchell, Jas P-Jane Manney; 1912.104.40 Ostrander, Geo N-Rose Reis; 1912..116.85 \(\begin{array}{ll}\text { Same-same; } \\ \text { Same-same; } & 1909\end{array}\) Same-same, \(1909 \ldots \ldots \ldots . . . . . .235 .35\)
Payne, Harry J Karby \& O KenRechnitz, Jacob-R Stone; 1909.....2.333.60 Rechnitz \& Polruch, Jacob \& Mary Rech-Same-same; 1908 ........................425.09 Rechnitz \(\&\) Polruch \& Jacob Rechnitz-
Thos G Knight Co;
1908 .........701.30 Rivlin, Barnet-M McNamara; 1910.225.40 Sautter, Gottlieb-Rosie Weisensie; 1911 Same-J Edwards \& wife; ' igiz.... Shimko, John-G Cogliano; 1911....507.40 \({ }^{1}\) Ward, Robt-City N Y; \(1909 \ldots \ldots 210.80\)
Wexler, Rosie-M A Elias; \({ }_{19}\) (12..... 159.31

\section*{Corporations.}

C I \& Bklyn R R C \(\ell-\) F Knorz; 1912.400 .00 Crescent Trading Co-Isaac Marshall \& City N Y \& Eliz S Fay-Annie Lafferty;
 Holland Laundry-Henrietta D Vaile \({ }^{369.2}\)
 Mounts Realty \& Bldg Co-C A Katt; Parsons Dyeing \& Cleaning Co-Kalle \& Premium Chocolate Co-M \& S Cocoa \& Pittsburgh Contracting Co-J Madden: Same-same; 1912 . \(1 . \ldots \ldots \ldots \ldots . .103 .47\) Quin Borough Reaity Associates-Col-
well Lead Co; 1912 Rutland Constn Co-Hudson Mantel \& Same-S Kohn; 1912 ............................25.75
\({ }^{1}\) Vacated by order of Court.
appeal. \({ }^{2}\) Satisfied of
\({ }^{2}\) Released. appeal. Released. Reversed. \({ }^{\circ}\) Satisfied

\section*{JUDGMENTS IN FORECLOSURE} SUITS.
Manhattan and Bronx.
JAN. 9.
111TH st, 2.53-5 W; Abr Kaplan agt SarTrosa Realty Co; Louis \(\mathbf{H}\) Levin (A) ; Is Palisade av, es, 336 S River, \(182 \times 385\);
Mercantile Exchange National Bank of Mercantile Exchange National, Bank of City of N Y agt Geo D Eldridge et al; , \$549.28. JAN. 10.
112TH st, ns, 329 w 7 av, \(17 \times 100.11\); Lewis; Bandy, Mooney \& Shipman (A): Lerome H Buck (R); due \(\$ 12,577.50\). \({ }^{\text {L }}\) )
1987 Ht st, 112 E ; Wm H Birchall agt (A); Edw T Hiscox (R); due, \$1,653.16.

Parcel of land beg at a point in swe and wajer lands of Sami G Dayton and high water mark of Eastchester Bay, runs e
\(115 \times n 100 \times \mathrm{w} 139 \times \mathrm{sel} 101\) to beg: Wm Web ber et al agt Martin J Eariey Jr et al Dominic L O.Reilly (A); \(\mathbf{W m}\) T Keleher JULY 11.
Hull av, 3077; Chas Doblin agt Mary A
Costello; Robt L Turk (A); Chas P SanCostello; Robt \((\mathrm{R})\) due \(\$ 2\), Turk (A); Chas P SanJAN. 13.
47TH st, ns, 60 w 6 av, \(20 \times 80\); Bernard Mittelstaedt agt Chas B J Mittelstaed exr; Uriah W Tompkins (A); Marcel Levy fumel ter, ws,
Thompson agt Mary J Ferrigan: Gelle Rolston \& Horan (A); Saml Markewich (R): due, \$12,563.67.

121sT st, \(261 \mathbf{w}\); General Synod of the Reformed Church in America agt Abr Schneider et al: Reed \(\stackrel{\&}{\delta}\) Pallist
Jno H Rogan (R); due, \(\$ 10,361.11\).
\[
\text { JAN. } 14 .
\]

181sT st, ns, 41.2 e Belmont av, \(50 \times 90.1\); Edwmaso Giordano ; agt John Violante;
Edw \({ }^{\text {Moran }}\) (A); Theo M Richle (R) ;
due, \(\$ 2,587.0\) 100TH st, ns, 140 e 2 av, \(40 \times 100.11\); Clara
De Rose Cohen; Cary \& Carroll Denke (R); due, \$41,539.18.
\[
\text { JAN. } 15 .
\]

144TH st, ss, 400 e 8 av, \(50 \times 99.11\); Francis H Ross agt Hunterdon Realty; Franstn Co et al; Neier, Hance \& Van Der 4STH st. ns, 240 w 2 av 20x100.5; Henry M Bode (A) ; Robt M Richter (R); due,
\(\$ 5.188 .12\).
Chambers st, 71-73; Emma Ziegel agt Michele Brigando; Eisman, Levy, Corn \&
Lewine (A); John Z Lowe Jr (R); due,
\(\$ 4,663.88\). \$4,663.88.
13TH st, ss, 105 e 4 av, \(25 \times 114\), Bronx; Isaac Varian agt Martha M Schultz et al;
C D Manville (A) : Isidor Cohen (R); due, C D Manv
\(\$ 3,130.00\).

\section*{LIS PENDENS}

\section*{Manhattan and Bronx.}

\section*{JAN. 11.}

No Lis Pendens filed this day.
20TH st, 244 E; PAN. 13.
lach et al; action to foreclos agt Gerlien; A W Meisel, aty Elizabeth st, 15; City N Y agt Elias A 101 ST st, 317 E; Tenement House Dept agt Maydan Realty \& Constn Co; notice 102D st, ,324 E; same agt Bernet Gleckle; otice of levy; A R Watson, atty.
71ST st, \(322 \mathbf{w}\); Altson Co agt Margt McKeon; action to establish lien; \(\mathrm{T}_{\mathrm{J}}\) JAN. 14.
STTH st, ss, 150 e 3 av, \(16.8 \times 100.8\); also STTH ST, SS, 166.8 e 3 av, \(16.8 \times 100.8\); also also LOT 7609, map Sec C , Sherman Preg: Bronx: also LoT 7608 , map Sec C, Sherman Park, Bronx; Catharine M Welp agt Caroline Henes et al; partition; P Cook,
Brook av, S75: Sophia Hoebermann agt Gustave Maliski; action to establish lien;
F P Burns, atty, Reade st. 138-42; also BROAD ST, 108: map Undercliff ter, Morris Heights, Bronx. also HUDSON ST, 494\& 496; also BED. FORD ST, 107-115; five actions; Anna Wilner agt Leon Winner et al; five actions to
eancel conveyance; Leventritt, Cook \& Nathan, conveya

JAN. 15.
Mulberry st, 2so-2; also MOTT ST, 302\(x\) et al agt Michl Briganti rison \& Schiff attys. Lafayette st,
Michl Briganti
et al al; action to set aside conveyance; Morrison \& Schiff, set aside 22sTH sti, ns, 150.11 w 5 th, 4.1x114.6; to recover possession. F Frees, atty
Houston st, 495 E, Frank Davin et agt Ethel Isman; action to set aside assignment, \&c; W B Hopping, atty.

JAN. 16.
East Houston st, ns, 312 e Av A, 17.7x 111; Wm A Thomas Co agt Golde Rosenlien: Wo Gantz, atty. JAN. 17.
\[
\text { JAN. } 17 .
\]

Bathgate av, - cor 181st, Lot 23; Tax Lien Co of NY agt Estalle C Evesson et \(W\) Lustgarten, atty.
 Schultze et al; amended action to foreclose transfer of tax lien; W Lustgarten,
Mary av, 1092; Tenement House Dept agt Watson, atty.
Same prop; same agt Benj Frankenhaler, notice or levy, A \(R\) Watson, atty 134TH st, 45
E; Tenement House Dept
Sarah McCormick; notice of levy; A R Watson, atty
9TH av, 859; Tenement House Dept agt Watson, atty.

Borough of Brooklyn
E \(197 H\) st, es, 330 n Voorhies av, runs \(125.7 \times n 223.9\) to Voorhies la xw64xsw6.6
s 212.1 to beg; Isaac N Heidelberg agt xs212.1 to beg; Isaac N ; Heldelerg ason, atty.

12TH av, ses, 60.2 sw \(43 \mathrm{~d}, 40 \times 100\); Mary J Wilson agt Jatty

Bergen st. ns, 342.6 e Classon av, runs


Johnson st, nec Pearl, \(25 \times 78.10 \times 25 \times 78.8\); E Lizzette Lambert
Sumpter st, ss, 425 e Ralph av, \(25 \times 100\); 1 Townsend Burden Jr, as admr \&c AuWusta Hyatt (decd)
Sterling pl, ns, 100 w Howard av, 125 x 127.9; Jeanette Selinger agt S \& I Holding Bedford av. ws, 47 s Park pl, \(27 \times 100\); Bedford AROD AV, ws, 74 s Park pl, 27 x 100; Louis Swerdlow
Moffatt st, ses, 75 sw Hamburg av, 25 x 100; Margt G Merks agt Hern
Myrtle av, nwe Sanford, \(22.5 \times 70\); Eastrn Bwg Co agt Adam H Kugel; notice of vy; S M Fleischman, atty.
13TH av, nws, 20 sw \(53 \mathrm{~d}, 20 \times 55.8 \times 23.9 \mathrm{x}\) 6.8, Ruben Jacobson agt

1ST st, ns, 28.9 e Whitwell pl, 24.6x75; rtemas B Smith as sub-trste, \&c, Thos H Legrett as atty.
Bay 10TH st, es, 240 s Benson av, 20 x 96.8 : Stephen C Halstead agt
Feringhetti; G W Pearsall, atty.

Hicks st, sc Fulton, runs sw54.1xse 38.8 x e33.4×nw48.9 to beg; also sh 971 ss, 100 e Driggs av, \(50 \times 140\) also prop in Man-
hattan; Margaretta Doscher agt Sophia D
E Doscher et al; partition; S M \({ }^{\text {D }}\) D E Doscher et
Meeker, attys.
Church av, ss, 215 w Stewart av, \(45 \times 150\); Church av, ss, Muno agt Mattie E Turner \& ano; foreclosure mechanics lien; C L Fasullo, atty.
West av, swc Ocean pkway, \(185 \times 200\); also
WRF AV, ss, 47.5 e Hendersons Walk, 20 SURF AV, ss, 47.5 e Hendersons Walk, 20 x irreg; also PLOT, \(\begin{aligned} & \text { mark Gravesend Bay \& } 50 \mathrm{w} \text { Bay } 44 \mathrm{th}, 100 \\ & \text { mat }\end{aligned}\) mark Gravesend Bay \(\times 300\); Leon P Sangunitto agt Jas J Sangux300; Leon P Sangun; \(\begin{aligned} & \text { mitto et al partition; } \mathrm{M} \text { Wells, atty. }\end{aligned}\) JAN. 10.
Kosclusko st, ns, 150 e Reid av, \(50 \times 100\);
Kosetusko st, AV, Ss, 325 w Lewis av, 50 x 100: also WALTON ST, ns. 275 e Marcy av, 50x100; also ELLERY ST, ns, 330 e Nostrand av, \(90 \times 100 ;\) also HOPKINS ST, Sec
Nostrand av, \(40 \mathrm{x} 100 ;\) also HOPKINS ST, NS. 300 e Nostrand av, runs s84.2xnw10.7xs 19.1xel \& ano agt Benj Sel et al; partition; A Miles, atty.
Sheridan av, es, 208 s Glenmore av, 20x 100; C Minnie Russell, atty.
E STH st, sec Turner pl, 20x100; Geo J an Abels, Gold Realty Co et al; Washburn \& Sickels, attys.
\(41 \mathbf{S T}\) st, ns, 380 e 13 av, \(20 \times 100\); WilSiamsburgh agt Arcadia
S \(\mathcal{A}\) DE Meeker, atty
41ST st, ns, 300 e 13 av, \(20 \times 100\); same 41ST st, \(n \mathrm{~s}, 320\) e 13 av, \(20 \times 100\); same 41ST st, \(\mathrm{ns}, 320 \mathrm{e}\)
egt same; same attys.
41 ST st, \(n s, 340\) e 13 av, \(20 \times 100\); same 415T st, ns,
nt same; same attys.
41ST st, ns, 360 e 13 av, \(20 \times 100\); same 41sT st, ns, \({ }^{\text {and }}\) attys.
Jefferson av, ss, 224 e Ormond pl, 21x100 Theodore W Rich a
al; C E Minor, atty.
Imlay st. ec William, runs ne \(175 \times \mathrm{xse} 110 \mathrm{x}\) sw \(125 \times n \mathrm{w} 20 \mathrm{xsw} 50 \times \mathrm{xw} 90\) to beg; Thos Mc Neil agt Mary E Post et al; Austin \& Mc Lanahan, attys
Benson av, sws, 306.9 s De Bruyn's \(1 \mathrm{a}, 50\) Sol Horowitz et al; C S Aronstan, atty.
Nostrand av, es, 50 s De Kalb av, \(25 \times 100\); Alexander, atty.
Milford st, ws, 650 n \({ }^{\text {Liberty }}\) av, 100x 100; Wentworth Holding
E 2D st, es, 20 n Av Q, 20x100: Mary N Scranton agt Robinson \& Smith Constn Co
E 2 D st, es, 180 n Av Q , \(20 \times 100 ;\) Sarah E
Stillwell
agt Robinson et al; H J Davenport, atty.
E 2D st, es, 200 n Av Q, 20x100; same agt same; same atty.
Union st, ss, 520 e Kingston av, 20x100:
also UNION ST. ss, 540 e Kingston av, 20x 100; also UNIONST, ss, 620 e Kingston av, 20x100; also UNION ST, ss. 640 e Kingston av, \(20 \times 100\) : Henry \(\mathrm{L}, \mathrm{C}\) Wenk agt Jes
mine Realty Co et al; C F Corner, atty. JAN. 11.
Boerum st, ns, 125 e Humboldt, \(25 \times 100\) : Rosie Honig agt Saml Honig et al; S Berg, ty.
Av G, ss. 100 e E 14th, \(50 \times 112.6\) : Mary E Bond
atty.

Van Buren st, ss. 300 w Reid av, 14.3 x 100; Title Guar \& Trust Co agt
ton et al; H L Thompson, atty.

E 5TH st, es, 270 n Av F. \(30 \times 110 ;\) Bond \({ }^{\mathbb{E}}\) Mtg Guar Co agt Margt Swarts et al; HL Madison st, 1394; Elisabetha Wieland agt Madison st ses, 60 sw Ridgewood av, 20 80; same agt same; same atty.
40TH st, ss, 300 e 5 av, \(50 \times 100.2\); Ephraim Strayer agt ocean breeze Co et are mechanics lien; M W Wood, atty.
3D av, es, 50.2 s 45 th, \(25 \times 100\); John R Graham agt Bernard J Ge
Bay 25th st, nws, 300 ne Benson av, 35 x 9.8: Lindsay Russell agt Annie Pflum et

Garden st, nes, 305.10 se Flushing av, 20 \(63.1 \times 25.3 \times 7 \mathrm{~F} .7 \mathrm{Jacob} \mathbf{N}\) Herrle agt Hernan Katz et al; R E Moffett, atty.
Doscher st, es, 220 g Glenmore av, 40x 9.4: Geo Koehl agt Isidore Dresrner \&

Bay 25TH st, nws, 335 ne Benson av, 35 96.8: Lindsay Russell agt Annie Pfum et

Suydam st, ses, 175 ne Hamburg av, 25x et al; R E Moffett, atty.

S 3D st, ns, 37.6 w Marey av, \(18.9 \times 80\); Richd Vom Lehn Jr agt Eliza Cooke et al; 2D av, nc 68th. \(20.1 \times 102.5 \times 20 \times 104.2\); Bklyn Children's Aid Soc agt Beckerman Bklyn
Const.
attys.
Pitkin av, ns, 50 e Barrett, 50x93; Trusees of Union College, Town of Scfienectady, agt Barrett-Pitkin Realty Co et al;
H L Thompson, atty. Pitkin av, nwe Saratoga av, \(50 \times 93\); same gt same; same atty.
Pitkin av, ns. 50 w Saratoga av, \(50 \times 93\)
Pitkin av, nec Barrett st, 50x93; same E. sTHe; st, ws, 135 s Av I, \(125 \times 100\); Lillian B Hutchinson agt Chas F Dubois et al: H L Thompson, atty.
Elton st, sec Glenmore av,. 20x77.6;
\&elz \& Zerweck agt Max Ulman et al: H E Lewis, atty
Johnson st, ss, 60 w Pearl, \(25 \times 100\); Louis W Gerken \& ano agt Adolph Berlin et al ;
Lot 22 map of 205 lots belonging to Jos Drake's est; Ernest Ullrich agt Jacob Bor-

S6TH st. ns, 200 e 20 av, \(20 \times 100\); Thos A Kennedy agt Cornell Realty Co et al Kiendl, Smythe \& Gross, attys.
Bay 19TH st. nws, 161 sw Bath av, 18x \& Cons Co wh \& Constn Co et al: L Karasik, atty. Benj J Kline agt Fogel \& Co et al; W C Dean st. ss, 296 e Classon av, \(14 \times 90\)
Simon Harding agt Saml L Reid et al A A Hovell, atty.
E STH st. es, 424 n Av T, \(18 \times 100:\) Teachers' Co-op B \& L Assn agt Jos T Griffin \& ano; F C Leubuscher, atty.
JUNE 14.


Redmona,
V \(\mathbf{\text { ETH }}\) st \(\mathbf{1 4 7}\); Maria Turano agt Jos Ardi
atty.
3D av, nws, 40 ne 94 th, \(20 \times 85\); Geo G Thompson, atty.
W 3D st, es. 285 n West av, \(40 \times 200\) to Van Sicklen pl; Theodore A Cullen ag Lena Grabow et al; J Goldstein, atty. Union st, ss, 200 e Nostrand av, 100 x 27.9: Eliz Owens agt Lyn
1: Seley \& Levine, attys.

Bristol st, ws, 20 n Lott av, \(20 \times 60\); Eastrn Woodworking Co agt Bristol Bldg C

St Johns pl, ns, 358.4 e Underhill av, Realty \& Constn Co et al; Brewster \& Farries, attys,
Union st, ns, 224.8 w Smith, \(26 \times 100\) Frank \(M\) Walsh agt Fredk Opolinsky
specific performance: J J Kean, atty.
and peron aty.
Hopkinson av, es, 125.3 s Sutter av, 50 x son Realty Co et al foreclosure mechan ics lien: S Perlo, atty
N STH st. sws. 115 nw Havemeyer, runs A Burr as trset, \&e, of Frank Cangro et al; J T Bladen, atty. Sterling pl, ns, 100 w Howard av, 125x
127.9: Jeanette Selinger agt S \& I Hold-
ing Co et al; S A Telsey, atty. JAN. 15.
45TH st, ss 280 e 6 av, \(20 \times 100.2\) : Wm E Kay agt Camillo Larsen \& wife; W J Bor45TH st, ss, 400 e 6 av, \(20 \times 100.2\); same E \(24 T H\) st, ws, 430 n Glenwood rd, 40 x 100; Minnie L Vom Lehn agt Jas F HunEllery st, ns, 250 e Throop av, \(25 \times 100\); Keive Weinstein agt Rachel Weinstein et
\(\mathbf{3 6 T H}\) st, nes. 220 se \(14 \mathrm{av}, 20 \times 100.2\). Christopher atty

Jefferson st, ss, 150 w Irving av, \(25 \times 100\); tewart B Close agt Peter Fritz et al; C
Stephenson, atty. Lot 109, map of South Greenfield; Jas
Molland agt Wm Shuttleworth et al;
partition; W C Rosenbere, atty. Ft Hamilton av, swe Gravesend av, runs W48.1xseli9.8 to Gravesend av xn126.2 to
begi Belinda L B Carr agt Grant R Pit-
bladdo \& wife: Dana \& Clarkson R Liberty av nw299 to Bway xse655.2 to st xse 37.11 xse 483.8 to beg; also SPRUCE ST, nwc land
formerly belonging Est of Garret V W Eldert, contains 22 50-100 acres; also prop
in Queens Co; Jacob D Ranck et al agt
Yeagley Realty Co et al to set aside deed

Hudson av, ws, 250 s Lafayette, \(25 \times 100\) Jacob Brenner agt Rosie Post et al; H
Halsey st, ss, 380 e Saratoga av, \(70 \times 100\);
so HALSEY ST, SS, 360 e Saratoga av, \(20 \times 100\); also HALSEY ST, ns, 50 es Sara-
toga av , 16.8x100; also HALSEY ST, ne ss, 308.2 e Ralph av, \(18.1 \times 100\); also SARAATGA AV, sec Hancock, \(60 \times 100\); also SAle-
 Dougal st, \(25 \times 100 ;\) also HOPKINSON AV, e
s. 75 n McDouga, \(25 \times 100 ;\) also HOPKIN-
SON AV es, 100 n McDougal, \(25 \times 100\).
DECATUR ST DECATUR ST, ss, 460 e Ralph av, \(19 \times 100\); Rose E Sharkey et al agt Theresa
et al; partition; ME Lehman, atty.

\section*{FORECLOSURE SUITS}

Manhattan and Bronx.

Clason's Point rd, nwe O'Brien av, 105.6 x41.2xirreg: Mtg Holding Co agt Caroline
Huerstel: Armstrong \& Brown, attys. \(\mathbf{9 7 T H}\) st, \(\mathbf{2 1 7}\) E; Sarah E Lawrence agt 236TH st. ss, 72.8 e Verio av, \(20 \times 100\) : Victoria Wild et al agt Wm H Westrup et
al: J P Carroll, atty.

\section*{JAN. 13.}

Barnes av, es, 204.1 n Tilden, \(20.2 \times 98.11\); Mary J Haviland agt Isabele Mooney Broadway \& 256th st, lot 226, map of Fstate. Eactions. Stuard Realty Co Benj Friedman; A S Gilbert, atty. 18STH st, ss, 112 w Bathgate av, 20x95; Benj W B Brown agt Mountain Constn Co t al; B W B Brown, atty.
170TH st, 394 E; Paul Armitage agt Wm Stewart et al agt Alfred C Bachman et al;
Philbin, Beekman, Menken \& Griscom, Philbin, Beekman, Menken \& Griscom,

111 TH st, 251 W ; Fannie B Wolfe et al Herman, attys. \(\mathbf{1 1 1 T H}\) st, \(249 \mathbf{W} ;\) Simon Pretzfeld agt man, attys. 170TH st, 394 E; Paul Armitage agt Wm
Riley et al; A Douglas, atty. 123D st, ss, 139.10 w Lenox av, 20.1 x C P Luscomb, atty.
Prospect st, ss, 217.6 e w shore of City Island at high water mark, \(200 \times 110\); Jennie M Peressoni agt Martin J Earley et al;
\(105 T H\) st, nwe 2 av, \(94 \times 24.2\); Albt V de helps \& East, attys. ouis Salzberg agt Gerard Bldg Co et al; 7TH av, es, 25 n \(132 \mathrm{~d}, 25 \mathrm{x} 75\); Blanche A. A Stern, atty.

3sTH st, \(\mathbf{7} \mathbf{w}\); Equitable Life Assurance Soc of the U S agt Dorothy
al; Alexander \& Green, attys.
Eastern blvd, cl, 200 e of lands of N Y, N \(\mathrm{H} \&\) Hartord \(\mathrm{R} R \mathrm{R}\) Co, runs n603.4×e
\(337.5 \times \mathrm{x} 337.5 \times \mathrm{x}-\mathrm{to}\) beg; also TRUXTON ST (proposed) el, intersec ss Leggett av
 except pt released; East Bay Land \& Improvett, atty.
Dors Franklin av, es, \(35 \mathrm{n} 168 \mathrm{th}, 22 \times 100 ;\) Geo
Price gdn agt Abr H Westervelt et al; F Bishop, atty.
 Lesgett av, sws, 470 e lands of N Y, N H \& Hartford R R Co, 143.6x437.6xirreg:
East Bay Land \& Improvement Co agt Lots 51 \& 52 , map of partition action Mary A Wells. \&c. Bronx: Geo Wilding E Houston st, ss, 40 e Goerck, \(20 \times 75\);
Eliza C Farnham agt Rose Messer et al: Eliza \(C\) Farnham agt Rose Messer et al;
amended; \(\underset{R}{ }\) Adams, atty. 615T st, 123 w; Jos Pronick agt Aimee 175TH st, Ss, 111.2 e Clinton av, 27.1x 17. Frank Leslie agt Helena Tischler;
Wray \& Pilsbury, attys.

Post av, ns, 200 e Emerson, \(20 \times 160 \times i r-\)
reg: Gustav Sinn agt Minnie Witte; \(\mathbf{P}\) C reg; Gustav
Dean, atty.
Parcel of land beg at a point 884.4 n cl of Eastern blyd (proposed), runs w130xs \(253.4 \times \mathrm{e} 143.6 \times n 314\) to beg; also READE ST, \(253.4 \times 143.6 \times n 314\) to beg; except parts released; East Bay Land \& Improvement

JAN. 15.

138TH st, \(58-60 \mathrm{~W}\); Metropolitan Savings Bank agt African Methodist Eplscopal Church of
Hutchins, attys.
Bercen av, sec 152d, 51.5x100; Manhat\(\tan\) Mtg Co agt S \& B Bldg Co et al amended; Carrington \& Pierce, attys.
Southern blvd, nec Tiffany, 150x100; Jos H Schwartz agt Romeo-Serra Constn Co et al; Krakower \& Peters, attys.
54 TH st, 335 E; Crescent Star Realty Co agt Elias Waldman et al; A D Pape, atty 54 TH st, ns, 264 w 1 av, \(19.9 \times 100.5\); same \({ }^{97 T H}\) st, 104 E; Jno J Mahoney agt Mor-
97TH st, 132 West; Jno \(\underset{\text { Haydock agt }}{\text { Hat }}\) Equit
atty.

136TH st, ss, 126.6 e Alexander av, 17.6x R Kolly, Emily Fowler agt Jos Struthers (IIy, aity.
44TH st, \(557 \mathbf{w}\); Myron Straus agt Ber
Kelly st, 40; Geo F Johnson agt Morris F Finkelstein et al; Ferriss \& Storck attys.
Pyne st, es, 587.6 ne Bayard, \(18.9 \times 107\) Saml Campbeil a
Williamson, atty.

Lincoln av, es, 75 n 135th, \(75 \times 100\); The Henry McCaddin Jr Fund for the Educaoolic Priesthood in the Poorer Dioceses of where agt Jas E Troy et al; amended; J H Banigan, atty.

\section*{JAN. 16}

153D st, ns, 300 e Amsterdam av, 132.3 x \(\times 25.1\); also 153 D ST, ns, 432.3 e Amsterda
 115 TH st, \(330-32\) E: two actions; Metrol politan Savings Bank agt Vincent Garo俍
136TH st, ss, 250 e
Concklin
agt Eva
av,
Scott
et
et
al A Concklin
Irvine st, swe Garrison av, \(49.5 \times 50 \mathrm{x}\) irreg: Fredk Meyer agt Hene Cooper et al

Isaac Cohen agt Park Madison Co \& \({ }^{\text {H }} \mathbf{H}\) M \({ }^{\text {M }}\) Cohen, atty

Amsterdam av, nwe 186th, \(107.10 \times 100\) 100: AMSTERDAM AV, swc 187th, \(107.5 x\) berto Improvement Co et al; E Jacobs, ty.
Jackson av, 893; Andw J Sloper et al agt ohn F Cahill et al.
17TH st, 322-26 w; three actions; Bertha Loewenstein agt Moritz Wetl
House, Grossman \& Vorhaus, attys.
Teller av. ws, 139.6 n 165 th, \(20 \times 100\); et al; S Wechsler, atty.
\(16 T H\) st, ss, 138 e Av B, \(25 \times 103.3\); Con\({ }^{\text {rad }} \mathrm{H}\) Borland, atty.
\(\underset{\text { 142D st, } 231 ~ W: ~ W m ~}{\text { We }}\) W Johnson et al agt Veronica
Rogers, attys.
Jackson av, swc White Plains rd, 52.9 x D'Auria et Santa Coppeto agt Pasquale Starling av, ss, 50 e Olmstead 105; Chas B Lambert agt Starling Realty
 man M Hess et al agt Leah Cohn et al; hsy Woru, attys.

\section*{BUILDING LOAN CONTRACTS.}

Manhattan and Bronx.
JAN. 11 \& 13.
No Building Loan Contracts filed these Prospect av, ws, \(473 \mathrm{~s} 165 \mathrm{th}, 338 \times 120.8\) Realty Co to erect a 1-sty taxpayer \& a Underhill av, es, 100 s Lacombe av, 50 x \& Anna Sydow to erect a - sty bldg: A payments.

JAN. 15 .
Loan Contracts filed this
No Building Loan Con
day.
JAN. 16 .
Fieldstone rd, ws, 62 s Faraday av, 25 x 100; Bank Clerk's Co-operative Bldg \& \(\operatorname{man}_{\text {bld }}\) \& Mary A Leeder; to erect a \(\frac{\text { payments. }}{4.200}\)

JAN. 17.
Hoe av, ws, 294 s Aldus, \(42 \times 150\); City Mtg Co loans Ensign Improvement Co to \(\mathbf{1 7 4 T H}\) st, ss, 125 e Nelson av, \(50 \times 100\); 5-sty loans sartment: 1 payment to erect a Southern blvd, ws, 815.8 s Westchester Rea \(145.4 \times 134\), ect a \& store bldg; 9 payments 180,000 Fox st, nwe Tiffany, \(145.11 \times 154.6 x i r r e g\); Rockland Realty Co loans Adavine Con-
struction Co to erect a - sty bldg,
payments. struction
payments.
33D st, ss, 268.9 w 9 av. 131.3 ; N Y Life Ins Co agt McKeon Realty Co to erect a
Sty bldg; - payments. 33 D st, Ss, \(268.9 \mathrm{w} 9 \mathrm{av}, 131.3 \times 98.9\) xirreg,

s, - payments \(100 \mathrm{~s} 163 \mathrm{~d} 137,2 \times 800\)
Intervale av, es, 100 s 163 d , \(137.2 \times 86.3\); stn Co Inc to erect a - sty bldg; - payments.

\section*{ATTACHMENTS.}

Manhattan and Bronx.

\section*{JAN. 9.}

Clonis, Gustav; Nathan Radus; \$712.77; A Rauch Fredk A \& Mary K Lamping; Rauch, Fredk A \& Mark Hogers; \(\$ 357.17\); J M Schoenfeld.
Mulver. Chas S; Wm H Schlottman; \(\$ 927\).98 ; Kellogg \& Kose.
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\text { JAN. } 10 .
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No attachments filed this day. JAN. 11.
Oakland Motor Car Co; Irving E Shep-

\section*{JAN. 13,14 \& 15.}

No attachments filed these days.

\section*{CHATTEL MORTGAGES.}

AFFECTING REAL ESTATE.
JAN, \(10,11,13,14,15 \& 16\).
Beck, Jos. 30 W 29th.. Empire Gas Fix- 103 Brown, Michl J . 1031 E 163d..Roesser \({ }_{525}\) H Buchalter Son. Fixtures. 52 Market. Fairbanks \({ }^{\text {S }}\) Co. Machinery. 236 th st ss Koellsted Contracting Co. 236 th st, ss, ing Supply Co. Fixtures. Wheeler-Mc- 160 Mayne, C W. 116 W 22d. Wheeler-Mc-
Dowell Elevator Co. Elevator 2,000 Orosant Constn Co. 367-75 E 184th..
Metropolitan Chandelier Co. Fixtures.

