

REAL ESTATE RECORD AND BUILDERS' GUIDE

AUGUST 17, 1912

THE OCEAN FRONT OF LONG ISLAND EAST OF THE CITY

A Long Stretch Principally Known as Great South Beach, Whose Superb Advantages Are Mainly Localized by Town Ownership

THE development of a piece of acreage on Fire Island near Fire Island Light, within the last two years and the development of another acreage tract on Ocean Beach, opposite Bay Shore call attention to the possibility of the ultimate development of all of Great South Beach, which extends east from Jones' Inlet to Westhampton Beach, a distance of fifty odd miles. Fire Island Beach and Ocean Beach comprise a part of Great South Beach, and the latter embraces all of the ocean front of Long Island east of the limits of New York city except Long Beach and Montauk Beach.

Great South Beach is one of the finest stretches of ocean front in America and the bulk of it lies dormant. The first important development of it or of any part of it has been made during the last two years near Fire Island on a tract of 300 odd acres known as Saltaire. The State of New York itself has in recent years discerned the attraction of this magnificent beach and has arranged to transform its holding on Fire Island—which it bought from D. S. S. Sammis during Governor Flower's administration—into a state park for public recreation. Commissioners have been appointed for some years now, but

front and the mainland. But, the greater popularity of the south shore of Long Island and as a result of better railroad conditions has called attention to its ocean front as a place for summer bungalows; and, another five years will undoubtedly witness the erection of several large hotels there.

Those parts of Great South Beach that are fairly well populated in summer are connected with the mainland by good ferry service with the result that already many New York business men have their summer homes there and commute daily to the city. There is ferry service between the mainland and the beach at Freeport, Wantagh, Amityville, Babylon, Bay Shore and Patchogue; and, year on year the traffic on these routes is heavier.

Until about three years ago the advantages of Great South Beach were generally known only to the native element along the south side of Long Island; and many of them who love the sea built bungalows there for summer use, particularly at Hemlock Beach, opposite Amityville, on Oak Island, opposite Babylon, and at Water Island, opposite Patchogue. These local cottage colonies, however, are comparatively insignificant. The land on which

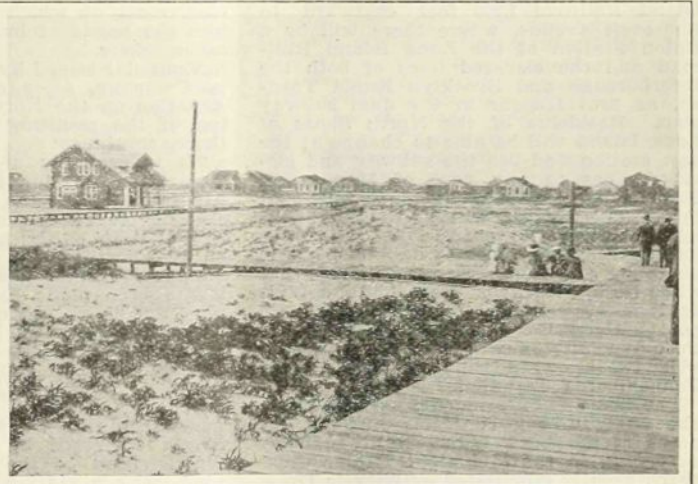
to buy from the township of Babylon and Islip the large area known as Cap Tree Island in Great South Bay just back of Great South Beach, and a special election was held in both townships to pass upon the matter. It developed strong opposition to the offer and feeling ran so high that ill feeling was engendered between old families, some of whom favored the sale and most of whom opposed it. The island still belongs to the township and it probably will continue to hold title until old families die off and a new influx of population takes place.

All of the ocean front and bay islands of the various townships yield a paucity of revenue, whereas they could be made to yield a large sum in taxes each year if they were sold and improved in accordance with the demand for ocean-front property adjacent to New York City. The natives declare that if they sold their title in Great South Beach that they would be selling a birthright for a mess of pottage; and, yet they will do nothing to improve it themselves except to make leases for the erection of a few cottages scattered along its length.

The most notable development of ocean



AN UNDEVELOPED PART OF GREAT SOUTH BEACH.



NEW COTTAGES AT SALTIAIRE, FIRE ISLAND.

money has not been made available in the necessary amount to complete the park. In this large tract the state has a great public asset because with the steady flow of population to Long Island the state park some day will be well frequented and its aquatic advantages well used.

Fire Island was famous a generation ago as a summer resort when the late D. S. S. Sammis built and managed the Surf Hotel, which became the gathering place for men of prominence. The hotel was burned down some years ago. Until the Saltaire development took place Fire Island was in late years famous only as the site of a government lighthouse. The steady demand for ocean front property on Long Island in late years has been caused by the building up of the New Jersey coast and by the greatly increased population of the City of New York and the improved traffic facilities of the Long Island Railroad. The New Jersey ocean front has long been in public favor because of its accessibility by rail as well as by water.

All of Long Island's ocean front, from Jones' Inlet east to Westhampton Beach, is not reached directly by rail, the Great South Bay intervening between the ocean

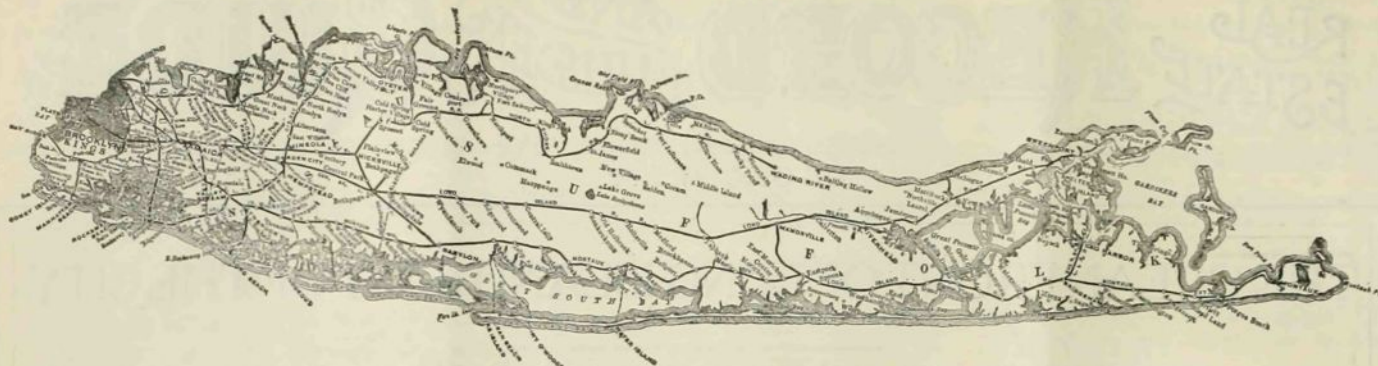
front leased from a township is at Oak Island, opposite Babylon, where several hundred bungalows have been built; but, these houses are not as costly and substantial as those built at Saltaire, for instance, where the fee to the land rests in the owner of the house and it is only logical that they should not be. The Township of Babylon derives very poor revenue from Oak Island compared to what it would derive in taxes from it if it was owned and improved by private enterprise. The largest single private holding of ocean front property is on the part of Great South Beach between Brookhaven and Mastic which has been owned for many generations by the Smith family, of Smith's Point, on Great South Bay. A land developing company bought considerable of this primeval ocean front from the Smiths about three years ago but it has not yet made any notable improvements on it and it is not definitely known when it will.

they stand in most cases, is leased from the Township of Babylon, the Township of Islip and the Township of Brookhaven.

These townships, by the way, still own much of the Great South Beach; and, that to a degree, has retarded extensive development. The townships lease lots or plots for nominal sums for terms of years; and, it is timely to state, in passing, that the native element are jealous of its rights in the premises which date back to colonial time. They have tenaciously fought every attempt of any private corporation to purchase parcels of beach front for development, which would not only allow them greater marine advantages but which would materially increase the taxable resources of the various townships. The opposition of the native element to the sale of Great South Beach or any part of it to private owners is the most formidable drawback to the development of one of the finest parts of the Atlantic coast. Here and there along this beach parcels have been sold that belonged to old families to whom beach land descended through colonial grants; and, it is these tracts that have been bought and developed. Only one year ago a private corporation sought

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Almost coincident with the development of Saltaire, on Fire Island, the Ocean Beach Development Company bought and developed a large tract of beach opposite Bay Shore which is known as Ocean



THE LOWER PART OF THIS MAP SHOWS THE OCEAN COAST LINE OF LONG ISLAND.

Beach. A commodious hotel was built as well as some cottages. The hotel was burned down last winter, but it is being rebuilt. A corporation known as Town and Country Estates has bought Muncie Island, in Great South Bay, opposite Babylon and close to Great South Beach, which it has reclaimed and improved with a good-sized hotel and numerous cottages. In addition, Town and Country Estates has dug a channel through the bay from Babylon dock to Muncie Island which has not only made the Island more accessible but has redounded to the advantage of the township.

East of Westhampton the mainland of

Long Island fronts directly on the ocean. At Southampton is one of the finest ocean front summer colonies in the United States, the class of its population ranking with that at Lenox and Newport. Men distinguished in the law, in politics, commerce and finance have their summer homes in Southampton. The finest part of the place surrounds Agawam Lake which adjoins the ocean front. The class of houses here are of the finest and property is very closely held.

Easthampton, just beyond, also claims the favor of the wealthy.

Just what will be done with Montauk Beach, east of Easthampton, is a ques-

tion at this time. Here the Atlantic tosses up in wild glory. The opposite or north side of Montauk Point seems destined to be a port of entry for steamships, but that is not on the ocean front and is not involved in this story. It seems probable that Montauk Beach, like the rest of Long Island's ocean front, will in time come into demand for summer cottage sites. It would hardly be available for any other purpose because the breakers forbid its use for shipping or commercial purposes. All of Montauk Point, embracing thousands of acres, is owned in fee simple by the Long Island Railroad and a few rich estates.

MODERN "SPECULATIVE" SUBURBAN ARCHITECTURE

Examples of Houses at Great Neck, L. I., Built from Competitive Designs Obtained by the McKnight Realty Co.—Competition Brought Fifty Plans from Ten Different Architects

THE Board of Estimate has approved the application for permission to move the Woodside station of the Long Island Railroad 1,200 feet eastward to Roosevelt avenue, where there will be a Union Station of the Long Island Railroad and the elevated lines of both the Interborough and Brooklyn Rapid Transit, as provided for in the dual subway plan. Residents of the North Shore of Long Island will be able to change at the new station and use the subway and elevated lines to any part of Manhattan, The Bronx or Brooklyn for a five-cent fare. The station will probably be finished within two years.

Official announcement has also been made by the Long Island Railroad that when its line between Woodside and Winfield is straightened and electrified all points along the North Shore as far as Port Washington will obtain a considerable reduction in running time to the Pennsylvania Terminal.

The transit improvements assured under the dual subway contracts and by the plans of the Long Island Railroad have, according to the McKnight Realty Company, greatly stimulated activity in Great Neck, which is sixteen miles from Herald Square. In no district on the North Shore, it is claimed, is there so much development work going on as at Great Neck. This can be partly explained by the fact that practically all of the avail-

able land near the stations at Elmhurst, Corona, Flushing and Bayside has been laid out into lots by development companies, most of which has already passed into the hands of builders, investors and homeseekers.

A circular issued by the McKnight Realty Company, after outlining the transit situation on the North Shore and speaking of the resulting real estate activity there, continues:

"It is probably a good thing for the Great Neck section that its development has been left to the last, for it is quite evident from the work now under way that it is to be the highest grade district on the North Shore of Long Island. In no other section has such large investments been made by developing companies, and in no other section has the developing been on such an elaborate scale. The Estates of Great Neck, the latest development of the McKnight Realty Company, was among the first properties purchased by the company. This tract, which contains 450 acres, has its entire length traversed by the Port Washington Division of the Pennsylvania Railroad, with a station at Little Neck, one at Great Neck, and a half mile of water frontage on Little Neck Bay.

"The experience gained from its other properties has been utilized by the company in developing the Estates of Great Neck, not only with respect to street

improvements, but also house building. The company has learned in previous operations that the best results could only be obtained by controlling in a measure the design of the houses to be erected on the property.

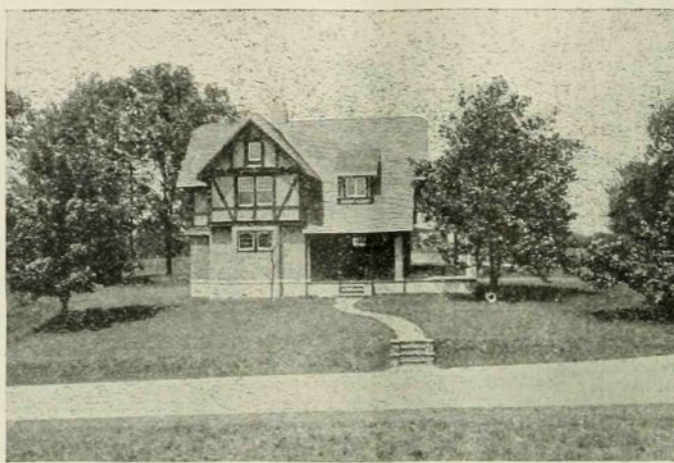
"In following this idea the company asked for competitive designs from more than ten architects, who submitted over fifty plans. From this number ten designs have been selected, each being from a different architect. These houses will be at once erected by the company, and in connection with the houses already erected will constitute the nucleus of a colony which promises to be, architecturally, one of the show places of Long Island.