Same. Same prop. same. Fixtures. 55 Sobelson, Elias. 46-8 Suffolk. Wheeler-
McDowell Elevator Co. Machine. 365

\section*{Borough of Brooklyn.}

AFFECTING REAL ESTATE.
JAN. \(9,10,11,13,14 \& 15\).
Associated Midwood Co. E 13th st, bet
Avs K \& L..Curry \& Co. Furnaces. 1,800 Same. . same prop. Same. Same. Brown, John H V. \(25-7\) Boerum pl. M
J Shevlin Plumbing Co. Radiators, \&c. J V Cunningham Realty \& \& Constn Co. Co. Coth st, nr 7 av...Columbia Gas Fl ( 280
Co. Mich1 Dumey Inc. St Johns pl, nr Un-
derhill av...Victor Holding Co. Plumb-
in 600 ing. St Johns pl, nr Classon av...same. \({ }_{4,100}^{4,600}\) Safe Realty Corpn. E
bush av..Wm Kerby

\section*{MECHANICS' LIENS. \\ Manhattan and Bronx.}

JAN. 11
Wadsworth av, es, whole front bet 174th West Park Presbyterian Church, Jno Laimbeer, Jr, \& Jas McAAtee (76). 9,517.75 \(138 T H\) st, 66 w; Harry Frohman agt Ida
Farley 3D st, 318 Er; Nathan Horowitz agt Esate of A B Prentice \& Harry Levin (78)

Delancey st, 136; Abr Kaplan agt Sarah Grozoky, Frank Heitzner \& Herman Rab-
bino (79).
2D av, 45-7; Jos Jacobson agt Luis Tur2D av, 45-7; Jos Jacobson agt Luis Tur-
el \& Abe Graud (80). \(\underset{\text { Saitta \& }}{\text { 184TH }}\) Benj Levy ( 81 Ehapiro agt Philip Park av, sec 153d, 54x87; Wm Blumensupreme Bldg Co \& Reliable Constn Co (82). 285.25 81ST st, 203-11 W; Keystone Constn Co agt \(\underset{\text { Co. }}{\text { (83). }}\). Constn Co \& S B Barkin Constn Convent av, nwe 142d, \(99.11 \times 125\); Jackson Bros agt Benclaire Constn Co. \({ }_{926.00}^{(84)}\)
Jackson av, nec Westchester av, 53 x Co (85).
Same property; same agt same. \(\quad 43.00\)
120TH st, 108 E; Lordi \& De Respiris Levine Contracting Co. (86). \& Levine \& \(\&\) AN. 13.
Arthur av, ws, \(164.7 \mathrm{~s} 187 \mathrm{th}, 25 \times 114.11\) soro \& J Tesoro (88).
Broadway, swe 27th, 50.5x60.6; Raphael J Wolkstein et al agt Estate of Maria
D Morgan \& Philip Liberman (89). Hoe av, ws, \(25 \mathrm{n} 172 \mathrm{~d}, 100 \times 100\); Norfolk Lumber Co agt Ray Holding Co (90). JAN. 14.
6TH st, 720-2 E; Standard Damp Proofing \& Roofing Co agt M Klinkowstein (91)
Convent av, nwe 142d, \(99.11 \times 125\); Robt Griffin Co agt Benclaire Constn \(C o ~ \& ~\)
Bade-Papae Co (92). \(\mathbf{9 6 T H}\) st, \(200 \mathbf{W}\); Centre Iron Works agt Abr Goldberg \& Jno H Scheier (93). 449.00 128TH st, 28-30 W; J Ruffino \& Co agt Leonhard Realty Co \& Waldorf Contract-
ing \(C o(94)\). St Nicholas av, 930; Henry W Jones agt West Side Holding Co, Hyman Goldfarb Webster av, 2519-21; Navias \& Smith Webster av, 2519-21; Navias \& Smith
agt Jno Noonan \& Robt Schollenberg \((96)\)

Hoe av, ws, 25 n 172d, \(100 \times 100\); Jackson Hoe av, ws, 25 n 172 d, \(100 \times 100\) Jackson ave Fletcher \(152 \times 75\) De Luca \& Co agt Mora Constn Co (98). 5TH av, nec \(116 t h, 110 \times 100.11\); Standard Fire Proof Sash \& Door Co agt Ancient Order of Hibernians, Max Kobre Abr Adelson \& Patk Gallagher \(\underset{2,500.00}{(99)}\)
128TH st, 28-30 W: Jos J Raffino \& Co agt Leonhard Realty Co \& Waldorf Con\(\underset{\text { Webster av, }}{\text { aver }}\) 2039-43; ; Chas Lock agt 6TH av, 805; Geo C Baerlocher agt Laureabo Lizarralde \& London \& Martin Purdy st, ns, 100 w Westchester av, 50 x Z F Fonda (103). Webster av, 2039-43; same agt Cawston 4TH av, 450-4; Wm Henderson agt Mary G Goelet, Edw ; Witt Robt Goelet, trus tees \& Jeano Leasehold Co (105). 53.487 .61
\[
\text { JAN. } 15 .
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37TH st,
Haviland E Mary Danl Marino agt Chas E Gleason av, nec St Lawrence av, 100 x 100: Colwell Lead Co agt Jacob Cohen \& Lexington av, 51-5; also 25TH ST, 136 E; Rund Ni08) Co agt 51 \& 55 Lexington 19TH st, 37 E; Oriental Fire Proof Sash \& Door Co agt Montrose Realty Co \& \({ }_{100}\) 96TH st, 203-9 E; Michl Guagerti et al agt Wm B Thorn \& Mescia \& Bisantz JAN. 16.
\(\underset{26 T H \text { st, }}{\mathbf{2 0 0} \text { W; }}\) Albt A Nimis agt Abr

\section*{TO WHOM IT MAY CONCERN :}

A lien was filed January 10, 1913, against the property of the GEORGIA BUILDING COMPANY by Jacob Caraef, claiming a copartnership with David Loges and Jacob Hoffman, under the firm name of The Paris Model Painting and Decorating Co. I never heard of Caraef, Loges or the said firm until this lien was filed. I have made no contracts for the painting of my buildings. Jacob Hoffman is employed by me as a day laborer and is paid every Saturday night. He is now overpaid \(\$ 135\). He informs me that there is not and never was in existence any such partnership. I have laid the matter before the District Attorney.

January 11, 1913.
GEORGE GERZOG.

115 TH st, 609-15
(W; Morris Elser agt
Herman Oppenheim (renewal) (112). 123.83 \(\begin{aligned} & \text { Honeywell av, swe } 181 \mathrm{st}, 45 \times 150 ; \\ & \text { Wirsing agt Angelo Jefferel }(113) . \\ & 245.81\end{aligned}\) 11TH st, 264
Lumber
Co
agt
H Lumber (114).

St Nicholas av, nwc 174 th, \(124.8 \times 100\); Charmack \& Held agt Saml Baumann \&
Henry Gutman (115). Pinehurst av, nwe \(177 \mathrm{th}, 125 \times 98\); Nathan H Brandt agt Helene Realty \& Constn Co
\((\) renewal \()\)
\((116)\). 236TH st, ns, 475 e Kepler av, \(50 \times 100\); Jos Puma agt Ćlemens Constn Co \& Richd
Clemens (117). 1497H st, 505 W ; Jas Bradley agt Jno J
Mahony \& Margt F Mahony \& Margt F Robinson, agent (118).

128TH st, 246 E; Fillmore Iron Works agt Henry
Realty Co
(119) Southern blvd, nwe \(183 \mathrm{~d}, 75 \times 117.11\); Moritz Arnstein agt Sida Constn Co \& Sami
Gordon (120).

Eastchester rd, es, 75 n Chester, \(40 \times 97\);
Unionport Lumber \& Mfg Co agt Herman
H Isch (121).
38TH st, sec 10 av, \(24.9 \times 52\); I Barr Inc agt Estate of Rappelyea, Frank Morris \&
Jackson av, ws, 50 n Pontlac pl, \(50 \times 100\);
Paride Sontini (123).
JAN. 17.
47THH st,
Martin
Beck \&
\&
Estate
B Martin Beck \& Estate of Mary Ray; Christopher st, nec Weehawken, \(30 \times 80\); Ciril C Job agt Geo O'Beill \& Blight Over-
field Co (125). Allen st, 97; Hyman Rosenblum
Minnie L Simon \& E B Marks (126). 100.00 Christopher st, 185; Blight,, Overfield Co
Inc agt Geo S O'Neil
(127). 129TH st, ss, 125 e Riverside dr, \(50 x i r r e g\)
to Riverside dr x50xirreg; \(N\) Conforti Co agt London Constn Co, Louis London \& Albt London (128)
22D st,231-5 W; Kawneer Mfg Co agt Eastchester rd, es, 75 n Chester, \(40 \times 97\); Eastchester rd, es, 75 n Chester, 40 x 97 ;
Unionport Lumber \& Mfg Co agt Herman
H Isch (130). Thompson st, 30-32; Nathan Bobie agt Thompson st, 30-32; Nathan Bobie agt
Wm Davidson \& Peter J Ryan Building
Co o (131). 68.00


\section*{Borough of Brooklyn.}
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\text { JAN. } 9
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Wyekoff av, 225; Wm J Elliott agt Morris \& Yetta Friedman \& Wm H Tiede-
mann. Withers st, 30; Constn Material \& Coal Co agt Ike Cannissaro, Vincenzo Chiza \&
Salvatore Boniello. Sunnyside av, nwe Miller av, \(50 \times 220\) to Eastern pkwy ext; Jas Sangiamo agt Anna Central pl, 39; Henry Magness agt Saml Hammond.
Park av, 481; Morris Krigsman agt DoSenico \& Rachele Scafti \& "Guiseppi Christopher av, es, 200 n Pitkin av, 37.6 x100; Jacob Fein agt Bernad S Minkin. \({ }_{75.00}\) Alabama av, es, 100 n Dumont av, 100 x 100; East N Y Mason Material Co agt
Erector Realty \& Constn Co. 204.00
Wyonn st, es, 75 n Liberty av, 100 x 100 . Wyona st, es, 75 n Liberty av, \(100 \times 100\); East N Y Mason Material Co agt Kramer
Realty Co. Withers st, 30; Constn Material \& Coal Co agt Salvatore Boniello, Michele CaniZaro, Francesco Coniglio \& Vincenzo
Chiara.

Riverdale av, nwe Sackman, \(100 \times 100\); Riverdaie av, N Mason Material Co agt Sack
Eiver Constn Co. Alabama av, es, 200 n Dumont av, 150x
100 : East N
Y
Mason Material Co agt Angelo Constn Co. 30.40 \(\underset{\text { Who }}{\text { W 12TH st, 1740; Hugh J Lennon agt }}\) JAN. 10.
Hopkinson av, es, 125.3 e Sutter av, 50
100.6 General Gron Work agt Adelstein x100.6; General Iron Work agt Adelstein
\& Rosenson Realty Co.
126.50 S 5TH st, 416-18; Sol Huss agt Alex B
Gordes. Central av, 66; Adolph Schwartz \({ }_{\text {Sagerio Cerami. }}^{\text {agt }}\). Varet st, 146; Alter Miller agt Jennie
Fischer \& Harry Kaplan \& Glaberson \&
Toorock. Alabama av, es, 100 n Dumont av, 100 x 100; East N Y Mason Material Co agt
Dora Berman, Annie Rothfeld \& Erector New Lots rd, ss, from Vermont to Wyona, 200x100; also NEW LOTS RD, ns,
from Hinsdaie to William, \(160 \times 100\); also NEW LOTS RD, ss, from Van Sinderen to ns, from Watkins to Stone av, 200x200: Jacob Careff et al agt Georgia \(\begin{aligned} & \text { Bldg Co. } \\ & 11,895.00\end{aligned}\) JAN. 11.
Fulton st, 1500-8; Eliodore \(P\) Dalmasse, Jr, \& ano agt Costas Stamatis \& Mathew
Chrystnos.

Bay 46TH st, es, 360 s Cropsey av, 20x
\(96 ;\) Louis Solomon agt Domenico Nuccio.
Alabama av, es, 200 n Dumont av, 120 x \(100 ;\) Levin Kronenberg \& Co agt Angelo
Constn Co.
Alabama nv, es, 100 n Dumont av, 100 x Realty \& Constn Co. Works ast Erector St Johns pl, ns, 350 w Classon av, 81 x
131; Grossman Bros \& Rosenbaum agt Victor Holding Co \& Flushing Iron Works
St Johns pl, ns, 400 e Underhill av. 100
\(\times 123.6 ;\) same agt same. JAN. 13.
Alabama av, es, 200 n Dumont av, 120 x 100; Geo Singer agt Angelo Constn Co. 143.50
Livingston st, nwc Nevins, \(21 \times 67.7\); Wm Mussman \& ano agt Caroline Christodora
E 14TH st, 1850; Frey \& Zangle agt Nor-
Barrett st, ws, 100 s Pitkin av, -xLouis Greenberg agt Barrett Constn Co \({ }^{\text {\& }}\),
Louis Siegelbaum.
40TH st, ss, 300 e \(5 \mathrm{av}, 50 \times 100\); Sun Fireproof Sash \& Door Co agt Ocean Breeze Co \& McKinly Bk Holding Co \& Ephraim
Strayer. Sands st, 172; Benj Bloom agt Hattie \&
Francis H Meagher.
339.00 E 29TH st, ws, 640 n Av F, \(100 \times 100\); American Plumbing Mfg Co agt Hab
Bldg Co \& Ruegamer \& Auer Co. 236.58
Montgomery st, ss, 200 e Nostrand av, \(75 \times 100 ;\) Jos Timoney \& ano agt Tony Cos-
tello \& Josephine Costello. Alabama av, es, 200 n Dumont av, 20 x \& Isaac Rottfeld. \({ }^{2}\) Same prop; same agt Erector Reaity Constn Co; Dora Berman \& Annie Roth-
feld \& Isaac Rottfeld.
173.50
Montgomery st, ss, 450 w N Y av, runs s110.2 to Canarsie av xnw146.9 to st xe97 to beg; gore; Timoney Bros agt Josephine
\& Tony Costello. Court st, 165: Geo Rabaiz agt Amelia
Marks \& Marx Rosenthal.
179.00 Alabama av, es, 200 n Dumont av, 120 x 100; S Cascio Marble Works agt Angelo Utica av, 173; Chas A Puckett agt Isaac Fulton st, 150s; Acme Metal Ceiling Co mos \& Theo Weisbers \& E P Dalmasse \& mos \& Theo Weisberg \& E P Dalmasse \&
Parkway Plumbing Co. S 3D st, swc Keap, \(20 \times 75\); Pittsburgh
Meter Co agt Mary E, Wm, Anna S F, Geo, Meter Co agt Mary E, Wm, Anna S F, Geo,
Mary L \& Edw Bleck \& Ruegamer \& Auer Co. 93.00
Neptune av, \(\mathrm{ns}, 88.8\) e E 3d, \(46.2 \times 106.5\); Jacob Levin agt Jacob Sommer (Inc) \({ }_{4}\) \&
Jacob Sommer.
Sterling pl, nes, 100 w Saratoga av, 175 x ber Co agt Commonwealth Impt Co \& East JAN. 14
50TH st, \(513-5 ;\) Lally Column Co agt B
Price \& Talsky \& Sponchik.
63.17 Duffield st, 46; Harris Davidson عgt. Wm
70.00 Concord st, 73; Harris Davidson agt Wm E STH st, 1063; Henry Dedrick agt TheoE STH st, 1063; Henry Dedrick agt Theo-
phile Souweine \& Nass Constn Co. 535.00 Bay 46TH st, es, 360 n Cropsey av, 20 x
\[
\begin{array}{r}
30.00
\end{array}
\] Union st, ss, 150 e Nostrand av, 100 x
127.9: Chas H Van Der Leith agt Lyn
Realty Co Realty Co. 185.00 Snyder av, nec Johnson pl, \(50 \times 50\); Hyman
Co \& Nackman agt Brettschneider Realty
Nath Firestone (agent).
110.00 Nassau st, sec Jay, 176x45; Sydney J Freidin \& ano agt Cary Mfg Co \& Hën-
nibique Constn Co. Alabama av, es, 200 n Dumont av, 80 x 100; Brooklyn Fireproof Sash \& Door Co Same prop, \(120 \times 100\); Standard Lime Co
306.03 Snediker av, ss, 100 e Blake av, \(50 \times 100\); Hyman S Sulsky agt Snedeker Constn Co.
Washington av, 415; Richd
Egt Pastine Operating Co \& F
E 37 TH st ws 140 Linden ave E 37 TH st, wS, 140 n Linden av, \(20 \times 100\);
Watson \& Pittinger agt Sylvester Baker \& Geo J Gunderson. Alabama av, es, 100 n Dumont av, 100 x
100: Block \& Greenberg Lumber Co agt Dora Berman \& Annile Rothfeld \& Erector JAN. 15.
Union st. Ss, 150 e Nostrand av, 50x127.6; Co. Mar Polhammer \& ano agt Lyn Realty Union st, ss. 225 e Nostrand av, 100 x
\(127.6 ;\) same agt same.
154.50 Alabama av, es, 100 n Dumont av, 100 x
\(100:\) Aaron Sonkin \& ano agt Erector 100: Aaron Sonkin \& ano agt Erector
Realty \& Constn Co, Dora Berman, Isaac
\& Annie Rothfeld.

Alabama av, es, 200 n Dumont av, 120 x
100; same agt Angelo Constn Co. \(1,300.00\) Blake av, sec Hinsdale, \(100 \times 100\); Guiseppe De Stefano \& ano agt Allen Constn 40 TH st, ss, 300 e 5 av, \(50 \times 100\); Marzio S Pannone agt Ocean Breeze Co \& Eph-
raim Strayer. Essex st, 365; Louis Levine \& ano agt
Isidore Shapiro. Pacifie st, \(\mathrm{ns}, 100 \mathrm{~W}\) Hopkinson av, 100 x 100: Harry Kavshansky \& ano agt Ocean
Hili Contracting Co. Union st, ss, 200 e Nostrand av, 100 x Co.
Co. Harry Green \& ano agt Lyn Rearty
100.00 Church av, nec E 2d, \(107 \times 100\); John W Spring John \& Agnes Kralund. 278.50 Livingston st, 203, 207 \& 211; Indiana Flooring Co agt Adolph I Namm \& John
Thatcher \& Son.

Stockton st, 146-8; Mariano Crapa agt
ew Hebrew School of Brool\&łyn. 358.32

\section*{SATISFIED MECHANIC'S LIENS.}

Manhattan and Bronx.
JAN. 11.
No Satisfied Mechanics Liens filed this day.

JAN. 13.
Lexington av, nwe 71st; Nathan Berg-
stein agt Mary Lyons et al Nov \(8^{\prime} 11\) JAN. 14.
Fort Washington av, 452; Gibson Iron Works agt Geo B Leonard et al; Nov 25
63.00 Prospect av, 2132-4; Thos Giaquinto Co agt Regino Constn Co et al; Jan7'13. 10.00 Beck st, ss, 96 e Prospect av; Keystone National Powder Co agt Aldebaran Co et
al: June29'12.
100.54

JAN. 15.
\({ }^{\text {7THH }}\) av, 2034-40; Gillman Marble Co
agt C R Browning et al; \(1912 \ldots .{ }^{2}, 464.50\) Same prop; Pardi Tile Co agt same; Dec
637.92 75TH st, 115 E; Pietro Criscuolo agt \({ }^{2}\) 4TH av, 354-60; Pressed Prism Plate Glass Co agt Ogden Mills et al; Jan9'13. 24TH av, 424-32:
ing
same agt Realty Hold-
198.45 \({ }^{2}\) 25TH st, 36-s w; Pressed Prism Plate
 146TH st, \(\mathbf{2 3 7}\) E; Nicola Pizzani agt Jos
Isaofano et al; Dec31'12. s7TH st, 173-7; Louis Neuberger agt
Henry \(D\) Greenwald et al; Oct \(22^{\prime} 12\). 34 TH st, Kusch Co et al; Aug6'12. 85.00 Same prop; same agt Jane Harris et al ;
\(\begin{aligned} & \text { Aug } 29^{\prime} 12.00\end{aligned}\) Washington av, nee Fletcher; Felix N
De Luca agt Nora Constn Co et al; Jan
14'13. JAN. 16.
 gt \(J H\) Eagle et al: Apr24'12. \(2,232.50\)
Same prop; same agt same; Apr25'12. Park Terrace \(\mathbf{E}\), swe 215th; Vincenzo
Toriello agt \(W \mathrm{~m}\) H Hurst et al; Sept5'12.
 Arthur av, ws, 164.7 s 187th: Title Guar \(\&\) Trust Co agt Filomena Tesoro et ar
Jan \(13^{\prime} 13\).
20.00

JAN. 17.
\({ }^{131 S T}\) st, 25-29 W ; Brandt Constn Co agt
Napoleon Constn Co et al; Dec4'12. \(8,304.50\) Napoleon Constn Co et al; Dec4'12. 8,304.50
19TH st, ns, 245 e 2 av; Fillmore Iron Works Co agt Cath E McKenna et al;
May2'12.
52.00 204TH st, 225 E; Uzzi \& Sinno agt Ra205TH st, 225 E; same agt Louis De Fino
et al: Deec \(26^{\prime} 12\). (For Brooklyn Satisfied Mechanics' Liens

\section*{ORDERS.}

Borough of Brooklyn.
JAN. 14.
Essex st, es, 96.2 s Atlantic av, \(75 \times 100\);
Jos D Cohen Inc on Williamsburgh SavJos D Cohen Inc on Williamsburgh Sav-
ings Bank to pay Tankus \& Ordansky. JAN. 15.
W 17TH st, es, 180 n Mermaid av, 40 x 18: D Aspromonti on De Bitetto \& Fe-

\section*{Classified List of Advertisers}

Bue Prints
Rellance Blue Print Co., 105 West 40 th st. Brick Carter, Black \& Ayers, 1182 Broadway. Empire Brick \& Supply Co., 103 Park ave Greater N. Y. Brick Co., 44 East 23d st. Krelscher Brick Mfg. Co., 119 E. 23d st. Protenhauer-Nesbit Co., 1133 Broadway. Sayre \& Fisher Co., 261 Broadway.

Building Material (Masons')
Brooklyn Bullders Supply Co., 6th st. Basin and Gowanus Canal, Brooklyn. 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.

\section*{ement}

Alsen's Am. Por. 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.
King \& Co., J. B., 17 State \({ }^{\text {st. }}\)
Lawrence Cement Co., The, 1 Broadway. Thelle, E., 99 John st. Co, 5th Ave. Bldg

Cement Work
Harrison \& Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th ot.
Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.
Contractors (General)
Cauldwell-Wingate Co.. 381 4th ave
Corning Co., E.,
Egan J. F,
162
West 20 h Egan, J. F., 162 West 20th st. 111 Broadway Guidone, A. L., \& Co., 162 E. 23 d st Gobinson Co., A. J., 123 East 23 d st Steen Co., Thos. J., 30 Church st. Schlesinger, J., 1265 Broadway. Whitney Co., The, 1 Liberty st.

Consulting Engineers
Malloux, C. O.-Knox, C. E., 90 West st.
Cornices and Skylights
Hayes, Geo., 71 8th ave
Cypress
Southern Cyprese Mfr. Assoc., 1213 Hibernla Bank Bldg., New Orleans, La.

\section*{Doors and Sashes}

Macaulay, C. R., 18th st. \& 5th ave., Bklyn. Welsberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E .41 st st
Clectrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight) Burwak Elevator Co., 216 Fulton st. Murtaugh Elevator Co., 237 East 41st \(5 t\) Welsh Machine Works, 276 West st.

Elevator Repairs Lord Electrle Co., 103 W. 40th st.

Fire Extinguishers
The Safety Fire Extingulsher Co., 291 7th ave.

\section*{Fireproofing}

Eastern F. P. Sash, Door \& Cornice Co., 109 Maurer \& 'Son, H., 420 East 23d at Rapp Construction Co., 500 W. 110th st,

Flooring (Composition).
General Kompolite Co., 516 Fifth ave
Glass
Werbelovsky, J. H., 93 Meserole st., Bklyn.

\section*{Granite}

Woodbury Granite Co., Hardwick, Vt

House Mover and Shorer
Vorndran's Sons, C., 412 E. 147th st.

\section*{Insurance}

Ritch-Hughes Co., 1123 Broadway

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d st.

\section*{ron Grille Work}

Batalle \& Co., A., 587 Hudson st.
Iron Work (Areh. and Strue.)
Grand Central Iron Works, 212 E .52 d st. Hecla Iron Works, N. 10th st., Brooklyn. Perlman Iron Works, 1735 West Farms rd. Schwenn, Wm., 822 Lexington ave., Bklyn. Wells Arch. Iron Co., River avo. \& E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.
Lumber
Collins, Lavery \& Co., 50 Church st
Finch \& Co., Chas. H., Coney Island ave
\& Ave. H, Brooklyn.
Johncon Bros.
45 Classon ave., Brooklyn. Orr Co., J. C., Indla st. \& East River, Bklyn.

\section*{Marble}

Klaber \& Son, A., 211 Vernon ave., L. I. City
Metal Ceilings
Berger Mfg. Co., 11th ave. \& 22d st. Northrop, Coburn \& Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfleld, L. I, Pomeroy Co., Inc., S. H.,
Westergren,
427
W.
W.
13 th
st.

\section*{Mortgages}

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings \& Loan Co., 186 Remeen ot., Brooklyn.
Lawyers' Mortgage Co., 59 Lberty \(8 t\).
McMahon. J. T., 188 Montague st., Bklyn.

Paint
Childs \& Co., C. M., 99 John st.
Childs \& Co., C. M., 99 John st.
Lucas \& Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

\section*{Painting}

Oliver, W. H., 104 University pl.

Plaster
King \& Co., J. B., 17 State 8 .

Pumps (Electric)
George \& Co.,
Rider-Ericsson
Engine
194
Fo., 20 Murray st.

Real Estate (Manhattan and The Bronx) American Real Estate Co., 537 5th ave. Ames \& Co., 26 W. 31st st.
Amy \& Co., A. V., 7 th ave., cor. 115th at.
Appell, J., \(271 \mathrm{~W} . \mathrm{H}^{23 \mathrm{~d}} \mathrm{st}\) st. 316 W .23 d st.
Armstrong, J., 1984 3d \&ve.
Axelrod Co., W. \& I., Inc., 547 W. 110th st. Bailey, F. S., 162 E. 23d st. Bechmann, A. G., 1055 S . Boulevard. Boylan, J. J., 402 W. 51st st. \& 142 d st.
Braude-Papae Co., Broadway \& Brown Co.. J. R., 105 W .40 th st. Brown, Inc., W. E. \& W. I., 3422 3d ave.
Buerman \& Co., C., 507 Grand gt. Buerman \& Co., C., 507 Grand at.
Cammann, Voorhees \& Floyd, 84 William st. Cammann, Voorhees \& Floyd, 84 William st. Cokeley, W. A., Grand Central Term., Man Cole, M. H., 5005 th ave.
Crulkshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st. Cudner R. E. Co., A. M., 254 W. 23 d st. Davies, J. C. 31 Naseau st.
De Selding Bros., 128 Broadway, De Walltearss \& Hull, 135 Broadway. Dowd, J. A., 874 6th \({ }^{\text {ave. }}\) Doyle \& Sons, J. F., 45 Willam st. Doyle \& Sons, J. F., 45 William st, Duross Company, 155 W . 14th ett. Edgar, Herman L. R., 81 Nassau at. Elliman \& Co., D. L. 421 Madison ave. Ely \& Co., H. S., 21 Liberty at. Finegan, A., 35 Nassau st. Fischer, J. A., 690 6th ave.
Fitzsimons, T.
Pox Fox \& Co., F., 14 W W. 40 th st.
Frost, Palmer \& Co., 1183 Broadway. Geoghegan, P. A. 1648 8th evo. Golding, J, N., 9 Pine st.
Goodwin ave \&oodwin. Lenox ave \(12 \delta a\). Harft, Chas., 58 E. 8th st How \& Co., Hall J., 141 Broadway. Kennelly, B. L., 156 Broadway. Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave Kohler, C. S., 901 Columbus are.
Kyle \& Sons, J.. 721 Lexington a Leavy, Benjamin, 42 d st. and Broadway. Leaycraft \& Co., J. E., 17 W . 42 d st. Lummis, B. R., 25 W. 1238 d et.

 Manning, E. A., 4895 th ave. Muhlfelder, L. J., 681 Broadway. Noyes Co., C. F., 92 William ot.

Ogden \& Clarkson, 17 W .30 th 6 t . O'Hara Bros., Webster ave. \& 200th st. Palmer, E. D., 179 Columbus ave. Payton, Jr., P. A., 67 W. 134th st.
Pease \& Eillman, 340 Madison ave. Pease \& Elliman, 440 Madison ave. Polak, E., 149th 8 t . and 3d
Polizz1 \& Co., 192 Bowery. Porizzi \& Co., 159 Wowery. 125 th Price, George, 138th 6t. and 3d ave Royal, Jno. M., 21 West 134th st. 177 Madison ave. Ruland \& Whiting Co., 5 Beekman st. Schindler \& Llebler, 13613 d ave. Schmuck, A. J. C., \({ }_{\text {Schrag, }}^{47}\) W. 34th et. Sheeran, Jas. A., 1250 Lexington ave Sheeran, Jas. A., 1250 Lexington ave
Simmons. E. de Forest, 2 E. 58 th at. Smith, F. E., 3 Madison ave. Smyth \& Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th 8t. Tucker, Speyers \& Co., \(4355^{\text {th }}\) ave Tyng, Jr., \& Co, 41 Union Square West. Varian, Wilbur L., 2777 Webster ave. Watson \& Son, T., 200 9th ave. ave. Weill, Co., H. M., 264 West 34th st. Wells Sons, J. N., 191 9th ave.
White \& Sons, W. A., 62 Cedar gt . White \& Sons, W. A., 62 Cedar st.
Whiting \& Co., W. H., 41 Park Row. Whiliard \& Co., W. H. S., 41 Park Row. Wissman, F. De R., 149 Broadway. Zittel \& Sons, F., Broadway \& 79th st.

\section*{(Brooklyn)}

Brumley, James L., 189 Montague st. Bulkley \& Horton Co., Myrtle \& Clinton aves Cederstrom, Sig., 201 Montague st. Chauncey Real Estate Co., 187 Montague st. Clark, Inc., Noah, 837 Manhattan ave. Corwith Bros., 851 Manhattan ave.
Henry. John E., 1251 Bedford ave. James \& Sons, John F., 193 Montague st. Ketcham Bros., 129 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 Smith, Clarence B., 1424 Fulton st Smith, Wm. H., 189 Montague st. Tyler, Frank H., 1183 Fulton st

\section*{(Queens)}

Windsor Land \& Impt. Co., Times Bldg.,

Real Estate Operators
Alliance Realty Co., 115 Broadway Cohen, Ellas A., 198 Broadway. Jackson \& Stern, 31 Nassau st. Kempner, I. H., 17 W .42 d st. Lewine, F. \& I., 135 Broadway Lowenfeld \& Prager, 149 Broadway.
Mandelbaum,
H. Wallach Co., R., 88 Willam st.

\section*{Red Gum}

Anderson-Tully Co., Memph1s, Tennessee. Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co.. Charleston, Miss. Luehrmann Hardwood Lumber Co., Chas. F Paepcke-Leicht Lumber Co., Chicago, Ill.

\section*{Reports (Building)}

Dodge Co. F. W., 11 East 24th st

\section*{Salamanders}

House Drying Co., 2999 3d ave.
slate
Johnson, E. J., 38 Park Row.

\section*{Stone Renovating}

Fordham Stone Renovating Co., 1123 Bway.
Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

\section*{Title Insurance}

Lawyers' Title Ins. \& Trust Co., 160 Bway. Title Guarantee \& Trust Co., 178 Broadway way.
way

\section*{Trucking}

Atlanta Contracting Co., 230 E. 42 d st.

Vacuum Cleaners
Santo Electric Appllance Co., Inc., 168 Madison eve.

Vault Lights
Berger Mig. Co., 11th 2ve. \& 22d at.
Brooklyn
Brookly.

\section*{RECORDS SECTION}

\section*{of the}

\section*{RECORD MUIDE.}

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."

\section*{STREET INDEX OF RECORDED CONVEYANCES AND WILLS}

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

Bleecker st, 136, 137. Broome st, 365-9. Chrystie st, 189. Church st, 167-9. Delancey st, 174. East Bway, 97. Essex st, 80, 126. Front st, 66.
Goerck st, 125. Grand st, 60, 237-9. James st, 72.
Lewis st, \({ }^{12}\). \(271 / 2-77\).
Madison
Mott st, \(302-4\) Pike st, 54
Prince st. \(96-100\).
Sheriff
St,
Spring
st
85
Spring st, 9.
Van Nest Pl, 1. William st, \(93-7\) 3 d st, \(227-9 \mathrm{E}\). 6 th st, \(217,625-7 \mathrm{E}\). 10th st, 15 W . 11 th st,
12 th st, 19 E . 12 th st, 23 W . 16 th st, 615 E. 17 th st, 15 W .

19th st, 274-6 W 23 D st, 422 W . 27 th st, 234 E. 30 th st, 356 W . 33 d st, 152 E . 35 th st, \(247-9,251,257\), 36 th st, \(222,260-6,423 \mathrm{~W}\) 45 th st, 154 E . 45 th
47 th
40
\(406-8\)
\(402-4\)
W 48 th st, \(76,111,311,321-\)
50 th st, \(130-4 \mathrm{E}\).
\(50 \mathrm{th} \mathrm{st}, 423 \mathrm{~W}\).

63 d st, 152 W.
66 th st, 62 E .
69 th st, 428 E .
75 th \(\mathrm{st}, 317 \mathrm{E}\). 78 th st, 134 W . 79th st, 135 W . 80 th st, 171 W .
85 th st, \(448-50 \mathrm{E}\). 88 th \(\mathrm{st}, 140,180 \mathrm{~W}\). 89th st, 137-9, 333-47 W 93 d st, 181 E.

99 th
102 d st, \(313-15 \mathrm{~W}\). 103 d st, \(163-5\) E. 209 E . 105 th st, 59 F W. \(\begin{aligned} & 108 \text { th } \mathrm{st}, 11 \mathrm{E} . \\ & 114 \mathrm{th} \mathrm{st}, 3 \mathrm{~W} . \\ & 115 \text { th } \mathrm{st},\end{aligned}{ }^{2} 6 \mathrm{E}\). 115 th
116 th,
118 th
st,
161 E
503 E.
E.
118 th st, 4 W.
119 th st, \(512,515 \mathrm{E}\).
120th st, 152 W .
124 th st, \(56,315-17 \mathrm{E}\). 125 th st, 312 E . 125 th st, \(54-62,454 \mathrm{~W}\). 129th st, 32 W . 131st st, 123 W . 133 d st, 63 E. 136th st, \(258,623-9 \mathrm{~W}\). 141st st, 605-7 W 143 d st, \(110-12 \mathrm{~W}\)
144 th st, 453 W . 146 th st, \(424,535-7 \mathrm{~W}\). 149 th st, 507 W .
150 th st W (ss), 2081-37156 th st (ss), 2114-10. 159th st, 542 W.

170 th st, 555 W .
182 d st, \(514-6 \mathrm{~W}\). \(\begin{array}{ll}187 \text { th } & \text { st, } \\ \text { Av C, } & 179-81 .\end{array}\) Amsterdam av, 69-75. Broadway, 876-8, 386878.

Columbus av, 483. Edgecombe av, 38. Lenox av, 249. Lexington av, 1352, Madison av, 2009. Manhattan av, 387, 505, Morningside av \(\mathrm{W}, 44-7\). Riverside dr, \(140,336\). Riverside dr, es (8:2139pt Lt 275. St Nicholas av, 202. Sherman av (ns), 2226West Broadway, 484. 1 st av, 290.
3d av, \(370-2,782,1131-3\) 1852.

8th av, 2590-2604

WILLS.
Cliff st, 64-6. Hamilton pl, 87. Pearl st, 303. Rivington st, 228. South st, 186. Warren st, 118 Washington st, 521. 15 th st, \(60-2 \mathrm{~W}\). 26 th st, 504 W . 35 th st, 27 W . 37 th st, \(338,354 \mathrm{~W}\). 46 th st, 405 W . 51st st, 145-7 W. 54th st, 39 W. 59th st, 235-9 E. 60 th st, 108,242 E. 62 d st, 140 E. 63 d st, 185 W . Amsterdam av, 60, 495, 955, 1656. 5 th av, \(2140-2\). 6 th av, 222.

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, veyed omitting all covenants and warranty. C. a G. means a deed containing Covenavenants 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 selreally grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. in the street 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 menIt should also be notock 482 , lot 10 . block numbers that noted in section and filed is strictly followed. filed is strictly followed. \(A\) in \(\$ 20,000-\$ 30,000\) 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 \(\mathbf{P}\) before second figure 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 conTorrens System. Flats and apar fied as tenements.
Residences as dwellings.
All Christian names, streets, avenues, states and months are abbreviated when
possible, also in some instances names of Banks, Trusts and Insurance Companies.
The number in ( ) preceding the serial number to the right of the date line, at for the Checking index.
The Star following names of street or
avenue in the Bronx Conveyances, Leases and Mortgages indicates that the propfor which there is no section or block number. TO ABBREVIATIONS USED.
A. L-attorney.

AT-all title.
av-avenue.
admr-administrator.
admtrx-administratix
agmt-agreement.
abt-about.
adj-adjoining.
assign-assignment.
asn-assign.
atty-attorney.
B \& S-Bargain and Sale.
bldg-building.
blk-block.
\({ }_{C}^{C o-C o u n t y}\) a covenant against grantor
Co-Company.
con omitted-consideration omitted. corpn-corporation.
cor-corner. line.
certf-certificate.
dwg-dwelling.
e-Er-East.
exr-executor.
et al-used instead of several names. foreclus-foreclosure.
fr-frame.
individ-individual
irreg-irregular.
impt-improvement.
installs-installment
installs-installments
mtg-mortgage
\(\underset{N}{\mathrm{mfg}} \mathrm{m}\)-manufacturing.
Nos-numbers.
n-north.
(o)-office.
pt-part.
pl-place.
PM-Purchase Money Mortgage.
QC T \& I -Right, Title \& Interest.
(R)-referee.
rd-road.
re mtg -release mtg
sobrn-subordination.
sq-square
s-south.
s-side.
sub-subject
strs-stores
stn-stone.
st-street.
TS-Torrens System
tnts-tenements.
w-west.
v-vears.
v-vears.

\section*{CONVEYANCES.}

\section*{Borough of Manhattan}

\section*{JAN. 10, 11, 13, 14, 15, 16.}

Bleecker st, 136 (132) (2:524-11), \(\mathrm{ss}, 25\) e. West Bway, \(25 \times 100\). 3 -sty bk loft \&' str
 Bleecker st, 137 on map \(135(2: 536-43)\), n
 Denison at Syrause, NY; mtg \(\$ 46,000 ;\) Jan
Broome st, \(365-9(2: 470-9)\) sec Mott
Nos \(166-70), 72.9 \times 103.8 \times 70.8 \times 108.10,6-\) sty (Nos \(166-70), 72.9 \times 103.8 \times 70.8 \times 108.10\), 6 -sty
bk tnt \& strs; Roco M Marasco to Tim-
Rk othy D Sullivan, 799 Bway; mtg \(\$ 167,500\);
Jan24'10; Jan14'13; A \(\$ \$ 5,000-170,000\). nom
 Sarah Weinstein to Julius B Fox, 520
Ocean av, Jersey City, NJ; AL; Dec \(24^{\prime} 12\); Ocean av, Jersey City,

Chureh st, 167-9 on map 283-5 (1:174-14) es, 75 s Franklin, runs e50xs \(25 \times \mathrm{xe15xs25xw}\) bldg; Rebeca S Mills, widow, tó Lilian E Rise \& Henry D Mills, both at Smithtown,
LI; Nov30'12; Jan15'13; A \(\$ 67,000-97,000\).

Delancey st, \(\mathbf{1 7 4}(2: 348-72)\), ns, 50 \& w Atbk rear tht; OLias Karp to Fanny Gruen,
 Market, Tuns sine 55 to \(s t\) xw 25 to beg. 4 -sty bk loft \& str
bldg; Sol Hecht to Bertha Hecht, his wife, \({ }^{9} \mathrm{E}\) E \(97 . \mathrm{F}^{1 / 2} \mathrm{pt} ;\) AT; Jan8; Jan10'13; A\$25,-
(Essex st, 80 (2:352-1), ses, 150 sw De-
 nwe 11th (Nos \(647-9\) ). \(51.9 \times 83,6\)-sty bk tnt
 sty bk tnt \& strs; A \(\$ 35,000-68,000\); Hatue
Miller to Burt Realty Co (Inc), a corpn, (r) 1409,149 Bway; AL; Jans; Jan1 1313 . 1 .

Essex st, \(126(2: 353-16)\), es, 52.6 s Rivngton, \(17.6 \times 50\). 3 -sty bk tnt \& Strs; Farne
topher ar. Bklyn; mtg. \(\$ 15.500\) \& AL; Jan
6; Jan \(10^{\prime} 13 ;\) A \(\$ 11,000-12,500\).
I9,000
Front st, 66 ( 68\() \quad(1: 32-23)\), ns, abt 90 w
ld sl, \(20.8 \times 85 \times 20.8 \times 85.3,5-\) sty
bk loft \& str bldg; Lawyers Realty Co to Phoebe L De Bold \(16^{\prime} 13\) : A \(13,000-21,000\).

Goerck st, 125 ( \(2: 330-69\) ), ws, 75 n Stanton, 1 loft bidg; Warren Leslie, ref, to Wm M Reed, \(325^{\circ}\) Pelhamdale, av, Pelham Heights, NY: FORECLOS Dec27'12; Jan10;
Jan11'13; A \(\$ 10,000-15,000\).
\(\mathbf{1 3 , 0 0 0}\)
Grand st, \(\mathbf{6 0}(2: 475-33), \mathrm{ns}, 125 \mathrm{w}\) Woosson Lachman, ref, to Metropolitan Life Ins Co. a corpn, 1 Mad av: FORECLOS

Grand st, 277-9 (1:306-17-18), ss, 60 e Boysyth, \(40 \times 70\), with all title to open court in rear, 20x5.1, 3-sty bk loft \& str bldg.
Jno Dondax to Nicholas Pappas, (o) 116 Delancey: \(1 / 2\) RT\&I; AL; DecT11; Jan13'13; James st, \(\boldsymbol{7}_{2}(1: 278-32)\) nec Oak (No
\(361 / 2), 21\) on James, 59 on Oak, in rear 51 \(361 / 2), 21\) on James, 59 on Oak, in rear 51
\(\&\) along land Stephen Allen 9 ft to land
Moore \& Waterbury \(30 \mathrm{x}-50\) to Tolmes 6 . sty bk tnt \& strs: J Woolsey Shepard, ref,
 \({ }^{000 .}\) Lewis st, \(12(2: 326-36)\), es, \(150 \quad \begin{array}{r}30,000 \\ \text { Grana, }\end{array}\) Jan15; Jan16'13; A \(\$ 13,000-22,000\) O C \& 100
Lewis st, 12: Rebecca Goldberg to Max Hoffman, 884 E 165; mtg \(\$ 11,000\); Jan15:
Madison st, 2751/2-77 (1:269-51), ns, 198.2 e Clinton, \(29.4 \times 100,6\)-sty bk tnt \& strs;


Mott st, 166-70, see Broome, 365-9.
Mott st, 302-4 \((2: 521-26)\), es, 81.6 n Hous-
n, \(60.8 \times 82.9 \times 60.8 \times 83.4\). \(6-\mathrm{sty}\) bk tnt \&
 corpn, 74 Bway; AL; Jan6; Jan13'13; A
\(\$ 35,000-65,000\).
 Oak st, \(361 / 2\), see James, 72 .
Pike st, \(54(1: 274-16)\) ws, abt 30 n MonCohen to Louis Cohen, both at 131 Laffay-
 Prince st, 96-100 \((2: 499-17-18), \mathrm{ss}, 100\)
Greene, runs s101xe29.2xn29xe46.6xn71.9 et st xw 75 to beg. \(2-5\)-sty bk loft iv str
to st
bldgs: Prince st Co to Usona Constn Co

 sty bk rear tnt: Edw I Kleinfeld to Clar-
ence M Van Deusen, (O) 44 \(\mathrm{W} 18 \mathrm{~V}^{1 / 4} \mathrm{pt}\). 23,000
 Lenardo Guardino et al to Vincenzo \&
Diego Guardino, bothat at 228 Lynch, Bklyn;
1/ pt: mtg \(\$ 37,000\) : Jan3: Jan14'13. A A 20 , \(1 / \mathrm{pt}, \mathrm{mtg} \$ 37,000 ;\) Jan3; Jan14'13; A\$20,-
\(000-50,000\).

Van Nest pl, 1, or Charles st (2:621dwg; Wilber C Goodale Pauline \(H\) Drew, 1969 Bway, \& Elena E, wife Wilber C Goodale, 511 W \(112 ;\) each \(1 / 2 \mathrm{pt;} \mathrm{mtg}\) 16.500; corrects error in issue of Jan11.
william st, 93-7 (1:67-5), ws, 93 n Maiden la, runs n60.3xw84.4xs \(1.5 \times \mathrm{xw} 25.6 \mathrm{xs}\) 49.11xe25.6xs14.2xe35xs7.5xe48 to beg, 14-
sty oftice \& str bldg, with all title to all adj strips or gores \& all rights \& ease ments; over Nos 59 \& 61 Maiden la \& adj
lands; Wiliam st Offices, a corpn, to Julius
Kavis, Kayser, \((0) 45 \mathrm{E}\) 17; mtg \(\$ 600,00\)
Jan13: Jan14'13: A \(8375,000-670,000\)

3D st, 227-9 E, see Essex, 80 ,
4TH st, 162-4 E (2:431-20), ss, 200 - w Av A, \(49.5 \times 96.2\), 6 -sty bk tnt \& strs; JusWashington \& Justus Oesterlein, 339 W \(\$ 8\), firm E L. Spellman \& Co; mtg \(\$ 55,000\)
Jan14; Jan15'12; A \(\$ 39,000-75,000\). O C \(\mathbb{C}\) \& 100 6TH st. 217 E (2:462-41), ns, 248.5 e 3 Gxt: Emma E Lehrbach to Ruthenian NY, a corpn (o) 22 E 7; mtg \(\$ 13,000\); Jan 6TH st, 625 E ( \(2: 389-48\) ), ns, 368.6 e Av \(000-24,000\) : also 6 TH ST, 627 E (2:389-47) \(\mathrm{ns}, 393.3\) e Av B, \(24.9 \times 90.10\). 5 -sty bk tnt
\(\&\)
strs; A \(\$ 16,000-24,000 ;\) Louis Weisman to Pauline Landesbaum, 230 W 111; \(1 / 4 \mathrm{pt}\) nom
AL: Jan14'13. 6TH st, 627 E, see 6 th, 625 E .
10 TH st, 15 (51) W (2:574-52), ns, 231.3 dwg; Archibald D Russell, EXR Arthur AL; Jan13; Jan16'13; A\$26,500-33,000 11TH st, 202 E E \((2: 466-10)\), sws, 80 se 3 \&v, \(23 \times 95\), 4 -sty \& b bk dw, Robt Brien Adrian Corpn, 137 E 34; AL; Dec30'12; Jan
\(15^{\prime} 13 ;\) A \(\$ 15,000-20,000\).
16,000 11TH st, 647-9 E, see Essex, 80.
12TH st, 19
\(25 \times 156 \times 26 \times 148.5, ~(2: 570-36), ~ n s, ~\)
2 -sty bk stable;
e 5 av,
Sidney J Baumann et al heirs, \&c, Ludwig Bauman to Light, Car Corpn, 852 Bway; mtg
\(\$ 17,000 ;\) Jan14'13; A \(\$ 34,000-37,000\). \(\mathbf{1 2 T H}\) st, \(\mathbf{2 3} \mathbf{W}(2: 576-54), \mathrm{ns}, 275 \mathrm{w} 5\)
\(\mathrm{w}, 25 \times 103.3,4\)-sty \(\&\) b bk dwg; Robt Law av, \(25 \times 103.3,4\)-sty \& b bk dwg, Robt Law Curran, 20 Nassau; mtg \(\$ 15,000 ;\) RS \(\$ 6.25\);
Dec11'01; Jan13'13; A \(\$ 24,000-28,000\). nom
nom 16TH st. \(\mathbf{6 1 5} \mathbf{E}(3: 984-12)\) ns, 238 e Av Sinnott Co, a corpn, 967 E 165; Dec31'12 Jan16'13; A \(\$ 7,500-14,500\).
17 TH st, 403 E , see \(1 \mathrm{av}, 290\)
 H Godward to Wilward Realty Corpn (r) 409, 200 Bway; \({ }^{\text {mtg }} 12 ;\) Jan13'13; A \(\$ 52,000-12000\) \& AL; Dec26 19TH st, \(2 \pi 4-6\) w \((3: 768-77)\), ss, 110 e Melvin G Palliser, ref, to \({ }^{\text {40x }}\) Citizens Sav ings Bank, 56 Bowery; FORECLOS Jan8;
Jan13; Jan14'13; A \(\$ 27,000-85,000\).
\(\mathbf{6 5 , 0 0 0}\) \({ }^{23 D}\) st, \(422 \mathbf{W}^{(3: 720-58)}\), sws, abt 220 Jacob P Stoltz to Clarence C Rogers, 4346 Park av; QC; AL; Jan16'13; A\$15,000-20,-
000 nom 23 D st, 422 w ; Clarence \(C\) Rogers to Moyne ay Washinton, Pa, tenants by Le tirety; QC; Jan16'13.
27TH st, 156-8 E, see 3 av, 370-2.
27TH st, 234 ( \(140 \backslash \mathbf{E}\) (3:907-39), Ss, 160 w 2 av, \(20 \times 98.9\) 3-sty \& b bk dwg: Edwin
Woodcock et ai EXRS, \&e, Wm P Wood cock 2 d to Chas H Dufry, 236 E 27 ; Jan8;
30TH st, 356 w , see 48 th, 311 W .
\({ }^{33 D}\) st, 152 E (3:888-50), ss, 206.3 w 3 K, \(18.9 \times 25\), 3 -sty bk office bldg: Dorothy 6'12: Jan14'13; A \(\$ 7,000-10,000\).
35 TH st, 247 W , see \(35 \mathrm{th}, 251 \mathrm{~W}\).
35TH st, 249 w , see \(35 \mathrm{th}, 251 \mathrm{~W}\)
35TH st, 251 W (3:785-15), ns, 262 e 8 av, \(23 \times 98.9,4\)-sty bk tnt \& strs \& 3 -sty
 51,000; also 35 TH ST, \(247 \mathrm{~W}(3: 785-17)\), n sty bk rear, 23 x A \(\$ 3,90,000-31.500\); also 35 TH 98.9 3-sty fr tht \& strs \& 3 -sty fr rear tnt;
\(\mathrm{A} \$ 30.000-30,500\) also 35 TH ST, 249 W ( 3 :strs \& 3 -sty bk rear tnt: \(A \$ 30.000-31.500\); Baney J Baumann et al heirs, \&c, Ludwig
Baumann to F M B Realty Co Inc, a corpn, bove Nos \(260-6\) W 36 th; Jan14; \&ant on 35 TH st, 257 W , see 35 th, 251 W .
35TH st, 261-3 W, see 35th, 251 W .
\({ }_{26 \mathrm{TH}}^{21 \times 98.9,} \mathbf{~ 2 2 2} \mathbf{~ W}\) ( \(3: 785-57\) ), ss, \({ }^{542}\) e 8 Cochrane to Wm H McWilliam, 16 W W 96 , 36TH st, 260-6 w (3:785-75), ss. 124 e 8 Baumann et al heirs, \& Co. Ludwigney Ju,
mann to F M B Realty Co Inc, a corpn ( r ) \(91,45 \mathrm{Wallm} \mathrm{mtg} \$ 200,000\) on above \& Nos
\(247,{ }^{251} 261\) \& 263 V . 35 th; Jan14 Jan15
13. A \(\$ 112,000-232,000\).
302,000
\(36 \mathrm{TH} \mathrm{st},{ }^{\mathbf{4 2 3} \mathbf{W}}(3: 734-20), \mathrm{ns}, 325 \mathrm{w} 9\) to Louisa Scherer, 66 Edgecombe av \({ }^{1 / 2}\)


45 TH st, 154 E ( \(5: 1299-411 / 2\) ), ss, 113.9 w \({ }^{3}\) av, 18.9 x 100.5 . 3 -sty \& b stn dwg; Albt wood, NJ; mtg \(\$ 16,500\) \& AL; Jan13'13; A \(\$ 13,000-17,000\). 19,000 45TH st, \(406-8\) w ( \(4: 1054-37\) ), ss, 100 w
av, \(50 \times 100.5,5-\) sty bk stable: Saml to Martin J Potter, (o) 120 E \(32 ; \mathrm{mtg} \$ 34,-\)
\(000 ;\) Jan15; Jan16'13; A \(\$ 23,000-52,000\).

4 (THE st, \(\mathbf{4 0 2 - 4} \mathbf{~ W}\), see 48 th, 311 C W. \& 100 4STH st, \(76 \mathrm{w}(5: 1263-70 \%)\), ss, 39.4 e
 Dec17'12; Jan16'13; A \(\$ 34,000-39,000\). W nom 48TH st, \(111 \mathbf{W}(4: 1001-26)\), ns, 155 w 6 to Frank Hayflich, 118 E 115; Jan13; Jan15

4STH st, \(311 \mathbf{w}(4: 1039-26)\), ns, abt 150 15,500; also 48 TH ST \({ }^{3-\mathrm{sty}}\) stn dwg; A813,50022 ), ns, abt 240 w 8 av, - \(-\mathrm{x}-\), , \(4-3-\mathrm{sty}\) \& b

 sty \& b bk dwe A \(11,000-13,500\) - also all personal prop which party 1 st pt may take by distribution from estate Chas F
Myers; deed of trust \&c; Pantha B Berry Myers; deed of trust \&c; Pantha B Berry
of Gloucester, Mass, heir \&c Chas F Myers, decd, to Wm A Pew, Jr, of Salem, Mass; AT, Oct18'11; re-recorded from Dee8 nom

4STH st, 321-7 w, see 48 th , 311 W .
50TH st E, ss, 45.4 e Lex av, see 50 th,
50TH st, \(130 \mathbf{E}(5: 1304)\), ss, 45.4 e Lex av, \(18.7 \times 100.5\), 4 -sty bk tnt; also 50 TH ST Lex av, runs s100.5xw4.9xne100.6, gore; all title to this: Geo E Stuckey et al to Bible Teachers' Training School, a colpn, \({ }^{541}\)
Lex av, mtg \(\$ 12,000 ;\) Jan14; Jan15'13; A
soTH st, 132 E (5:1304-51), ss, 63.11 e Mahon widow to Bible bk tnt; Eliz C McSchool. 541 Lex av: mtg \(\$ 11,500\). Janng Jan14'13; A \(\$ 12,000-17,000\). O C \& 100
 Buttenwieser to Bible Teachers' Training School, a corpn, 541 Lex av; B\&S \& C
aG: mtg \(\$ 13,500 ;\) Jan14; Jan15'13; A \(\$ 11,000-\) 16,000.

50TH st, \(423 \mathbf{W}(4: 1060-20), \mathrm{ns}, 308.4 \mathrm{w}\) ziska Brunner et al bk dwg; Franner to \(\mathrm{Wm}^{\mathrm{J}}\) Moore at Hartsdale rd, Elmsford, NY, \& Alex Moore, \(1 \mathrm{~W} 68 ; \mathrm{mtg} \$ 8\),
\(000 ;\) Janio'13; A \(87,500-\$ 10\)
\(51 \mathrm{ST}_{\mathrm{T}}\) st, \(319 \mathrm{~W}(4: 1042-22\) ), ns, 245 w 8 Martin \& ano EXRS, \&c, Saml J Huggins to Casper N Lawson, 283 E 5 , Bklyn; mlg ,00, Jan10; Jan15'13; A\$14,000-18,500; \(\mathbf{1 8 , 7 5 0}\) 51ST
st,
Wm Kelly, 2319 Berkley pl, Bklyn; AL; Jan 52D st, 26 w (5:1267-52),, ss, 350 nom 5 av, \(22 \times 100.5\), 4 -sty \& b stn "dwg. olga \(\mathbf{R}\) Jan3; Jan13'13; A \(\$ 72,000-80,000\). 52D st, 307 w, see 48 th, 311 W . C \& 100 52D st, \(\mathbf{5 2 2} \mathbf{~ W}(4: 1080-44)\) ss, 500 e 11 av, \(25 \times 100.5,5\)-sty stn tnt, 1 -sty ext \({ }^{\text {gernon }}\) Norton ref, to Jas J MICGuiri, 467 tenants: metg \(\$ 10,000\) : PARTITION \({ }^{5}\), Dect 12; Jan16'13; A \(\$ 9,000-18,500\). 63D st. \(152 \mathbf{w}(4: 1134-601 / 2)\), ss, 75 e Ams Son to Louise Howlett, 450 Lincoln av, Richmond Hill. B of Q; mtg \(\$ 18,000 \vdots\) Jan 63D st, 152-4 w, see Ams av, 69-75. 63D st, 154 w, see Ams av, 71-5.
66TH st, 62 E ( \(5: 1380-42\) ), ss, 120 w Chas L Bernheimer to Margt \& Henry Gilse . 10 E 36; mtg \(\$ 25,000 ; \mathrm{Jan7}\) : Jan10 G6TH st, 201 E, see 3 av, 1131-3.
69TH st, 428 E (5:1463-35), ss, 233.4 w to Emil Janovic, 12921 avt mtg \(\$ 34,000\) : Jan15; Jan16'13; A \(\$ 15,000-47,000\). nom
 av, \(25 x 102.2,6\)-sty bl tht \& strs; Gertie
Halpin to Harris
John Schwartz, 951 Av St John: mtg \(\$ 19,000\); Jan9; Jan10'13; A A9,78TH st, 134 w (4:1149-47), ss, 357 w Co av, \(18 \times 95.2 \times 18 \times 95.6\), 4 -sty \& b stn dwg;
Louise A Stevenson to Ora M Dowling at Glen Ridge, NJ: mtg \(\$ 23,000\); Sept \({ }^{\prime} 12\); Jan
\(10^{\circ} 13\) : A \(\$ 13,500-24,000\).
O C \(\& 100\)

 1iott Mtg, Co, a corpn, 277 Bway; 1-16 pt;
Jan15'13; A \(\$ 21,000-35,000\) nom Soth st. \(171 \mathbf{w}\) (4:1211-41/ ), ns, 80 e Ams av, 19.6x10.2, 5-sty bk tnt; Cath \(500-2.000\),
 Chas O Maas, ref, to Godfrey M Lahm, 11
E 86 . PARTITION Dec19'12; Jan16' 13 A
\(\$ 13,500-29,000\).

S6TH st, 353 W, see Riverside dr, 140.
SSTH st, 140 w (4:1218-45), ṡs, 468 Ams av, \(18 \times 100.8,3\)-sty \& b stn dwg: W
Virginia Hill Curtiss to Henry Moeller, 341 W 57 ; Jan \(155^{\prime} 13 ; \mathrm{A} \$ 10,000-22,000\) © \& 100
 cent, ref to Fredk Torkler 36 St Marks
 ms av, \(50 \times 100.8,5\)-sty bk garage; Jno H
 S97H st, \(333-47 \mathrm{w}\) (4:1250-67), ns, 412 8 to es Riverside dr (No 170), xs- to ight of roadway on n, \({ }^{1}\) \& 3-sty \& b bk nard \& Lillic F his wife, (o) 2 Rector, tenants by entirety; B\&S; AL; Nov27'12; Jan
\(10^{\prime} 13\) : A \(\$ 350,000-500,000\).
0 C \(\& 100\)
 \& ano EXRAS, \&c, Herman Jacoby to Solon A \(\$ 14,500-25,000\). \(23,829,60\) 99TH st, 313-5 W (7:1888-7), ns, 200 w Hamilton Holding Co to Mary E Hastings, at Rhinebeck, NY: mtg \(\$ 215,000\) \& AL;
Jan15'13; A \(\$ 70,000-235,000, ~\)

101ST st E, nee Lex av, see Lex av, nec
01st.
102D st, \(\mathbf{1 6 3 - 5} \mathbf{E}\) ( \(6: 1630-25-26\) ), ns, 264.6

 \({ }^{103 D}\) st, \(166 \mathrm{E}(6: 1630-43)\)., ss, 156.6 w 3 av, \(27 \times 100.11,5-\) sty stn tnt; Regina Mos-
kievitz to Regina Baum, 46 W \(129 ;\) mtg O C \& 100
103D st, 209 E (6:1653-7), ns, 147.6 e \({ }^{3}\) L, Raymond \& ano, individ \& TRSTES Thos McMullen, to Isaac Lipschitz, 203 W
\(117 ;\) mtg \(\$ 37,500 ;\) Jan \(9 ;\) Jan1 \(16^{\prime} 13 ;\) A \(\$ 13\), \(\mathrm{no0}-\)
 et al to Ferguson Bros \& Forshay, a
corpn, 103 Park av; mtg \(\$ 23,000\) J Jan14; corpn, 103 Park av: mtg \(\$ 23,000 ;\) Jan14;
Jan16'13; A \(\$ 16,000-26,000\).
O C
 av, \(17 \times 100.95\) sty stn tnt Rose T Clements Dec31'12; Jan11'13; A\$9,000-16,000 \({ }^{\text {C } \& 100}\)

1147 H st, 3 w \((6: 1598-321 / 2), \mathrm{ns}, 100 \mathrm{w}\) 5 av, \(25.6 \times 100.11\), S-sty stn tnt; Chas
Jacobson to Moses, Goldman, 108 W 111 ; mtg \(\$ 20,000 ;\) Jan 16'13; A \(\$ 15,000-26,000\). 115 TH st, \(76 \mathrm{E}(6: 1620-41)\), SS, 80.6 w to st xe 24.6 to beg. 5 -sty bk tnt; E \& H Levy, a corpn, to Nathan Finkelstein, 210 \(115 \mathbf{T H}\) st. 76 E: Nathan Finkelstein to Jas Gross, 215 Audubon av; B\&S; Dec23'12; 115TH st, 76 E; Jos Gross to BrownWeiss Realties, a corpn, 63 Park row;
E\&S; Jan4; Janili 13 . 115 TH st, 400 W , see Morningside av W,
\(1169 H\) st, 161 E (6:1644-26), ns, 264.3 w av, \(18.9 \times 100.11,3\)-sty \& b stn dwg. Emi163 E 116; Jan14'13; A \(\$ 11,000-13,500\).

118TH st, \(503 \mathrm{E}(6: 1815-41 / 2)\), As , \(76 \mathrm{~F}_{6}\) e nest A Tappert to Henry Gundlach, 2689 Heath av: mtg \(\$ 13,000\); Nov9'12; Jan \(10{ }^{\circ} 13\);
O C \(\$ 10,009-13,000\).

18TH
\(118 T H\)
st. \({ }^{4}\) w (6:1601-41), ss, \(100 \mathrm{w}{ }^{5} 5\) av, 25x10.11, 5-sty bk tnt, Elias Eller-
stein to Martha Broder, 68 Lenox avi AL;
Jans; Jan 1013 A A14.000-27.000. C \& 100 119TH st, 512 E (6:1815-45) ss 188 e Pleasant av, 20x10.10. 4-sty stn tit, May Feeney to Peter Capellino, \({ }^{26}\) King; mtg
\(\$ 7,500 ; J a n 16^{\prime} 13 ; A \$ 4,000-8,500\). \(\Theta\) C 100 1197H st, 515 E (6:1816-11), ns, 243 e Pleasant av, \(20 \times 100.11\), 4-sty stn tht
ramo Tassoni to Pasquale Natella,
 120TH st, 152 w ( \(7: 1904-54\) ), ss, 225 e sons Creek \(x\) x 81.6 , with all title to land ons to cl of blk, 3 -sty \& b stn dwg; Jas
M Scofield to Cecile M McGrann, 54 , Sidney pl, Bklyn: mtg \(\$ 12,000 ;\) Jan10; Jan 11 121ST st W, swe Manhattan av, see Man124 TH av, 505


 S Larsen EXTRX Anton Larsen EO Sara O Larsen,
\(86.50-9,000\).

 As6.500-9,000, 127 HE st \(\mathbf{~ E}(6: 1801-43)\) ss, 175 nom v. \(37.6 \times 100.11,3\)-sty \& bk dwg; Sara o
Larsen EXTRX Anton Larsen to Sara A \(\$ 17,000-22,000\). nom

125TH st, 54-62 W (6:1722-58-62), ss, 235 strs; Sidney J Baumann et al, being five owning \(1-6\) pt to Hortense B Fischer at Palmer House, cor Main \& North* Maple
av, East Orange, NJ, the only other heir of said Ludwig Baumann \& owning the remaining \(1-6\) part; mtg \(\$ 180,000\) \& AL;
Jan14; Jan 15'13; A \(\$ 299,000-351,000\). 125TH st, 454 w (7:1965-60), ss, 100 e Ams av, \(25 \times 100.11,6\)-sty bk tnt \& strs; Gilbertsville NY. FORECLLOSED, drawn \& 129TH st, 32 w \((6: 1726-54)\) ss, 438.6 w
av, \(21.6 \times 99.11,3\)-sty \& b bk dwg: BrownWeiss Realties, a corpn, to Morris schatz, \(131 \mathbf{5 T}-12,500\). O C \& 100
 Leopold W Harburger ref, to Noah ©
 133D st, 63 E (6:1758-32) ns. 86 w Park
av, \(27 \times 99.11,5\)-sty bk tnt; Lillian V Polak to Wm D Bailey, Main, Mattewan, NJ; mtt,
\(\$ 18,500\) \& AL; Jan7; Jan10'13; A \(\$ 8,500-18,-\)
non 136WH st. 25s w (7:1941-561/) ss, 185 av, \(16.8 \times 99.11\), 3 -sty \& b bk dwg; Her-
man Joveshof to Martha Cesner. 62 W 106 ; mtg \(\$ 9,000 ;\) Jan15; Jan16'13;; A \(\$ 8,000-11,-\) 136TH st, 623-9 w (7:2002-73-75), ns, S16.6 w Bway, \(108.6 \times 99.11,25\)-sty bk tnts;
Belgrade Reaity Co to Morris Berman, 1212 Beverly rd Rklyn: mtg \(\$ 125.000\) \& AL;
Jan14; Jan15.13: A \(\$ 67,500-130,000\).
135 TH st, 273 W , see \(8 \mathrm{av}, 2598-2604\). 139TH st, 272 W, see 8 av, 2598-2604.
 W Bway,
Wagner, ref, to Morris Lederman, 17
Livingston pl: mtg \(\$ 90,000\); FORECLOS Jan

143 D st, \(110-2 \mathrm{w}\)
Lenox av, 41.8x99.11, 6-sty bk tnt: Ray Weil to Isaac Weil, 210 W 110; Feb29'12;
Nom
Nan13'13; A \(\$ 18,000-51,000\).
144FH st, \(453 \mathrm{w}(7: 2059-43)\), ns, 94.5 w Convent av, \(21.5 \times 99.11\), 3 -sty \& b bk dwg;
Frank Curtiss, EXR \&c Sophia C Horf\(\underset{\text { man, to Kittie }}{\text { Hotel Huguenot, }}\) Hew Rochelle NY: Westchester pt; AL; Dec20'12; Jan13'13; A \(\$ 8,500-16,500\), nom
 Henry Sterne to Annie Tehan widow,

146TH st. \(535-\mathbf{z}\) w (7:2078-15-16), \(\mathrm{ns}, 325\) e Bway, \(50 \times 99.11\), vacant; Danl Coffey to
Danl Halleey Constn Co Inc, a corpn, 32 Nassau: mtg \(\$ 2,500\) \& AL; Jan11; Jan11' 13 . 149TH st, 507 W (7:2081-26), ns, 142.6 w
 \(40), \mathrm{Ss}, 100 \mathrm{w}\) Ams av, 100 x 99.11 , vacant; A
\(\$ 44.000-44,000\) : Mary E Hastings to Alfd \$44,000-44,000: Mary E Hastings to Alfd


156TH st w (8:2114-10), ss, 100 e Bway, \(125 \times 99.11,6\)-sty bk tht Saml Glass to
Harry Wofe 461 3a, Bkily; AL: Feb9 12 ; 159TH A 159TH st, 542 w \((8: 2117-14)\), ss, 200 e
Bway, \(37.6 \times 99.11, ~ 5-\) sty bk tnt; Ferguson Bway, 37.6x99.11, 5-sty bk tnt; Ferguson Strauss, both at 20495 av; B\&S; mtg \(\$ 35,-\)
\(000 ;\) Jan \(155^{\prime} 13 ;\) A \(\$ 17,000-42,000\). O C 100
162 D st, \(564-8 \mathrm{w}\), see Bway, \(3568-78\).
170TH st, 555 w \((8: 2127-23)\), ns, 100 w Audubon av, \(75 \times 100,{ }^{6}\)-sty bk tht, Bright
Realty Co to Roberta F Frank, 2009 Mad
 182D st, 514-6 WV (8:2155-14), ss, 170 e Audubon av. \(50 \times 70,5-\) sty bk tnt: Mary \(\$ 35,000 ;\) Jan14; Jan \(16{ }^{\prime} 13 ;\) A \(\$ 13.000-16,500\).