"Although the Estates of Great Neck has not been open more than a year and a half, nearly \$200,000 has been expended in laying out the property, and more than that amount in the erection of houses. A beautiful shrubbery effect forms the entrance to the property, from which winding drives, lined with magnificent trees, extend to Little Neck Bay. Particular attention has been paid to landscape effects, the object being to create ideal conditions for a colony of congenial people among refined surroundings."

The McKnight Realty Company's circular is interesting from a technical point of view, confirming opinions expressed re-



J. C. VAN LOAN'S RESIDENCE AT ESTATES OF GREAT NECK.



RESIDENCE OF MRS. MARGARET WALDO, AT ESTATES OF GREAT NECK.



RESIDENCE OF A. SWEITZER.
Estates of Great Neck.

peatedly of late by the Record and Guide in discussing the change that has gradually taken place in the suburban movement since the panic. The McKnight Realty Company was among the first of the suburban development corporations to adapt itself to the necessity, brought about by altered market conditions, of appealing to house buyers rather than to lot buyers. From dealing originally in lots exclusively, it now sells both houses and lots, and we suspect that, speaking for all of its properties, the majority of its lot sales are to builders instead of "investors."

Furthermore, one gathers from the circular that the profitable demand to-day calls for discriminating taste both in architecture and in landscape design. The modern development company must not only do honest work—dishonest work is virtually out of the question under the installment plan of payments, where the buyer can hold up payments in case of disputes arising at any time during a period of years—but the work must be in good taste and in harmony with its environments. We print as examples of the modern "speculative" suburban architecture photographs of several houses built from the competitive designs referred to in the circular.

Idle Ferries Hurt Real Estate.

The discontinuance of the Wall Street and Catherine Street ferries is going to prove a very serious deterrent to business interests in the immediate vicinity, on both sides of the river. A great many business houses and individuals depended on the ferries either for trucking or passenger service. The coffee, tea and sugar merchants in lower Manhattan, for example, must send their trucks to Brooklyn via either Fulton Ferry or Brooklyn Bridge. For the teams of Brooklyn manufacturers situated on the waterfront it is a hard climb up the hill and over Brooklyn Bridge. Protests will be made to the Sinking Fund Commissioners when they reconvene on September 18. Hopes are entertained that some way will be found of restoring the ferry service, else rentals and values within the areas affected may suffer deterioration.

Woodhaven in Need of Sewers.

The members of the Homestead Civic Association of Woodhaven at their last regular meeting resolved to communicate with the State Board of Health at Albany, requesting that action be taken at once by the authorities to remove unsanitary conditions. It is said that at present there are many cases of typhoid fever and malaria in the Woodhaven section, which it is believed, have been caused by the lack of sewers. The State Board of Health will be asked to insist that the city authorities at once commence the work of installing sewers in this section.

THE LAW OF REAL ESTATE DEEDS

The Nine Requisites of a Deed—Reading, Signing and Sealing—The Witnesses—Acknowledgment by the Wife—Fraud and Undue Influence.

A DEED is a writing sealed and delivered by the parties. Under the common law no instrument was considered made until it was sealed; then it was thought DONE or finished, and the word DEED, meaning something done, was applied to every instrument which had a seal attached to it. That is the legal signification of the word Deed to-day. The common meaning of the word, however, is an instrument for the sale of lands, and as instruments for the conveyance of lands we shall chiefly treat the title in this article. It is well, however, to remember that technically a large number of other instruments besides those for transferring title to real estate are deeds, such as bonds, mortgages, leases, releases, covenants, etc.

The requisites of a deed, or the circumstances necessary to give it validity, are as follows:

(1) The parties must be competent to contract; that is, the grantor must have title and capacity to convey, and the grantee capacity to take and hold. If some of the parties have capacity and others not, the deed is good as to those who have capacity and void as to those who have not. The names of the parties should be correctly spelled and the residence of each party should be designated.

A mistake in name, however, will not void a deed; it is sufficient if the description of a party designates the grantor or grantee with certainty. A deed to the Heirs of a living person is void for uncertainty, as a living person has no heirs. A deed, as aforesaid, is good, however, if the context shows, with absolute certainty, whom the grantor meant by "heirs." The name of the grantee may be left blank until after the deed is executed, and if the blank be afterward filled up by authority of the grantor the deed will be valid. Of course such deed will not take effect until the name of the grantee is inserted and the deed is delivered to him. In the case of a married man or a married woman, the husband or wife of the grantor should join in the deed; otherwise the wife will retain her dower in the land conveyed, or the husband his curtesy, as the case may be.

Fraud or undue influence practiced on the grantor invalidates a deed in the same manner as it voids a will. If the grantor is so drunk as to be totally incapacitated to execute a deed it will invalidate the deed, but such incapacity must be established by two witnesses, or else by one witness and such corroborating circumstances as are tantamount to proof. The grantor need not be in possession of the land conveyed to make a valid deed thereof. It is sufficient that he have a good title—that is, the right of possession.

(2) The second requisite of a deed is that there shall be a sufficient consideration. There are two kinds of consideration, valuable and good. A valuable consideration is anything which possesses a known value. A good consideration is one that has no known value, such as the natural love and affection which a man bears for his near relatives, a desire on the part of a debtor to divide his property equitably among his creditors, etc. Under some circumstances a good consideration is not sufficient to make a deed effectual, but a valuable consideration is required. For instance, a good consideration in a deed will not be sustained when creditors of the grantor will be defrauded thereby. As to when a good consideration will be sustained by the courts, a safe lawyer should be consulted by persons desirous of making deeds to relatives for a nominal consideration. The recital in the deed of the receipt of the purchase money is only prima facie evidence of its payment, and may be rebutted by proof of non-payment.

(3) The third requisite of a deed is that it be either printed or written, or it may be partly printed and partly written. All else may be printed. It is the common practice nowadays to purchase a blank

deed and to fill the blank portions properly.

(4) The fourth requisite of a deed is that it shall contain sufficient words legally and orderly set forth.

Reading a Deed.

(5) The fifth requisite of a deed is that it be read to the parties. If either party require it, the deed must be read or it will not bind him. If the deed is read, it must be done correctly or it will not bind him. A deed must always be read to a blind man in the presence of witnesses, and the attestation should so state that it was read to him. The presumption is that a party executing a deed is acquainted with its contents. The Touchstone says: "If the party that is to seal the deed can read himself, and doth not, or, being an illiterate, or blind man, doth not require to hear the deed read, or the contents thereof declared, in these cases albeit the deed be contrary to his mind, yet it is good and unavoidable."

(6) The sixth requisite of a valid deed is signing and sealing. Each party to be bound by a deed should sign it and set a seal opposite his or her name. Prior to the Statute of Frauds, sealing alone was sufficient to authenticate a deed. That statute requires all contracts and conveyances by which an estate in lands greater than a term of three years was created or transferred, to be in writing and signed by the party creating or transferring the same. Since then sealing alone is not sufficient to give validity to a deed treating of land—it must be signed.

A deed is good if actually signed, no matter how bad the signature may be; and it is a sufficient signature if the party receive the assistance of another in making the signature. It has been held that if the deed was actually signed by a third party, by the party executing the deed taking hold of the hand of the third party and afterwards acknowledging the deed, such deed was good. A mark is a sufficient signature, but it should be attested by the party who writes for the party, and he should sign as an attesting witness. A writing is not a deed unless it is sealed, though a seal is not necessary to make it operate as a conveyance of land. An action of covenant cannot, however, be sustained against one who has not sealed a deed.

Meaning of a Seal.

A seal imports consideration, and even a voluntary deed will be sustained if under seal, even where there is no actual consideration.

"It is said that the only exception to the general rule that a seal imports consideration is in the case of an agreement in partial restraint of trade. In such covenants the consideration must not only be actual, but must appear on the face of the deed." As to what will constitute a seal, the law is very liberal. It may be of wax, or a wafer, or it may be an ink scroll, round, oblong, or square, or a mere flourish of a pen.

It has been held, however, that the mere letters "L. S." do not constitute a seal, they being an abbreviation of the words "Locus Sigilli"—the place for the seal. Corporations execute their deeds with the seal of the corporation, which must be attested by the signature of the president and the officer who has charge of the seal, usually the secretary. A corporation can use a written seal. The seal is prima facie evidence that the deed was executed by authority of the corporation. "If nothing more than the seal appear, the law will infer an authority from that, but if it be shown that the seal was affixed without authority, then the mere affixing of the seal will not bind the corporation. The fact that an officer of a corporation has the custody of a seal does not give him the right to bind the corporation by affixing it to a deed. He must have authority from the corporation to use it as well as to keep it, and it is the duty of people to ascertain that

authority, and to inquire whether the affixing of the seal upon instruments has been authorized by the corporation.

Delivery.

(7) The seventh requisite of a deed is delivery. It is not a perfect deed until it is delivered, and it takes effect from the time of its delivery only. It may be signed, sealed, witnessed, acknowledged, and even recorded, and yet if it has not been delivered it is of no validity, although these circumstances might afford a presumption of delivery. Delivery need not be to a grantee; delivery even to a stranger for him will be sufficient. Prior to delivery, there is no interest in the grantee to which the lien of judgment attaches. If a deed pass from the control of the grantor, by his own act, with a declaration that it is delivered for the use of the grantee, the delivery is complete. If a grantor execute and acknowledge a deed, and leave it with the magistrate, without instruction, the delivery is absolute and the title passes; it cannot be subsequently restrained to a delivery in escrow.

Placing a deed in the hands of a scrivener with instructions to deliver the same, on security being given for the consideration, does not amount to a delivery. A delivery to a third person, with instructions to hand over the deeds, or to record the same, after the grantor's death, which is done, is a good delivery. A delivery to one of several grantees, without more, is not a delivery to the others. Where a grantor executes and acknowledges a deed, but retains it in his own possession until his death, the fact that the grantee subsequently obtained and caused it to be recorded will give it no effect, for want of a delivery. A delivery to a third person, at the request of the grantee, passes the title, though the deed be found among the grantor's papers at his decease. A deed without consideration, signed and acknowledged in the absence and without the knowledge of the grantee, which remains in the possession of the grantor until her death, is void for want of delivery. Possession by the grantee is prima facie evidence of delivery. The delivery of a deed raises the presumption of a gift or payment of the consideration money; to rebut such a presumption the proof must be clear and convincing. No ceremony or form whatever is necessary to a valid delivery. The intention governs. Where a deed was intended to be delivered the law holds that there was a valid delivery. In case of a dispute as to whether there was a delivery or not the courts uniformly hold that it is a question which must be decided by a jury.

There is another kind of delivery besides the delivery to the grantee; this is the delivery of the deed to the third party to hold until certain conditions are performed, and then to deliver the same to the grantee. This is called delivery in escrow. In this case the deed is not perfect until the conditions are performed. But if it be delivered to the grantee himself, although it be intended as an escrow, yet the delivery is absolute. If the agent with whom the deed is left as an escrow delivers it to the grantee without the performance of the conditions, the title of the grantee can be defeated, but a bona fide purchaser from him without notice will take a good title. Where a deed is executed and left in the hands of an agent, to be delivered, if a certain sum be paid by a day, fixed time is made the essence of the contract; and in case of non-payment at the day, the deed may be destroyed. Where a deed is delivered in escrow, on performance of the condition, the delivery relates back to the time of its delivery in escrow. In all cases it is safest to have attesting witnesses to a deed. The witnesses need not see the grantor sign; it is enough if he acknowledges his signature to them. If subscribing witnesses are added after the execution of a deed it may avoid the deed if done with a fraudulent intent.

(8) The eighth requisite of a deed is that it be duly acknowledged. After a deed has been duly executed and delivered by the parties, it is, as to them, a perfect deed. As respects others, however, if the deed be one that conveys title to real estate, it must be acknowledged so that it can be recorded in the proper office. The office of the acknowledgment is to render the deed capable of being recorded.

A deed by a husband and wife must be acknowledged in the old form, the wife being examined separate and apart from her husband, and must be so certified. This was the law until recently, about ten years ago. All prior instruments by husband and wife must be in accordance with the then statute.

A deed executed by several attorneys in fact must be acknowledged by all of them as the act of their principal, not as their own. A mistake by the officer, in the certificate of acknowledgment of a married woman, cannot be corrected after the deed has been recorded. The magistrate's certificate that the wife was of full age is not conclusive, if she were in fact a minor; in such case she can only ratify a deed, whilst an infant, by a separate acknowledgment, after attaining full age. The omission of a word in the certificate of acknowledgment will not invalidate the certificate. A substantial compliance with the words of the act is sufficient.