187TH st, 530 w (8:2156-74), ss, 56.11 e Audubon av, \(18.10 \times 75.3\) sty bk dwe. Chas
G Judson et al, EXRS Theresa Judson, to Anna M Judson, 1620 Aqueduct av; Jan 16
Av A, 1607, see 85th, 448-50 E
Av C, 179-81, see Essex, 80.
Amsterdam av, 69 (4:1134-64), es, 73.5 s Sibelson to Ida Kempner, 131 Riverside dr:mts \(\$ 20,000\); Jan10; Jan11'13; A \(\$ 16.000-\)
Amasterdam av, \(69-75(4: 1134-601 / 2-64)\), sec
63 d (No \(152-4), 100.5 \times 100,5 \quad 5-\) sty bk thts, 63 d (No \(152-4\) ), \(100.5 \times 100\), 5 5-sty bk thts,
strs on av Emil Heuel \& ano, EXRS \&C Conrad Stein, to Theresa Abelson. 141 W
Amsierdam av, 71-5 (4:1134-61-c \& 100 63 d . No 154 ), \(73.5 \times 75,3\) 5-5ty bk tnts \&
strs: Theresa Abelson to Lewine \& Kempstrs; Theresa Abelson to Lewine \& Kemp-
ner (Inc) a corpn, (r) 603,135 Bway; mtg
862,000 : Jan 10 : Jan1113: A \(\$ 53,000-86,000\)

Broaduat s7 (3.847
 \(\mathrm{S78}(3: 847-22)\) es, 44.7 n 1 sth \(21 \times 91.4 \times 20.6\)
\(\times 84.10 .6-\mathrm{sty}\) bk office \& str idg A \(\$ 106\), gore on n Dikran B Donchian to Donchian Realty Corpn, 876 Bway; AL; Jan2
Jan16'13.

Brondway, S78, see Bway, 876
Broadway, 3s6s-78 (8:2120-8), sec 162d strs; CM Silverman \& Son (Inc), to Elms-
 Broadway, \(3868-78\); Milton M Silverman as surviving partner of C M Silverman \&
Son to same; mtg \(\$ 160,000\) \& AL; Jan15;
Jan 1613 Columbus av, \(483(4: 1197-2)\), es, 25.4 n
s3d. runs n25.4xe100xsilxsw94.10 to beg,
 Edgecombe av, 38 ( \(7: 1960-67\) ), es, 72.4 s
\(137 \mathrm{th}, 17.6 \times 90,3\)-sty bk dwe: Edw A Bel
 Haven av or Buena Vista av, ws, nom 185 in 172d (if extended), see Riverside dr Lenox av, 249 (7:1907-32), ws, 100.8 123d, \(19 \times S 0\), 4-sty \& b stn dwg; Cecile M Plsins, NY: mtts \(\$ 20,000\); Jan10; Jan1113, Lexington av, 1352 ( \(5: 1518-591 / 2\) ), ws
 18,000. Lexington av, 1591-3-(6:1629-22-23), nem 101st, \(50.11 \times 80,2^{2}\)-sty stn tnts; Arthu man pl; correction \& confirmation deed;
AL; Jan9; Jan14'13; A \(\$ 26,500-36,500\), nom Madison av, 2009 ( \(6: 1752-51\) ), es, 40 s 128th, \(20 \times 85,3\) sty \& b stn dwal, Henry
Frank to Bright Realty Co, a corpn, 391 Frank to Bright Realty Co, a corpn, 391
5 av, mtg \(\$ 17,000\); Jan6; Jan 1513 ; A \(\$ 11\), Manhattan av, 38\% (7:1943-14), ws, 19.11 Lachman \& ano to Reuben E Fichthorn
(o) 115 Bway; B\&S; Jans; Jan13'13; As 7 ,\begin{tabular}{l} 
(o) 115 Bway; B\&S; Jan8; Jan13'13; A\$7,- \\
\(500-9,500\). \\
O \\
C \\
\hline 108
\end{tabular}
 Wyncote, Pa; Butts, to Wm L Hayward, a Manhatian av, 535 (7:1949-15), ws, nom Ferguson to Mary A Ferguson, 59 E 53 ; \(1 / 2\) pt; B\&S \& C a G: mtg \(\$ 8,500\); Dec \(23^{1} 12\) Jan16'13; A\$8,500-11,000.
 bk tnt; Chas Putzel, ree, to Chas Helborn, , Jan 15 '13; A \(\$ 130,000-260,000\). \(\mathbf{3 , 6 0 0}\) Riverside dr, 140 ( \(4: 1248-1\) ), nec 86 th ext ;Geo E Whller, ref, to Jessie E , \(\begin{aligned} & 3-\text { sty } \\ & \text { wife }\end{aligned}\) Frank Koewing, on Northfield rd, at W
Orange NJ, FORECLOS Dec10 12 , Jan Riverside dr, 170, see 89th, 333-47 W Riverside dr, 336
\(06 t h\)
\(25 \times 100\)
5 106th, \(25 \times 100\). 5 \& 6 -sty bk dwg; Farrand
D Brower to Minnie P Penfield, 336 Riverside dr; mtg \(\$ 63,000 ;\) Jans; Jan10 \(13 ;\) A
\(\$ 38,000-67,000\).
O C \& 100 Riverside dr (8:2139-pt \(1 t 275\) ), es, 754.1 s
177 th, runs S 68.2 xe or ne197.1 to ws Haven 136.5 to beg. with right of way tinrough laie to Fort Washington Depot rd, va
 St Nicholas av, \(202(7: 1926-8)\), es, 23.5 n
120 th, \(36.3 \times 88.3 \times 30.11 \times 69.3,5-\) sty bk tht \(\mathbb{E}\) strs; Beatrice wife Isidore S Tunick, to Jan 2; Jan11'13; A \(\$ 16,500-29,000\).
 Gustavis L Lawrence Gustavus L Lawrence, 2228 Bway; B\&S
mtg \(\$ 18,000 ;\) Jan \(10^{\prime} 13 ;\) A \(\$ 33,000-33,000\). W Broadvay, \(484(2: 516-23)\), ws, 48.1 s Houston, \(24.5 \times 74,5-5.5\) bk tnt \& strs \&
3-sty fr rear tnt; Mich1 Hallanan, EXR Thos Quinn to Chas R Ruegger at Wood
 \(23 \times 94,25\)-sty bk tnts \& strs; Louis Weis man to Pauline Landesbaum, 230 W 111 ; \(3 D\) av, \(370-2(3: 882-50)\), nws, at sws 27 th
(Nos \(156-8), 49,4 \times 112\) to alley, with rights to 13 ft alley, 3 -sty bk tnt \& strs \& 4 -sty
bk tnt \& sts. Williamsburgh Trust Co,
EXR \&c Jno in Ranken, to Augustus P Day, 118 Lee av, BkIynen, mto Augustus \(\$ 15,000\) July
110; re-recorded from June '10; Jan16.13:
A \(867,000-88,000\) 3D av, \(782(5: 1303-35)\), ws, 62.8 n 48 th,
\(18.10 x 76 ; 3\)-sty bk tnt \& str; Stanley G \& Morris Harris to Chas Cahn, (o) 7323 av
mtg \(\$ 10.000\) \& AL; Jan6; Jan1013: A \(\$ 15\). 000-18,000. O C \& 10 3D av. 1131-3 (5:1421-1), nec 66th (No
201 ), \(40.5 \times 100\), 6 -sty bk tnt \& strs: Saml Glas s to Tsaac N Herdelber. 42 E . 69 m mtg
\(\$ 82,000\) \& AL; Jan14; Jan15'13; A \(\$ 45,000-\) 3 D av, \(1852(6: 1630-35)\) ws, \(49.2 \mathrm{n}^{2} 102 \mathrm{~d}\),
 Jan14'13; A \(\$ 13,500-14,000\). O C \& 10 STH av, 2590-98, see 8 av, 2598-2604.
STH av, 2598-2604 (7:2024-64), sec 139 th (No 272 ), \(99.11 \times 41.6,4\)-sty bk tnt \& strs;
\(\$ 44,00-62.000 ;\) also
STH AV, \(2590-96\)
THO sty bk tnt \& strs; A A \(\$ 44,000-61,000\); David
sty
Shaffet Shaff et al to Chase Realty Co, a corpn.
83 Canal: AL; Jan \(16{ }^{\prime} 13\). \({ }^{\text {a }}\). 100

MISCELLANEOUS CONVEYANCES.

\section*{Borough of Manhattan.}

Arden st ( \(8: 2174-\mathrm{pt}\) lot 186 ), es, 215 n
 corpn. 385610 av; QC; Jan10; Jan1413; A Arden st, es, 296 n Nagle av, see Arden, Canal st, 30, see E Bway, 158 ,
Crosby st, 10S-12, see Bway, 568-78.
East Brondway, 158 (1:301), ns, 50.4 w Rutgers, \(25 \times 106.9\) to ss Canal (No 30), x
\(28.5 \times 93.6 ;\) also FORSYTH ST 56 (1:300), e strip in rear, \(-\frac{1}{-}\); asn rents, Isaac LipJan14; Jan15'13. 3,300

Forsyth st, 56, see E Bway, 15 s.
Lawrence st, \(50(7: 1966-102)\), sws, 193.6
Ams av, 24.10x100, 5-sty bk tnt; agmt se Ams av, 24.10x100, 5 -sty bk tnt; agmt
as to support of party 1st pt during his
life etc by part. life, etc. Jan2; Jan1013; A \(\$ 11,000-18,000\). nom Prince st, nee Bway, see Bway, 568-78. Spring st, 170-2 (2:488-pt 1t 17), ss, 82.11
Thompson runs e42 \(9 \times 566.5 \times w 30.2 \& 13.7 \mathrm{x}\) n64.10 to beg, 6 -sty bk tnt \& strs; re mtg; Jos Yeska to Giovanni Lordi, (o) 62 Mulberry, \& Angelo Legniti, (o) 64 Mulberry;
Spring st, \(174-6\left(2: 488-\mathrm{pt}\right.\) 1t 17), \({ }^{\text {ss }}\), 40.2
Thompson, \(42.9 \times 64.10 \times 42.10 \times 63.7,{ }^{6} 6-\mathrm{sty}\)
 bk tnt \& strs; re mtg; Jos Yeska to Gio-
Vanni Lordi. (o) 62 Muberry, \& Angelo
Legniti, (o) 64 Mulberry; QC; Jan10'13. 45 TH st, \(17 \mathrm{~W}(5: 1261), \mathrm{ns}, 233.6 \mathrm{w} 5 \mathrm{nom}\), 16.6x100.5; also 45 TH ST, 19 W (5:1261), n S. 250 w . av, \(25 \times 100.5\); asn rents; Midvine
Reaty Co 17-19 W 45 Royal Co of N Y,
\(93-5\) Nassau: Jan14; Jan15'13.

45 TH st, 19 w , see 45 th, 17 W .
50TH st, 423 w \((4: 1060-20)\), ns, 308.4 w \(9 \mathrm{av} 16.8 \times 100,3\)-sty \& b bk dwe re dower; Franziska Brunner widow to Wm J
Mioore, at Hartsdale rd, Elmsford, NY, \&
Alex Moore, 1 W 68 , NY; AT; QC; Jan 10 13: A \(\$ 7,500-8.000\).
coth st, 138 E, see Lex av, 752-64.
63 D st, 152-4 W, see Ams av, 69-75.
120TH st, 500-2 E, see Pleasant av, 374-6. 13a1H st, 259 w (7:2025); judgment \& using above except for dwelling purposes


Amsterdam av, 69-75 (4:1134-601/2-64), see 63 d (No \(152-4\) ). \(100.5 \times 100,5\) 5-sty bk
tnts, strs on av; re dower; Josephine Stein, thts, strs on av; re dower; Josephine Stein, Bowery, 252 (miscl) ; also MONTAGUE ST, 142, Bklyn; also land in Fulton Co, III, also bonds, mtgs, \&e; power of atty;
 \(126 \times 2002\) to Crosby (Nos 108 -12); consent emeyer et al TRSTS Henry 0 Havemeyer Lexington ay, \(752-64\) ( \(5: 1394\) ), swe 60 th through above station at 59 th: Abr Siegel, 31 W 95 , to City NY; Jan7; Jan15'13.

Manhattan av, 535 (7:1949-15), ws, 48.5. n 122a, \(15 \times 80,3\)-sty \& stn dwg; re dower; bane Ireland; AT; QC; Nov19'12; Jan \(16^{\prime} 13\). 500.
A \(\$ 8,500-11,000\). Pleasant av, 374-6 \((6: 1816-49)\), sec 120th
Nos \(500-2)\), 40 x 100 6-sty bk tht \(\&\) strs: re mitg, Mutual Alliance Trust Co of NY to Meyer Jarmulowsky, (0) 165 E Eway;
Jan10; Jan11'13: A \(\$ 20,000-53,000\).
nom 3D av, 250 (3:876), ws, 70 n 20th, \(22 \times 75\);
onsent to 3 a track; Robt W Goelet of Newport, RI, EXR \&C Robt Goelet, to Oct29'12; Jan \(13^{\prime} 13 . \quad 2 \begin{array}{r}\text { Bway, } \\ 220\end{array}\) Power of ntty (PA): Zarlene W Karrick
Vera A Karrick, 127 W 96; Jan13'13.
Power of atty (miscl); Jenny Faber to Eberhard Faber her son, both at B of R;
Power of atty (miscl); Geo Goetting, to
melia Goetting, his daughter: Nov \(2{ }^{\circ}, 12\); Jan16 13.
Power of atty (miscl): Nathalie wife Theo Boyton, decd, to Waiter Van R Ber-
ry, her brother, both at Washingt \({ }^{\text {Bn, }}\) DC;

\section*{WILLS.}

\section*{Borough of Manhattan.}

C1if st, 61-6 (1:98-58-59), es, 84 s Ferry, sty bk loft bldg; A \(\$ 38,500-47,000\); als \(\begin{aligned} & \text { PEARL ST, } 303 \text { (1:98-41), ws, } 75.2 \mathrm{~s} \text { Ferry } \\ & 25 \times 107.10,31 / 2-\text { sty bk lot bld } ; ~ A ~\end{aligned} 20,500\)

 \(\$ 55,000-67,000\); also 62D ST, 140 E ( \(5: 1396-\)
 Howard Willets, ExR, 39 W 54 or New Marboro. Mass: atty, Frank L Hall, 30
Broad: Will fied Nov25'12.

 STYGTON ST, 228 ( \(2: 339-35\) ) ns. 75 w Wi1-




 (No 7), \(49.10 \times 110,25-\mathrm{sty} \mathrm{bk}\) thts (18 pt) Korn, EXR, 320 Central Park W, Watty,
Moses Cowen, 87 Nassau; Will filed Nov
Pearl st, 303, see Cliff, 64-6.
Rivington st, 22s, see Hamilton pl, 87.
South sf, 186 ( \(1: 110-8\) ), ws 36.2 s James Sl, \(33.5 \times 75.10\), 4 -sty bk loft bldg; A\$17,000-
19.500; also WARREN ST, \(118{ }_{(11138-22)}\) ns, 115.7 w Washington, \(23 \times 80.9\), 4 -sty bl
loft bldg \& str; A \(\$ 23,000-31,000\) : Frances A Irving Est, Helen C Irving, EXTRX, 121 E 37; attys, Lord, Day \& Lord, 49 Wall;
Warren st, 118, see South, 186 ,
Wrshington st, 521
\((2: 596-62)\),
Wnshington st, 5:21 (2:596-62), es, 154 s (No 542), xns \(5 \times w 154.3\) to beg, 6 -sty bk
(oft bldg (int): Henry Spencer Lucas loft bldg ( \(1 / 2\) int), Henry Spencer Lucas
Est, Grace
V Lucas, EXTRX, care John Lucas, 322 Race st, Phila, Pa, atty, Louis

\section*{Will filed Jan15'12.}
 to beg, 6-sty bk loft bldg \& str; A \(\$ 64,000-\) \(100,000:\) also 6 TH AV, 222 (3:816-80), es,
72 s \(15 \mathrm{th}, 22 \times 80,5-\mathrm{sty}\) bk 1ot bldg \& str; 72 s 15 th , \(22 \times 00,5\)-sty bk 1ott bldg \& str;
A \(\$ 72,000-80,000\) Chas W Wittenauer Est,
Frank C Witenauer, EXR, 2567 Decatur av: attys, Murtha \& Hanson, 55 Liberty;
Will filed Jan15'13.
 av, \(25 \times 98.9,{ }^{4-s t y}\) bk tnt; A \(\$ 8,000-11,000\);
also 63 D ST, \(185 \mathrm{~W}(4: 1135-1)\) nec Ams av, 5x75, 5-sty bk tnt \& str: A\$27,000-43,000; c 62d (No 201), \(25.5 \times 100,{ }^{6}\)-sty bk dwe \& c 62 d (No 201 ), \(25.5 \times 100,2\)-sty bk dwg \&
1-sty bk str. A \(\$ 25,000-28.000\) also AMSS
TERDAM AN. \(495(4: 1214-61)\), sec 84 th No 162, \(27.2 \times 90.10\), \(5-\) sty bk tnt \& str, A
 n24.11xw102.11Xs \(27.1 \times \mathrm{xe113.6}\), nwe 5 -sty bk tuns \& strs: A \(\$ 27,000-53,000_{i}\) Moses Selig Est, tys, Kurzman \& Frankenheimer, 25 Broad;
35 HH st, 27 W , see Cliff, 64-6.
37 TH st, \(33 \mathrm{~s} \mathbf{w}\), see Hamilton pl, 87.


 Oscar H Vaupel EXR, 225 W W 138 ; attys,
Sheffield Bently \& Betts, 52 Wm ; Will
\(46 T H\) st, 405 w , see \(37 \mathrm{th}, 354 \mathrm{~W}\).
51st st, 145-7 w, see Hamilton pl, 87
54TH st, 39 w, see Cliff, 64-6.
S9TH st, 235-9 E, see Hamilton pl, 87. 60TH xt, 10S E (5:1394-69), ss, 80 e Park Est, Chas Dittman, EXR, 108 E 60; attys,
Woif \& Kohn, 203 Bway; A \(\$ 30,000-36,000\);
60TH st. 242 E, see Hamilton pl, 87.
62D st, 140 E , see Cliff, 64-6.
62D st W, nwe Ams av, see 26 th, 504 W . 63 D st, 185 w , see 26 th, 504 W .
S4TH st W, see Ams av, see 26 th, 504 W . \(10 \pi T \mathrm{H}\) st w, sec Ams av, see 26 th, 504
131 ST st \(\mathbf{w}\), awe 5 av , see Hamilton pl,
141 St st W, sec Hamilton pl, see Hamil-
142D st W, nwe Ams av, see 26 th , 504 W . Amsterdam av, 60 , see 26 th, 504 W . Imsterdam av, nee \(63 d\), see 26 th, 504 W . Amsterdam av, 495, see 26 th, 504 W . 1 msterdam av, 955 , see 26 th, 504 W . 1 msterdam av, 1656 , see 26 th, 004 W . STH av. 2140-2, see Hamilton pl, 87. 6TH av, 222, see 15 th st, 60-2 W.

\section*{CONVEYANCES.}

Borough of the Bronx.
Anstin p1, ns, 297.8 e 144th, see Austin
 runs e175xn100xw \(75 \times n 1.8 \times s w 104.7 \times s 71\) to
beg, \(\&\) \&-sty fr bldgs of stone yard;
also AUSTIN PL (10:2600) ns. 297.8 e


Austin pl (10:2601), ses, 607 , ne \(27 \times 120.7 \times 94.7 \times 100\), vacant, Josephina PelleErini to Alemanno. Attilio \& Silvestro
Tozzini, all at 1663 Zerega av; Jan14: Jan
Bush st \((11: 2808)\), \(\mathrm{Ss}, 32.7\) e Creston av,
\(2 \times 75\), vacant: Ernst Wenigmann to Frank 32x75, vacant: Ernst Wenigmann to Frank
A schorer, 2241 Tiebout av; AL: Dec2112:
Jan13'13,

Bush st, same prop: Frank A Schorer Jan13'13. \(O\) C \& 100 Exterior st, nwe 138th, see 138th E, nw Fox st, 1098 (10:2718), nec 167th (No 931, , \(79.11 \times 57.10 \times 54.7 \times 82.2,5-\) sty bk tnt
Rosina Graziadio to Nathan Hutkof, 121 Rosina Graziadio to Nathan Hutkoff, 121
E \(80 ;\) mtg \(\$ 49,000 ;\) Jan10; Jan1113. Fox st, swe Westchester av, see WestFreeman st, s71-5, see Stebbins av, 1318. Home st, \(736(10: 2651)\), swc Forrest av, \(t_{0}\) Louis Ruchti, 2089 Webster ay. mto \(\$ 39,000 ;\) Jan16'13. O C \& 100 Jeunings st, 840, see Stebbins av, 1372. Kelly st, 1079 on map 1077 ( \(10: 2705\) ), ws, 127.6 s 167 th, \(37.6 \times 100\), 5 -sty bk tnt: Psaty Constn Co to Edw Fishel, 315 W \(98 ;\) mty Kingsbridge ter (Nathalle av), 2713 (12:-
 80.2 , \({ }^{2-\text { sty }} \mathrm{fr}\) dwg; Chas E Ahneman to 2713 Kingsbridge ter; Jan10; Jan11'13. \begin{tabular}{c} 
nom \\
\hline
\end{tabular}
Lafayette pl (11:3041), Ss, 91.7 w a av, x \(\times 100 \times 37.6 \times 100\), vacant; Salvatore Caso663 Crescent av AL: Jan10: Jan 13 '13.
Lorilind 210 ( 113056 ) \& 100
Loriliard pl, 2410 (11:3056), es, 95.4 n

Minford pl, 1543 ( \(11: 2967\) \& 2977), ws
\(205.7 \mathrm{n} 172 \mathrm{~d}, 36.2 \times 1004\)-sty bk tnt: Sandow Realty Co to Theo Kelpien \& Pauline his wife, 1539 Minford pl, joint ten-
Oakland pl, swe Prospect av, see ProsReservoir Oval w, nwe 20sth, see Wood-
seabury pl (11:2966 \& 2977), es, 50 s \(172 \mathrm{~d}, 225 \times 100\), vacant: Ciofti Co, a corpn, to Angel Constn Co Inc, a corpn,
av mtg \(\$ 35,000 ;\) Jan10'13.
O
C Tiffany st, 998, see Westchester av, 980
\({ }^{98}\) Tompkins st (*), ws, 150 s 152 d , 156.5 x Roys, 476 Wi. Laura Hirshfeld to Thos F O C \& 100
Vincent st
\(100 \times 100 ;\) David Zoslin, to 100 n Barkley av, \& Realty Co, 120 Westchester sq; Jan2; Jan14'13.
133D st E or Southern blvd ( \(9: 2261\) ), nwe Brook a, Larsen, 3008 Perry av; Jan9; Jan10'13.
137TH st, 354 E, see Willis av, 219.
137TH st, G35 E ( \(10: 2550\) ), ns, 487.6 w Home av, aiso abt 140 w Cypress, av, 37.6 x
\(100,6-\mathrm{sty}\) bl tnt; Jacob Seitz to Rose T Clements, 122 E \(116 ; \mathrm{mtg} \$ 31,000\); Dec31'12;
137 TH st, \(758-66 \mathrm{E} \quad(10: 2565)\), ss, 367.11 \(100,5-2-\) sty fr dwgs; Saml Strasbour x ref to Leroy B Crane at the Rhinecliff,
-, Jan2; Janlo' 13 - \(\mathbf{1 3 , 7 5 0}\)
137.TH st, swe Willow av, see 137th, 758-
\({ }^{13 S T H}\) st E (9:2349), nwe Exterior, Tuns n309.2xsw352.2 to U Sulkhead line, beg; all title to land under water adbi above 2 -sty bk stable, 2 -sty bk office \& frame coal pockets; Lena wife wesley H Trimmer to Saml \& Alva B Trimmer, 36 Edgecombe av, \& Theodor S Trimmer, 131 Vista Jan13'13.
138TH st, 313-9 E, see Alex av, 251-7. 1397H st, \(492 \mathbf{E}\) (9:2283), ss, 900 e Willis av. 25x100, 5-sty bk tht; Lee P Craig Massapequa, LI; mtg \(\$ 12,500\); Jan \(10{ }^{\prime} 13.13 .5\)
140TH st \(\mathrm{E}(10: 2592)\) ns, 211.5 e South-
ern blyd, \(75 \times 125\), vacant; Forster Realty ern blyd, \(75 \times 125\), vacant; Forster Realty 140TH st E, nee Cypress ay, see Cypress
i42D st E. swe Jackson av, see Jackson
146 TH st E (9:2336), ns, (deed reads nec Park av) at es land Harlem R R R Co,
\(213 \times 110 \times 197 \times 111,4\), except land conveyed by otis to N Y \& Harlem R R dated Febs 1899 , containing 638.4 sq ft , 1 -sty fr stable \& vacant: also except rights of NY City to
a strip 50 ft wide taken from ws of above
for Sor Park av; Alex Steven to Wm W NJ; mtg \(\$ 15,000\); July \(24^{\prime} 055^{\prime} ;\) Jant Jorange,
146TH st \(\mathrm{E}(9: 2336)\), same prop; Wm W 55 Liberty; mtg \(\$ 15,000\); Jan \(14 ;\) Jan \(15{ }^{\prime} 13\).

146TH st \(\mathbf{E} \quad(9: 2336)\), same prop; En\begin{tabular}{l} 
sign Realty Co to Sigmund Ullman Co, a \\
corpn, 220 E \(146 ; \operatorname{mtg} ~\) \\
15 \\
\hline
\end{tabular} 149 TE st, 345 E (9:2338), ns, 225 W MorTelco Realty Co, The E Wel ler, ref, to Telco Realty Co, Ine, a corpn,
514
W
57 :
FOREOLOS Sept17'12; Jan 14 ;
Jand
149TH st, \(456 \mathbf{E}\), see Brook av, \(531-3\). \({ }^{\mathbf{9 . 0 2 5}}\).
 strs:: Chas H Cook to Geo Cook, 317 F \(150 ; \mathrm{mtg}^{2} \$ 14,000 ; J\) Jan2; Jan16'13. C \& 100

150TH st, 317 E \((9: 2410)\), ns, 350
W
Courtlandt av, \(25 \times 118.4\), \(4-\) sty bk tnt
\&
 151 ST st, 261 E , see Morris av, 617.
151 ST st, 401 E , see Melrose av, 620.
\(\begin{array}{llll}152 D \\ \text { st, } \\ \text { Jackson } & 732-4 & \mathbf{E} & (10: 2643), ~ s s, ~ \\ 504 & \text { e }\end{array}\) Jackson av, \(50 \times 91.10\), 5 -sty bk tnt \& strs;
Ferguson Bros \& Forshay to Peter Wolfe, Ferguson
\(352 \mathrm{~W} 118, \&\) Benj Levoy, \(357 \mathrm{~W} 118 ;\) mtg
\(\$ 30,000 ;\) Jan 15 ; Jan 1613 . \(\& 100\) 155TH st, 368 E (9:2401), ss, 125 e Courtlandt av, \(25 \times 100,5\)-sty bk tnt; Abr KaufCo, a corpn, 12 S 2 Southern blvd; AL; Oct 155'FH st, 368 E; K \& C Constn Co to
\&ena Muller, 1518 Bryant av; AL; Jan 15

163D st, \(656 \mathrm{E}(10: 2631)\), ss, 150 w "rinity av, \(21.10 \times 100,3-\) sty fr int; Mary S
Weiffenbach to Adam Weiffenbach, 2039 Washington av; B\&S; Jan15; Janl6 13 100
167 TH st, 931 E, see Fox, 1098
176TH st E (Woodruf av) ( \(11: 2985\) ), nec tona pkwy \& 176 th, vacant; Miargi E De ton to David J Lyons at Rutherford, NJ;
isoth st, 1161 E , see Honeywell av, 102-4.
180TA Nt E, nwe Daly av, see Honey-
152D st, \(580 \mathrm{E}(11: 3063)\), sws, at ses Quarry rd, \(20 \times 50 \times 52 \times 59.5\), \(2-\) sty fr dwg;
Giovanni Pingitore to Amelia Steinberg, 2174 Hughes av; mtg \(\$ 4,500\) \& AL; Jan9;
s7TH st, 660-2 : (11.3074), SWS. 50 nW cescent av, runs sw97.3 to nwc Crescent av xsw3.6 xnw \(47.9 \times n e 100\) to st xse50 to
beg, 5 -sty bk tnt \& strs; Jas J Allen, ret, o Niagara Fire Ins Co, a corpn, at Bur13. 39,000

197 TH st E, sec Creston av, see Creston sec 197 th.
208TH st E, nec Woodlawn rd, see 20STH st E, nuve Reservoir Oval W, see oodiawn id, nec 208th.
211TH st E (*), ns, 186.1 w Barnes av, Colonna, 707 E 214; Dec23'12; Jan13'13.
214TH st \(\mathrm{E}\left({ }^{*}\right)\), 3s, 92 w Barnes av, 25 x 100; Luigi Cossa to Annibale Deluccia,

216TH st E (*), ns, 125 w Paulding ar, \(5 \times 109.5\); Gennaro, Fico to Giuseppe Liso, O C \& 100
229 TH st, \(\mathrm{S16} \mathbf{E}\) (*), Ss, 155 e Barnes tunato, 2496 Arthur av; mtg \(\$ 4,800 ;\) Jan \(16^{\prime} 13\).
233 D st \(\mathbf{E}(12: 3363), \mathrm{ns}, 25.3 \mathrm{w}\) Napier av uns w25.3xn103.4xw50xn25xel00 to Na Julius J Frank ref to Hugo Lehman at Cranford, NJ; FORECLOS Dec2'12; Jan9; Jan14'13.
\(233 D\) st E, nwe White Plains av, see
White Plains av, ws, from ns 233 d to sS White
234 th.
234TH st E, swe White Plains av, see
White Plains av, ws, from \(233 d\) to 234 th. 235TH st E \((12: 3376), \mathrm{ns}, 335 \mathrm{w}\) KatoGah av, 50x100; vacant; Gennaro Fico to Giuseppe Liso, 3160 Villa av; mtg \(\$ 1,000\);
Jan1613.

338 Thi st W, sws, 152 se \& s on curve \begin{tabular}{l} 
from \\
238 th \\
\hline
\end{tabular}

241ST st E ( \({ }^{(3)}\) ), ns, 50 e Mathilda av, 50
100 ; Helen \(F\) Casey to Jane MeMullen, 32 North; B\&S \& CaG; AL; Dee20'12; Jan15

260TH st w (13:3423), ns, 50 e Huxley av, \(75 \times 125 \times i r r e g x 100\), vacant; Jno Whalen
TRSTE for creditors of Chas J Schmitt to Edw H Grady, 1500 Hone av; Dec20'12;

Albany rd, 3125 ( \(12: 3267\) ), ws, 237.10 n
 chim Burfeindt, \(5586-8\) Bway; AL; Jan14; an 15 ' 13.
 vacant; Thos J Totten to Adam A Volze, 173 W \(231 ; \mathrm{mtg} \$ 3,000\) \& AL; Jan14; Jan
15 C \& 100

Abany rd ( \(12: 3267\) ), ws, 367.7 n 231st, vacant; Thos J Totten to Albt C Nathan, 151 W \(231 ; \operatorname{mtg} \$ 1,500\) \& AL; Jan14; Jan
1513 . O C \& 100

A1bany rd, 3125 (12:3267), ws, 185.8 n 231 st , \(236.5 \times 101.5\) to es \(N\) \& \& \(\mathrm{P} R \mathrm{R} X\)
\(226.4 \times 51.11,2-\) sty fr dwg \& vacant; Addie
J Powers to Thos J Totten, 27 : AL; Jan14; Jan15'13. nom
 BAILEY AV (12:3262 \& 3263 ), es, abt 375 n Cannon pl, \(52.6 \times 132.6 \times 43 \times 127\), vacant; Adam Wiener, ref, to Arbris Realty Co,
a corpn, 52 Wm; PARTITION Nov 812 ;
Jan9: Jan 11.13 .

Alexander av, 251-7 (9:2314), nwe 138 th station; Payne Estate, a corpn to Arnold F Riegger, \(3 \mathrm{~W} 122 ; \mathrm{mtg} \$ 15,000\) \& AL;
Jani3 13.

Av Von Humboldt \((13: 3423)\), ws, 150
\(261 \mathrm{st} 50 \times 92.6 ;\) vacant: Henry Forster 261 st \(50 x 92.6\); vacant: Henry Forster to
Ernst Seiquist, 764 Harrison av, Harri
son. NJ: Dec23'12; Jan \(14^{\prime} 13\).

Bailey av, es, abt \(3 \pi 5\) n Cannon pl, see
Bathgate av, \(2186(11: 3048)\), es, 141.3 s Reyd, \(16 x 110.7,2\)-sty fr dwg; Wm E Mc-
Reynolds to Amelia A McReynolds, 109 W Reynolds to Amelia A MeReynold
\(88 ; \mathrm{mtg} \$ 4,000 ;\) Jan 10 Jan13'13.

Hathqate av, 0 C \& 100 187 th, \(38.6 \times 90\), 4-sty bk tnt; Henrietta Hamblen to Mari, Wilhelmina M, Louise \(\mathrm{M}, \mathrm{Wm} \mathrm{J} \&\) Geo V Bonhag, all at 2672
Briggs av, \& Dora Orth, 2162 , Washington
av, mtg \(\$ 23,500\) Jan 15 ; Jan16,

Bathgate av, 2382 (11.3055) O C \& 100 187th, \(38.6 \times 90\), 4-sty bk tnt; Ver Planck Estate, a corpn, to Ida MicGregor, 2601 Bainbridge av; B\&S \& C a G; mtg \$20,000;
Bathgate av, \(2382(11: 3055)\); Ida Mc-
Gregor to Mari, Wilhelmina M, Louise M, Gregor to Mari, Wilhelmina M, Louise M, av, \& Dora Orth, 2162 Washington av Bathgate av, 2382 (11:3055), es, 77.2 s
87 th, 28.6x90,4-sty bk tht; Edw D Dowling, ref, to Ver Planck Est, a corpn, 331 Jan10'13. Dec512; Dect 12 Broadivay (13:3423), ws, 100 s 259th, \(150 \times 100\); vacant; Henry Forster to Patk
McMahon, 477 W 57 ; Jan15; Jan1 \(6^{\prime} 13\) Bronxalale av (*), nwe Muliner av ac Lollie Goldman, his wife J Goldman to Lollie Goldman, his wife at Mt Vernon, \(N\)
Brook av, nwe 133d or Southern blved, Brook av, 531-3 (9:2293), swe 149th (No strs; Frank R Houghton to Mary S White at Mamaroneck, NY; QC; Dec2 \(8^{\prime} 12\); Jan
\(14^{\prime} 13\). Brook av. 531-3; Mary S White to Peter Jan14'13. Brigss av, 709-13 (\%), ns, 72.9 e mam av, \(52 \times 94.5 \times 52 \times 95.5\); Simeon M Barber to Vincenzo \& Giovanni Trimarco, 245 Grand;
Jan 10 '13 . Clarence av (*), nec Gridley av, 50.6 x
\(94.8 \times 50 \times 101.5\) : Benj Finkel to Harry \(94.8 \times 50 \times 101.5\); Benj Finkel to Harry Laz-
arus, 7 Oregon, Rochester, NY; Jan7; Jan O C \& 100
 Frank J Stevens, 1372 Stebbins av: Jan14;
Jan 1513 . Coddiacton av (*), OC \& 100 Stevens to Jno E Stevens \& Mary E his wife, 1372 Stebbins av, tenants by en-
tirety; Jan14; Jan 15.13 ,
Commonwealth av, ws, 356.8 s Gleason av, see Commonwealth av, es, 631.8 s Glea
son av. Commonwealth av ( \(=\) ), es, 631.8 s Glea-
SOn av, \(50 x-x-\times 100\), also COMMON\(50 x-x-x-\); Benj Finkel to Harry Laz arus, 7 Oregon, Rochester, NY; Jan7; Jan
\(10^{\prime} 13\). Crescent av, ns, 225 e Belmoant av, see
 12S map of Met 12 E Assn, see Creston av Greston av ( \(12: 3315\) ), see 197th, 90xirreg x-x76; deed reads CRESTON AV (12:-
\(3315)\), es, \(586 \mathrm{n} 196 \mathrm{th}, 100.1 \times 13.2 \times 100.11 \mathrm{x}\) 22.3, except pt for 197 th, leaving a lot 90.1
x14.1x90.10x22; vacant; also CRESTON AV (12:3315), ses, pt lots \(123,126,127 \& 128\)
map \((903)\) of Met \(R\) Assn, at Fordham Ridge, which is included bet said av \& a line, parallel to said av through a pt 95 197th; vacant: Concourse Bldg Co to Ger QC \& confirmation deed; mtg \(\$ 5,500 ;\) Jan Creston av (12:3315), same prop: Ger63 W \(143 ; \mathrm{mtg} \$ 5,500 ;\) Jan4; Jan \(144^{\prime} 13\). nom Crotona \(\mathrm{av}, 2161 \quad(11: 3083)\), ws, 154.8 s
\(182 \mathrm{~d}, 22.1 \times 100 \times 23.5 \times 100,2-\) sty fr dwg; Lillian E Koepke to Mary Foley, 119 Cherry;
AL; Jan 15 ; Jan16'13. Crotona pkwy, nee 176 th , see 176 th E ,

Cypress av (10:2567): nee 140th, 100x 120; vacant; Lulu Quigg to Richd VallenBaly av, nwe 180th, see Honeywell av,

Daly av (11:2985), swe Tremont av, 101 Realty Co, a corpn, 25 Broad; Jan10; Jan
Davidson av, 1913 (11:2862), ws, 125 n 177 th, \(25 \times 101.4 \times 25.11 \times 94.6\), \(4-s t y\) bk dwg Chas J Leslie, ref, to Lawyers Mtg Co, a
corpn, 59 Liberty; FORECLOS Dec 2712
Jan10; Janll'13.

Davidson av, 1917 ( \(11: 2862\) ), ws, 150 n 101.4 to beg, 4 -sty bk dwg: Wm C Arnold, ref, to Lawyers Mtg Co, a corpn, 59 Lib13 .
erty; FORECLOS Dec 2712 ; Jan10; Jan11
\(\mathbf{9 , 5 0 0}\)
Davidson av, 1919 (11:2862), ws, 175 n
77 th, \(25 \times 99,4\)-sty bk dwg; Chas J Leslie, ref, to Lawyers Mig Co, a corpn, 59 Lib-
erty; FORECLOS Dec27'12; Janlo: Jan11 ref, to Lawlers
erty; FORECLOS Dec27'12; Janio; Jan11
13.

Davidson av, \(1921 \quad(11: 2862)\), ws, 200 n
\(177 \mathrm{th}, 45.1 \times 102.7 \times 18.2 \times 99,4-\) sty bk dwg: Chas J Leslie, ref, to Lawyers Mtg Co, a \begin{tabular}{l} 
Jan10; Jan11'13. \\
DeKaib av, \(3563 \quad(12: 3328)\), ws, 9,500 \\
\hline
\end{tabular} Dekaib av, 3563 ( \(12: 3328\) ), ws, 25 s
\(212 \mathrm{th}, 25 \times 100,2-\) sty fr dwg; W Grockett to Albt F Vom Lehn, 2701 Glenwood rd, Fieldston rd ( \(13: 3421\) ), ws, 62 s Faraday av, \(25 \times 100\) : vacant. \begin{tabular}{l} 
Arthur Gorman \& Mary A Leeder, on ws \\
Fieldston rd, \(255^{\circ}\) n 255 th; Dec30'1之; Jan16 \\
\hline 13 .
\end{tabular}

Forest av, swe Home, see Home, 736 .
Fowler av (*), es, 275 s Neil av, 25 x
00 , Jno \(Z\) Lowe Jr, ref, to Washington 100, Jno Z Lowe Jr, ref, to Washington
Savgs Bank, a corpn, by Geo C Van Tuyl
Jr, as Supt of Banks of Stater Jr, as Supt of Banks of State NY, 60
Sway; FORECLOS Dec18'12; Jan2; Jan 14
13 .
Franklin av \((11: 2931)\), ws, 136 n 169 th,
\(18 x 211\), except pt for av, vacant; Louis E \(18 \times 211\), except pt for av, vacant; Louis E
Kleban Co, Inc, a corpn, to Louis E
Kleban, 1116 Jackson av; Jan14; Jan15'13. Franklin av (11:2931), Same prop; Louis
E Kleban to Edmund B Child, 601 E 169 ; Jan14; Jan 15 '13. nom Rebecca Del Gaudio to Clara Fink, 1820 McGraw av; mtg \(\$ 1,500\); Jan11; Jan 1313. Grace av (*), nwe St Raymond av, 70.8 x Horan, 640 W 139 \& Mabel \& Nella E 293 Stuyvesant av, Bklyn, heirs \&c Helen Girn, decd; QC; Jan8; Jan13'13. nom Grand av, \(2396(11: 3199\) \& 3198 ), es, 210 D Jacot. 2396 Grand av; mtg \(\$ 5.500 \& A L\) Ge Gridley av, nee Clareace av, see Clap

Heath av, 2S84 (12:3256), es, 202.1 n 1and Tecca N Reed, \(20.2 \times 100.6 \times 20.2 \times 100.5\), 3-sty bk dwg; Stephen J McTague to Kath
Baum, 551 W 170 ; Jan13; Jan14'13. nom Heath av, \(2884(12: 3256)\) es 202 nom land Tecea N Reed, \(20.2 \times 100.6 \times 20.2 \times 100.5\), I McTague, 612 W 137 ; mtg \(\$ 6,500\) Stephen Jan13; Jan 14 '13. W 137; mtg \$6,500 \& AL; Hoe av, 1535 ( \(11: 2982\) ), ws, 145 n 172 d ,
\(20 \times 100,3-\) sty bk dwg . o Alice Gannett, 265 Henry; mtg Ontis. O \& 100 Hollywood av, nwe Codlington av, see Honeywell av, 2102-4 (11:3125), nee
180th (No 1161), \(50 \times 192\) to ws Daly av x50 to ns 180th x195, 2 2-sty fo fr dwgs \& vacant Watkin J Morris to Emma J Morris, 31 Mar8'12; Jan \(13^{\prime} 13\).
Hull av, 3141-3
204 (12:3345), nws, \(40 \times 100.2\)
\(2-51.5\) nem McAuslin to Mary A Hamilton, 3141 Hull Intervale av (10:2692), nws O \& 100 Intervale av \((10: 2692)\), nws, 155.7 ne Kraus to Casualty Co of America, a corpn,
123 William; mtg \(\$ 8,000\); Dec31'12; Jan13
Jacksoa av \((10: 2572)\), swe \(142 \mathrm{~d}, 118.9 \mathrm{x}\)
100 , vacant Sidney Schoen, 340 W \(19 \&\) Jos Schoen to Henry side dr; mtg \(\$ 10,000\); Jan7; Janio'13. nom Jaekson av \((10: 2572)\), swe \(142 \mathrm{~d}, 118.9 \mathrm{x}\)
100 vacant: 100, vacant: Jos Schoen et al to Max cure note for \(\$ 3,000 ; \mathrm{mtg} \$ 10,000 ;\) Jan 7 ; Jackson av, 483-5 (10:2557), ws, 25 s Rosina Graziadio, 1044 Fox; mt \(\$ 600\) Jackson av, 953 , see Jackson 0 C \& 100
Jackson av, 953, see Jackson av, 963.
Jekson av, 959, see Jackson av, 963.
65th, \(35.6 \times 75 \times 35.3 \times 75,4-\) sty , ws tnt: also JACKBON AV, 959 (io:2639), ws, 384.8 s SON AV, 953 (10:2639), ws, 419.10 s , 165 Laemmie, 953 Prospect av. Puchti to Geo Liehig av (13.3423) O C \& 100 \(\times 95.2 \times 17.7 \times 95\), vacant, Henry Forster to \(200 \mathrm{n} 261 \mathrm{st}, 23.9\)
Harriette Harriette 1 Noble, 262 Putnam av, Bklyn;
Jan14; Jan 15 '13. Matthews av (*), ws, 150 n Brady av ton Savgs Bank, a corpn, by Geo C Van Tuyl Jr, as Supt of Banks of State of
NY, 60 Bway; FORECLOS Dec18'12; Jan2;
Jan 1413 . Matthews ay (*) ws, 200 s Lydic 50 \(25 \times 100\); Jno Z Lowe Jr, ref, to WashingTuyl Jr Supt of Banks of Sy Geo C Van
Bway; FORECLOS Dee18'12 State NY, 60

Mathews av (*), Ws, 236.4 n Neil \(25 \times 100\); Jno Z Lowe Jr, ref, to WashingTuyl Jr, as Supt of Banks of Seo C, Van
Go Bway; FokEct os Dects 12 , Jy, 14'13. Melrose av, 620 (9.2374), 5ee 151 st 50 (01), \(114.6 \times 20\), except strip on es begins beg, except pt for av, \(2-3-\) sty fr tnts \& Marx, \(170 \mathrm{~W} 74 ; \mathrm{mtg} \$ 16,000 ; \mathrm{Jan15} \dot{\mathrm{~W}} \mathrm{Jan}\)
\(16^{\prime} 13\).

Morrls av, 617 (9:2441), nwe 151st (No
\(61), 26.8 \times 100\), \(6-\) sty bk tnt \& strs; Fannie Navasky to Nathan Navasky, 1397 Steb-

Morris Park av (*) ss \({ }^{25}\) e Cruger av,
\(5 \times 100\); Louis Weiss to N Y City Society of the M E Church, a corpn, 1505 av; Jan Mosholu pkway So, see Perry av, see Muliner av, nwe Bronxdale av, see Madale ay, nwe Muliner.
Muliner av (*), es, 150 s Brady av, 25 x Savgs Bank, a corpn, by Geo C Van Tuyl Ir, as Supt of Banks of State NY, 60
Bway; FORECLOS Dec18'12; Jan2; Jan 14 '13.
Napier av, ws, abt 100 n 233 , see 233 d , Park ay, nee 146th
Park av.
Perry av ( \(12: 3281\) ), sec Mosholu pkway \(56.4 \times 110 \times 0.5 \times 123.5\), 2-sty fr dwg; Sara
S Larsen EXTRX Anton Larsen to Sara O S Larsen, 3008 Perry av; Jan9; Jan 1015. Prospect av ( \(11: 3094\) ), swc Oakland pl, Robt J Moorehead, 415 E 140; Jan15; Jan Robt J Moorehead, 415 E 140; O C \& 100
\(16^{\prime} 13\). Prospect av \((10: 2681)\), ws, 57 n Home, J Tully Co 1603 Boston rd; mt \(\$ 34,000\) \& AL; Jan9; Jan11'13. nom 580 Quarry rd, ses at sws 182d, see \(182 d\)
Road from Westchester to Pelham Bridge ( 5 , 10xse along land Geo Baxter or Thos C Taylor \& 206.9 distant there from on said rd to land of Simon Paul xsw 483.3 to beg, except pt for Westches-
ter av; Mary \(G\) wife of \& Jerome F Reilly ter av; Mary G wife of \& Jerome F Reiliy to Chas C Jacobs, 798 President, Bkiyn,

Road from Westchester to Kingsbridge (*), es, 272.6 n Boston Post rd, x 103.9 Seneca Park; Mary E Golden to Edw Golden, both at 77 E 105 ; Dec3112 Jan13'13
St Raymond av, nwe Grace av, see Grace
Seneca av 5 (10:2762), ss, 173.6 e Hunts Pt av, \(47.2 \times 165\), 5 -sty bk tnt; Marmay
Realty Co to Inter-City Land \& Securities Con15'13 \({ }^{\text {co }}\)
Seton av (*), Ws, 450 s Randall av, \(25 x\) 100. Julius Heiderman to Mary Speers, Jan \(16^{\prime} 13\). Plains av; mts \(\$ 2,000\) © \& 100 Spencer av, es, 275 n 260 h , see Spencer
Spencer av ( \(13: 3423\) ), es, \(175 \mathrm{n} 260 \mathrm{th}, 25\) x105; also Spencer av (13:3423), es, 275 n
\(260 \mathrm{th}, ~ 25 \times 105\), vacant; Jno Whalen TRSTE for ereditors of Chas J Schmitt Stebbins av, 1372 ( \(11: 2965\) ), es, 532.7 n Freeman, runs n to jennings (No 840) cept pt for Jennings, 2-sty fr dw \& va1372 Stebbins av; Jan14; Jan15'13
Stebbins av, 1372 \& Jennings \(\& \& 100\) Frank J Stevens to Jno E Stevens \& Mary E his wife, 1372 Stebbins av, tenants by Stebbins ay \((11: 2965)\), es, 200 n 170 th,
\(25 \times 76.9 \times 125.6 \times 87.11\), Vacant; Inter-Cfty Land \& Securities Co to Thos S Quinn 2391 Grand blvd \& concourse; mtg \(\$ 18,000\) :
Jan 15 © 13 . 100

Stebbins av (11:2965), es, 200 n 170 th,
00x79×100.5x87.11, vacant; Emil S Lev to Inter-City Land \(\&\) Securities Co a
corpn; 5 Beekman; mtg \(\$ 13,000\) Dec \(3112 ;\)
Jan \(15 \cdot 13\). \(\begin{aligned} & \text { O C } 100\end{aligned}\) Stebbins av, 1318 ( \(11: 2965\) ), es, at nes Freeman (Nos 871-5), runs \(n\) 8 \(8.5 \times 124.8 \times s\)
116.5 to ns Freeman xw113.1 to an angle to beg; vacant; Jas A Beha, ref
 Sylvan av \((13: 3421), ~ w s, ~ a b t ~\)
\(50 \times 163.9 \times 52.4 \times 181\) s 256 th, to Freda D Wilzin, 603 W 138; mtg \(\$ 1,820\);
Jan9: Jan 1013 .

Taylor av, nwe Gleason av, see Gleason
Tinton av, 668-70 ( \(10: 2665\) ), es, 105.5 n 152d, \(40.9 \times 112.1 \times 40 \times 104,2\), 5 -sty bk tnt
Nathan Loewus to Robt L Marks, at Danville, Pa; 1/4 RT\&1; mtg \(\$ 36,700 ;\) Mar 25009

Tremont av, swe Daly av, see Daly av, Valentiae av, 2196 ( \(11: 3144\) ), es, 262.10 n 181st, \(16.8 \times 116.8 \times 16.8 \times 116.11\), 2 -sty 1 Ir
dwg; Peter A Smith to Jos Siegfried, 48
Ridge; Jan9; Jan1413.

Valentine av ( \(11: 3150\) ), ws, 304.9 s 183 d , O'Brien, 2241 Valentine av; Jan14'13. 100
Van Nest av (*), \(\mathrm{ns},{ }^{20}\) e Washington
\(25 \times 100\) : Anne C Moffett to Sarah Dun\(25 \times 100\); Anne C Moffett to Sarah Dun-
can, 1244 Tinton av; mtg \(\$ 3,700 ;\) Jan9: Jan
\(10^{\prime} 13\).
Vyse av, 1472-4 (11:2995), es, 150 n Jena corpn, to Henry Schnier, 2998 Perry av
mtg \(\$ 36,000\); Jan 15 ; Jan \(166^{\prime} 13\). O C \& 100 Ward av (*), ws, 100 n 172 d , \(50 \times 100\);
Jno S Watkins Jr to American Real Estate Co, a corpn, 5275 av; AL; Jan 14 '13.

Washingion av, 1837 ( \(11: 2908\) ), ws, 162 s 176 th, 27 : 150 except pt for av \& sub to
use of 5 ft strip on s for alley, 3 -sty bk
tht \& strs: Kasper Bischel to Henry V Bischel, 1837 Washington av; mtg \(\$ 3,000\); Bischel, 1837 Wa
Jan14; Jan16.13.

Webster av, 1326 ( \(11: 2893\) ), es, 158.3 n 169th, runs e \(65.9 \times n e\) along 3 mill berook sty bl tht \& strs; Mumford W Lyon to Helen McL Lasher, at Brewster, NY; mtg \(\$ 24,000\); Jan9; Jan 1613 .
Webster av ( \(12: 3357\) ), ses, 175 ne 204 th , \(50 \times 176.2\) to N Y H R R \(550.2 \times 180.4\); vacant: Jas Jordan to Margt L Jordan, 1003 Wentehenter av, swe Fox, see Westches Westehester
er av, 950-98.
Westehester av, 810 ( \(10: 2676\) ), \(\mathrm{ss}, 126 \mathrm{ne}\) 2-sty ir rear dwg; Louis B Samuels to Rebecca Goldberg, 838 Hewitt pl; mtg 20,000 \& AL; Jan \(15 ;\) Jan1610.
Westehester av, 812 (10:2676), SS, 151
St ne Union av, 2vals.6, 5-sty bk tht \& str Rebecea Goldberg, \(\$ 38\) Hewitt pl; mtg Westchester av, \(812(10: 2676)\), Ss, 151 ne AV, 810 (10:2676), ss, 126 ne Union av, 25 x
\(119.6,2-5-\) sty bk thts \& strs \& \(2-2-s t y\) fr rear dwgs: Rebecea Goldberg to Franconia Realty Co, a corpn, 378 Grand; mtg
\(\$ 40,000\) \& AL; Jan15; Janl6'13. O C \& 100 Westchester av, si0, see Westchester av, We
812 . Westehester av, \(980-98(10: 2714)\), sec
Tiffany (No 998), runs \(\$ 95.3 \times \mathrm{xe} 102.11 \times n 44.9\) kne79.8xe36.3 to ws Fox xn145.1 to ss av sw246 to beg, Usona Consth co \(\$ 185,000\). Jan \(15 ;\) Jan \(16^{\prime} 13.149\) Church; mtg © © \& 100 White Plains av (*), ws, from ns 233a Realty Co to Edgewater Realty Co, a corpn, 524 Willis av; B\&S; mtg \(\$ 53,000\); White Plains av, swe 234th, see White Willow av, swe 137th, see 137th, \(758-66\) E.

Willis av, 151 (9:2297), ws, 25 s 135 th, ox81.6, 5-sty bk tnt \& Strs; Alois 170 Bway; mtg \(\$ 17,000\); Wilis av 10 \(25 \times 75\), 5 -sty bk tnt \& strs; Christian Schuck to Chas Schuck, 525 W 141; \(1 / 2\) pt;

Willis av, \(219(9: 2299)\), swe 137 th (No 84), \(25 \times 81.6,5\)-sty bk tnt \& strs; Caroline M Behnken to Consumers Brewing Co of Woodlawn rd (12:3343) 6.9 to Reservoir Oval W, x \(87.7 \times 11.6\), vacant; Laura Hirshfeld to Thos F Roys, 476
W \(143 ; \mathrm{mtg} \$ 2,400\); Jan15; Jan16'13.,
3D av, 3737, see \(3 \mathrm{av}, 3933\).
3 D av, 3933 ( \(11: 2920\) ), ws, 130.8 n 172 d , \(\mathrm{mtg} \$ 12,000 ;\) also 3D AV, \(3935 \quad(11: 2920)\), sty bk tnt; also 3 D AV, \(3737(11: 2920\) ), ws
180.11 n 172d, \(25.4 \times 105.3 \times 25.3 \times 1031,4\)-sty bk tnt; mtg \(\$ 12,000\); also 3D AV, 3939 (11:-\(105.3,4\)-sty bk tnt; mtg \(\$ 12,000\); Pasquale Baglivito Michl G Pasca, 20721 avi \(1 / 2 \mathrm{pt}\);
June22'08; Jan \(16^{\prime} 13\). 3D av, 3935, see 3 av, 3933.
Interior strip \((12: 3355)\), begins 90 w Parkside pl \& 144.4 n 207 th, runs w5xs Sullivan, his wife, 3255 Parkside pl; Dec

MISCELLANEOUS CONVEYANCES
Borough of the Bronx.
Minford pl, 1543 (11:2967), ws, 205.7 n
\(72 \mathrm{~d}, 36.2 \times 100,4-\mathrm{sty}\) bk tnt; 1. mtg; Margt Knox to Sandow Realty Co, 198 Bway: Tifiany st ( \(10: 2737\) ), ws, abt 130 n Burnet pl, -x - deed reads that parts of ( 601 in \(\mathrm{W} . \mathrm{Co}\) ) of Edw T 224 to 230 map ( 601 in W . Co) of Edw T
Young, at Westchester which lies s of e I Steinhardt to Morris Franklin, 134 E 65 . 142 D st, 781 E , see Wales av, 35 s .
149 TH st, 456 E , see Brook av, 531-3. Brook av, \(531-3\) (9:2293), swe 149th (No re judgt; Wm Burns to Mary S White, at
Mamaroneck, NY; Dec24'12; Jan14'13. Mrook av, 531-3; re judgt; same to same; Frankifn av (11:2931), ws, 136 n 169th, \(18 \times 211\), except pt for av, vacant; re mig
Lucy \(R\) Comfort to Louis E Kleban, 1116 Jackson av: QC; Jan13; Jan15'13. \& \& 3,000 Franklin ay (11:2931), same prop: re
Otg: Morris Osmansky to Louis E Kleban Co, Ine, a corpn, 1116 Jackson av; QC; Jan Gerard av, 844 (9:2474), es, 156 n 158th, Simpson, 777 Elton av, with Barbara Simp18'12; Jan14'13. 400 Grand av, 2396 ( \(11: 3199\) \& 3198 ), es, 215
n 184 th, \(15 \times 98.4 \times 15 \times 99.8\), 3 -sty bk dwg; re mtg; Farmers Loan \& Trust Co as corpn, 5075 av; QC; Dee27'12; Jan10'13. Grand av, 2396; re mtg; Freak W Marks

Heath av, \(2884(12: 3256)\), es, 202.1 n land Teeca \(N\) Reed, \(20.2 \times 100.6 \times 20.2 \times 100.5\), 3-sty bk dwg; re mtg; Emanuel Glauber
to Pouch Reaity Co, a corpn, 35 Nassau; 2C. Jan 13 : Jan Wales av, 358 ( \(10: 2575\) ), nee 142 d (No \(\times 58.10 \times 111.6\) to st x50. 3-sty loft blde? sobrn of bldg contract to mtg for \(\$ 20,000\) Josephine Priemer, 248 E a2d \& Henry Hollerith Constn Co, a corpn, 505 Willis ay with Stephan Baumann, 450 E 84; Jan Whecler av (*), ws, 110 n Westchester vary Realiy Co a corpn, 830 Westchester cury Realty Co, a corpn, 830 Westchester
av; QC; Jan11; Jan13'13.

\section*{LEASES.}

\section*{Borough of Manhattan}

JAN. \(10,11,13,14,15,16\)
\({ }^{1}\) Bleecker st, 149 (2:537), str; Antonio Masulli \& ano to Giuseppe Ladogana, 149 \({ }^{1}\) Broome st, 105 (2:336); also AV D, 80 \((2: 363)\) asn two Ls; Henry Weinberg to
Jacob Klein, 292 Watkins, Bklyn; Dec24 12; Jan13'13. nom Broome st, 118 (2:337); asn Ls; Henry Bklyn: Dec24'12; Jan13'13. nom \({ }^{1}\) Catherime st, 21 ( \(1: 280\) ); \(n\) str; Nathan Silver to Hyman Nachimowsky, 21 Catherine; 5 yf May1: Jan14'13 540 Cherry st, 436 (1:261) asn Ls: Saml
Harkayy to David \& Sol Kaplan, 583 HopHarkavy to David \& Sol Kaplan, 583 Hop-
kinson av, Bklyn; July17'12; Jan16'13. \({ }^{1}\) Cherry st, 436; asn Ls; David \& Sol Kaplan to Harry Kaplan, 581 Hopkinson \({ }^{1}\) Chrysife st, 65, see Bowery, 87-93.
\({ }^{1}\) Chureh st or Trinity pl (1:52), nwe Thames, Johannes Bade 96 Trinity pl 5 , Peter to Johannes Bade, 96 Trinity ple 2,100 \({ }^{1}\) Clinton st, \(80-2\) ( \(2: 348\) ), es, 100 s Rivington, \(50 \times 100\); sur Ls; Jos Feuerstein to Martin J Grossman \& ano TRSTES Martin nom Division st, 13-13 \(1 / 2(1: 281)\), strs \& bs \& 2 firs above strs; Chas \(G\) Friedenberg to
\(W m\) 14'13. Shutz, se 3,000 \({ }^{1}\) East Broadway, 177 (1:284); asn Ls; Saml Rappaport \& ano to Hyman Levine,
44 Pike; mtg \(\$ 1,400 ;\) Jan9; Jan \(10^{\prime} 13\).

\section*{\({ }^{1}\) Eldridge st, 231 (2:422) ; \(n\) str \& b: also} Krasnoff \& ano to Abr Ranofsky; 3yi Dec
\({ }^{1}\) Eldridge st, 235, see Eldridge, 231.
\({ }^{1}\) Grand st, \(264(2: 418)\); sobrn of Ls to mtg for \(\$ 15,000 ;\) Hyman Marcus, with Theo
Simon, 201 W 117 ; Jan2; Jan10'13. nom \({ }^{1}\) Hamilton st, 10 ( \(1: 253\) ), asn Ls; GiovanHardo to Giuseppi Alaimo, 10 Hamil\({ }^{1}\) Hamilton st, 10; asn Ls; Guiseppi AlaiDec28'12; Jan13'13. \({ }^{1}\) Hancock st, \(\mathbf{Z}-12\) (2:527), two tenements, all: Bernard Ratkowsky to Aniello Caldarella, 64 Mulberry, 5 yf Jan1'13; Jan15'13.
\({ }^{1}\) Hester st, 130-2, see Bowery, 87-93. \({ }^{1}\) Houston st, \(53-7\) E; also MOTT ST, 293 Marasco, 293 Mott; 5yf Feb1; Jan13'13.
\({ }^{1}\) Houston st, 19 W \((2: 513)\), str \& b; Thornton Woodbury to Benj Schorr, 170
Orchard; \(5 y\) \& \(91 / 2\) mos f Apr15'11; Jan
\({ }^{1}\) Mercer st (2:532), part of 3d fl of Bway Central Hotel on Mercer st side for bakeshop: Dan C Webb, 643 Bway to Herman Jan16'13; to supply party 1 st pt with \({ }_{1}\) Mott st, 293, see Houston, 53-7
\({ }^{1}\) Vassau st, 110-6 (1:92), basement; Levi P Morton to Danl Newman, \(51 \mathrm{E} 88 ; 4 \mathrm{yf}\) \({ }^{1}\) Spring st, \(180(2: 488)\); str \& e \& \& 2 d fl: Wm Fitzpatrick to Emil Schroeder, 180
Spring; 5yf Febl; Jan16'13. \(1,000 \& 1,440\) Spring, 5yf Febl; Jan1613. 1,000 \& 1,440 \({ }^{1}\) Stanton st, 178 ( \(2: 350-79\) ) ; consent to
asn 1s by Gossie Schimkewitz with option to extend same for 2 yrs from Nov \(1^{\prime} 14\) at \(\$ 300\) per annum; Mania Neustadter to \({ }^{1}\) Thames st, nwe Church, see Church or Trinity pl, nwe Thames.
\({ }^{1}\) Washington st, 666 (2:636), nwc 10th; str \& pt b; Leon Ottinger to Herman
Folcke, 5699 av, Astoria, B of Q . 5 yf Jan Folcke, 5699 av, Astoria, B of Q; 5 yf Jan
\(13 ;\) Jan \(14^{\prime} 13\).
1,020 to 1,500 \({ }^{1}\) Washington st, 666 ( \(2: 636\) ) ; asn Ls; Wm Rhatigan to Herman Folcke, 569 av
\({ }^{1}\) Washington st, 666 (2:636), nwe 10th: sur Ls, recorded Aug3'09; Herman Folkke
to Leon Ottinger, 175 W 72 ; AT; Jan13 Jan14'13. nom 1ST st, 64-8 E \((2: 443)\); all; Maud B Barclay to Barnet Siegel, 420 E 3; 3 3-12y
fFebl'13; Jan15'13. \({ }^{1}\) STH st, \(\mathbf{8}\) E \((2: 550)\), e \(1 / 2\) of str; Saml hope, Bklyn; 2 3-12 yf Feb1'13; Jan10'13.
\({ }^{107 \mathrm{TH}} \mathrm{st}\) W, nve Washington, see Wash-
ington, 666 .