(9) The ninth requisite of a deed is that it shall be recorded.

Not all instruments which are deeds may be recorded. Only such instruments as relate to lands, tenements, hereditaments, can be recorded, those instruments which relate to personal property cannot be recorded under any circumstances, nor, if they are recorded, do they effect anything. In such cases the recording is a mere nullity, except under special statutes in the several states covering chattel mortgages, bills of sale.

The recording acts are applicable equally to legal and equitable titles. A deed is recorded in contemplation of law when left for record in the recorder's office, and its effect, as constructive notice to a subsequent purchaser, is not invalidated by the fact that it is recorded in the wrong book, and omitted from the deed and mortgage indices. A forged deed placed on record passes no title to an innocent purchaser who relied upon the record evidence of title. A deed duly executed and acknowledged by one of several grantors is entitled to be recorded, though the deed may be defective as to the rest. If a grantee neglects to record his deed, and the grantor makes another deed to a person who has notice of the first deed, a vendee of the last grantee without notice is protected in his title.

Only those interested are bound by the record; that is only those who are bound by their interest in the matter to look for it, who deal on the strength of the title as on record, or with the title in which this particular deed is a part. A stranger to the title is not affected in any way.

Better Train Service for Rockaway Park.

As a result of hearings which have been going on before the Public Service Commission, on an application to compel the Long Island Railroad Company to operate better service from Rockaway Park, a conference has been held between Public Service Commissioner George V. S. Williams, the Long Island Railroad officials and the citizens of Rockaway Park.

It was agreed that a new train should be put on, leaving Rockaway Park at about 7:35 a. m. direct to the Pennsylvania station, and that another train direct to Rockaway Park would leave the Pennsylvania Station at 6:24 p. m. The train leaving Rockaway Park at 8:05 a. m. is to stop at Ozone Park, where a connection can be made with a Far Rockaway train running as an express to the Pennsylvania Station, which follows two minutes later.

In addition to this schedule there will be a train about 1:30 p. m. on Saturdays direct from the Pennsylvania terminal to Rockaway Park.

Plans For a Railroad Station Disapproved.

The Long Island Railroad's plans for a station at Grand street, Elmhurst, have been disapproved by the Public Service Commission; and the company has been requested to submit a revised plan. The company was notified of the commission's action in the following letter, addressed to Ralph Peters, its president, which said:

"The plan shows that a person must walk about 53 feet to go from Grand street to the platform; that a passenger coming from the north side of the track from Grand street must go down about thirty steps, then up twenty-six steps to the overhead bridge, and then down twenty-four steps to the platform, in all ninety steps, and that a person coming from Calamus road must ascend thirty-six steps to the overhead bridge, and descend thirty-four steps to the platform, in all sixty steps.

"The platform should be built directly at Grand street so that a person would not be compelled to walk a long distance and climb so many steps, and, while this construction would entail some changes in the overhead bridge at Grand street, it is believed that the changes are warranted."

REGISTRATION OF TITLES.

The Difference Between an Action Under Torrens Law and Other Forms of Action.

In answer to a question contained in a letter from a prominent real estate broker, Gilbert Ray Hawes, who as an attorney-at-law has been identified with legal proceedings under the Torrens Land Title Registration Law, has given information which is likely to be new as well as important to the general public. Mr. Hawes' letter follows:

Dear Sir:—Your favor of the 3rd inst., just received, and contents noted. You say "I beg to ask you the simple question, since the decisions by the courts of record, as to what difference there is between an application by an action brought in equity to have a title corrected directly from the court and the law above referred to. It seems to be a fact such applications have been made to the courts for the correction of titles and if a title can possibly be made correct I question and would like to know what difference the Torrens Law makes from the other application referred to."

This is not only a simple but a fair question and can be easily answered:

Where you speak of "an action brought in equity to have a title corrected," etc., you probably refer to Section 1638 of Article Fifth of the Code of Civil Procedure, which is entitled "Actions to Compel the Determination of a Claim to Real Property," and reads as follows:

"Where a person has been, or be and those whose estates he has, have been for one year in possession of real property, or of any undivided interest therein, claiming in fee, or for life, or for a term of years not less than ten, he may maintain an action against any other person to compel the determination of any claim adverse to that of the plaintiff which the defendant makes, or which it appears from the public records, or from the allegations of the complaint, the defendant might make to any estate in that property in fee, or for life, or for a term of years not less than ten, in possession, reversion, or remainder, or to any interest in that property, including any claim in the nature of an easement therein, whether appurtenant to any other estate or lands or not, and also including any lien or incumbrance upon said property, of the amount or value of not less than two hundred and fifty dollars. But this section does not apply to a claim for dower."

You must bear in mind, however, that in this and all other actions in equity brought under the New York Code of Civil Procedure, either for partition of real property, or to reform a written instrument, or to quiet title, or otherwise, the action must be brought against a defendant or defendants specifically named, and served, and a judgment thereunder is not binding upon anyone else. Consequently, the title to the property is still open to attack from unknown parties not named as defendants.

Under the Torrens Law, however, the action to register title is brought not only against all lienors of record specifically named as such, but also against "all other persons, if any, having any right or interest in, or lien upon the property affected by this action or any part thereof." This is the omnibus clause which appears in every Torrens act in the various countries and states outside of New York, where it has been in successful operation for many years. The New York statute has adopted the same phraseology. Copy of the summons and notice of object of action is posted on the premises, and another copy is published in a newspaper designated by the court for a statutory period of time, and this has been declared by the United States Supreme Court in the famous case of American Land Company vs. Zeiss, to be notice to all the world, including those having some interest in the land, and yet not specifically named parties defendant, and that the Torrens Law is constitutional, as it does not violate that provision which appears in every constitution, national or state, to the effect that no person can be deprived of his property without due process of law.

This is the essential difference between an action brought under the Torrens law, and any other form of action, and is the only method whereby an absolutely indefeasible title in fee simple is vested by the State, thereby removing all clouds, curing all defects and making the property more valuable and more salable.

Very truly yours,

GILBERT RAY HAWES.

AROUND RED BANK.

Remarkable Rate of Growth—Notable Bungalow Colony.

Red Bank has been aptly termed the keystone in the Monmouth county arch, the main support of real estate and building activity in a large section of New Jersey today.

A transportation centre of importance is Red Bank, being the terminus and transfer point of the network of electric railways which traverse the Jersey Coast.

Also, it is the first express stop on the New Jersey Central and Pennsylvania railroads bringing it nearer to New York in point of time than places closer to the city by actual distance of twelve or fifteen miles.

As regards business, there is no town in the whole State that is more progressive than Red Bank. It is the commercial centre of the entire Shrewsbury section, which embraces such well known places as Middletown, Long Branch, Little Silver, Asbury Park, etc., etc.

Red Bank's population is now increasing at the rate of nearly 20% a year. And house construction flourishes here, owing to the fact that it is the main distribution point of building materials.

That real estate development goes hand in hand with building activity is evidenced by the operations of the Minnesink Realty Company, one of the most prominent developers in that section.

Mr. F. Bradley Cox, general manager of this company, is the promoter of the

be anxious to live all the year round in a "bungalow." The new type of house is not only being utilized for summer vacation days, but many are being plastered and equipped as permanent abodes, and for that reason often cost quite as much as cottages of the regular order. However, the average cost is much less than it is customary to pay for a suburban dwelling, and for that reason bungalows arouse the ambition of a number of people.

LONG ISLAND PROSPECTS.

Advice to Homeseekers From a Railroad President—400,000 Acres Waiting.

Long Island, its railroad, its advantages from the viewpoint of the homeseeker, the summer resident, the sportsman, the agriculturist and the manufacturer—all these fundamental subjects are discussed by President Ralph Peters of the Long Island Railroad in an article which has just appeared in a current publication.

To begin with, President Peters says: "One cannot discuss Long Island and its great advantages without speaking of the Long Island Railroad. This railroad," he remarks, "perhaps more than any other, has had many ups and downs in its struggle for existence, and until 1901, when the Pennsylvania came to the rescue, there was always the grave question as to how and when the railroad could spread out and furnish the very necessary facilities properly and promptly to take care of the traffic which came to the

each year. Frequent and fast trains are run to all points and the service will be improved as additional business is developed.

"The prospective summer resident is told that every foot of the 250 miles of coast line of the Island presents varied attractions. The beaches at Rockaway, Arverne, Far Rockaway, Long Beach, Oak Island Beach, Fire Island, the Hamptons, Montauk, Sag Harbor, Shelter Island, Greenport, Port Jefferson, Northport, Huntington, Oyster Bay, Port Washington, Great Neck, Whitestone and, in fact, all around this magnificent island you can find places for rest, sport and all kinds of outdoor life, and you can enjoy these things and at the same time keep in close touch with business in New York. Long Island is rightly named the playground for New York City, but people from all over the United States are coming to Long Island shores for their summer vacation.

"Outdoor sportsmen and those seeking pleasure and health," says President Peters, "can go bathing, boating, fishing, gunning, golfing, driving, riding and motoring; in fact, there is nothing in the vocabulary applying to these things which cannot be found in abundance on Long Island. The roads are good, the waters safe and the prevailing southerly breezes make the nights cool and healthful.

"To the farmer, the market gardener, the chicken raiser, the fruit raiser and the city man who longs for a half acre or an acre or five acres of real soil on which to establish his home, President Peters says:

"There are probably 400,000 acres of land in Nassau and Suffolk counties waiting for you. It is a strange thing that this is so, because of its close proximity to New York, the greatest market in the world, but the fact remains. I believe I am safe in saying that there is nothing grown in the northern hemisphere which has not been tried out on Long Island and the fact proved that it will grow abundantly and profitably. I say this after experimenting and demonstrating at two different points on the Island for five years."

FLUSHING CREEK.

New Plans for Widening to be Prepared at Citizens' Request.

A largely attended meeting of citizens of Flushing, held at the office of Halleran Brothers, real estate brokers, discussed with a representative of the Dock Department, Assistant Engineer C. W. Copp, plans for improving Flushing Creek.

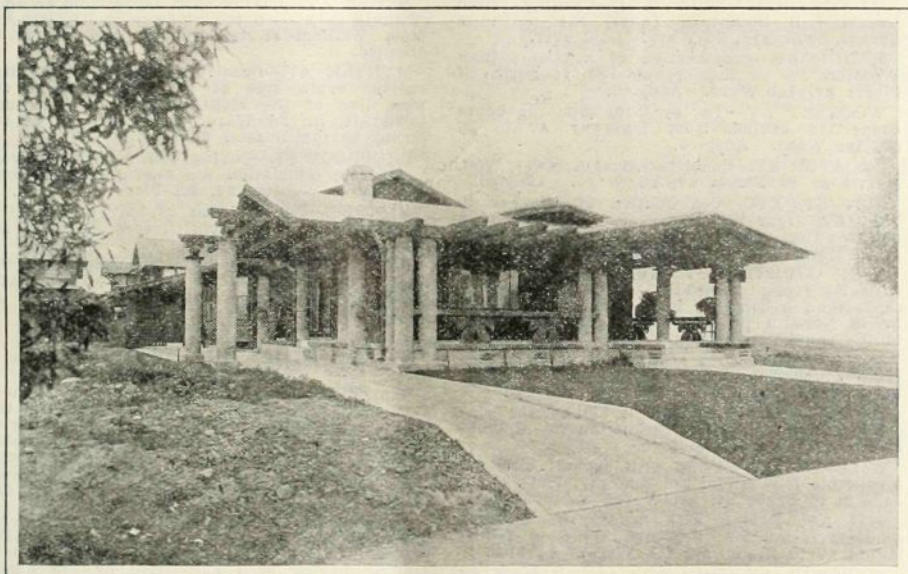
This initial plan provided for the widening of the creek to a uniform width of 350 feet from its mouth on Flushing Bay to a point three miles inland, and for the straightening of the lines of the creek throughout its entire length as far as possible.

The creek today is of an average width between 200 and 250 feet over the important part of its length. The initial proposition was to widen it by taking 100 feet from the westerly side as far as the bridge of the Whitestone branch of the Long Island railroad, and from that point to take the necessary 100 feet from the easterly side to the bridge of the Port Washington branch of the railroad. The reason advanced for changing from the west to the east side at this point was the fact that the railroad tracks here parallel the creek at a distance varying from 100 feet at the Whitestone bridge, and it was pointed out at Wednesday's hearing that after taking the hundred feet from this side, there would be very little room left for the use of factories and warehouses contemplated in the improvements.

The following resolution was unanimously adopted:

"Resolved, That the sense of this meeting is that the Dock Department be requested to prepare a new map in which the bulkhead line as at present established from the mouth of the creek on Flushing Bay to the first curve in the creek (about Merritt or Opedyke streets) be retained. And that the curve in the creek be widened by taking 150 feet off the westerly side to a uniform width of 400 feet, and in which from the end of the curve along a straight line the bulkhead line shall be changed from 200 feet to 250 feet to the head of the improvement at Livingston street, the additional 50 feet here being made by taking 25 feet from each side."