14TTH st, 446 W (2:646) ; all: Hugh King

16 TH st E, swe 1 av, see \(1 \mathrm{av}, 279\).
122D st E, sec 5 av, see Bway, 935-9.
122 D st E, swe Bway, see Bway, 935-9.
126TH st, \(151-63\) w (3:802); 3d loft on 4 th fl; Simon Sterns \& Co to Hyman Levin,
1480 Had av; 3yf Feb1; Jan16'13. 6,000 126 TH st, 162 w , see 7 av, 281.
129 TH st E, nwe 4 av , see 4 av , nwe 29th
 oo0; Yellow Taxicab Co to Bway Savgs
Instn, a corpn, 5 \& 7 Park pl; Jan9; Jan Instn.
\({ }^{135 T H}\) st W , sec 9 av , see \(9 \mathrm{av}, 44 \mathrm{~s}\).
\({ }^{137 T H}\) st, 14 E (3:866) ; parlor fi; Helen E Bommersheim to Clara Carpenter,
Bklyn: \(28-12\) yfFebl'13; Jan15'13.
1,500 1397H st, 306 w ( \(3: 762\) ), es; str \&c; Gerson \& David Mordo to Saml Phillips, \(998{ }^{2}{ }^{2}\)
av; \(5 \mathrm{yfFeb} 113 ;\) Jan \(15 \cdot 13\).
Lisd st, 101 w \((4: 995)\); office No \(10 ;\) Wal-
er J Salomon to Margt Poluhoff, \(669{ }_{8}\) ter J Salomon to Margt Poluhoff, 669 S
av; 5yf Feb1; Jan13'13.
1,200
 NY Edison Co, a corpn, 55 Duane: 20 yf May1'12; 2 rens of 20 yrs ea; Jan13'13.
 Dougherty to Alfred Ahrens, \(136 \mathrm{~W} .42 ; 5 \mathrm{yf}\)
May \(15^{\prime} 13 ;\) Jan11'13.
1,400 \& 1,700 \({ }^{1} 43 \mathrm{D}\) st, 118 w (4:995) : all; Chas J Follmer to
\(1 \cdot 12 ;\) Jan15'13. 146TH st, 533 w (4:1075), asn Ls; Jno
Doyle to Fredk 13'i3. 148711
st, 65
\(22.3 \times 100.5 \times 21.3 \times 100.5:\) the
( lumbia College in City NY to Fanny Rou-
vant, \(21 y\) Malayl'09, with renewal; Jan \(15^{\prime} 13\). taxes, \&c, \& 1,698
 owner \& Sidney B Bowman Automobile Co, lessee, With Excelsior Savgs Bank,
79
'W \(23 ;\)
nom 154TH st, 350-2 E (5:1346), all; Leopold.
Hellinger to Max Greenstein, 612 Lex av Hellinger to Max Greenstein, 612 Lex av
\& ano; 3yf May112; Jan13'13.
3,870 157 Gq st, \(623-5\) w (4:1105), \(\mathrm{ns}, 396\) e 12
v. 50 x 200.10 to 58 th (Nos \(622-4) ;\) all; Chas E Appleby to Lieberman \& Sanford
Co, \(623-9\) W 57 ; 5 yf May1; Jan16'13. 1,500 \({ }^{15 S T H}\) st, 622-4 w, see 57th st, 623-5 W. \({ }^{1}\) 607H st, 22 W (4:1112); all; Clarence E Anderson to Saml R West, 102 W 44, \&
ano, ir Janl'13 to Janl'23; Jan \(16^{\prime} 13\), 8,400 \({ }^{174 T H}\) st, 324 E ( \(5: 1448\) ) : east str; Bohemian Realty Co to Danl Pisko, 29 Fulton 18GTM st, 205-9 \(\mathrm{E}(5: 1532)\), loft on 1 st fl;
Ino J Dietz to Diedrich
Wuehrmann, Ino J Dietz to Diedrich O Wuehrmann,
343 E 86th \& ano; 5 yf May112; Jan13'13. \({ }^{1}\) S6TH st, 205-9 E (5:1532), asn Ls; Diedrich O Wuehrmann \& ano to Otto J Kuhn,
940 Tiffany: Jan13'13.
O C
\& 100 1907H st, 38 w; the business \& power to froth to Fritz Berger, 110 Lenox av or 12 E 42; Dec31'11; Jan13'13.
\({ }^{1} 102 \mathrm{D}\)
strip
5 st
ft
ft
wide for a strip 5 it wide for fire exit from 1852
3 av; Patk Kiernan to Adolf Kreuder, 1421
Mad av; 10yfMay113; Jan15'13.
Man \({ }^{1109 T H}\) st w, nee Col av, see Col av, nec \({ }^{1113 T H}\) st \(w\), nwe Lenox av, see Lenox
11157H st, 415-7 E (6:1709); asn 1s; P Antonio Tufaro to Carl Schiettinger, 1239
Union av; Dec6'12; Jan15'13.
\({ }^{1} 1218 T\) st, 419 E ( \(6: 1809\) ), all; Chas Stamiello to Carmine Annunziata \& Antonio
Laterza, 419 E 121; \(3-3-12 \mathrm{y}\) Jan ; Jan14
'13
660 \({ }^{124 T H}\) st E, swe 1 av, see 1 av, 2419. \({ }^{1333 \mathrm{D}}\) st \(\mathbf{w}\), see 7 av, sêe 7 av , sec 133 . 11420 st, \(70-2\) W (6:1739), ss, 75 e Lenox
v, \(50 \times 99.11\); all: Leah Daniels \& ano to Jos Jovans, 14 E 114; 3yf Jan1; Jan14'13.
142 D st \(\mathbf{w}\), swe Bway, see Bway, 3479. 1181 ST st W, nwe St Nicholas av, see St \({ }^{1} 4 v\) A. 13 ( \(2: 429\) ) ; 1 st, \(2 \mathrm{~d}, 3 \mathrm{~d}\) \& 4 th firs: Lena Rupp to Fred
 Jan11'13. \(O\) C \& 100 'Av B, 42 (2:399): \(n\) str: Fannie Werner
to Yetta Karten, 42 Av B; \(5 y \mathrm{f}\) May \({ }^{1111 \text {; }}\) an14'13.
 Jan1413. Dostal, 22 Av B; \(5 y f\) May 900 to 1,200 Av B, \(\mathbf{3 4}\) (2:398) : str; Morris Freedman
 Av C, 86 (2:375); cor str \& \({ }^{\mathbb{E}}\) pt b; Morris
Kronovet \& ano to Paul Keller \& ano, 704 Kronovet \& ano to Paul Keller \& ano. \({ }^{704}\)
E 6: 5yf May1'12; Jan15'13.
1,800

Av D, so, see Broome, 105.
\({ }^{1}\) Rowery, S7-93; also CHRYSTIE ST, 65 \&
HESTER ST, \(130-2(1: 303)\); all; Robt W Goelet to Mich1 Ginzburg. 9518 ; Farragut rd, Bklyn; 20yf May1; Jan13'13. taxes \&c \& \(\$ 11,000\) to 15,000

1Broadway, \(771(2: 561)\); str fl \& 1 st b ;
Trustees of Sailors Snug Harbor to Wm B Riker \& Son Co, a corpn, 162 W \(34: 2\) \({ }_{9-12}\) yf May 113 ; Jan 10 '13.
\({ }^{1}\) Broadway, \(935-9\) (3:850), begins 5 av , sec 11 to 5 av xn75.8 to beg; all; Richd Mortimer, EXR \&c Richd Nortimer, decd. to
Bway \& 22 d St Corpn, 477 Bway; 10 \(4-12\) Bway \& \& \({ }^{22}{ }^{22}\) St Corpn
yf Jan1113; Jan11113.
\(\begin{aligned} & \text { Jan } 11 ' 13, \\ & \text { istt } y ~ \\ & \$ 17,000, ~ \& ~ t h e r e a f t e r ~\end{aligned} 41,000\)
\({ }^{1}\) Broadway, swe 22d, see Bway, 935-9.

 \({ }^{1}\) Columbus av, 70 (4:1134) ; all; Herman A Stubbe \& ano to Jno J Hahn, 70 Col av:
5 yf Jan1; Jan11'13.
3,600 to 4,000 \({ }^{\text { }}\) Columbus av (7:1845), nec 109th; str\&b:
 \({ }^{1}\) Lenox av, 61 (7:1823), nwe 113th; str \& pt b; Moritz Neuman to Chas M Eisinger.
61 Lenox av; 3yf May1; Jan13'13. 2,220 \({ }^{1}\) St Nicholas av, 1423 ( \(8: 2165\) ), nwe 181st str
Bank, 11 Wm ; 11 mos f Jan1; Jan13, 13 . 1ST av. 279; all; Jennie T Duffy to F \& Mi Schaefer
Syf Feb1; Jan16'13.
 \({ }^{1} 1 \mathbf{S T}\) av, \(1480(5: 1472)\). nec \(77 \mathrm{th} ;\) str \& b; Jacobs to Germania Bank of N N Y a corpn, 190 Bowery; 5yf May1:15; Jan16'13, 2,400 \({ }^{115 T}\) av; 2419 ( \(6: 1800\) ), swe 124; str \& b; Annette P Tisch as TRSTE Chas Tisch, to
Bernard Salzberg, 362 E 124; 5yfJan 113;
Jan15.13. 1200 \({ }^{12} \mathbf{D}\) av, \(117(2: 462)\) ext of 1 s for 6 yf
 12D nv, 847 (5:1319) south str \& c; Thos
Ealdwin to Louis Thurm, 8473 av; \(5 y\) f Bay1'11: Jan15'13. 12D av, 1481 (5:1432), asn Ls: Wm Bon\({ }^{12 \mathrm{D}}\) av, 1853 (5:1541), all; Theresa Mi1'13; Jan15'13. Abeles, 18532 av; 900 \& 960 12D av, \(2303(6: 1783)\), str \& front e; Geo
Kramer et al to Barbara Laberheim,
 \({ }^{120}\) av, 2365 ( \(6: 1786\) ), ws, 45.11 n 121 st, Bue; Cornella A Beekman to Ottillie Hy ams; Dec12'12: Jan10'13. O C \& 100 12D av, 2365; asn Ls; Ottilie Hyams to
 \({ }^{13 D}\) av, 401 (3:909), str \& part b; Henrietta R Hutcheson to Saml Hilpoltsteiner
572 Park av; 5 yf May1'12; Jan10'13. 1,850 \({ }^{13 \mathrm{D}}\) av, 1759 (6:1647); all; Gruenstein \&

\({ }^{13 \mathrm{D}}\) av, 1759 (6:1647); str \& b; Gruenstein \& Mayer to Chas Wiener, 132 Ver-
non av, Bklyn; \(51 / 2 \mathrm{yf}\) Jan1; Jan14 13 , 1,200 \({ }^{135}\) av, 1852 ( \(6: 1630\) ), ws, 49.2 n 102,
 14TH
Realty
Holding
Ho
Co to Corn Realty Holding co to Corn exch Bank, 15 TH av, 313 ( \(3: 861\) ), es, \(28.9 \mathrm{~s} 32 \mathrm{~d}, 28 \mathrm{x}\)
150 : all with all title to alley in reax 150; all, with all title to alley in rear. \& Hamlin Co, a corp, a 42 Boylston; Bostaxes, \&c, \& 12,500 \({ }^{1}\) GTH av, \(484-6 \quad(3: 831)\); str \(\frac{\text { \& }}{}\) b; Thos
 \({ }^{17 T H H}\) av, 281; also 26 TH ST, 162 W (3:801): strs \& pt b; Madison Square Mtg Co
to May Farrelly, 523 W 151: 7 10-12 yf Dec1'12; Jan10'13. 2,500 to 3,200 \({ }^{17 \mathrm{TH}}\) av ( \(7: 1917\) ), sec 133 d ; str \& pt b agmt as to consent to asn Ls by Ernest
Barth \& Paul J Struve, also to ext of Ls from Apr30'17 to Apr30'23, at \(\$ 1,900\) \& \(\$ 2,000\) per annum; Harry Goodstein Realty
Co with David \& Gerson Mordo, 306 W 39 ; Jan13; Jan16'13.
nom
\(17 T \mathrm{FH}\) av, 2259; asn Ls; Paul J Struve to
same: Janlt; Jan16'13. \({ }^{1}\) STH av. 415 (3:754), str \&C: H Koehler © Co to Peter Donohue, \({ }^{261}\) W. 21 to \({ }^{\text {f }}\) Noy 1 18TH av, 633 (4:1031); all: Tillie Geiershofer to Abram Lilenfeld, doing business
 \({ }^{197 H}\) av, 448 (3:758), Sec 35 th, str \&e; Rerkowitz; 2 2
\(\$ 1,800\) per yr; Janif 13 . Dec1'12; \(5 y\) ren at
1,500 \({ }^{197 H}\) av (4:1049), sec 59th, 1-sty bldg all; Cath E Boland to Alex MrMulen, 106 Wects error in last issue when term of lease was \(5-12\) yrs.) taxes, \&e, \& 9,600 meyer \& Liebmann, a corpn, of Bklyn, to Simon Liebross, 12 Varet, Bklyn; Dec14
nom
\(12 ;\) Jan14'13.

\section*{LEASES.}

\section*{Borough of the Bronx.}
\({ }^{\text {1 }}\) Brown pl, 190-204 ( \(9: 2264\) ), es, bet 136th Gold \& ano, 191 Brown pl: 3yf Jant: Jan 1413 . \& ano, 191 Brown pl; 3y1 Janl; Jan \({ }^{1} 136 \mathrm{GTH}\) st E, nee Brown pl, see Brown 1337 TH st E, sec Brown pl, see Brown p1, 190-204.
\({ }^{1147 \mathrm{TH}}\) st, \(\mathbf{4 0 2} \mathrm{E}\) (9:2291), 4 -sty bldg; sur Ls; Jas F Ennis to Eliz C Doherty, 2596
Grand av; AT; Nov2 12 ; Jan11'13. 1497H st E, swe Brook av, see Brook
V, SWC 149 h , 170 TH st E, nee 3 av , see 3 av , 3700 . \({ }^{1173 D}\) st, \(457 \mathbf{E}(11: 2906), 50 \times 100\), frame
 \({ }^{1}\) Hoston rd, 1318 ( \(11: 2961\) ), str \& b; Heinrich \& Marie Keit to Adolph Steiner \&
Fredk Jandorf 1318 Boston rd; ext of Ls
for 5 It Apr30'15; Jan10'13.
2,124 \({ }^{1}\) Brook ay (9:2293), swe 149th; sur Ls; Edwin F Grant to Mary S White, at Mam-
aroneck, NY; Jan3; Jan14'13. \({ }^{\text {Wrook av }}\) (9:2293) ; same prop; Mary S av; B\&S; Jan4; Jan1413. \(\begin{aligned} & \text { Wher, } 894 \text { Forest } \\ & \text { nom }\end{aligned}\) Courtlandt av, \(\boldsymbol{7} \boldsymbol{r} 0\) ( \(9: 2403\) ), str fi; \(\mathrm{Sig}-\)
 Hoe av, 1545-7 (11:2982), three bldgs, 1165 Jackson av; 3yf Febl; Jan13'13. 17,742 \({ }^{1}\) Hoe av, 1561-5 (11:2982 \& 2983); 2 bldgs all; Solid Realty Co to Harry Picower, 756
Home; 3 yf Feb1; Jan14'13.
12,226 \({ }^{1}\) Locust av, 305 ( \(10: 2598\) ), str; Eliz J
 \({ }^{1}\) Prospect av, 2091 (11:3094); all; Paulina
 Railroad av (*) nec Seaview av, Bay E Unger, on premises; AT; May18'12; Jan 10'13. nom \({ }^{1}\) 'St Anns av, 167 (9:2263); n str fi; Henry
 \({ }^{1}\) Seaview av, nee Railroad av, see Rail\({ }^{1}\) Southern blvd, 547 ( \(10: 2683\) ), north str Richd H Mitchell to Chas Gaydaul, 723 E
163 ; \(54-12 \mathrm{yf}\) Jan1; Jan 1313 , \(300 \& 420\) 'Southern blvd, 1827 ( \(11: 2958\) ), str; also
SOUTHERN BLVD SoUTHERN BLVD, 1825 , str \begin{tabular}{c}
\multirow{2}{*}{ Carey Constn Co to Tom Renne, 1827} \\
So Blvd; 3yf Jan \(113 ;\) Jan \(144^{\prime} 13\). 300 \& 360
\end{tabular} 1Stebbins av \((11: 2973)\), ses, 100 ne 169th
receipt of \(\$ 300\) from Stebbins Holding C \(\delta\) \& Agmt \& consent to asm ls \&c. Deutsc Bros to Threshold Realty Corpn; Jan6: \({ }^{13 D}\) av, 3805 (11:2912) ; asn Ls; Max Her 11'13. to Abr Cooper, 38053 av; Jan10; Jan \({ }^{1} 3 \mathrm{D}\) av, 3700 (11:2926), nec 170th, str \& c August Oesting to Vm Gundlach, \(3700{ }^{\prime}\)
av; 3 yf Feb1 \(13 ; 2 \mathrm{y}\) ren at \(\$ 1,200 ;\) Jan \(15^{\prime} 13\)

IAsn Ls \((10: 2761)\) \& consent same by Chas Kling, original Ls not recorded:
Manning Co Ince to Chas Feldman, 997 F
169 \& ano: Jan9: Jan15'13. MORTGAGES.
Borough of Manhattan.
JAN. \(10,11,13,14,15,16\).
marden st, 19 ( \(8: 2174\) ), es, 215 n Nagle av, \(27 \times 110 ;\) Jan
to Walter M Keck, exr
Edw Wle Constn Co
W Keck, East mange, NJ. 19 ; certf as to above mtg: Jan m Arden st, 19; certf as to above mtg; Jan
1313; same to same. m Arden st, \(25(8: 2174)\), es, 296 n Nagle ay, \(27 \times 110\); Jan 1313 , \(5 y 5 \%\); Hensle Constn
Co to Walter M Keck, exr Edw W Keck, \({ }^{m}\) Arden st, 25 ; certf as to above mtg; Jan mbarrow st, 111-5, see Greenwich, 644-54. \({ }^{m}\) Bleecker st, 233-7, see Carmine, 15 .
mroome st, 200 (2:414), nec Eldridge (NO 1.18 at \(5 \% / 2 \%\); Nov 12 '12; Jan11'13; Isaac \({ }^{m}\) Braome st, 290 ( \(2: 414\) ) ; ext \(\$ 10,000 \mathrm{mtg}\) to Declin \& \({ }^{6} \%\); Janio; Jan11 13 ; Abr
Bernstein \& Marcus Chargin with Nathan Kirsh. nom marmine \({ }^{\text {st }}\), 15 (2:589); nec Bleecker
(Nos 233-7), \(25 \times 100 ;\) Mar11'10; Jan13'13, demand. \(6 \%\); Mary M Mason to City Bank of
New Haven, Conn, a corpn.
note 1,500 \({ }^{m}\) Cherry st, 230 ( \(1: 255\) ), nec Pelham (Nos \begin{tabular}{l}
\(16-8)\) \\
\(500 ;\) Jannt \(6 \times 108.7 \times 25.1 \times 109.7 ;\) pr mtg \(\$ 28,-\) \\
\hline \(1513,2 y 6 \% ;\) Rachel Isacs,
\end{tabular} 110 W 114, to Esther Rosenberg, \(2 \mathrm{~W}_{2,000}^{120}\)
\({ }^{m}\) Cheriy st, 452 ( \(1: 263\) ), ns, 150 e Jack son, Jan-; ext of \(\$ 20,000 \mathrm{mtg}\) to Janl'16, Sol Goldstein. nom micolumbia st,
Stanton, \(20 \times 100 ;\) Stanton, \(20 \times 100 ;\) ext of \(\$ 15,000\) mttg to
Jan 13,15 at \(\%\) as per bond; Dec \(28^{\prime} 12 ;\) Jan 13'13; Bertha \& Leon Sanders with Miguel
Alvarez, 230 Gates av, Bklyn.
meldridge st, \({ }^{54-6(1: 300),}\) es, 62.6 s Hes-
ter, \(41.8 \times 87.6 \times\) irreg x66.6; ext of \(\$ 50,000\) mtg to Mayl 17 at \(5 \%\); Sept3'12; Jan10'13,
Minnie Horowitz with Lucius H Beers, Minnie Horowitz with Lucius H Beers,
Westhampton Beach, LI, \& ano, exrs CaroWesthampton Beach, LI, \& ano, exts Caro-
line F Butterworth. meldritge \(N t, \quad\)-1-6 \((1: 300)\); agmt to cancal conditional asst of mtg given as col
lateral \(10 a n\) for \(\$ 3.000\); Feb21'12; re-recorded from Feb2312; Jan10 13; Bababette Wachsman, 108 W 115, with Abr meldridge st, 54-6 (1:300); ext of \(\$ 15\), 10'13: Geo R Smith with Minnie Horowitz 100 W 119. nom meldrldge si, 132, see Broome, 290. melizabeth st, 25.5 (2;508); ext of \(\$ 22.500\) mtg to Feblif at \(5 \%\); Dec4'12; Janl6'13; Henry Pasinsky, 109 W 118 . Trstes, wom mLissex \(\mathrm{st}, \mathrm{S}, \quad(2: 409)\), nws, abt 130 n
Broome, \(22 \times 87.6 ; \mathrm{pr} \mathrm{mtg} \$ 14,000 ;\) Oct 2712 ; Jan16'13; due \&c as per bond; Ida Frank 130 Mar
Mad av.
messex st, \(126(2: 353)\), es, 52.6 s Riving-
ton, \(17.6 \times 50 ; \mathrm{PM} ; \mathrm{pr}\) mtg \(\$ 12,000\); Jan6 Jan10'13; 2y6\%; Harry Rich, 458 Chris topher av, Bkiyn to David Davis, 185 E
Houston. Houston.
 3y \(6 \%\); same to Miriam 137. ackman, 616 w
"Essex st, 126, see Sherifi, 54.
\({ }^{\text {m Front }} \mathrm{st}\), 66 ( 68 ) ( \(1: 32\) ), ns, abt 90 w old Phoebe L DeBold, 1091 Gates av, Bklyn, to
Arbris Realty Co, 52 William. 20,000 Front st, 386-90, see Jackson, moerck st, \(125(2: 330)\), ws, 75 n Stanton,
\(21 \times 100\) : Jan10: Jan1113, 1y \(41 \% \%\) Wm M 21x100; Jan10; Jan11'13, \(1 \mathrm{y} 41 / 2 \%\); Wm M Reed, Pelham Heights, N \(Y\), to German
Savgs Bank, 1474 av. \({ }^{\text {mGoerck }}\) st, \(127-9\); sobrn agmt; Jan3; Jan with same. Amerra Benj Hollenae \({ }^{\text {maberck }}\) st, 127-9; agmt changing interest days in mtg for \(\$ 20,050\); Jan14 German \(\begin{gathered}\text { nom }\end{gathered}\) mGoerck st, \(127-9(2: 330)\), ws, 96.3 n
Stanton, \(25.11 \times 100 ;\) Jan1413, 5 y \(6 \%\) Benj Hollender to Abram Golinger, \(2 \mathbf{V}\) Riv-
ington. ington.
mGouverneur st, 44 (1:266), es, abf 50 n
Monroe, \(24 \times 101.9 \times 24 \times 102\) pr Monroe, \(24 \times 101.9 \times 2 \pm x 102\); primes to Marié chelle, NY: 123 Lockwood av, New RomGreenwich st, 644-54 (2:603), Swe Bar-
row (Nos \(111-5), 100.3 \times 98.4 \times 100 \times 104.1\); Jan 11; Jan13'13; due \&e as per bond; Julius melenry st, 184 ( \(1: 270\) ) ; ext of \(\$ 15,000 \mathrm{mtg}\) Nausach Hoari, 184 Henry, with Harmon mJnekson st, \(71-7(1: 243)\), ws, 70 S Water,
70 to Front (Nos \(386-90)\) x \(78.2 ;\) Jan14'13, 70 to Front (Nos \(386-90\) ), x 78.2 ; Jan14'13,
ly \(41 / 2\); Servants of Relief for Incurable Cancer, a corpn, to Emigrant Indust Savgs
Bank.
15,000 mLafayette st, \(6(1: 155)\); asn Ls by way of
mtg to secure \(\$ 2,562.40\); Jan10; Jan11'13; mtg to secure \(\$ 2,562.40 ;\) Jan10; Jan11 13 ;
Wm K Hamilton to Pabst Brewing Co, 606
W 49 nom mLewis st, 12 (2:326), es, 150 n Grand, 25 x
100 PM: Jan
15: Jani \(13,1 y 5 \%\) Rebeca Goldberg, 838 Hewitt pl, to State Bank,
378 Grand. mMadison st, S8 (1:276), ss, abt 200 e
Cath, \(25 \times 100 ; 1 / 2\) pt; AT; Jan9; Jan10'13; Cath \&c as per bond; Jas \(J\) Ginna, of Bkiyn,
do Title Guar \& Trust Co. mMadison'st, 162 (1:272), ss, abt 45 e Pike,
\(23 \times 100 ;\) pr mtg \(\$ 30,250\); Jan14; Jan15'13, \(23 \times 100 ; \mathrm{pr} \operatorname{mtg} \$ 30,250 ;\) Jan14; Jan15'13,
\(2 \mathrm{y} 6 \%\) Emil Feibstein, 48 W 115, to East122 Essex.
mMadison st, 219 ( \(1: 271\) ); ext of \(\$ 24.500\) mtg to Jan1 18 at \(41 / 2 \%\); Jan15; Janl613;
Osher Rozenberg with Frederic deP Foster, Tuxedo Park, NY, committee Geo W
Van Nest.
 \(15 ;\) Jan \(1613 \% 5 y 6 \%\); Gussie Rodbell to to
Louis Gordon, 2026
7 mMaiden Ia, \(6 \mathbf{5}(1: 67)\), nwe William, \(-\mathrm{x}-\); ext of \(\$ 90,000\) mts to Jan31'14 at \(41 / 2 \%\) :
Jan13'13; City of N Ins Co with Carsten
D Borger, 260 W 139 .
nom maiden la , 65 ; ext of \(\$ 15,000 \mathrm{mtg}\) to Jan Co with Carsten D Borger, 260 W 139 .
mMulberry st, \(86(1: 200)\), es, 125.7 s Canal,
\(25.1 \times 100.8\); Jan \(15 \cdot 13,3 y 5 \%\), LeoV, Loretto M \& Genevieve C Doherty, 95 St Johns
muruberry st, \(8 \mathbf{8}(1: 200)\), es, abt 100 s
 moliver st, 90 , see Water, 380 .

Pelham st, 16-8, see Chery, 230
msheriff st, \(54(2: 333)\), ses, 150 ne Delan-
cey, \(25 \times 100 ;\) also ESSEX ST, \(126 \quad(2: 353)\)
 Jan10 13; due, \&c, as per bond; Harry
Rich to Gussie Morgenstern, 53 Lenox av. 650 mSullivan st, \(63(2: 489)\), es, 84 n Broome,
runs e \(80 \times 89 \times e 20 \times n 34.8 \times w 100\) to st xs 25.8 to beg; pr mtg \(\$ 20,000\); Jan8; Jan1113: due Jan2'18, \(6 \%\), Domenico Rovegno, of Bklyn
to Jno Capelli, 24 James.