This new map will be prepared by the Dock Department and will be submitted for approval. The question as to who would pay for the improvement was not answered definitely, except that it is understood that the Government will do the dredging.



TYPE OF BUNGALOWS AT REDBANK.

California bungalow type of dwelling. His sales of home sites are equalled by the orders he holds for building construction. So successful has he been with his plan of erection of California bungalows at Red Bank Estates, he is now promoting the erection of these quaint structures at Atlantic Highlands Park, where he is also actively interested.

Bungalow Colonies.

New York people were late in acquiring the fancy for bungalows, but are much taken with them now. A considerable number of bungalow colonies are springing up in the suburbs under the encouragement of development companies, who perceive in the new fashion a medium through which to obtain a wider market for their building sites. Portions of their lands can be set apart for the particular purpose and purchasers found among those who could not be interested in a conventional suburban dwelling.

City architects and builders, having learned the routine of designing and building the new style summer house, are better able to co-operate with land owners in responding to the new demand. Not that bungalows are really new. For years before the term "bungalow" was heard in this part of the country the favorite fishing lakes in the counties adjacent to the cities had their "shanties" and "summer cottages," which oftentimes were comfortable and even commodious, but not artistic or expensive. They were a "home-made" rather than a professional product.

When the name "bungalow" was brought from California, together with some new ideas in design, the little woodland and lakeside houses acquired a certain degree of dignity which they had not before possessed in the public mind. Your city man who would not spend a few weeks in summer in a "shanty" was found to

Island naturally and in spite of the East River barrier which separated the Island and its home advantages from the business centers of New York City. But the Almighty has been particularly good to Long Island, and after endowing it with every natural advantage, certainly must have had something to do with directing the hand of the Pennsylvania in 1901."

To show exactly what the railroad company has done and is still doing to make Long Island the playground of the metropolis and the future refuge of Manhattan's overcrowded population, President Peters adds:

"We have spent \$35,000,000 for additional tracks, rolling stock, stations and safety appliances in the last eight years. Work is under way which will require five to ten million dollars more. The tunnels are completed and in operation, the New York subway has direct connection at Flatbush avenue, and we are ready to carry safely and promptly an increase of ten million passengers yearly. In 1911 the road carried 34,000,000 passengers. In 1915, I believe, the result will show double that number. There is no pessimism on or in connection with Long Island—nothing but glorious optimism and golden opportunity. There is a great field for builders. In 1911 eight thousand houses were built on the Island. There should be an average of 15,000 a year for the next three years and that number increased by 10,000 a year thereafter."

To the permanent homeseeker President Peters offers the following advice: "You can make no mistake in selecting Long Island for your home. You can make such selection at any point within thirty miles of New York City and be within one hour's time between home and office. The electric service now reaches many points where beautiful home sites can be secured. This service will be extended

MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD RESOLUTIONS.

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

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, AUG. 14.
38TH ST.—To lay a preliminary asphalt pavement, from 13th av to West st. Adopted.

CLARA ST.—To open, from 36th st to West st. Adopted.

WEST 2D ST.—To open, from Sheepshead Bay rd to Sea Breeze av, excepting the right of way of the Brooklyn Union Elevated Railroad. Adopted.

ROBERG PL.—To open, from West 5th st to West 3d st, excepting the right of way of the Brooklyn Union Elevated Railroad. Adopted.

LEFFERTS AV.—To regulate, grade, set cement curb and lay cement sidewalks from New York av to Kingston av. Adopted.

LEFFERTS AV.—To construct a sewer in LEFFERTS AV, from Brooklyn av to Kingston av and an outlet sewer in BROOKLYN AV, from Lefferts av to East New York av. Adopted.

LEFFERTS AV.—To lay a preliminary asphalt pavement from Nostrand av to Kingston av. Adopted.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST 32D ST, from Neptune av to a line 350 ft south of Surf av, and to construct a timber bulkhead. Adopted.

EAST 17TH ST.—To construct a sewer, from Av O to Av P. Adopted.

SULLIVAN ST.—To construct a sewer, bet New York and Nostrand avs. Adopted.

EAST 9TH ST.—To construct a storm water and sanitary sewer, from Av T to Av U. Adopted.

NEW YORK AV.—To lay a preliminary asphalt pavement from Clarendon rd to Canarsie la. Adopted.

NEW YORK AV.—To lay a preliminary asphalt pavement from Sterling st to Hawthorne st. Adopted.

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

NEW YORK AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of NEW YORK AV, from Montgomery st to Malbone st, be fixed at 34 ft. Adopted.

CLARA ST.—To construct a sewer, from 36th st to West st. Adopted.

EAST 29TH ST.—To construct a sewer, from Av J to Av K. Adopted.

81ST ST.—To construct a sewer, from 20th to 21st av. Adopted.

61ST ST.—To construct a sewer, from 15th av to 16th av. Adopted.

WEST 36TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Canal av. Adopted.

EAST 21ST ST (KENMORE PL.).—To open from the south line of the property of the Long Island Railroad to the north side of Av J. Adopted.

EAST 25TH ST.—To open from Av G to a point about 460 ft north of Av K, excepting the right of way of the Long Island Railroad. Laid over.

EAST 37TH ST.—To construct a sewer in EAST 37TH ST, from Av G to Av H, and outlet sewers in AV H, from East 37th st to

East 39th st; thence in AV H southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co., to a point in EAST 40TH ST, about 675 ft north of Av I. Adopted as amended, as follows: "To construct a sewer in EAST 37TH ST, from Av G (Glenwood rd) to Av H; and in AV H, from Brooklyn av to East 39th st; thence in AV H, southeast to and across the land and right of way of the Brooklyn & Manhattan Beach Railroad to a point in EAST 40TH ST, about 675 ft north of Av I."

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, JULY 12.

SILVER ST.—Regulating, grading, curbing, flagging and paving with sheet asphalt pavement on a concrete foundation, from Fresh Pond rd to a line 300 ft west of same, 2d Ward. Adopted.

7TH AV (BLACKWELL ST).—Paving with asphalt block on a concrete foundation the roadway of 7TH AV, bet Grand and Flushing avs, resetting and repairing curbing wherever same has become broken or fallen out of line or grade and setting in new curb where necessary. Laid over.

WILLOW ST.—Regulating and paving with permanent pavement of sheet asphalt on a concrete foundation 6 in. thick, from Main st to Hoyt av, 1st Ward. Adopted.

51ST ST (CONTINENTAL AV).—To discontinue the proceeding now pending for opening at Lawn st or some other point at or north of Urquhart st otherwise known as North Hempstead Turnpike, etc., 2d Ward. Denied.

NORTH HEMPSTEAD TURNPIKE.—To place upon the final map of the city, from Grand st to Caldwell av, 2d Ward. Adopted.

LAUREL HILL BOULEVARD (SHELL RD).—Closing, from the east side of Adams (Columbia) av to the south side of Queens Boulevard, 2d Ward. Laid over.

ADAMS (COLUMBIA AV).—Opening, from Laurel Hill Boulevard (Shell rd) north to Queens Boulevard, 2d Ward. Laid over.

RADDE ST.—Construction of a sewer, from Webster av to the crown, 250 ft north of Pierce av, 1st Ward. Adopted.

WOOLSEY AV.—To lay 6-in. pipe for house connection drains, from Steinway av to 2d av, 1st Ward. Adopted.

DECATUR ST.—Construction of a sewer, from Myrtle av to Forest av, 2d Ward. Adopted.

51ST ST, ETC.—Construction of a sewer in 51ST ST, from Waldron st to Zuni st, and a storm water overflow in ZUNI ST, from 51st st to Horse Brook Creek, 2d Ward. Adopted.

VAN COURTLANDT AV.—Regulate, grade, curb, lay cement sidewalks and pave with sheet asphalt on a concrete foundation, from Myrtle av to Kossuth pl, 2d Ward. Adopted subject to the construction of a sewer.

1ST AV.—Pave with asphalt block, on a concrete foundation from Payntar av to Washington av, 1st Ward. Adopted.

1ST AV.—Pave with asphalt block on a concrete foundation, from Washington av to Webster av, 1st Ward. Adopted.

WILLIAM ST.—Paving with asphalt block on a concrete foundation, the roadway, from North Jane st to Beebe av, 1st Ward. Adopted.

4TH AV.—Paving with asphalt block on a concrete foundation, the roadway, from Washington av to Broadway, 4th Ward. Adopted.

WEBSTER AV.—Pave with asphalt block on a concrete foundation, from Vernon av to Jackson av, 1st Ward. Adopted.

HANCOCK ST.—Pave, from Webster av to Pierce av, 1st Ward. Adopted.

HOPKINS AV.—To extend water main and erect fire hydrants, from Grand av to Main st, 1st Ward. Adopted.

DEKALB AV.—Regulating, grading and paving with sheet asphalt on a concrete foundation, from Onderdonk av to Woodward av, 2d Ward. Adopted.

17TH AV.—Regulating and paving with asphalt blocks on a concrete foundation, from Jackson av to Wilson av, 1st Ward. Adopted.

MADISON ST.—Paving, from Woodward av to Fairview av, 2d Ward. Adopted.

RIDGE ST.—Regulate, grade, curb and flag, from the Boulevard to Ely av, 1st Ward. Adopted.

CAMELIA ST.—To reconsider and rescind the resolution of May 10, 1912, for regulating, curbing, recuring where necessary, and paving with asphalt blocks on a concrete foundation the roadway, from the Boulevard to Crescent st, 1st Ward. Laid over.

SKILLMAN AV.—To legally open, by including the portion from 3d st to Woodside av, 2d Ward. Adopted.

WILBUR AV.—Paving with asphalt block on a concrete foundation, the roadway, from William st to Academy st, 1st Ward. Adopted.

PAYNTAR AV.—Regulating, grading, curbing, flagging and paving with granite blocks on a concrete foundation, from Van Alst av to Crescent st, 1st Ward. Adopted.

SENECA AV.—Regulating, grading, curbing, laying sidewalks and paving with improved granite blocks on a concrete foundation, from Putnam av to Cornelia st, 2d Ward. Adopted.

11TH AV.—Flagging and paving, with asphalt block on a concrete foundation, from Broadway to Graham av, 1st Ward. Adopted.

WILSON AV.—Paving with asphalt block on a concrete foundation the roadway, from Steinway av to 15th av, 1st Ward. Adopted.

GRAHAM AV.—Regulating, grading, curbing and laying sidewalk, and paving with asphalt block on a concrete foundation, from 2d av to Steinway av, 1st Ward. Adopted.

VERMONT AV.—Laying sidewalks and guttering on the east side of VERMONT AV, from Bulwer pl to the Brooklyn borough line, 2d Ward. Adopted.

HANCOCK ST.—Paving with sheet asphalt, on a concrete foundation, from Webster av to Pierce av, 1st Ward. Adopted.

HANCOCK ST.—Paving with sheet asphalt, on a concrete foundation, from Pierce av to Vernon av, 1st Ward. Adopted.

SPOLLER AV.—To erect lights, where necessary, from Corona av to Lawn av, 2d Ward. Adopted.

CAMELIA ST.—Regulating, curbing, recuring where necessary, and paving with asphalt blocks on a concrete foundation, the roadway from the Boulevard to Crescent st, 1st Ward. Laid over.

WASHINGTON AV.—Paving with sheet asphalt on a concrete foundation from 5th av to 9th av, 1st Ward. Adopted, subject to the construction of sewer basins.

ST. FELIX AV.—Opening of ST. FELIX AV, from Old Bergen av south to Alden av, Evergreen. Laid over.

NOTT AV.—To legally open NOTT AV, from Vernon av to the pierhead line of the East river, 1st Ward. Adopted.

NOTT AV.—Regulating, grading, curbing, paving with granite blocks on a concrete foundation NOTT AV, from Vernon av to the east line of a marginal street, as laid out by the Dept. of Docks and Ferries (about 700 ft west of Vernon av), 1st Ward. Adopted.

VERMONT AV.—Regulating, grading, curbing, laying sidewalks and crosswalks, from Bulwer pl to Brooklyn borough line, 2d Ward. Denied.

FREEMAN AV.—Paving with asphalt blocks on a concrete foundation the roadway of FREEMAN AV, from Crescent st to Jackson av, 1st Ward. Adopted.

2D AV.—Regulating, grading, curbing and laying sidewalks in 2D AV, from Wolcott av to a point 400 ft south of Ditmars av, 1st Ward. Adopted.

BEEBE AV.—Paving with asphalt blocks on a concrete foundation the roadway of BEEBE AV, from William st to Academy st, 1st Ward. Adopted.

MYRTLE AV.—Construction of a park basin on the south side of MYRTLE AV, at the west line of the right of way of the Long Island R. R., 2d Ward. Laid over to be referred to the Bureau of Highways.

PROSPECT ST.—Paving with asphalt block on a concrete foundation the roadway from Freeman av to Webster av, 1st Ward. Adopted.

ELM ST.—Paving with asphalt block, on a concrete foundation, from Crescent st to 2d av, 1st Ward. Adopted.

GRAHAM AV.—Regulating, grading, curbing and laying sidewalks and paving with asphalt block on a concrete foundation, from 2d av to Academy st, 2d Ward. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

Proposed Assessments.

The following proposed assessments have been completed and they are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by anyone interested, and all persons who are opposed to the same, or either of them, must file their objections, in writing, with the Secretary of the Board, on or before September 10, at 11 a. m., when testimony will be taken:

BROOKLYN.

ST. JOHN'S PL.—Laying sidewalks bet Utica and Saratoga avs. Area of assessment: Extends to within half the block at the intersecting streets. List 2610.

SEELEY ST AND CONEY ISLAND AV.—Basin, at the southwest corner. Area of assessment: Block 5268. List 2614.

61ST ST.—Paving, bet 6th and 7th avs. Area of assessment: Extends to within half the block at the intersecting streets. List 2612.

RICHMOND.

BENNETT ST, ETC.—Constructing and repairing sidewalks in BENNETT ST, bet Jewett and Richmond avs; HEBERTON AV, bet Post av and north end of street; COLUMBIA ST, bet Richmond terrace and Manor rd; RICH-

MOND TERRACE, bet Columbia st and Nicholas av; MANOR RD, bet Columbia st and Richmond turnpike; RICHMOND AV, bet Morningstar rd and Bergen Point Ferr; SHARPE AV, bet Richmond terrace and Harrison av; JAMES ST, bet Elm st and Sharpe av; GROVE AV, bet Richmond and Sharpe avs; HARRISON AV, bet Nicholas and Richmond avs; MAPLE AV, bet Richmond terrace and Harrison av; ELM ST, bet Richmond terrace and Harrison av; LAFAYETTE AV, bet Richmond terrace and Harrison av; CHURCH ST, bet Richmond av and end of street; ANN ST, bet Richmond av and A B; VREELAND ST, bet Richmond av and Cottage pl; ELIZABETH ST, bet Richmond av and Cottage pl; BOND ST, bet Jewett av and Heberton av; ANDERSON AV, bet Heberton av and Simonson pl; ALBION PL, bet Richmond av and Washington pl; BROADWAY, bet Richmond terrace and end of street; SIMONSON PL, bet Bond and Catherine sts; JEWETT AV, bet Richmond terrace and Elm av, and in HATFIELD AV, bet Nicholas av and Richmond av, 1st and 3d Wards. Area of assessment: Affecting property in the following blocks: 1st Ward—District 4, Plot 2, Blocks 2 and 10; District 6, Plot 1, Block 4; Plot 2, Block 8; Plot 1, Block 4; Plot 2, Block 2; Plot 3, Block 1; Plot 6, Blocks 1 and 2; Plot 4, Block 7; Plot 5, Blocks 79, 82 and 83; District 4, Plot 3, Block 1; District 5, Plot 18, Blocks 2, 4, 7, 8; Plot 19, Block 1; Plot 17, Blocks 1, 7, 10, 13, 16, 18; Plot 14, Block 1, 3d Ward—Blocks 1, 4, 5, 6, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 68b, 69, 163 and 164. List 2552.

By the Supreme Court.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS OF APPRAISAL.

SOUTHFIELD BOULEVARD, RICHMOND.—Acquiring certain real estate, by the City of New York, in the 4th Ward of Richmond, for purposes of water supply. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Sept. 25, at the opening of court, for the appointment of commissioners of appraisal in the above proceeding.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS OF ESTIMATE AND ASSESSMENT.

FLATBUSH AV EXTENSION, BROOKLYN.—Acquiring title to the lands, etc., required for widening FLATBUSH AV EXTENSION bet Concord st and Nassau st, 4th Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on Aug. 28, for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

At Special Term, Part 1, Supreme Court, Manhattan, to be held on Aug. 28, at the opening of court, application will be made for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

EAST 174TH ST, BRONX.—Acquiring title to the lands, etc., required for widening EAST 174TH ST, from Southern Boulevard to West Farms rd, 24th Ward.

PUBLIC PARK, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending the PUBLIC PARK bounded by West 157th st, Edgecombe av and St. Nicholas av, 12th Ward.

FIELDSTON RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending FIELDSTON RD, from West 262d st to the south limit of the property of the Northern Broadway Realty Associates, 24th Ward.

BILLS OF COST.

BARBEY ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BARBEY ST, from Belmont av to New Lots rd, 26th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Aug. 27, at 10.30 a. m.

ASSESSMENTS PAYABLE.

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

BRONX.

GLOVER ST (GRACE AV).—Opening, from Castle Hill av to Westchester av; and DORIS ST, opening from Glebe av to Westchester av, 24th Ward, annexed territory. Area of assessment is obtainable at the Bureau of Assessments and Arrears, Municipal Building, Bronx, Oct. 7.

EAST 181ST ST.—Paving the roadway from Park av to Washington av; from Vyse av to Bryant av; from Washington av to Bathgate av; from Lafontaine av to Clinton av; from Clinton av to Mapes av; from Crotona parkway to Vyse av, and from Bryant av to Boston rd; and setting curb where necessary. Area of assessment: Both sides of 181ST ST, bet Park and Bathgate avs; from Lafontaine av to Mapes av; from Crotona parkway to Boston rd, and to the extent of half the block at the intersecting streets. Oct. 9.

BROOKLYN.

EAST 95TH ST.—Opening from East New York av to Rockaway av, 29th and 32d Wards. Area of assessment comprises one-half the block on each side of EAST 95TH ST, from East New York av to Rockaway av. Oct. 7.

10TH AV.—Sewer, bet 37th and 39th sts, 8th, 29th and 30th Wards. Area of assessment: Blocks 902, 5581, 5582, 5288 and 5289. Oct. 9.

QUEENS.

PUTNAM AV.—Opening, from Brooklyn borough line to Fresh Pond rd, 2d Ward. Area of assessment is obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City, Oct. 7.

FRESH POND RD.—Opening, from Flushing av to Myrtle av, 2d Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City, Oct. 7.

NEW BRONX STREETS.

Status of Public Improvements in the McGraw and Gleason Estates.

Many inquiries are being made by property owners relative to the status of proceedings affecting certain streets in the McGraw and Gleason estates, Borough of The Bronx, and the Bureau of Information in the office of Borough President Miller has prepared the following data at the request of the East Bronx Property Owners' Association.

LELAND AVENUE.

Acquiring title to Leland avenue from Westchester avenue to West Farms Road. Commissioners appointed March 30, 1911; title vested April 1, 1912 to Leland avenue from East 177th street to Westchester avenue. Title vested July 1, 1912, to Leland avenue from Walker avenue to East 177th street. The Commissioners set July 30, 1912, as the date for hearing objections to their abstract of damage and benefit.

Regulating and grading Leland avenue from Walker avenue to Westchester avenue. Advertised for letting on July 16, 1912. Work will probably be begun in a month. Regulating and grading Leland avenue from Westchester avenue to Gleason avenue. Work finished. Assessment list not yet forwarded.

Sewer in Leland avenue from 177th street to Westchester avenue. Work ordered ahead July 8, 1912. Sewer in Leland avenue between McGraw avenue and Wood avenue. Final authorization was granted by Board of Estimate June 27, 1912. Not yet advertised for letting. Branch of sewer in White Plains Road, etc.

THERIOT AVENUE.

Acquiring title to Theriot avenue from Gleason avenue to West Farms road. This proceeding is one in conjunction with Leland avenue. Commissioners heard objections to their preliminary abstract of damage and benefit on July 30, 1912. Title vested November 1, 1911, to Theriot avenue, between northern line of Wood avenue and Gleason avenue.

Regulating and grading Theriot avenue between Wood avenue and Gleason avenue. In progress. Sewer in Theriot avenue between East 177th street and Wood avenue, and branch of sewer in White Plains Road. Finally authorized June 27, 1912. Not yet advertised for a letting. Sewer in Theriot avenue between East 177th street and Westchester avenue. Branch of sewer in East 177th street and branches. Work ordered ahead July 8, 1912.

GLEASON AVENUE.

Acquiring title to Gleason avenue between Metcalf avenue and Zerega avenue. Commissioners appointed July 7, 1911. In progress. Title vested only between Pugsley avenue and Havemeyer avenue.

BEACH AVENUE.

Acquiring title to Beach avenue from Gleason avenue to West Farms road, and Taylor avenue from Westchester avenue to West Farms road. Commissioner appointed March 8, 1912. In progress. Commissioners received proofs of title and took testimony during April and May, 1912.

Acquiring title to Beach avenue (60 feet) from Gleason avenue, south to Bronx River avenue. Commissioners appointed March 30, 1911. In progress. Final damage and benefit maps forwarded to Bureau of Street Openings June 21, 1912.

Regulating and grading Beach avenue between Bronx River avenue and Westchester avenue, &c. Preliminary authorization granted May 16, 1912.

Sewer in Beach avenue between Wood and Randolph avenues. Preliminary authorization granted June 27, 1912.

COMMONWEALTH AVENUE.

Acquiring title to Commonwealth avenue from Westchester avenue to West Farms road. Part of St. Lawrence avenue proceeding. In progress. See St. Lawrence avenue.

Paving with bituminous concrete (prel. pav't) Commonwealth avenue from Walker avenue to Merrill street. Final authorization granted July 11, 1912.

Sewer in Commonwealth avenue between Beacon and Tremont avenues. Resolution adopted by Local Board May 8, 1912.

Sewer in Commonwealth avenue between Tremont avenue and Merrill street. Resolution adopted by Local Board April 15, 1912.

WHITE PLAINS ROAD.

Acquiring title to White Plains road from West Farms road to the bulkhead line of the East River. Commissioners appointed July 26, 1910. In progress. Title vested January 2, 1912, to White Plains road from West Farms road to Westchester avenue.

Regulating and grading White Plains avenue from Walker avenue to Westchester avenue. Work will proceed after sewer has been completed between Walker and Westchester avenues.

Sewer and branches in White Plains rd, between East 177th st and Walker av. Final authorization granted June 27, 1912. Not yet advertised for a letting.

WOOD AVENUE.

Acquiring title to Wood av from Beach av to Storrow av. Commissioners appointed

March 1, 1909. In progress. Title to vest Aug. 1, 1912, to Wood av, bet Beach av and White Plains rd.

Sewer in Wood av, bet White Plains rd and Beach av. Finally authorized June 27, 1912. Branch of sewer in White Plains rd, etc.

M'GRAW AVENUE.

Acquiring title to McGraw av, bet Beach av and Unionport rd. Commissioners appointed March 30, 1911. In progress. Title to vest Aug. 1, 1912, to McGraw av, bet west line of Taylor av and Theriot av and from White Plains rd to East 177th st.

Regulating grading, etc., McGraw av, bet White Plains rd and East 177th st. Finally authorized June 27, 1912. Branch of sewer in White Plains rd, etc.

Sewer in McGraw av, bet Theriot and Taylor avs. Advertised for a letting on July 16, 1912.

Regulating, grading, etc., McGraw av, bet Unionport rd and Beach av. Preliminary authorization granted July 11, 1912.

WESTCHESTER AVENUE.

Acquiring title to Westchester av, from Bronx River to Main st. In progress. Final report of commissioners not yet presented for confirmation. Probably this fall.

Sewer in Westchester av, bet Pugsley and Theriot avs, and Plaza at the intersection of East 177th st and Westchester av. Work ordered ahead July 8, 1912.

EAST 177TH STREET.

EAST 177TH ST.—Sewer in East 177th st, bet Pugsley and Leland avs and south side of East 177th st, bet Leland and Theriot avs. Work ordered ahead July 8, 1912.

Sewer in East 177th st, bet McGraw av and Theriot av. Finally authorized June 27, 1912. Branch of sewer in White Plains rd, etc.

Sewer in East 177th st, bet Pugsley av and summit west of Gleason av and 177th st, south side, bet Ellis and Gleason avs, work in progress. Branch of sewer in Haviland av, etc.

Paving with bituminous concrete (preliminary pavement) bet Walker and Westchester avs. Resolution adopted by Local Board May 28, 1912.

TAYLOR AVENUE.

Acquiring title to Taylor av, from Westchester av to West Farms rd. Commissioners appointed March 8, 1912. In progress. Commissioners received proofs of title and took testimony during April and May, 1912. Part of Beach av proceeding.

Sewer in Taylor av, bet Wood and Westchester avs. Preliminary authorization June 27, 1912.

regulating, grading, etc., Taylor av, between East River and Westchester av. Resolution adopted by Local Board February 15, 1911. Title not vested.

ARCHER STREET—GUERLAIN STREET.

Acquiring title to Archer st, bet Beach av and White Plains rd, Guerlain st from Beach av to Tremont av. In progress. Commissioners appointed March 1, 1909.

ST. LAWRENCE AVENUE.