Washington st, 23 (1:14) in Bklyn, NY Jorris, \(36.8 \times 67\); also LAND in Bkiyn, \({ }^{\prime} 13\), \(46 \%\), Miriam Rose to Marketable Title Co, i00 William. mWashington st, 666 (2:636); sal Ls; Jan to Beadleston \& Woerz, a corpn, 291 W Whater st, 313 ( \(1: 108\) ), ss, 50.9 w Roosevelt, \(24.11 \times 74.2 \times 23.10 \times 74.6\); Jan10'13, 3 y5\% Pietro Caporali to Wm J Johnson, 612 N Johnson. 10,000 mWater st, \(380(1: 251)\), nee Oliver (No
\(90), 29.6 \mathrm{x} 49\) also WATER ST, 382 (1:251), ns,
\(\$ 31,000\); Jans; Jan11'13; due Jan2'18, \(6 \%\); Domenico Rovegno, of Bklyn, to Jno Cap\({ }^{m}\) Water st, \(\mathbf{3 8 2}\), see Water, 380.
mWest st, \(256-7(1: 218)\); ext of \(\$ 50,000\) mtg to Dec1'15 at \(43, \%\) Nov29'12; Jan 1413 : Equitable Life Assur soc of NY
with Morris H Hermann, Mt Vernon, NY.
, 65
mWilliam st, 93-7 (1:67) ; agmt modifyng terms of mte' Jan13; 'Jan14'13; North orpn. \(32-4(2: 458)\) ext of \(\$ 41.500\) nom mu st, \(32-4\) (2:458); ext of \(\$ 41,500 \mathrm{mtg}\)
at \(41 / 2 \%\); Jan14; Jan16.13; Louis Eloch. 416 W 122 , \& Moses M Valen-
tine, 210 Riverside dr, with Frederic de P tine, 210 Riverside dr, with Frederic de P
 mtg to Janlo.18 at \(5 \%\); Jan10'13; Nellie ville, NJ. nom myTII st, \(162-4 \mathrm{E}(2: 431)\); agmt as to change of interest days; Jan 1513 ; Eman-
uel 1 Spellman \& Justus Oesterlein with German savings Bank. \(33 G \mathbf{E}(2: 446)\), ss, 150 w 1 av, \(25 \times 96.2\); pr mtg \(\$ 28,000\) : Jan14'13; \(5 \mathrm{y} 6 \%\);
Rosa wife of \& Jacob Hertz, of Bklyn, Rosa wife of \& Jacob Hertz, of Bkiyn,
o Marks Kirshbaum, 113 E 91.
8,000 mJTH st, S17 E \((2: 360)\), ns, 191.4 e Av D, due \&e as per bond; Annie Laber, 317 E mgTH st, \(217 \mathrm{E}(2: 462), \mathrm{ns}, 248.5\) e 3 av,
\(3.5 \times 90.10 ; \mathrm{pr} \mathrm{mtg} \$ 13,000 ; \operatorname{Jan} 15 \cdot 13 ;\) due, Cc, as per bond; Ruthenian Greek Catholic Church of St George in City NY, 22 E 7, to
Emma E Lehrbach, 2255 Loring pl. 4,500 mgTH nt, 432 E ( \(2: 433\) ) ; ext of \(\$ 15,000 \mathrm{mtg}\) to Jan 116 at \(5 \%\) Jans; Jan 15 '13; Meier Schulitz with Jno L Cadwalader, 3 E 56 ©
ano. exrs Henry S Fearing. m6TH st, 601-1 \(1 / 2\) E, see Av B, 93. m6H st, 619 E (2:518) ns, 292.10 e Av B, \(25.8 \times 90.10\) ext of \(\$ 14,500 \mathrm{mtg}\) to Jan \({ }^{\prime} 15\) With Michele \& Domenico Albano, 193 myTH nt, \(315 \mathrm{E}(2: 451)\), ns, 200.2 e 2 av \(24.9 \times 92.3 ; \mathrm{pr} \mathrm{mtg} \$ 33,000 ;\) Jan14'13, \(3 \mathrm{y} 6 \%\);
Louis Weisman \& Meehel Landesbaum to
Theo Sattler, 306 W 102 . mgTH st, 315 E; pr mig \(\$ 31,000 ;\) Jan1413;
\(3 y 6 \%\); same to Bertha C Herrfeldt, 136 W mioTH st, \(212 \mathbf{E}(2: 451)\); ext of mtg for \(\$ 23,000\) to Jan10'16, \(5 \%\), Jan \(10^{\prime} 13 ;\) N Y on Blelsley with Chas Marm. .ti nom ton, BK1yn, \(15 \mathrm{~W}(2: 574)\), ns, 231.3 w 5 av ,
\(26.8 \times 94.9 \times 26.7 \times 94.9\) PM; Jan \(15 ; \mathrm{Jan} 16.13 ;\) \(26.8 \times 94.9 \times 26.7 \times 94.9\); PM; Jan15; Jan16'13;
due \&c as per bond; Bartlett Arkell, Canadue \&c as per bond; Bartlett Arkell, Cana
joharie, NY, to Title Guar \& Trust Co.
18,000
\({ }^{m} 1\) 2TH st, 19 e \((2: 570), \mathrm{ns}, 375\) e 5 ay, \(25 \times 156 \times 26 \times 145.5 ;\) PM; Janit'13; 3 The
Light Car Corpn, a corpn, to N Tite
Ins Co, 135 Bway. \(\mathrm{m}_{12 \mathrm{TH}} \mathrm{st}, 19 \mathrm{E}\); certf as to above mtg; Jan14'13; same to same.
m12my st, 19 E (2:570), ns, 350 e 5 Ry m12THI st, 19 E (2:570), ns, 350 e 5 av,
\(25 \times 156 \times 26 \times 148.5 ;\) pr mtg \(\$\) Jan \(14 ;\) to Hortense B Fischer, Palmer House, cor Main st \& North Naple av, E Orange, NJ. mथTH st, 19 E; pr mtg \(\$-;\) Jan 14; Jan m14TH \(^{2}\) st, \(347 \mathrm{E}(3: 921), \mathrm{ns}, 101.6 \mathrm{w} 1\) av 11'13; due Jan10'16, \(6 \%\); Platon Rozdest yensky to Ladislaus \(W\) S.hwenk, \(292 \underset{6,000}{\mathrm{Bed}}\) ford av, Bklyn.
 1y6\%; Andw P Dubben to Edw Early, 316 property was given as 14 th st, 152 W , ss,
100 e 7 av. m14TH st 209 w \((3: 764)\), ns, 100 w 7 av, D Taylor, of Guaymas. Sonora, Mexico, to
Bowery Savgs Bank, 128 Bway. 12,000 m16TH st E, swe \(1 \mathbf{~ a v}\), see 1 av, 279. mi6TH st, G15 E \((3: 984), \mathrm{ns}, 238\) e Av B , 25x92: PM; Jan15'13; 5y5 \(1 / 2 \%\); Sinnott Co,
967 E 165 to Anna C Otto, 243 Stuyvesant maTH st, \(\mathbf{6 1 5}\) E; certf as to above mtg ;
Jan15'13: same to same. m16TH st, \(615 \mathrm{E}(3: 984)\), ns, 238 e Av B, 6'13; due \&c as per bond; Sinnott Co, 967 16'13; due \&ce as per 165 , to Henry Schnier, 2998 Perry av. 1,000 m16TH st, 156-62 W, see 7 av, \(91-7\).
m17TH st, 443 W \({ }^{(3: 715), ~ n s, ~} 250\) e 10 av.
 Hoboken, NJ, to Henry Behrens, \({ }_{3,000}^{132}\)
\begin{tabular}{l} 
miJTH st, 443 W ; ext of \(\$ 14,000 \mathrm{mtg}\) to \\
Decl15 at \\
\hline 10 as per bond; Jan10; Jan 14
\end{tabular} Decl'15 at Fo as per bond; Jan10; Jan14
'13; same with Phoebe A D Boyle \& ano, trstes Jno Boyle
m18TH st, 417 E \((3: 950 ;)\) ext of \(\$ 10,000\) mts to Aug \(12 \cdot 17\), at \(5 \% ;\) July 23 ' 10 ; Jan
\(10^{\prime} 13\); Lawyers Mort Co with Moses Schaifer. m22D st, \(253 \mathrm{~W}(3: 772)\); ext of \(\$ 8,000 \mathrm{mtg}\) to Dec1 15 at \(5 \%\) Dec1'12; Jan14'13; Equitable Life Assur Soc of U S with
Cath Brenen, 19 W 102 . m24TH st, 121-3 E (3:880): ext of \(\$ 190,000\) Lawyers Title Ins \& Trust Co with D \& M
m26TH st, 162 W , see 7 av, 281.
m27TH st, 12-6 W (3:828), ss, 475 e 6 av, \(50 \times 98.9 ;\) Jan15 13; due May114, \(5 \%\); Chas
Kaye to Broadway Savings Instn, \(5-7\) Park
pl. m27TH st, 118-20 W (3:802); agmt as to share ownership in mtg; Janll; Jan13'13; Esther Greenberg with Isidor Heiliger, m \(2 \tau\) TH st, \(118-20 \mathrm{~W}(3: 802)\), ss, 243.9 w 10 '16 at \% as per bond; Jan11; Jan13'13; Esther Greenberg with Harry ir Greenberg, 562 W 113 .
m27TH st, \(153-9\) W \((3: 803)\), ns, 205.4 av, \(99.1 \times 98.9 \times 97.3 \times 98.9 ;\) Jan \(13{ }^{\prime} 13,3 y 5 \%\); Twenty-eighth St \& Seventh Av Realty 300,000 m27TH st, 153-9 W; consent to above mtg; m- 2 TH st \(\mathbf{1 5 3 - 9} \mathbf{~ W}\); certf as to above mtg. Jan 13'13; same to same.
mTTH st, 153-9 W; pr mtg \$300,000: Jan 13'13: due \&ce as per bond: Twenty-eighth St \& Seventh Av Realty Co, 99 Nassau, to
Robt MeGill, Hoboken, NJ. 50,000 m27TH st, 15S-64 W ( \(3: 802\) ) ; ext of \(\$ 325\), 000 mtg to Jan10'18 at \(6 \%\) Jan10; Jan14 13; Lawyers Title Ins \& Trust Co with m31ST st, 142-56 E (3:886), ss, 100 w 3 av 146ג98.9: Jan15; Jan16'13; due May1 City NY, 5 Park pl. Bway Savgs instn of 60,000 \({ }^{\text {m}} 34 \mathrm{TH}\) st, \(455 \mathrm{~W}(3: 732)\), \(\mathrm{ns}, 145.10\) e 10 av, \(10.13 ; 3 \mathrm{y} 6 \%\); Geo S Youngling, 453 W 34 to Mary Green, 36 Monroe pl, Bklyn, 3,000 m367H st, \(16 \mathrm{~W}(3: 837)\), SS, 250 w 5 av 25x98.9; Jan14; Jan15 13; 1y5\%; Fanny T nette R Gillies, 349 Sanford av, Flushing, m39TH st, 306 W ( \(3: 762\) ), sal 1s; Jan8; Jan 15'13, demand \(6 \%\); Saml Phillips to Lion m42D st, 124 W (4:994), ss, 225 w 6 av, 25x98.9; Jan10; Jan13'13; due \&c as per NJ, to Title Guar \& Trust Co, Morristown, 175,000 m43D st, 118 W (4:995), asn 1 s by way of mtg to secure terms of contract; Mar16 ing Co, 606 W 49 . nom m45TH st, \(406-\mathrm{S}\) W \((4: 1054)\), Ss, 100 w 9
av, \(50 \times 100.5\); PM; pr mtg \(\$ 34,000 ;\) Jan15; Jan16'13; due Oct1'14, \(6 \%\); Martin J Potter [46FHist, 533 W ( \(4: 1075\) ); sal Ls; Jan 13 13 , demand, \(6 \%\); Fredk W Henry to \(\mathbf{F}\) \&
M \& Shaefer Brewing Co, 114 E 51.
2,000 m48TH st, 76 w ( \(5: 1263\) ), ss, 39.4 e 6 av, Stephen B Ouirk ( \(\&\) Jas A Farley in bond) to Chas Lallouette, at Nice, France. \({ }_{40,000}\) m4STH st, i11 W \((4: 1001)\), ns , 155 w . 6 av,
\(20 \times 100.5\) : PM: Jan14: Jan15'13, due Jan14 \(23,6 \%\); Frank Hayflich to Jos Kandell,
70 Lenox av.
35,000
 22.2x100.5: Dec31 Richmond Hill, NY, to m49TH st, \(150 \mathrm{E}(5: 1303)\), ss, 150 w 3 av , 25x100.5; ext of \(\$ 5.000 \mathrm{mtg}\). Maze Realty Co of NY, 2650 Bway. nom m49TH st, \(150, \mathbf{E}(5: 1303)\); ext of \(\$ 20,000\) mtg until Jan \(\mathbf{1 0}^{\prime} 13\); Bankers Trust Co trste for Lucy E Pelton will Oliver S Carter with Maze m49TH st, 225-31 W (4:1021), ns, 275 e 8 av, \(75 \times 100.5\); equal lien with present mtg on said premises for \(\$ 110,000\); Jan 13 Saygs Bank, 79 W 23 . \({ }^{m} 50 \mathrm{THI}\) st, \(423 \mathrm{~W}(4: 1060)\), \(\mathrm{ns}, 308.4 \mathrm{w} 9\) av, \(16.8 \times 100 ;\) PM; Jan10'13; due, \&c, as
per bond; Wm J \& Alex Moore to Franper bond; Wm J \& Alex Moore to Frannu 51 ST st, 319 w \((4: 1042)\), ns, 245 w 8 av,
\(20 \times 100.5^{\circ}\) PM; Jan10; Jan15'13; 3y5\%; Cas\(20 \times 100.5^{\circ}\) PM; Jan10; Jan15'13; 3y5\%; Casat Wolfeboro, NH \& ano, exrs Saml \(\mathbf{~ J}\) \({ }^{m} 52 \mathrm{D}\) st, \(63 \mathrm{E}(5: 1288)\); ext of \(\$ 13,000 \mathrm{mtg}\) to Janili6 at \(5 \%\); Jan2; Jan11'13; N Y Life
Ins Co with Alice D Jackson, 63 E 52 .
nom
m52D st, 244 W ( \(4: 1023\) ); ext of \(\$ 12,000\) mtg to Declis at \(5 \%\); Deci 12; Jan14.13; Equitable life Assur Soc of U S with
Frances A Cohen, 154 W 82 .
nom m56TH st, 18 E ( \(5: 1291\) ); ext of \(\$ 30,000\) mtg to Dec1'13 at \(5 \%\) : Nov30'12; Jan14'13;
Equitable Life Assur Soc of U S with Jno
R Dos Passos, 18 E 56 .
\(\qquad\) \(25 \times 100.5\); ext of \(\$ 15,000 \mathrm{mtg}\) to Janl'16 at
\(5 \%\); Janio'13; Louis W Miriam H Har-
lem with Mary J K.ller mTOU nom ms\%TH st, \(\mathbf{1 0 2} \mathbf{W}(4: 1009)\), ss, 100 w 6 av ,
\(15 \times 100\); all title to strip \(15 \times 0.5\) adj adove 15x100; all titie to strip lox0.5 adj above
in rear, pr mtg \(\$ 22,000 ;\) Jan 1013 ; \(3 \mathrm{y} 6 \%\);
Mollie H Van Baar, 102 W 57 , to Sami Gordon, 9976 av. 102 W 5, to 6,000 m59TH st, \(316-8\) W (4:1049), ss, 425 e 9 av, \(50 \times 100.5\); Jan 15 ; Jan \(166^{\prime} 13,5 y 41 / 2 \%\) Jas ter S Gurnee, Bar Harbor, Me, \& ano,
trstes for Delia E Gurnee \& ano will Wal ter T Gurnee. 50,000
 Equitable Life Assur Soc of U S with \({ }^{m 63 D} \mathrm{st}\), \(152 \mathrm{~W}(4: 1134)\), ss, 75 e Ams av, 25x100.5; PM; Jan10; Jan11'13, \(5 y 5 \%\) Trust Co. 18,000 \({ }^{m}\) G3D st, 154 W , see Ams av, 75.
\({ }^{\text {minth }} \mathbf{6 5}\), 27 E ( \(5: 1380\) ) ; ext of \(\$ 40,000\) mtg to Dec1'15 at \(5 \%\); Dec11'12; Jan14'13; Equitable Life Assur Soc of U Li, with m66TH st., \(62 \mathbf{E}(5: 1380), ~ s \mathrm{~s}, 120 \mathrm{w}\) Park
av, \(20 \times 100.5\) : Jan \(10 \cdot 13: 3\) y \(41 / 2 \%\) Henry \&
 me6TH st, 215 W ( \(4: 1158\) ) : ext of \(\$ 10,500\) \begin{tabular}{l} 
m66TH st, 215 \\
mtg to Jan1'16 at \(5 \%: D: 1158\) ) ; ext of \(\$ 10,500\) \\
\hline
\end{tabular} Equitable Life Assur Soc of U S with Ernest Biedermann, 564 W 161 . nom m69TH st, 314-6 W (4:1180), ss, 250 W
West End av, runs s100.5xw50xn25.2xw0.9 West End av, runs \(\mathrm{s} 100.5 \times w 50 \times n 25.2 \times w 0.9\)
xn75 to st xe50.4 to beg: pr mtg \(\$ 22,000\) xn75 to st xe50.4 to beg; pr mer bond; GlaJan11; Jan13 Ghiglione to Jas Pendergast, 35 \({ }_{\text {m7OTH st, }} 300\) W, see West End av, 217. m7TH st, 314 W (4:1185); ext of \(\$ 25,000\) mtg to Janl'16 at \(5 \%\); Jan2; Jan1113; N Y
Life Ins Co with Jno J Kennedy, 116 W 77. m77TH st, 421 E (5:1472), ns, 394 w Av A \(25 \times 102.2\); pr mtg \(\$ 11,000 ;\) Jan \(10 \cdot 13\); due, \(\& c\) as per bond: Abr Grossman to Bohu-
mil \& Terezie Klusacek, 1321 Av A. 2.000 m9TH st, 225 W ( \(4: 1227\) ), ns, 284 w Ams \(1313,2 \mathrm{y} 6 \%\) : Ann E Bump, of Egan, So Dakota, to Omar A Jenks, 32 E Kings-
bridge rd. mS2D st E, nee Madison av, see Mad av nee 82 d .
ms2D st, 166 E, see Park av, 959
m83D st E, see Madison av, see Mad av, m83D st, \(47 \mathbf{E}(5: 1495)\), ns, 138 e Mad av \(18 \times 102.2\), equal lien with mtg for \(\$ 17.000\) Jan13; Jan14'13, \(5 y 41 / 4 \%\); Edw L Burlinano, trstes Durican E Mackenzie for Wm \& Jno Mackenzie.
\({ }^{m}\) S3D st. 113 W ( \(4: 1214\) ); ext of \(\$ 6,500\) mtg to Decl'15 at \(5 \%\); Nov30'12; Jan14'13 Equitable Life Assur Soc of U S with
Mary J \& Jno Coar. m83D st, 115 W (4:1214); ext of \(\$ 8,500\) mtg to Dec1'15 at \(5 \%\); Nov30'12; Jan14'13 Equitable Life Assur Soc of U S with
\({ }^{m}\) S5TH st, \(448-50\) E, see Av A, 1607.
m6TH st, 205-9 E (5:1532); sal Ls; Jan 1313, demand, \(6 \%\) Otto J Kuhn to Jacob mg6TH st, \(353 \mathbf{W}\), see Riverside dr, 140. mSSTH st, \(\mathbf{1 4 0} \mathbf{W}(4: 1218)\), ss, 468 e Ams Moeller, 341 W 57 to W Virginia H Curm92D st, \(\mathbf{5 3} \mathbf{E}(5: 1504) ;\) ext of \(\$ 16,000 \mathrm{mtg}\) to Dec20'15 at \(5 \%\); Dec3'12; Jan14'13; Hospital \& House of Rest for Consumptives
with Edw P Slevin. \({ }^{m 95 T H}\) st, 179 E (5:1524); ext of \(\$ 4,500\) mtg to Dec1'15 at \(5 \%\); Nov30'12; Jan14'13 Equitable Life Assur Soc of U S with Louls J \& Saml J Reckendorfer \& Daisy m95TH st, \(\mathbf{1 8 1} \mathbf{E}(5: 1525)\); ext of \(\$ 4.500\) Eqtg to Dec1'15 at \(5 \%\); Nov3'12; Jan14'13 Louis J \& Saml J Reckendorfer \& Daisy Strauss.
100th st, \(149 \mathrm{~W}(7: 1855)\), ns, 250 e Ams av, \(25 \times 100.11\); ext of \(\$ 20,500 \mathrm{mtg}\) to Sept Theresa Cohn with Chas C Baake, 444 140. nom m
\(1591-3\).
15
 Jan \(10^{\prime} 13 ; 1 \mathrm{y} 5 \%\) pr meg \(\$ 70,000 ;\) May 1 ' 12

m103D st, \(\mathbf{2 0 9} \mathbf{E}(6: 1653)\), ns, 147.6 e 3 av,
\(37.6 \times 100.11:\) PM: Jan9: Jan16'13; due Jan \(37.6 \times 100.11\) : PM; Jan9; Jan16 13; due Jan
15 '20, 5 \% Isaac Lipschitz to Wm L Raymond, 307 Webster ac, New Rochelle,
Y et al, trstes Thos McMullen.
37,500 \({ }_{25 \times 107 \mathrm{TH}}^{\mathrm{m}} \mathrm{st}, 209 \mathbf{E}(6: 1657), \mathrm{ns}, 175\) e 3 av, \(6 \% ; W \mathrm{~m}\) Hof, 587 E 136, to Elsie Schweyer,
m110TH st, 340 E (6:1681), ss, 150 w 1 av \(25 \times 100.10\) Jan14; Jan15'13, 5y5\%; Mar1a Grazia Di Somma \& Giovannina Auricchio chelle, NY, \& ano, trstes Maria Wood. Ro-
m110TH st, 340 E; sobrn agmt: Janl4;
Jan15'13; same \& Chas Wynne with, same,
nom
m1117世 st, \(\mathbf{1 0 S - 1 0} \mathbf{E}(6: 1638) ;\) ext of mtg
for \(\$ 9,000\) to July1'15, \(6 \%\); Jan22 10; Jan 1013; Abel King, 148 E E5, with Isaac m1117H st, 108-10 \(\mathbf{E}(6: 1638)\); agmt as to share ownership in bond \& mtg; Nov25'10;
Jan10.13; Isaac Polstein, 311 W 100 , with Abel King, 148 E 65 . m111TH st. 3 W \((6: 1595), \mathrm{ns}\), r00w 5 av \(5 \%\). Dec30'12; Jan10'13; Astor Trust Co
with I Goldberg. nom \({ }_{\mathrm{m}}^{114 \mathrm{TH}} \mathrm{st}, \mathbf{3} \mathbf{W}(6: 1598), \mathrm{ns}, 100 \mathrm{w} 5 \mathrm{av}\) 25.6×100.11: PM: pr mtg \(\$ \frac{1}{2}\); JanI6'13,
\(3 \mathrm{y} 6 \%\) Moses Goldman to Chas Jacobson, \({ }^{\mathrm{m}} 115 \mathrm{TH}\) st, 201 W , see 7 av, 1900-2.
m16TH st, \(161 \mathrm{E}(6: 1644)\), ns, 264.3 w 3 av, 18.9x100.11; PM; Janta to Emille Schulz, 161 E 116 .
m116FH st, \(69-71\) W \((6: 1600)\), ns,
125 e Lenox av, \(50 \times 100.11\); pr mtg \(\$ 60,000\); Jar 13 '13; due July \(113,6 \%\), Adolph Rosen-
stein, 1980 av, to Aaron Schrier, Hotel
St Remis 5 av \({ }^{m} 116 \mathrm{TH}\) st, 71 W ( \(6: 1600\) ), ns, 125 e Lenox av, \(50 \times 100.11\); certf as to payment of \(\$ 5,000\)
on account of mtg; Jan \(14^{\prime} 13\); N Y Savgs Bank to Adolph Rosenstein, 1980 Y 7 av. m117TH st, 4S W ( \(6: 1600\) ) : ext of \(\$ 20,000\) mitg to May20'18 at \(5 \%\); Jan15'13; Ethel
P Arnold with Abr Rosen, 4 W W 117. nom mil7TH st, 371 w , see Morningside av \({ }^{m} 119\) TH st, \(342 \mathrm{E}(6: 1795)\), ss, 175 W 1 av for payment of mtg of \(\$ 3,500 ; \mathrm{pr} \mathrm{mtg} \$ 16\), bond; Isaac Shlanowsky to Frances Asher \({ }^{m 119 T H}\) st, \(\mathbf{5 1 5} \mathrm{E}(6: 1816)\), ns, 243 e Pleas\(9^{\prime} 18\), at \(5 \%\); Jan10; Jan14'13; Geo S Edgell \& ano, exrs Austin Corbin, with Giuseppe
Didiodato \& Pasquale Natalia, 21271 av. \({ }^{m 120 T H} \mathrm{st}, \mathbf{5 0 0 - 2} \mathbf{~ E}\), see Pleasant ay 374-6
\({ }^{m 121 S T} \mathrm{st}, 24\) W \((6: 1720)\), ss, 80 e Lenox av, \(20 \times 100.11\); ext of \(\$ 16,500\) mtg to Decl burgh City Fire Ins Co with Stella M Ehr
m123D st, 221-3 E ( \(6: 1788\) ): two certfs as to reduction of two mtgs; Jan6; Jan14'13 may concern.
\({ }^{\text {m }} \mathbf{1 2 4 7 H}\) st, \(56 \mathrm{E}(6: 1748)\), ss, 197 W Park Jan1113, 1y6\% Hermine Schrag to Bar \({ }^{m} 125 \mathrm{TH}\) st, 54-62 W (6:1722), SS, 235 e \(5 \%\) : Hortense B Fischer of NY to Margt o
Sage, 6045 av. mi25TH st, 603 w , see Claremont av, 180 m129TH st. 32 W ( \(6: 1726\) ), SS, 438.6 W \({ }^{5}\) Tan 13 , 13 , installs, \(6 \%\) Morris Schatz, 32 m135TH st, 207 w ( \(7: 1941\) ) ; ext of \(\$ 18\),000 mtg to Jan \(1{ }^{\prime} 14\) at \(5 \%\); Dec23'12; Jan with Francis P O'Connor, 1875 Commonm135TH st, 233 W (7:1941); ext of \(\$ 8,500\) mtg to Janlis at \(5 \%\); Dec17'12; Jan14'13; Equitable Life Assur Soc of U S with m135TH st, \(233 \mathbf{W}(7: 1941)\); ext of \(\$ 10,000\)
 Equitable Life Assur Soc of U S with Clayton V R Cotes, 1561 Vyse av. nom \({ }^{\mathrm{m} 135 \mathrm{TH}} \mathrm{st}, 504 \mathrm{~W}\) (7:1988), SS, 145.10 w Ams av, \(45.10 x 99.11\); Janibis; due Perelper bond; Jacob Moersfelder Norwich, Conn. \({ }^{\mathrm{m} 136 \mathrm{TH}}\) st, \(140 \mathrm{WV}(7: 1920)\), ss, 350.6 e 7 st xw16.2 to beg; Jan14; Jan15'13; due \&c as per bond; Paula M J Farrelly, 635 W
115 , to Guaranty Trust Co of NY, \(30 \underset{6,000}{ }\)
sau.
m136TH st, 224
W (
m:1941) ; ext of \(\$ 8,000\) mtg to Decill at \(5 \%\); Nov30 12; Jan14 13 ; Harry Lilly, 224 W 136 . \({ }^{m 126 T H}\) st, 623 W ( \(7: 2002\) ); agmt that \(\$ 10,000\) being balance due on mtg for \(\$ 12,500\) shall become due on Deel'15 at to Mraple Realty Co. nom m136TH st, \(627 \mathrm{w}(7: 2002) ;\) agmt that \(\$ 12,-\)
500 , being balance due on mtg of \(\$ 15,000\) 500 , being balance due on mtg of \(\$ 15,000\)
shall become due on Decl'15, at \(5 \%\); Jan shall become due on Decl'15, at \(5 \%\); Jan
14: Jan15'13; Belgrade Realty Co with m143D st 503-7 WV (7:2075) . ext of \(\$ 00\) n 000 mtg to Jan \(18^{\prime} 16\) at \(5 \%\); Aprs'12; Jan 000 mtg to Jan 18 l at \(5 \%\) Aprs 12 , Jan
\(16^{\prime} 13\). N Y Iife Ins Co with Louise Men-
zel, 505 W nom m146TH st, 424 W ( \(7: 2060\) ), ss, 25 e Condue \&c as per bond; Annie Tehan, widow,
277 W 12 , to Henry Sterne, 230 W 101 . \({ }^{m} 146 \mathrm{TH}\) st, \(535-\overline{\mathrm{c}}\) W (7:2078), ns, 325 e mand, \(6 \%\); Dani Hallecy Constn Co, Inc, to m146TH st, \(535-7 \mathbf{W}\); certf as to above \(\mathrm{m}_{158 T H}\) st, \(519 \mathrm{w}(8: 2117), \mathrm{ns}, 260 \mathrm{w}\) Ams

m1597H st, 542 W \((8: 2117)\), ss, 200 e Bway;
\(37.6 \times 99.11 ;\) PM; pr mtg \(\$\) Jan15'13; due, \&c, as per bond: David A Strauss \& m162D st 564-8 w, see Bway; 3868-78. m165TH st, 484 W ( \(8: 2111\) ) ; ext of \(\$ 19,000\) mtg to Mayil18 at \(/ \mathrm{L}^{2}\) as per bond; Jan 13 \({ }^{m} 170 \mathrm{TH}\) st, \(555 \mathrm{~W}(8: 2127)\), \(\mathrm{ns}, 100 \mathrm{w}\) nom dubon av, \(75 \times 100 ;\) ext of \(\$ 10,000\) mtg to
May11 16 at \(6 \%\) Jan15: Jan16'13; Margt \({ }^{m} 175 T H\) st, 650 W , see Wadsworth av, mi Ay A, 1607 (5:1564), swe 85th (Nos 448-
 \({ }^{\mathrm{m}} \mathrm{Av}\) A, 1607; pr mtg \(\$ 20,000\); Jan \(16^{\prime} 13\), demand, \(6 \%\); same to Paul F Lahm, \(5 \%\)
Marlborough rd, Bklyn. m Av \(\mathbb{B}, 93\), also 6TH ST, \(601-11 / 2 \mathrm{E}(2\);-
\(389)\); leasehold; Jan13; Jan 1413 , demand, \(6 \%\) Louis Morgenstern to Isaac Becker,
1538 Motes, 2,000 m Amsterdam av, 69 (4:1134), es, 73.5 s 63 d , \(27 \times 75\); PM; Jan10; Jan1113, \(5 y 5 \%\); Theresa
Abelson to Lawyers Title Ins \& Trust Co. mimsierdam av, 71 ( \(4: 1134\) ), es, 46.8 s 63 d , Theresa Abelson to Lawyers Title Ins \& Amsterilam av, 73 (4:1134), es, 20 s 63 d , 26×75; PM: Jan10; Jan1113, 5 y5 \% Theresa mansterdam av, 75 ( \(4: 1134\) ), sec 63 d (No Theresa Abelson to Lawyers Title Ins \& m Amsterdam av, 726 ( \(4: 1243\) ) ; ext of \(\$ 22,-\) 000 mtg to Jan6'16 at \(5 \%\) Nov23'12; Jan
14'13; Gosselke Vagt with Stella Abrahamson, Mad av \& 93 d , \& Lillie H Pretz-
feld, 981 Park av. mmsterdam av, \(\mathbf{7 2 6}\); certf as to pay-
ment of \(\$ 4,000\) on account of mtg; Jan6; ment of \(\$ 4,000\) on account of mtg; Jan6; MAmsterdam av, 1955 ( \(8: 2107\) ) ; sal Ls; Jan 6: Jan13'13, demand, 6\%; Chas H Abbott
to Beadleston \& Woerz, 291 W 10 . 2,300 mbroadway, \(699(2: 546)\); asn 1s by way
of mtg to secure \(\$ 1.000\); Jan 14 ; Jan15 13 ; Mose Novich \& Isadore W Lyons to Pabst m Broadway, 3868-78 ( \(8: 2120\) ), sec 162 d (No 56t-8), \(99.11 \times 100 ;\) PM; pr mtg \$160,000; co to Milton H Silverman, 207 W 110 , as mCentral Park W, \(238(4: 1197)\) ext of \(\$ 25,-\) 13. Fquitable Life Assur Soc of U'S with Minnie E Hurst, at Milton Pt, Rye, NY. mClaremont av, \(180(7: 1993)\), nee 125 th (No 603), \(100 \times 100\); ext of \(\$ 16,500 \mathrm{mtg}\) to
Janl'14 at \(6 \%\) Jan9; Jan13'13; Jesse S
LAmoreaux to N Y Real Estate Securlty mhenox av, 249 ( \(7: 1907\) ); ext of \(\$ 22,500\) mtg to Junel'16 at \(5 \%\) : Jan10; Jan11'13;
Carolina Eichberg with Jas M Scofield, minenox av, 409 (7:1915), ws, 75.5 S 131 st , \(25.4 \times 90\) ext of \(\$ 15.000 \mathrm{mtg}\) to Nov30'14 at
\(5 \%\) Jan13; Jan \(16^{\prime} 13 ;\) Susan M Hunter
With Jacob Rernstein \& Max Meyers. with Jacob Bernstein \& Max Meyers. nom m Lexington av, 100 ( \(3: 883\) ) : ext of \(\$ 23,000\) mts to Dec30'17 at 416 \% Dec30'12; Jan 15
13 Jno J Welstead with Bowery Savings -128 Bowery. nom mexington av, 1352 ( \(5: 1518\) ) : ext of \(\$ 10\),14'13; Theo C L Rose, Mathilda C Rose, Olga L Rose, Harry \(T\) Rose \& Waldemar
H Rose, heirs Marie A Rose, with Mary
Renn. mexington av, 1352 ( \(5: 1518\) ), ws, 80.8 s

 \(50.11 \times 80\) Jan13; Jan14'13, 3 y5 \% F Eliz, wife
Arthur Roberts, to Excelsior Savgs Bank,
20,000 mMadison av, 527 (5:1289), es, 40.5 s 54 th, \(20 \times 80\) ext of \(\$ 45,000\) mtg to Jan10'16 at Helen Wilson. \(52 \pi\); ext of \(\$ 5.000 \mathrm{mtg}\) to mMadison av, 527 ; ext of \(\$ 5,000\) mtg to
Jan10'16 at \(5 \%\) Jani0 Jan11'13; Jennie Dimond with Helen
mimadison av \((5: 1494)\), nee 82 d , \(95 \times 8\) mMadison av (5:1494), nec 82d, \(95 \times 8\)
Jan1613: due Mari'18, \(1 / 5 \%\) Alpha Cons dav.
400,000 madixon av (5:1494); same prop; certi
as to above mtg; Jan1613; same to sabe. mMudison av ( \(5: 1494\) ) : same prop; sobrn agmt: sobrn of 4 mtgs to above mtg; Jan
1613; Allenel Constn Co with same. nom madison av \((5: 1494)\); same prop; sobrn with same. nom mMadison av (5:1494), sec 83d, 109.4×85; Jan16'13; due Mar118,
stn Co to Metropolitan Life Ins Lo, 1 Mad
av.

\author{
mMadison av (5:1494); same prop; certf
}
madison av (5:1494); same prop; pr mtg Allenel Constn Co, 135 Bway. \(\quad\) same to 6,000 madison av (5:1494) : same prop; certt is to above mtg; Janlo1s; same to same.
mandison av \((5: 1494)\); same prop: sobrn
of 3 mtg to mtg for \(\$ 450,000 ;\) Jan \(16^{\prime} 13\); Allenel Constn Co with Metropolitan Life mMadison av \((5: 1494)\); same prop; sobrn of 13 ; same with same. for \(\$ 450,000\); Jan
nom mMadison av, 2009 ( \(6: 1752\) ), es, 40 is 128 th, \(20 \times 85\); pr mtg \(\$ 15,000\) Jan15; Jan16'13; due \&c as per bond: Bright Realty Co,
5 av , to Thos Quigley, 137 W 110 . 2,000 madison av, 2084 \((6: 1756)\), ws, 25 n 131 st ,
24.11 x 75 ; Jan10; Jan \(13 \cdot 13\), \(5 \mathrm{y} 5 \%\); Wilhelm \(24.11 \times 75 ;\) Jan10; Jan13'13, \(5 \mathrm{y} 5 \% ;\) Wilhelm
Welgs to Emigrant Indust Savgs Bank. manhattan av, 387 (7:1943), ws, 19.11 n . \(116 \mathrm{th}, 18 \times 50\) PM: Jan11: Jan 13 '13, \(3 y 5 \%\). Reuben E Fichthorn to Jacob B Baum, 808
West End av. Morningside av E, 30 ( \(7: 1944\) ), nec 117 th (No 371), \(25 \times 100\); ext of \(\$ 30,000 \mathrm{mtg}\) to on trste Chas E Fleming, with Jno Fitz gerald, 319 W 112. nom mPark av, 959 (5:1510), sec 82d (No 106),
\(25.2 \times 100 ;\) leasehold: AT; Jan14; Jan15'13; due as per notes, \(6 \%\); Henry M P Sidden o New Park Cafe, a corpn, 181 Franklin. \({ }_{\text {mos }}^{\text {mpasant }}\) av , 374-6 (6:1816), sec 120th \(1 / 2 \%\); Selma Alexander, 201 W 121 to Augustus Van Cortlandt Jr, Garden City, aro, trstes Augustus Van Cortiande
MPleasant av, 374-6; two sobrn agmts; Jan9; Jan11'13; Meyer Jarmulowsky with
same. mRiverside dr, 3 ( \(4: 1184\) ) ; ext of \(\$ 30,000\) at \(5 \%\); Dec1'12; Jan14'13; Gquitable Life Assur Soc of U S with Wm
Guggenheim, 8335 av . mRiverside dr, \(140(4: 1248)\), nee
\(353), ~ 26.5 \times 100 ;\) th (No
Jan \(16: 13,3 y 5 \% ; ~ J e s s i e ~ E ~\) Knewing to Lawyers Mtg Co, 59 Liberty mRiverside dr, 140; PM; pr mtg \$65.000; Mtg Co, 31 Nassau. 15,000 \({ }^{m}\) Sherman av \((8: 2226)\), ns, 100 w 207 th , 150×150; PM; pr mtg \(\$\) - L Jan 10 '13; due, Clarence Dorsett, 53 W 70 . 25,000
 \(6 \%\); Cath M Cummins to N'Y Title Ins \({ }^{\mathrm{m}} \mathbf{W}\) Broadway, \(4 \mathrm{~S} 4 \quad(2: 516)\), ws, 48.10 s \(3 y 5 \mathrm{c}_{0}\) : Chas R Rueggep. Woodridge, NJ,
to DeWitt C Romaine, 473 Hudson. 14,000 \({ }^{\mathrm{m}}\) West End av, \(217(4: 1181)\), swc 70th (No \({ }_{2} 9^{\prime} 15\) at \(5 \%\); Dec13'12; Jan16'13; Harold M Sill \& ano, trstes Amelia W Dougherty, mest End av, 772, see West End av, 776 .
 7:1867), es, \(73.11 \mathrm{~s} 98 \mathrm{th}, 18 \times 100\); agmt as 13; City Mtg Co with Wm Colgate, 5 E \(\mathrm{m}_{1}\) ST av, 279 (3:922), swe 16 th, \(-\mathrm{x}-\); sal \(\mathrm{Ls} ;\) Jan 16.13 , demand, \(6 \%\); Wm Dugan to
F \& M Schaefer Brewing Co, \(114 \mathrm{E} 51 .{ }_{3} 3,358\) m1ST av, 659-61 (3:943), ws, 25 s 38 th,
 Srino Colletti \& Vito Perrone to Wood\({ }^{m} 1 \mathrm{SN}_{\mathrm{T}}\) nv, 659-61; sobrn agmt: Jan15; Jan 6'13; same \& Rachel Bachrach with same. m1ST av, 1229-35 (5:1441), ws, 50 n 66th, Jos Dub, Lippman Schnurmacher \& Anna 1ST \(\frac{11,000}{}\) m1ST av, \(2252(6: 1709)\) ext of \(\$ 15,000 \mathrm{mtg}\)
to Oct \(15 \cdot 17\) at 5 F, : Sept2 \(8^{\prime} 12 ;\) Jan15'13 Crescent-Star Realty Co to Michele Ansam2D av, 530, see 2 av, 532.
m2D av, \(532(3: 935)\), es, 80 s 30 th, \(20 \times 75.9\) 17.8x75; pr mtg \({ }^{6} \%\) (3:935), Es, 79.10 n 29 th, me Levy, 439 E 58 . 6,000 m2D av, 1084 ( \(5: 1350\) ); agmt changing in-
terest days; Jan14; Jan15'13; Chas P Doelser \& Fredk \(J\) Feuerbach exrs Peter
Doelger with German Savings Bank. nom m2D av, 1481 (5:1432) ; sal Ls; Jan13'13,
 m2D av, \(1630(5: 1547)\); ext of \(\$ 12.000 \mathrm{mtg}\) Bankers Trust Co, tristes, with Edw L m2D av, \(1760(5: 1554)\), es, 25.2 S \(92 \mathrm{~d}, 25 \mathrm{x}\)
\(80 ;\) ext of \(\$ 18,000 \mathrm{mtg}\) to Dec18.15 at \(5 \%\); Dec5'12: Jan16'13: Wm Felchow, 16 Ryer pl. Rutherford, NJ, with Rebecca S \& Jno m2D av, 2303 ( \(6: 1783\) ) sal 1 s ; Jans: Jan
\(15^{\circ} 13\) demand, 6 F Farbara Laberheim to
Geo Ehret. 1197 Park av.
 \(3 y 6 \%\); Chas Cahn to Stanley \(G \&\) Morris
Harris, 123 W 44 .
m3D av, 1606 ( \(5: 1519\) ) ; ext of \(\$ 19,000 \mathrm{mtg}\) Guar \& Trust Co with Richd Russell, 1606 3 av.
m3D av, \(1852(6: 1630)\), ws, 49.2 n 102 d , 21.5 x 102.6 ; PM; pr mtg \(\$ 9.000\); Jan \(14{ }^{\prime} 13\); due \&oc as per bond; Adolf Kreuder to Patk
Kiernan, 14 E 83.500 m4TH av, 257-63 (3:876), sec 21st (No 100). \(115 \times 90 ; J a n 13 ;\) Jan15.13; \(5 y 51 / 2 \% ; J \mathrm{H}\) \& C
K Eagle, Inc, a corpn to Metropolitan Life m4TH av, 257-63; certf as to above mtg; Jan13; Jan 1513 ; same to same.
 Mackenzie \& ano trstes Duncan E Mac kenzie, for Mary L Mackenzie with Harry C Hallenbeck, 97 Gates av, Montclair, NJ
MGTH av, \(124(2: 573)\), es, 65.5 s 10 th, 26.9 Lynn to Henry W Unger, 139 W 130 misTH av, 467-9 (3:804), ext of \(\$ 115.000\) mitg to Dec1'15 at \(5 \%\); Nov30'12; Jan14'13 Equitable Life Assur Soc of U S with Harris Mandelbaum, 12 W 87, \& Fisher
Lewine, 116 E 78. m7TH av, 91-7 (3:791), sec 16 th (Nos \(156-\) av xn77.5 to beg; Dec31'12; Jan13'13; due \&c as per bond; Jas L, Van Alen, Newport,
RI, to Title Guar \& Trust Co.
20,000 m\%TH av, 2S1; also 26 TH ST, 162 W (3:s01); sal Ls, Jan9; Jan10'13; demand, \(6 \%\) May Farrelly, 523 W 151, to F \& M Schae-
fer Brewing Co, 114 E 51 . m7TH av. 1900-2 (7:1831), nwe 115th (No Reaity \& Constn Co to Lawyers Realty Co, 160 Bway. mTTH av, 1900-2; certf as to above mtg; mTH av, 1900-2 ( \(7: 1831\) ), nwe 115th (No 201), \(100.11 \times 100\), agmt as to share ownership in mtg; Jan13; Jan14'13; Lawyers
Realty Co with Lawyers Mtg Co, 59 LibmनTH av, 2259 (7:1917), sal to'13: demand: \(6 \%\) Gerson \& David Mordo mSTH av, \(505(3: 759)\); ext of \(\$ 22,000\) mt to Decl13 at \(5 \%\); Dec19'12; Jan14'13,
Equitable Life Assur Soc of U S with Equitable Life Assur
Benj Keller, 4918 av. U S with
nom mSTH av, 939-47 ( \(4: 1046\) ); ext of \(\$ 160,000\) Equitable Life Assur Soc of S S with Henry E Jones \& Edw R Wharton Paris, France, trstes Geo F Jones. nom mstH av, \(\mathbf{2 5 7 8}(7: 2023)\); ext of \(\$ 16,000\) Equitable Life Assur Soc of U S with Abraham J Hoffman, 211 E 18 . nom mSTH av, 2701 (7:2044); ext of mtg for
\(\$ 14,000\) to Jan9'18, 5\%; Jan9; Jan10'13 Title Guarantee \& Trust Co with Wm

MISCELLANEOUS MORTGAGES.

\section*{Borough of Manhattan}
mConsent de certf (miscl) to mtg dated Jan9'13 for \(\$ 875 ;\) Jan9: Jan10'13; John W
Kelly Co to Rathbun \& Bird Co, \(8-10\) Dutch.
Consent (Miscl) \& certf as to chattel Restaurant Co, Janit, Janlo Whem
mLand in Queens Co (Miscl); certf as to mtg for \(\$ 2,300 ;\) Oct30 12 ; Jan1513; Advance
Realty Co to Lizzie M Cherey as triste.

Land at Hempstead, Ny (miscl); cert as to mtg for \(\$ 6,750\); Jan8; Jan13'13; Bald-
win Harbor Realty Co to Title Guar \& win Harbor Realty Co to Tille Guar \&

\section*{MORTGAGES.}

\section*{Borough of the Bronx}
\({ }^{m}\) Austin p1 ( \(10: 2601\) ). Ses, 607.2 ne 144th due \&.7x94.7x100; PM; Jan14; Jan15'13 Silvestro Tozzine to Josephina Pellegrini.
703 E 187 . mbush st (11:2808), ss, 32.7 e Creston av, \(32 \times 75\); PM; pr mtg \$- Jan11; Jan14'13; Toller 2015 Concourse 7,500 mCannon pl ( \(12: 3258\) ), sec 238 th, runs \(s\) abt \(490 \times 100 \times n-x e 100\) to Giles pl xne on curve \(150 \times n 111.7 \times w-\) xn 146 to 238 th xw 150 bond: Cath C Giles, 92 St Nich av to J mFox st ( \(10: 2717\) ), ws \(254 \mathrm{~s} 167 \mathrm{th}, 2\) lots Fosephine \(E\) Carpenter, Bar Harbor, Me. \({ }^{m}\) Fox st ( \(10: 2717\) ); same prop; two certfs , Wox st, swe Westchester av, see West\({ }^{m}\) Giles pl, ws, 432 n Cannon pl, see Cannon pl, sec 238 th
mGrote st nwe Sonthern blvd, see South-
mrvine st \((10: 2761)\), es, 182.5 s Garrison
\(\mathrm{V}, 25 \times 100\); Jan14'13:5y5 Mamie Freund
av, \(25 \times 100 ;\) Jani4'13; \(5 y 5 \%\) Mamie Freund
to Samson Rosenfield, 485 Central Park
West.
\({ }^{\text {m Lorillard }}\) pl. \(2410(11: 3056)\), es, 95.4 n Siconolfi, 305 E 104, to Max Leo, 2410 Lorillara pl.
69.5niord pl, 1539-43 (11:2967-2977), ws an15'19 120, \(22.4 \times 100 ;\) PM; pr mts \(\$ 150\) pien to Sandow Realty Co, 198 Bway. 6,500 mSt George's Grescent (12:3312), ss, 50 w 500 mtg to Jan29'16 at \(51 / 2 \%\) Jan11: Jan 14'13; Ida V Ambrose with Margt Wall.
mSeabury pl \((11: 2966\) \& 2977\()\), es, 50 s
\(172 \mathrm{~d}, 135 \times 100 ;\) Jan \(10^{\prime} 13,1 y 51 / 2 \%\) Angel Constn Co Inc, 1228 Hoe av, to Comity Mort Co, 40 Wall. 66 \& 2977), same prop mSeabury pl (11:2966 \& 2977), same prop; same.
mSeabury pl (11:2966 \& 2977), same prop; sobrn agmt; Jan10'12; same \& Jas T arry with same, \&
 constn Co Inc, 1228 Hoe av to Comity mSeabury pl (11:2966 \& 2977), same prop; 10'13: same to same.
\({ }^{m}\) Seabury pl (11:2966 \& 2977), same prop; sobrn agmt; Jan10'13; same \& Jas minany st, sec arestehester av, see Westchester av, sec Tiffany. mompkins st ( \()\), es, 100 S \(152 \mathrm{~d}, 50 \times 100\)
Jan 13 : Jan14 13 ; due Jan \(118 ; 5 \%\) Gustav A Sydow to Aug Badt, 1334 Wilkens \({ }_{4,000}\)
mTompkins st (*), ws, \(150 \mathrm{~s} 152 \mathrm{~d}, 156.5 \mathrm{x}\) 10x178x94.9; Jan \(15 ;\) Jan16'13; 3 y 6\%; Tho Courtlandt av. 2,500 \({ }^{\mathrm{m}} 13 \mathrm{GTH}\) st E, swe Southern blvd, see m137TH st, 7.5x-66 E e Southern blvd, 62.6 to Willow av x100: Jan2; Jan15'13: 3y5 \% \%; Leroy B Crane
to Norbert Stadtmuller, 132 E 60th. 3,500 mi37TH st E, swe Willow av, see 137 th 58-66 E
m137TH St E, stre willis av, see Willis m13s'TH st, 313-9 E, see Alex av, 251-7. m 13 TH st, \(59 S\) E ( \(10: 2550\) ), ss, 514.5 w Cypress av, \(x\) - agmt as to share ownRuth in bond \& mtg: Jan2; Jan10 13; Abr Mtg Co, 59 Liberty. m139TH st, \(492 \mathrm{E}(9: 2283)\), SS, 900 e wilCraig exr, \&c, Margt Winkler to Emi-
grant Indus Savgs Bank. m139TH st, 492 E \((9: 2283)\), ss, 900 e Wil lis av, \(25 x 100 ; \mathrm{pr}\) mtg \(\$ 12,500\); Jan \(6 \%\), 13 ; Jos Mitsch, 323 E 24 . 3,500 mi420 st \(E\) nec Wates av, see Wales av, nee 142 d .
m45TH st E, swe 3 av, see 3 av, swc m148NH st, 315 E \((9: 2330), \mathrm{ns}, 375 \mathrm{w}\) Courtlandt av, \(25 \times 106.6 ; \mathrm{pr}\) mtg \(\$ \frac{\mathrm{Ma}}{\mathrm{M}}\); Jan \({ }_{44 \mathrm{~S}} \mathrm{fin}^{\mathrm{S}} \mathrm{W} 42\) Vernon, NY, to Giovanni Mucci,
m149TH st, \(245 \mathrm{E}(9: 2338)\), \(\mathrm{ns}, 225 \mathrm{~W}\) Morris av, \(25 \times 100\), except pt for st; PM; Jan
13 ; Jan 15 '13; due \&c as per bond: Telco Realty Co, Inc, to Ella L Murphy, \({ }_{6,000}^{147}\)
\(W 105\) gdn Elsie J Murphy. m149TH st, 245 E; certf as to above mtg; Jan14; Jan15'13; same to same
\(\mathbf{m}^{162 D}\) st \(\mathbf{E}(9: 2408)\), nes, 190 se Court landt av, \(37.6 \times 100\); ext of \(\$ 8.000 \mathrm{mtg}\) to J Becker with Mathilda F S Bleuler, 369 \({ }^{m 162 D}\) st E (9:2408), nes, 227.6 se CourtNov115 at \(5 \%\); Dec31'12; Jan10'13; Margt
J Becker with Mathilda F S Blueler, 389 L 162 . nom \({ }^{m 165 T H}\) st E ( \(10: 2698\) ), SS, \(40^{\circ}\) e Stebbins av, 20x77.8; Jan9: Jan1013; due Jan1'16.
\({ }^{m 167 T H}\) st E, nee Sheridan av, see Sherimatame st E, nee Washington av, sec Washington av, nee 174 th .
m175TH st, \(241 \mathbf{E}(11: 2800), \mathrm{ns}, 70 \mathrm{w}\) Top mtg to Jan6'16 at 5\%; Jan6; Jan \(10^{\prime} 13\) Margt J Becker with Margt E Gargan, 241
E 175 . mizGTH st E, nee Crotona pkway, see \({ }^{m} 179\) TH st, E, nee Park av, see Park av m182D st, 580 E , see Quarry rd, ses, at \(s\) mano3n st E, sec Valentine av, see Valenm205TH st E \((12: 3312)\), ns , 123.1 e Grand 2: Jan 10 '13: 3y6\%: Wm Beerli of Bed ford Park, NY, to Chas J Hartmann, 150 m233D st E (*), nes, 31.4 se Bronxwood av. \(31.4 \times 114.5 \times 24.4 \times 94.8\); Jan 13 ; Jan 15 '13 \(3 y 5 \%\) : Vincent De Meo to Nathan Levy;
2121 Bathgate av. m33D st W, nee Bway, see Bway, es, from ns 233d to ss 234th
ma33D st W, nee Bway, see Bway, ned
233 d .
m233D st W, nwe Bway, see Bway, nee
233 d . ma. m233D st W, nuve Putnam av
es, from nS \(233 d\) to \(\operatorname{ss} 234\) th.
m233D st W, nwe Putnam av, see Bway,
m234TH st \(W\), sec Bway, see Bway, es, from ns 233 d to ss 234 th .
m234TH st \(\mathbf{W}\), see Bway, see Bway, nec ,
ma4TH st W, swe Putnam av, see Bway,
,
ee 233 . st W, swe Putnam av, see Bway
m238TH st W, sec Cannon pl, see Cannon m260TH st w \((13: 3423)\), ns, 50 e Huxley av,
15 ' 13 ; \(3 y 5 \%\) E Edw H Grady, 1500 Hone
ay, to Jno Whalen, 45 s W 155 , trste. 2,310 Albany rd \((12: 3267)\), ws, 289.2 n 231 st , \(78.5 \times 83.4\) to es land N Y \& Putnam Branch
of N Y C \& H R R Co \(\times 75 \times 65.11\); PM; pr mtg \(\$\); Jan14; Jan15'13; 3y5\%; Thos Totten to Addie J Powers, 728 Lafayette
 of N Y C \& H R R R Co \(\times 51.4 \times 51.11\); PM pr mtg \$ ; Jan 14 ; Jan 15 '13; 3y5\%; Thos J Totten to Addie J Powers, 728 Lafayette
1,500
av Bky. mAlbany rd (12:3267), ws, 367.7 n 231st, of Y C \& R R R Co \(50 \times 83\). 4 . PM pr mtg \(\$ \frac{1}{2}\) Jan14; Jan15'13; \(3 y 5 \%\) fayette av, Bklyn. malbany rd, nwe 233d, see Bway, nec d.
nec 233 d . rd, ws, 137.2 s 234th, see Bway,
mAlexander av, 251-7 (9:2314), nwe 138 th
(Nos \(313-9\) ) Nos 313-9), \(75 \times 100\); PM; pr mtg \(\$ 15,000\); Jan 122 , to Payne Estate, 98 Park av. \({ }^{2} 41 / 2 \%, 000\) mav Von Humboldt ( \(13: 3423\) ), ws, 150 s \(3 y 5 \%\)
138 E
E
40 Ernst Seiquist to Henry Forster,
 same to same
 14; Jan16'13; due \&c as per bond; Ida McGregor, 2601 Bainbridge av, to Ver Planck
Est, a corpn, 331 Mad av,
mBathgate av \((11: 3055)\), es, 115.8 s 187 th, Jan10'13; due \&c as per bond: Eliphalet Jan 1013 ; due, \&c, as per bond; Eliphale \(\frac{1}{3}\) Davis, Mad av (re-recorded from Aug1'12),
mBoston rd (*), ws, 425.10 n Julianna Benjamin, 22-4; White Plains av, to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon,
NY .
3,500 mbroadway (12:3268), es, from ns 233d to av x \(334.11 \times 198.11\) on ns 233 d ; also RD, ws, 137.2 s \(234 t h, 147.8\) to ns 233 dx
321.11 to N Y \& R R 147 to beg; ext of mtg for \(\$ 60,000\) to Jan 10 '16 at \(6 \%\); Jan 10
13 ; Edw E Black, at Yonkers, NY, with \(13 ;\)
Wm E Denison, 221 Clinton av, Bklyn. nom \({ }^{\text {m Broadway }}\) (12:3268), nec 233d, 363.1 x also ALBANY RD (12:3268), ws, 137.2 234 th, runs sli40x again \(s 7.8\) to 233 d xw
321.11 xn 147 to beg; pr mtg \(\$ 60,000\); Jan10 13; due \&c as per bond; Wm B Denison 25,000
mBroadway, sec 234th, see Bway, es, from
ns 233 d to ss 234 th
\({ }^{m}\) Broadway, see 234th, see Bway, nee 233 d mBroadway \((13: 3423)\), wS, 100 S 259th,
\(150 \times 100\) : PM, Jan 15 ; Jan \(16 \cdot 13,3 y 5 \%\) Patk MeMahon to Henry Forster. \({ }^{\mathrm{m}}\) Broadway ( \(13: 3423\) ) ; same prop; PM; pr \begin{tabular}{l} 
mtg \(\$ 15,840\); Jan 15 ; Jan16'13, 3y5; \({ }_{\text {to }}\); same \\
2,640 \\
\hline
\end{tabular} mCollege av, 1307
169 th, \(16.6 \times 92.6 ; \mathrm{pr}\) mtg \(\$ 3,000\); Jan \(15 \cdot 13 ;\) 169 th, \(16.6 \times 92.6 ; \mathrm{pr}\) mtg \(\$ 3,000\) : Jan 1513 ;
\(2 \mathrm{y} \%\) Johannes W M Lagerfeldt to Jacob
Cohen, 34 W 113 . Crotona pkway (11:2985), nec 176 th , runs e6.10xn162.2xw \(75 \times s 31.3\) to pkway xs
147.1 to beg; Jan16'13; due \&e as per bond; David J Lyons to Title Guar \& Trus 4, Co.

\section*{mieldston rd \((13: 3421)\), Ws, 62 s Faraday
av, \(25 \times 100:\) Jan \(15: ~ J a n 16 ' 13, ~ i n s t a l l s, ~\)
a} Arthur Gorman \& Mary A Leedd to Ban Clerks Co-op Bldg \& Loan Assn of N Y
City, 26 Bway. mFranklin ay \((11: 2931)\), ws, 136 n 169th,
\(18 \times 211\), except pt for av: agmt modifying \(18 \times 211\), except pt for av; agmt moditying
terms of mtg; Jan 13 ; Jan15'13; Louis E Kleban to Lucy R Comfort at Pleasant-
mFanklin av (11:2933), ses, at line bet lots 101 \& 104 map Morrisania, runs ne beg, being pt of lots 101 \& 104 on sald
map; \(\underset{41}{ }\) pr mtg \(\$-\quad\) Fredk San15; Jan16'13; 3y
 mGleason av, 2010 (*), SS, 105 e Pugsley 13; \(1 \mathrm{y} 6 \%\); Helene M Erin to Isabel W \({ }_{m}\) Gleason av (*), nwe Taylor av, \(25 \times 100\); lara Fink, 1820 McGraw av, to Rebecca Del Gaudio, 1812 Gleason av. \(\quad 500\) \({ }^{m}\) Grand av, \(2396(11: 3199)\), es, 215 n 184 th ; \(15 \times 98.4 \times 15 \times 99.8 ; ~ \mathrm{pr}\)
\(1 \mathrm{ytg} 6 \%\) Gertrude \(\$ 5,500\) Jacot to Harlan P
P Wright, 14 W 184 . Jacot \({ }^{\text {y }}\). \({ }_{\text {mHeath av, }}\) as84 \((12: 3256)\), es, 202.1 n \(100.6 \times 20.2 \times 100.5\); Jan \(14 \prime 13\); due \&c as per bond; Kath Baum, 551 W 170 to Mary
mJackson av ( \(10: 2648\) ), es, 148.2 s 163 d , 76x87.6; pr mtg \(\$ 66,500\); Jan9; Jan10'13; installs: \(6 \%\) : Jacob Schneider, 902 Jackson
av to Jas A Donegan, 529 W 145 . 1,200
mJohnson av (*), es, 644 s Kingsbridge \$2,000: Jan10: Jan11'13: due Apri'16: 6 c : Fredk Trott to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon. mLyon av, 2277 (*), ns, 45 e Doris av, \(25 x\)
\(100 ;\) pr mtg \(\$ 3,500\) Jan13. Jan16'13; due \&e as per bond: Gottfried Brupbacher,
\(\mathrm{E} ~\)
143 , to Karl Gut, 422 W 150
1,000 mMahan (Robin) av (*), ws, 183.5 n Middletown rd, 25x100; Jan8; Janio 13; due Leitrel \(51 / 2 \%\), Matida Amsier to Bertha
mapes av, nws, 242.10 ne Tremont av,
mMarmion av (11:2959), es, 61 S Fairo av xn35.1 to beg; pr mtg \$- ; Jan10; Jan13'13; due Apr10'13, 6\%; Inter-City tave A Wandler, 238 Railroad av, Bklyn.
marmion av (11:2959); same prop as to above mtg: Jan10; Jan13'13; same to morris (2d) av ( \(11: 2820\) ), ws, 275 s Walrut, \(25 \times 100\), except pt for av; Jan11; Jan corpn, 2022 Boston rd, to Barbara Schmidt 771 E 180 .
morris av (11:2820); same prop; certf as to above mtg; Jan7; Jan13'13; same to mOrden av, 1045 ( \(9: 2525\) ), Ws, 50 S 165 th , \(25 \times 100\), except pt for av: \(\operatorname{Jan} 16\) '13, \(2 \mathrm{y} 6 \%\); Paulina Martin, 1045 Ogden av, to Martin Lodge, 319 Wis8. 700 mPark av \((11: 3036)\), nee 179 th, runs e
\(141 \times n 73 \times w 50 \times s 48 \times w 91\) to av xs25 to beg, Jan14; Jan \(15^{\prime} 13\); due \&c as per bond; Convent Park Constn Co, a corpn, to Chas
Cohn, 51 E 104. mPark av ( \(11: 3036\) ), nec 179 th, same prop;
certf as to mtg for \(\$ 10,000\); Jan14; Jan15 13; same to same.
mPerry av (12:3343), ws, 78.2 n 207th, 13. Jan16'13 13; Jan 16 '13, 3 y5\%: Lillian M Laboda, 3245
Perry av, to Emma Henneberger, 3279
mprospect ay (10.2678), ws, 473 s 165 th uns w \(145.3 \times n 120.1 \times w 15.1 \mathrm{xn} 135 \mathrm{xe} 2.11 \mathrm{xn}\) \(56.5 \times n 25 \times 156.10\) to ay xs338 to beg; bldg oan; Jan13; Jan14'13; \(1 \mathrm{y} 6 \%\); Zarland
Realty Co to Canal Realty Co, 41 Canal.
\({ }^{m}\) Prospect av ( \(10: 2678\) ), same prop; certf as to above mtg: Jans; Jan14'13; same to
mProspect av \((11: 3106)\) es, 175 n Tremont av, runs e100.1xs175 to ns Tremont av xe50xn190xw150.2 to av xs14.10 to beg:
Jan \(10^{\prime} 13\); due, \&c, as per bond: Louis \(E\) Levy \& Nathan Levy to Title Guarantee mprospect av (11:3106), ses, 242.10 ne was Mipes 150.2 to Prospect av xsw52 to beg; receipt for payment of \(\$ 575\) on account of mtg of 2,000 Jan13: Jan15'13; Sigmund Levin
0 Jno Schreyer, 53 W 83 .
\({ }^{m}\) Putnam av, nwe 233d, see Bway, es, from s 232 tos 234 th .
mputnam av, nwe 233d, see Bway, nec
mputnam av, swe 234th, see Bway, nec mputnam av, swe 234th, see Bway, es, from ns 233 d to ss 234 th .
mQuarry rd ( \(11: 3063\) ), ses, at sws 182 d (No 580 ) \(59.5 \times 52 \times 50 \times 20 ; \mathrm{pr} \mathrm{mtg} \$ 45,000 ;\) Jan9 Jan10'13; due, \&c, as per bond; Amelia
Steinberg to Giovanni Pingitore, 79 MacSteinberg to Giovanni Pingitore, \(79 \begin{aligned} & \text { Mac- } \\ & \text { dougal. }\end{aligned}\), 700 \({ }^{m}\) Seton av (*), ws, 450 s Randall av, 25 x Mary Speers to Julius Heiderman, 783 ElmSheridan av (9:2453 \& 2457 ) nec Trans-
verse rd, at \(167 \mathrm{th}, 100.9 \times 48.11 \times 114.7 \times 72.7\) : agmt to rel above upon payment of \(\$ 3.000\) corpn, 28083 av, with E Bradley-Currier
mouthern bivd \((10: 2564)\), swc \(136 \mathrm{th}, 32.9\) x119.2x32x137.8; ext of \(\$ 40,000 \mathrm{mtg}\) to
Dect'13 at \(5 \%\) Dec31'12; Jan \(13{ }^{\prime} 13 ;\) N Y
Trust Co with Robt Henderson, 468 W 24. mSonthern blvd \((11: 31139\), nwe Grote \(37.11 \times 115 \times 37.6 \times 120.11\); Nov25 12; Jan10'13;
due, \&e, as per bond; Augustus Gareiss to Bertha A F Bingel, 915 Jackson av (re-
recorded from Nov \(26^{\prime} 12\) ). mSouthern blvd (11:2979), es, 36.11 n Home, \(50 \times 100 ;\) Jan14'13; due \&c as per
bond; Moorehead Realty \& Constn Co to Title Guar \& Trust Co. 36,000 certf as to above mtg; Jan14'13; same to \({ }^{\mathrm{m} S p e n c e r}\) av \((13: 3423)\), es, \(175 \mathrm{n} 260 \mathrm{th}, 25\) x 105 ; also SPENCER AV (13:3423), es,
275 in 260 th, \(25 \times 105\) : PM; Dec26'12; Jan 15'13; \(3 y 5 \%\) Thos J Totten, 27 Tyndall \({ }^{\mathrm{m}}\) Spencer av, es, 275 n 260th, see Spencer \({ }^{m}\) Stebbins av ( \(11: 2965\) ), es, 200 n 170 th, 125x76.9x125.6x87.11; PM; pr mtg \(\$\) \& Securities Co to Emil 'S Levi, 29 W 71 . mTaylor av, nwe Gleason av, see Gleason mremont av, ns, 100 e Prospect av, see \({ }^{m}\) Valentine av (11:3144), ws, 357.8 s 180 th L wife of \& Theo F Haggblom to Bow L wife of \& Theo \(\underset{\text { ery Savings Bank, } 128 \text { Bowery. to }}{2,500}\) mValentine av (12:3308), sec 203d, 100x Josephine B Tichenor, at Primrose \& FormValentine av \((12: 3306)\), nws, 267.6 ne
Bedford Park blvd, \(25 \times 68.3 \times 33\). \(7 \times 90.8\). of \(\$ 6,000 \mathrm{mt}\) to , 13: Selena A Dawson with Edw H Kelly \({ }^{m}\) Vyse av, 1159 ( \(10: 2752\) ), ws, 380 n 167 th 20x100; pr mtg \(\$\) demand, \(6 \%\).
Court, Bklyn. mWales av ( \(10: 2575\) ), nee \(142 \mathrm{~d}, 137.3 \times 58.10\) Pfriemer, 248 E 52 to Stephen Baumann mWashington av (11:2916), nec 174th, 50 x95, as on map Central Morrisania, except pt for Washington av; also WASHING
TON AV (11:2916), nee 174 th \(0.5 \times 84.8 \times 0\). x84.10; pr mtg \(\$\) mand: \({ }^{6}\) \% \(\%\) Rebecea Isear, 21 E \(117,{ }^{\text {to }}\)
Hannah Cohen, 174 W 137 . mWebster av \((11: 3030)\), es, 268 s 183 d
\(120.3 \times 90 \times 123.11 \times 90 ;\) bldg loan: Dec19'12 Jan13'13: due Sept1'13, 6\%n; Dec19'12 Holding Co, 52 Bway, to Prospect Invest-
ing Co, Purchase, NY. \({ }^{m}\) Webster av (11:3030); same prop; certf as to above mtg ; Dec19'12; Jan13'13; same \({ }^{m}\) Webster av ( \(11: 3030\) ) ; same prop; sobrn agmt: Dec19'12; Jan13'i3; same \& Harry \({ }^{m}\) Westehester av, swe Fox, see Westches\({ }^{m}\) Wes
mWestchester av ( \(10: 2714\) ), sec Tiffany, runs s95.3xe102.11xn44.9xne79.7xe36.3 to Fox xn145. 1 to Westchester av xsw246 to
beg: ext of \(\$ 40,000 \mathrm{mtg}\) to Feb1.18 at \(6 \%\) Jan 15 ; Jan16'13; American Real Estate Co with Usona Constn Co, 989 So blvd. nom
mWillow av, swe 137 th, see 137 th, \(758-66\) E.
\({ }^{m}\) Wheeler av (*), ws, 110 n Westchester av, 40x100; Jan \(1313,5 y 5 \% ;\) Mercury Realty
Co to Josiah H DeWitt, 40 W 51 . 22,000 \({ }^{m}\) Wheeler av (*); same prop; certf as to mheeler av (*); same prop; sobrn agmt Jan13'13: American Real Estate Co with Josiah H DeWitt, gdn Helen A DeWitt, 40
W 51. mWillis av \((9: 2299)\), swe 137 th, \(25 \times 81.6\) PM; pr mtg \(\$ 25,000 ;\) Jan13'13; due \&e as per bond; Consumers' Brewing Co of
\((\mathrm{Ltd})\) Av \(\mathrm{A} \& 55 \mathrm{th}\), to Caroline Behnken
384 E .137 . mZereqa av (*), ws, 137.3 n Westchester av, \(75 \times 100 ;\) Jan9; Jan10'13; \(3 y 51 / 2 \% ;\) Fran-
ces B Badger to Peter Herlich, 916 Kelly
3.000 mZerega av (*), ws, 200 s Lyon av, 50 x
100 Jan9: Jan10 \(13 ; 3 y 51 /{ }^{2}\), Frances B Badger to Idah J Wright, 123 W 120.400 m3D av \((9: 2325)\), swe 145 th, runs S58.6xw 80xs20xw20xn78.6 to st xe100 to beg; Jan
\(10: J a n 1113:\) due \&c as per bond: Borough Estates, a corpn, to Title Guar \& Trust m3D av \((9: 2325):\) same prop; certf as to
bove mtg: Jan10; Jan11'13; same to same.
m3D av \((9: 2325)\) : same prop; sobrn agmt;
Jan10; Jan11'13; Harris W Marcus with Jam10; Janl1'13; Harris W Marcus with
same.

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