Acquiring title to St. Lawrence av, from Westchester av to West Farms rd. In progress. Commissioners received objections to their estimate of damage and benefit during June, 1912.

Acquiring title to St. Lawrence av, from Westchester av to Clason Point rd. Final reports of commissioners were to have been presented for confirmation on July 18, 1912.

Sewer in St. Lawrence av from Tremont av to Randolph av. Resolution adopted by Local Board May 8, 1912.

Regulating and grading St. Lawrence av from West Farms rd to Westchester av. Work now in progress.

Paving with bituminous concrete (preliminary pavement) bet Walker av and Merrill st. Final authorization granted July 11, 1912.

ROSEDALE AVENUE.

Acquiring title to Rosedale av, bet Westchester av and West Farms rd. In progress. Commissioners received objections to their estimates of damage and benefit during June, 1912. Part of St. Lawrence av proceeding.

Regulating, grading, etc., Rosedale av, bet Walker av and Tremont av. Preliminary authorization granted June 27, 1912.

Steinway Tunnel Cars.

William R. Wilcox, chairman of the Public Service Commission, states that the Steinway tunnel in about a year would be ready for the operation of cars from Manhattan to Queens Borough.

New Fire Headquarters' Site.

Fire Commissioner Johnson has a scheme for a new fire headquarters for both New York and Brooklyn. His plan contemplates purchasing a city block between the Williamsburg and Queensboro bridges.

The Commissioner had experts look over the situation, and they reported that the necessary site on the East River could be bought for \$1,000,000 and for another million the necessary buildings, including repair shops, training stables and storehouses, could be put up. By the sale of the present Fire Department sites the city would obtain \$3,405,000, thus making \$1,405,000. The Commissioner has asked the Board of Estimate to approve the plan and make a "loan" of \$2,000,000.

—Taylor, Dongan, Bodine and other streets in West New Brighton are being put in shape for asphalt pavements. A good-sized Italian army is on the job.

REAL ESTATE NEWS.

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

Brooklyn Contributed A Notable Sale Comprising 42 Houses—Other Transactions of Interest.

The total number of sales reported in this issue for Manhattan and the Bronx is 40, of which 17 were below 59th street and 10 above, and 13 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 77 and in the Bronx 105. The total amount was \$5,624,850.

The amount involved in auction sales this week was \$704,016, and since January, \$34,380,499.

Sale of the Equitable Block.

The thirty-six story office building, which the new owners of the Equitable site propose to erect, will contain about 1,105,000 square feet of rentable space. Of this amount, it was said at the office of the architects, F. M. Andrews & Co., 75,000 square feet will be in the basement and sub-basement, 50,000 on the ground and mezzanine floors, and 980,000 on the remaining floors, designed particularly for office use. These figures are rough estimates, intended to give some idea of the renting capacity of the building, the plan of which has not yet been worked out in detail. At the office of the Equitable Life it was said that no estimate could be given of the space which the insurance company will occupy as tenant in the new structure, which is to be known as the Equitable Building.

The Equitable site, comprising the block bounded by Broadway and Pine, Nassau and Cedar streets, was bought this week from the Equitable Life Assurance Society by the Du Pont Company, a newly organized corporation with a capitalization of \$12,000,000. The officers and directors are T. Coleman du Pont of Wilmington, president; Frank M. Andrews of New York, vice-president; L. L. Dunham of Wilmington, Del., secretary and treasurer; William A. Ulman of New York, director, and Paul E. Wilson of Wilmington, director. Mr. Ulman is general counsel for the company.

F. M. Andrews & Co. of this city are the architects in charge of the building operation and Ernest Graham of Chicago, a member of the D. H. Burnham Company, is the consulting architect. L. J. Horowitz, president of the Thompson-Starrett Company, is associated with those engaged in the enterprise and the general contracting work is to be done by his company. Particulars relating to the plan of the building will be found in the building news section of the Record and Guide. The site was held at \$14,000,000.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GRAMERCY PARK.—Douglas Robinson, Chas. S. Brown Co., sold for the estate of Benjamin and Franklin Lee the 4-sty high stoop dwelling at 3 Gramercy Park, on lot 26.3x110, on the west side of the park, 52.6 ft south of 21st st.

GREENWICH ST.—L. Minzie sold for Julius Schulz to a builder, who will erect a loft building 712 Greenwich st, between West 10th and Charles sts, a 2-sty frame dwelling, on plot 25x102xirregular.

WORTH ST.—Daniel Birdsall & Co. and Chas. F. Noyes Co. sold for the Colonial Real Estate Co. the 5-sty basement and sub-basement building, at 107 Worth st, on lot 25x100, running through to Catherine alley.

WORTH ST.—Charles F. Noyes Co., in conjunction with Daniel Birdsall & Co., sold for all cash to an investor the 5-sty basement and sub-cellar building, 105 Worth st, covering a lot 25x100 and running through to Catherine Alley. The Noyes Co. has leased the building for a period of 10 years to a large paper and twine house now located in the County Court House zone.

4TH ST.—Crist & Herrick sold for the estate of Rachel Banta the old family residence at 294 West 4th st, between West 11th and Bank sts, to a client.

11TH ST.—A. M. Hornstein sold for D. Strauss 640 East 11th st, a 5-sty dwelling, on a lot 25x94.9. The buyer is Louis Trumoff.

22D ST.—Paul A. McGodrick and Vancan A. Clarke sold to an all cash buyer 423 East 22d st, a 4-sty cold water tenement, on plot 31.6x100.

28TH ST.—The H. M. Weill Co. sold for Annie Mitchell the 3-sty dwelling at 407 West 28th st, on lot 20x100, to the City of New York, who will improve it with a public bathhouse.

28TH ST.—William A. White & Sons sold for Sarah Duncan Naylor and Mary G. Naylor 26 East 28th st, a 3-sty building, 25x100 ft, 100 ft from Madison av.

45TH ST.—The Seaboard Realty Co., Irons & Todd, bought from Susie E. Fitchett the two 4-sty dwellings at 46 to 50 West 50th st. The houses cover a lot 49x100.5 adjoining the Hotel Seymour, which is owned by the company. The property was bought to prevent its going into the hands of a company which planned to erect a 16-sty loft building on the plot, thereby shutting off the westerly light of the hotel. Hayes & Robertson were the brokers.

50TH ST.—Louis H. Lowenstein bought for an investing client 335 East 50th st, a 4-sty dwelling on lot 16x100. Henry G. Leist was the broker representing the seller.

55TH ST.—Ames & Co. sold for Nellie L. Archer to Fisher and Irving Lewine and I. H. Kempner the 4-sty dwelling, 18.9x75, at 255 West 55th st, between Broadway and 8th av.

58TH ST.—E. E. Tisch & Co. sold for Stein Bros. estate, 214 East 58th st, a 3-sty dwelling, on plot 20x100, to a client who will improve same.

2D AV.—Ogden & Clarkson and E. P. Gallard sold to D. H. Jackson Co., 710 to 716 2d av, four 4-sty tenements and stores, on a plot 100x100, including the northeast corner of 38th st and 2d av. The seller is the estate of Mary B. Robinson.

5TH AV.—The Camolin Realty Co. (Andrew J. Connick and Max Marx) sold to Elmer A. Darling, 206 5th av, running through to 1126 Broadway, between 25th and 26th sts, facing Madison sq. The property measures 28.2 ft. on 5th av and 30.3 ft on Broadway. The southerly line is 101.7 ft and the northerly line 112.4 ft. A 5-sty building occupies the site.

5TH AV.—Cross & Brown Co. sold for Nathan Sobel to Mrs. W. B. Crocker, the head of the exclusive mourning millinery house, now located at 402 5th av, the leasehold at 375 5th av. After extensive alterations the new lessee will occupy the premises. The "Crocker" establishment has been located at 402 5th av for the past 12 years and was one of the first millinery houses to move above 34th st.

Manhattan—North of 59th Street.

62D ST.—William P. Davidge sold 117 East 62d st, a 3-sty dwelling, on lot 16x67.11, between Lexington and Park avs.

73D ST.—Wyllis Terry bought the 4-sty dwelling at 120 East 73d st, on lot 18.9x102.2, between Park and Lexington avs, from Ida Kassel.

85TH ST.—The Cross & Brown Co. sold the 4-sty dwelling at 122 West 85th st on plot 18.6x102.2 to Edna N. Moore.

111TH ST.—A. V. Amy & Co. sold for Henry Dellatre 21 East 111th st, a 3-sty building, on lot 20x100.11.

113TH ST.—William F. Baker and William A. Darling sold for the Maze Realty Co. the Huntingfield at 615 and 617 West 113th st, an 8-sty elevator apartment house on a plot 50x100.11 on the north side of the st, between Broadway and Riverside dr. The Sheer, Ginsburg Realty and Construction Co. are the buyers. In part payment for the Huntingfield the buyers gave 220 and 222 Cherry st a 6-sty modern flat on plot 37.6x163xirregular.

115TH ST.—Charles Newmark sold the 9-sty apartment house at 610 West 115th st, on plot 50x100.11, between Riverside Drive and Broadway.

121ST ST.—Smith & Phelps sold the 3-sty brick dwelling, 17x50x80 and known as 518 East 121st st, to the Value Realty Co.

150TH ST.—Pease & Elliman sold for Susan O'Meara and Mary Eltinge 154 West 150th st, a 3-sty dwelling, on lot 16.8x100, to an investor.

SHERMAN AV.—The Bendheim Construction Co. bought from Henry Corn, through Warren F. Johnson, the southeast corner of Sherman av and Academy st, a plot fronting 160 ft on Academy st and 350 ft on Sherman av; also a plot on the west side of Post av, fronting 250 ft with a depth of 150, 100 ft south of Academy st; the combined parcels comprising about 26½ lots. In part payment, the Bendheim Construction Co. gave the two 5-sty houses, each on plot 50x150, on the west side of Vermilyea av, 150 ft south of Academy st; the houses were just completed by the seller and are fully rented.

7TH AV.—A. V. Amy & Co. resold for Harry Rosenthal, 1829 7th av, a 5-sty flat, on plot 37.6x100, between 111th and 112th sts.

Bronx.

FAILE ST.—The Bronx Realty Co. sold to a Mr. Montgomery, 642 Faile st, a 2-sty dwelling, on lot 25x100.

PERRY ST.—Fred A. Carl sold for the Melvin Realty Co., Henry Fridmen, president, to an investor, 45 Perry st, a 5-sty flat, 27.6x110, which recently was taken in part payment for the Blenheim Court, at the northwest corner of St. Nicholas av and 177th st, a 6-sty elevated apartment house, on a plot 95x100.

TIFFANY ST.—Elias A. Cohen bought from Martin J. Early a vacant plot, 50x100, in the east side of Tiffany st, 100 ft north of 165th st. He also has bought from the same seller a vacant plot, 50x113, on the east side of Concord av, 25 ft south of 145th st.

179TH ST.—Smith & Phelps sold the plot 40x29 ft on the north side of 179th st, 110 ft east of Prospect av, and have also resold same for the purchaser.

213TH ST.—M. J. Gaffney sold a plot of 20 lots in 213th st, between Woodlawn rd and Jerome av.

BROOK AV.—Paul Bultmann sold the 5-sty double flat at 365 Brook av for Sol. Sulzberger to an investor, who gave in part payment the 2-family dwelling at 3289 Decatur av on lot 25x100.

CLINTON AV.—The T. J. McGuire Construction Co. sold 2076 Clinton av, a 5-sty apartment house, on plot 42x120, nr 180th st.

LA FONTAINE AV.—Platt & Albert sold for Amella Koch 2021 La Fontaine av, a 5-sty apartment house, 37.6x100, to Irving G. Schreyer.

PROSPECT AV.—Alexander Selkin sold for Samuel Brenner, 989 Prospect av, a 1-family house, on lot 25x156.88, between 163d and 164th sts, to Wolf Burland.

SIMPSON ST.—Abraham Weiss sold to Moritz Rosenstrauch 1073 Simpson st, a 5-sty tenement, on plot 37.6x100.

TREMONT TERRACE.—Senior & Stout, Inc., and George Costar sold for Katherine Colvill and Henrietta Schmidt to Henry Osterhout a plot of 12 lots at Tremont terrace.

WASHINGTON AV.—Smith & Phelps sold the vacant lot at the southwest corner of 184th st and Washington av, running through to Bassford av. The purchaser will improve the site.

WEBSTER AV.—Harry B. Davis sold to the J. Schwartz Contracting Co. the plot 120x90 on the east side of Webster av, 100 ft north of 182d st. The buyer will erect three 5-sty apartment houses.

Brooklyn.

MIDWOOD ST.—Charles R. Stevenson bought from Theodosia W. Vail the 2-sty and basement brownstone dwelling at 175 Midwood st.

MONROE PL.—The Kings and Westchester Land Co. bought the Harrison estate property at 42 Monroe pl, occupied for many years by the Brooklyn Latin School.

UNION ST.—John Pullman Real Estate Co. sold 687 Union st, nr 4th av, a 4-sty double brick tenement, 25x60x100, for Louis Eschelbach to James Farnelli for investment.

EAST 25TH ST.—The Henry Meyer Building Co. has sold to The Realty Associates 42 new 2-sty and cellar brick and stone dwellings, each on a lot 20x100, situated in both the east and west side of East 25th st, between Av D and Clarendon rd. This is the largest transaction in Brooklyn real estate made this year.

52D ST.—Charles E. Miller sold for Albert and Agnes Hansen the 2-sty two-family brick house at 524 52d st.

50TH ST.—Charles E. Miller sold for Stephen Martin the 2-sty two-family house at 460 50th st.

50TH ST.—E. A. Johnson & Co. sold for D. Leuzzi and A. Gangemi to Katherine M. Farrell, 1118 50th st, a 2-sty dwelling on lot 20x100.

71ST ST.—Frank A. Seaver sold 5 lots in the south side of 71st st, 160 ft east of 10th av, for Mabel Hobbs to the Johnson Constructing Co., who will erect 2 family brick dwellings.

BEDFORD AV.—An investor bought from Mrs. A. Kane 1983 Bedford av, a 4-family brick apartment for \$23,000.

PARKSIDE AV.—H. M. Knickerbocker sold to a client of the Westwood Realty Co. 389 Parkside av, a 3-sty brick duplex house, for \$17,500. The buyer is an investor.

5TH AV.—Tutino & Cerny sold for John H. Bahrenburg to William Lesnick for investment the 3-sty brick business building, on plot 19.5x100, known as 5106 5th av. These brokers have sold buildings to the amount of \$750,000 on this avenue in the past 2 months, this being the 2d sale of this particular property in the past week.

CONEY ISLAND.—G. Frank Langtrety sold to Herbert A. Brandstein 25 lots in 24th st bet Mermaid and Neptune avs, for \$15,000, and to William C. Canning, builder, 8 lots in 31st st, between Surf and Railroad avs, for \$12,000.

Queens.

ARVERNE, L. I.—Molle & Mejo, builders of Rockaway Beach, bought from the Somerville Realty Co. 58 lots at Somerville Park, on the east and west sides of Summerfield av, between the right of way of the Long Island Railroad and Amstel boulevard. The buyers will erect 25 seven and nine-room cottages, 2½ stys in height.

ARVERNE, L. I.—The Somerville Realty Co. sold to Joseph Knecht, a plot 60x100 at the southeast corner of Morris and Clarence avs; to Julia Bonner, 2 lots on the west side of Clarence av, south of Morris av; to J. Spinghill, 2 lots on the north side of Amstel boulevard, west of Remington av; to G. Levy 2 lots on the west side of Gaston av, and to Edgar K. Woods, a plot 50x100, at the southwest corner of Remington av and Amstel boulevard.

FAR ROCKAWAY.—The Lewis H. May Co. resold for James Ross the Arklow, fronting on Ocean av, to Eugene L. Lezinsky for occupancy.

JAMAICA, L. I.—The Howard Estates Developing Co. sold a plot to C. F. Meyer and has contracted to build a bungalow for him for immediate occupancy.

HEWLETT, L. I.—E. S. & S. F. Voss sold for Mrs. P. J. Brune 3 acres to the Hewlett Bay Co.

LAWRENCE, L. I.—J. Edgar Leaycraft & Co., sold for Brown Bros. the Loughman property comprising 4 acres, a country house, and out-buildings. The property has a large frontage on Briarwood Crossing, adjoining the Rockaway Hunt Club. It has been held at \$125,000. The new owner is Mrs. Henrietta C. Schroeder Burley, who takes the estate in trade for the Shenandoah and Chesapeake apartments at 145 to 155 Audubon av, which were bought recently by Brown Bros.

ROCKAWAY BEACH.—G. Taus & Son sold for Alfred Cohen the northeast corner, fronting on the boulevard and Ward av to the Banford Realty Co., who will improve by erecting 14 stores and apartments; for Mrs. C. G. Buck, a plot of 3 lots at South Pleasant av to a client for investment; for Mrs. Fannie Baff, her cottage at 23 Dodge av, to Mrs.

Jennie Klein, who will occupy, and resold for I. Zaret a plot of 4 lots at South Park av, to a client, who will improve by erecting two semi-detached fireproof dwellings.

ROCKAWAY PARK.—The Rockaway Park Realty Co. sold a plot 30x100 on the east side of 5th av, 100 ft south of Washington av, to a client, who intends to erect a garage thereon.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. sold to John A. Baum, 168 Brinkmeyer av, a 6-room bungalow; to James Lickner 37 Boss av, a 7-room house; to Frank Rickels 22 Helen av, a similar house; to C. O. Preston 2 lots at the northwest corner of Attalie and Presberger avs; to E. Shafer 2 lots on the east side of Boss av, nr Rockaway boulevard, and to J. McInerney 1 lot on the east side of Lincoln av, 60 ft north of Helen av.

WOODMERE, L. I.—The Woodmere Homes Construction Co. sold to George S. Woodward, of New York City, a plot 60x150, in Linden st, between Central av and Cedar la. Henry Hotchner was the broker.

CORONA, L. I.—A plot 75x100 in the west side of 40th st, 150 ft south of Hayes av, was bought by James F. and William A. Waldron from Thomas Daly. The buyers will erect a 2-sty dwelling.

HOLLIS TERRACE, L. I.—The Regal Land and Improvement Co. sold plots to J. Winkelman, W. Muller, E. Smeke, J. Dexheimer and A. Stuelenrack.

Richmond.

OAKWOOD HEIGHTS, S. I.—A large tract of land has been bought by Captain Thomas S. Baldwin, the aviator and aeroplane builder. The property, which is close to the Great Kills, will be improved with a factory for the manufacture of aerial machines.

SUNNYMEDE, S. I.—W. F. Banks sold for the Ockerhausen estate the old homestead and 3 acres orchard, known as Sunnymede, on the old town rd, nr the lower bay, to a religious institution in Manhattan.

Suburban.

BAYONNE, N. J.—Mutual Benefit Investment Co. sold to George E. Keenen a plot 95x200 in the east side of Agnes st, nr 18th st.

BELLEVILLE, N. J.—Robert B. Stoutenburg sold for A. G. Palzer to Julius Indendorff an acre of land and two frame dwellings in John st; also for Joseph B. Bradner to William J. and Francis M. Hale 6 lots in Newark av, Bradley Beach.

FLORAL GARDEN, L. I.—The Nicholls-Ritter-Goodnow Realty Co. sold to Henry P. Schlegel the residence on the corner of Admont av and New Hyde Park rd.

FLORAL PARK, L. I.—The Windsor Land and Improvement Co. sold to J. and A. Cunningham a plot 40x100 in Beach st; to M. A. King a plot 60x100 on Violet av and Mignonette st; to M. Deppe a plot 100x50 on Violet av; to B. Byrne a plot 40x100 on Geranium av; to V. C. Bell, in trust for Clara Backer, a plot 20x132 on Plainfield av.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold to C. A. Cleary a plot 40x139 on Rosedale av; to A. M. Brandt a plot 80x100 in Allen st; to L. Brenner a plot 60x100 on Oceanside av and Lawson st.

HICKSVILLE, L. I.—The Stormfelfitz-Lovely-Neville Co. sold a quarter acre on Main Parkway to W. A. Strandell; a half-acre on Pine Drive to William Otto; a quarter acre on Northern Parkway to Fred Rosser, and on Northern Parkway and Oak Drive, a half-acre to P. Gillings.

JERSEY CITY, N. J.—Louis H. Morten sold to the East Jersey Realty Co., in the Greenville section, 8 lots in the east side of Ocean av, corner of Becker pl, 8 on the west side of Garfield av, 21 on the north side, and 20 on the south side of Becker pl, between Ocean and Garfield avs.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Leon Noel, of 156 5th av, a large plot on the north side of Arleigh rd, between Park la and West dr. Mr. Noel will immediately begin the erection of a house costing about \$20,000, for his own occupancy, from plans by Willaur, Shape & Bready, architects.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to J. J. Geagan, of 440 Riverside dr, the plot with 262 ft frontage on the southeast corner of Beverly rd and Park rd for \$9,000.

LARCHMONT, N. Y.—Pease & Elliman leased for Mrs. W. C. Thrall her place on Pryer Point to John M. Toucey; also for W. K. Post his property at Bayport, L. I., to J. J. Belden, and for Sherwood B. Ferris, Doctor's Island, in the Adirondacks, to W. J. Pepperman.

MONTAUK PARK, L. I.—Goldner & Goldberg bought of W. N. Ingram, broker, 6 lots for a country home.

MOUNT KISCO, N. Y.—George B. Cranston sold to a Mr. Enslin, of New York, for Clarence Mott, his residence.

MOUNT VERNON, N. Y.—Burke Stone sold for H. R. Charlton to John Borup, of Tuckahoe, the dwelling at 306 South 6th av.

NEPONSET, L. I.—The Neponset Realty Co. sold a plot of 6 lots fronting on the ocean to Robert A. Drysdale, who has had plans prepared for a 15-room house, to be built immediately; to P. Harvey Middleton, a 9-room house and plot 40x100 in Dakota st; to Mrs. Charles H. Crooks a plot 40x100 in Seminole st, and to Charles H. Crooks a plot 40x100 in Ontario st.

NEWARK, N. J.—Charles J. Kiernan sold for Charles T. Shipman to Mrs. E. C. Hess, 426 Summer av, a residence on a lot 25x100.

NEW ROCHELLE, N. Y.—Kurz & Uren sold for Mrs. Davis a plot 51.6x150 on the north side of Beechwood av, 400 ft west of Main st.

OCEANSIDE, L. I.—The Windsor Land and Improvement Co. sold to Della O'Rourke, L. Winckler, M. Muenckler, F. Kehl, L. and F. Proell and N. J. and I. A. Lamb each a plot 40x100 on Windsor Parkway; to A. Markussen, E. E. Croil, K. Frank, J. Muckstadt each a plot 20x126 on Merrifield av; to A. Markussen a plot 40x100 on Bayside av; to Thomas A. Graham a plot 40x100 on Eyside av and Hoke av; to F. W. and A. R. Witzel a plot 40x100 on Ebert av; to Julius Ricke a plot 60 x100 on Windsor Parkway and Dambly av; to J. H. Tienken a plot 101x100 on Dambly av and Anchor av; to John G. Riehl a plot 40x100 on Ebert av; to P. J. Cochlin a plot 80x100 on Dambly & Perkins avs.

RIVERVALE, N. Y.—Dudley P. Power sold the Defressignes property, consisting of 30 acres and buildings, to a contractor, who intends to make extensive alterations. Mr. Power also sold for Clifford C. Goodwin a tract of 15 acres to the N. T. Hegeman Co., of Manhattan, for development.

ROCKVILLE CENTRE, L. I.—The Windsor Land and Improvement Co. sold to J. Michaska a plot 20x87 on Lake View av; to M. Furber a plot 40x95 on Forrest av; to F. E. Hedberg a plot 60x100 on Harvey av and Bedell st.

VALLEY STREAM, L. I.—The Windsor Land and Improvement Co. sold to A. Hollinger a plot 80x100 and to May Kelly a plot 40x100 in Oxford st; to P. Larsen and J. Loewith and H. Geisenheimer each a plot 40x100 on Beverly Parkway; to Margaret Moynihan a plot 40x 100 in Cottage st; to C. and L. Stolz a plot 95x92 on Aqueduct av; to J. and M. Meany a plot 40x100 on Grove av; to D. Rochblum a plot 40x100 in Fenimore st.

YONKERS, N. Y.—A. Blumenthal sold for Frederick Weiss to Mrs. Anna McGuire the 3-sty dwelling, on plot 50x100, at 133 Bruce av.

YONKERS, N. Y.—The property of the Eastman Kodak Co., comprising 4 acres, was sold by J. Prescott Gage and M. A. Broderick to a western chemical concern.

LEASES—MANHATTAN.

THE DEGELMAN REALTY CO. leased to the Emilio Amusement Co. for a long term of years 2138 3d av, nr 116th st, to be used as a moving picture and vaudeville theatre.

DENZER BROS. leased for the Misses M. A. & S. E. Watson et al to J. Jacobson, the store and basement at 46 to 50 Greene st; also for the Fluri Construction Co. to Malvin Licher the 11th loft at 65 to 67 West Houston st; for Hiram J. Hays to Solomon Weitz, the 2d loft at 24 West 17th st; for Morris Frank & Son to Albert Casale the 6th loft at 36 West 22d st; for Linder & Berger to Abraham Bloom the 1st loft at 6 Bond st; for the Nacerima Co. to Thomas D. Pallansch, the store and basement at 116 Bowery; for J. L. Levy to Nicholas Demasco the basement store at 8 West 17th st; for F. F. Hatcliffe to Samuel Field the 2d loft at 15 West 17th st; for J. Spieles to Capple & Kornbloch a loft at 462 West Broadway.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in 840 Park av to George Barton French, and an apartment in 383 Park av to Edgar W. Leonard.

FISH & MARVIN leased the residence of Miss Violet Oakley at Lawrence Park West, Yonkers, to Charles E. Gardner, of the firm of Harris, Forbes & Co. The property consists of a large stone house on about an acre of ground divided into splendid gardens. It is just opposite the Country Club.

FREDERICK FOX & CO. leased for A. J. Crawford & Co. for a long term of years the 6-sty mercantile building at 141 to 45 West 26th st, which was recently vacated by them to Apse & Handel, who will make extensive alterations.

HELLER & SUSSMAN leased for M. & L. Jarmulowsky the 6-sty tenement house, 87 and 89 East 11th st, for \$14,000.

S. LINDAU & CO., furriers, formerly of West 23d st, leased the store and upper floor in the McDonald Building, 6th av and 32d st, for five years. Extensive alterations will be made.

CHARLES F. NOYES CO. leased the last remaining loft in the new 10-sty Turnbull Building, at the southwest corner of Grand and Centre sts, to Taggart-West, Inc. The building was completed May 1st last and has rapidly filled. The same brokers also rented the 5th floor of the new C. & M. Building, corner of Pearl and Elm sts, to Poor's Railway Manual Co., and a floor in 61 to 63 Varick st to the Myers Manufacturing Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for J. Wray Cleveland to F. H. Greenebaum, 131 East 64th st, a 5-sty American basement dwelling. The lease is for a term of five years.

F. R. WOOD, W. H. DOLSON CO. leased for the United States Trust Co., executor and trustee for the estate of Joseph Lazarus, the 4-sty and basement dwelling at 128 West 85th st, to George E. Pearson, for a term of years.

BARNETT & CO. leased the store at 2296 3d av; also for the Schulte Realty Co., the 3-sty brownstone dwelling at 1939 Madison av, and for other clients the dwellings at 53 East 123d st and 116 East 128th st.

DANIEL BIRDSALL & CO. rented for the Haigt estate the store, basement and sub-basement, containing 33,000 sq ft, at 515 to 517 Broadway, to Brummel & Mendelsohn; also for the same estate, 10,000 sq ft at 519 Broadway, to the A. J. Tower Co.

JOHN W. BRETT leased a store at 40 West 38th st to the Piccadilly shop; also the store at 58 West 38th st to S. Satinsky.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 351 West 56th st to Rona E. Read.

ARTHUR H. COHEN leased space on the 8th floor of the Masonic Building to Harris

Goldman; also the store at 1543 Broadway to I. D. & W. L. Rothschild for 5 years.

CROSS & BROWN CO. leased the entire 5-sty building, 60 West 23d st, for a term of years to F. C. Gevin. This building is a portion of the premises formerly occupied by Best & Co. before their removal to 5th av.

B. CRYSTAL & SON leased the 7th floor in 47 and 49 West st to the Globe Printing Co. and the store in 50 West st to the Interstate News Co.

LEROY COVENTRY rented for a term of years 276 West 89th st to Mrs. Hattie G. Bousch.

LOWENFELD & PFEIFFER leased the store at 1405 Madison av for a term of years.

GEORGE V. McNALLY rented for George A. Branigan, of Defiance, Ohio, the store and basement at 148 West 67th st, to Dominick Scola for 5 years, and for the same owner the store and basement at 164 West 66th st to Dominick Dalba for 3 years.

WILLIAM R. MOORE leased at 17 West 45th st to Wolf & Co. the 5th loft; at 22 West 46th st to Shaw & Co. the 2d loft, and space at 67 West 46th st to Mary Walsh.

CHARLES F. NOYES CO. leased 4 lofts at 192 Front st to the Panama Banana Food Co.; lofts in 221 Pearl st to Adams & Son; in 247 Pearl st to Clayton Chemical Co., and store and basement at 46 Gold st to Edward Rouboud; also leased in the new 19-sty Masonic Building, at 71 West 23d st, northeast corner of 6th av. The entire 2d floor has been rented to the M. Wilbur Dyer Co. for a long term of years at about \$8,000 per annum. A large part of the 3d floor has been leased to the Epstein Underwear Co.; one-half of the 8th floor to Harris Goldman; a large portion of the 10th floor to Philip Mark & Co.; one-third of the 9th floor to the Antoinette Garment Mfg. Co., and other space throughout the building to Mendelson Bros., of San Francisco; Bernhard Kutz; Bohm Pearl Button Works; Claremont Waist Co.; Simone Cap Co.; Hellbron & Berger and Morris Hyman & Co.

PEASE & ELLIMAN leased in conjunction with Wilmerding & Field for T. J. Oakley and Philip Rhinelander, the new 5-sty, 20-ft American basement, at 30 West 52d st, adjoining Mr. Oakley Rhinelander's own residence, to Mr. J. Macy Willets, for his own occupancy; also leased apartments to Miss Irene Fenwick at 104 East 40th st; to Miss Edna Boardman, at 105 East 15th st to Benjamin Vian at 112 East 17th st; to Miss M. Burr at 510 Park av, J. B. Wilson at 56 West 11th st and R. M. Baer, at 7 East 39th st; for Mrs. W. C. Thrall her place on Pryer Point, Larchmont, N. Y., to John M. Toucey; for W. K. Post his property at Bayport, L. I., to J. J. Belden, and for Sherwood B. Ferris, Doctor's Island in the Adirondacks to W. J. Pepperman.

MARK RAFALSKY & CO. leased for the Raiman-Raymon Co. to the Carolyn Laundry Co. the store at 583 Columbus av; also for Robert McWilliams to Dr. Bisch the dwelling at 768 West End av.

JOHN D. ROCKEFELLER, JR., rented an apartment in the former Kinney house at 19 West 54th st to Dr. William Jarvie Turner, of Brooklyn. The house, which is opposite Mr. Rockefeller's residence, was recently altered by him into doctors offices and bachelor apartments.

SENIOR & STOUT, INC., leased for the Thacher estate the dwelling at 77 West 50th st to Dr. Daniel S. Dougherty, and for Auguste Rosenberg the dwelling at 122 West 58th st to Mrs. A. K. Reynolds.

JULIUS FRIEND-EDWARD M. LEWIS CO. leased for Charles H. Roman, 5,000 sq. ft. of floor space in building at 147 to 149 West 22d st to Sobel, Feldstein & Sahlein; for the Rita Building Co., offices in building at 123 to 130 East 23d st to Edward Prince and the Huling Co.; for the Sorosis Waist Co., 3,500 sq. ft. of floor space to the Drubin Co. in building at 147 to 149 West 25th st; for Adelaide S. Jordan entire building at 420 to 422 West 14th st to Lenyets Bros.; subleased for D. Werdenschlag 878 Park av, balance of his lease and for Mrs. Annie E. Leverich as owner, the same premises for a long term of years, to Acker Merrill & Condit Co.; for Tinguet Brown & Co., 4,500 sq. ft. of floor space in building at 118 to 120 East 25th st, to Blodgett Orswell & Co. for the East 30th St Const. Co., 7,500 sq. ft. of floor space in building at 129 to 133 West 29th st to the Sorosis Waist Co.

PEASE & ELLIMAN rented 266 West 89th st to Abner P. Bigelow; 158 West 86th st to Henry N. Rau; 124 West 64th st to Mrs. Walsh, and 694 West End av to George Broadhurst.

GEORGE R. READ & CO. leased the store at 87 Beaver st to Pablo Hernandez; also rented the 4-sty building at 206 West st, southeast corner of Harrison st, for Charles L. Mattlage to Timothy Mullens for a term of years.

WM. H. WHITING & CO. leased for Daniel E. Seybel to Webster Bros., cutlery importers, the entire 3d floor in the new 12-sty building 71 to 3 Murray st.

THE CROSS & BROWN CO. leased space in the new 20-sty United States Rubber Co. building at the southeast corner of Broadway and 58th st to the National Maine Monument Committee, District No. 1, Independent Order of Benai Berith, Cuker Safety Crank Co., Louis M. Pawlett, The Webb Co., The Lansden Co., Ernest Hopkinson; also leased space in the new Longacre Building, northeast corner of Broadway and 42d st to Emil Schult, Amelia Roloff and Alexander R. Grossman.

S. B. GOODALE & PERRY leased space in the St. James Building to Paul Davies, Brooklyn Shield & Rubber Co.; William Jackson & Frank B. Newell, Crescent Broad Silk Co., of Paterson, N. J., and Orkin Bros. Co. of Omaha.

THE THOMAS ADDIS EMMETT REALTY CO. leased through Mr. von Ostermann offices in the Emmet Building, corner of Madison av and 29th st, to the Read & Lovatt Manufacturing Co., manufacturers of silk throwsters, Jerome

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 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
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1354 Broadway, Brooklyn
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Our office stock of the following numbers of the Manhattan Edition of The Record and Guide is entirely exhausted, and we have orders that we cannot fill:

April 9, 1910 September 30, 1911
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The Record and Guide Co.

11 East 24th Street, New York

Read also is president of the Silk Association of America.

J. J. CLANCY & CO leased 333 to 337 West 57th st to Mr. Godley for a term of years.

HEIL & STERN leased for Ernest E. Johnson the store at 684 Broadway, northeast corner of Gr. Jones st. to H. & E. & S. Myers; for Lucie F. Post the entire building at 547 Broadway; for Weil & Mayer the 9th loft at 580 to 582 Broadway to Baer Sternberg & Cohen; for the Midwest Realty Co., the 1st loft at 127 to 133 West 26th st. to A. Hirsch & Sons; for the District Realty Co., the 1st loft at 142 to 146 West 24th st. to Brill & Wechsler Bros.; also the 4th loft at 142 to 146 West 24th st. to Goodman Bros.; for Susquehanna Silk Mills the 6th loft at 18 to 22 West 18th st.; for the Nameloc Realty Co., the top loft at 49 to 51 West 23d st. to Cohen & Feinberg; also the 8th loft at 37 to 39 East 21st st. to P. Eckhardt & Co.

EDWARD J. HOGAN rented a large part of the south wing of the 16th floor of the Woolworth Building to William Wallace White, and offices on the 23d floor to Claude V. Pallister; space on the same floor to the J. F. Cogan Contracting Co., and also part of the 39th st. to F. T. Ellithorpe & Sons.

INNES & CENTER leased for Col. William C. Church the large dwelling house at 53 Irving pl. to Miss E. Denging for a term of years; also, for the Rhinelander Estate, 111 East 19th st., English basement residence, to Robert W. Whiting, of Rinconet and the small studio building, 129 East 19th st., to Harold Weaver, also doctor's office and apartment in the "Fairfax Arms," 151 East 19th st.

WILLIAM MEYER, dealer in linens, leased for a term of years from the Pinchot estate the store in 25 West 46th st.

CHARLES F. NOYES CO. leased offices in the Frankel Building, John and Dutch sts., to Paul Herz, L. Proujansky & Co. and Segman & Abrahams; also a floor in 321 Greenwich st. to Hugo Zellner and a suite of offices in the Hanover Sq Building, 130 to 132 Pearl st., to John Reichert.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Howard G. Cushing the 5-sty American basement dwelling at 121 East 70th st., furnished, to David Dows, for the winter season.

WALTER J. SALOMON leased in the Argus Building at 17 West 42d st. offices to Connors Brothers Co., and a store to the Yorkshire Manufacturing Co.; in the Bristol Building, 500 5th av. offices to Victor S. Fletcher and Henri Bendel; in the Central Building, at 25 West 42d st. offices to Anderson & Potts, Geo. Hoefler and Allen & Ward, and in the Fancher Building, at 96 Warren st. offices to Gus Thiele and the Central Machinery and Supplies Co.

SHAW & CO. leased the store at 11 East 116th st. to Israel Epstein & Nathan Gorowitz; a loft at 1935 Madison av. to the William B. Lyman Association, and a loft at 33 West 125th st. to August Neuse.

GOODWIN & GOODWIN leased for Dr. Isidore Seff to Jacob Feinberg the 3-sty private residence, 108 West 118th st.

WILLIAM A. WHITE & SONS leased in the bachelor apartment house, 19 West 54th st., an

apartment to A. C. Bechstein and the front of the 1st floor to Dr. William J. Turner for a dentist's office.

SAMUEL H. MARTIN leased for Joseph Solomon the store at 132 West 66th st. to Alberts & Alberts.

DR. JOSEPH A. BLAKE leased 601 and 603 Madison av. dwellings, to the Madison Chambers Co., Arthur Garfield Hays president, for a term of 21 years, with an option of purchase.

WILLIAM COULSON & SONS, of Belfast, Ireland, and of 150 Fifth av., Manhattan, manufacturers and retailers of Irish linens, leased through George B. Corsa, for a long term of years, the entire building 429 5th av.

THE DUROSS CO. leased for a term of years the two 4-sty buildings at 107 and 109 Bedford st. to John Newman, and Henry Cook will alter the buildings for their business. The property is just south of Christopher st. and adjoins the recreation ground of Public School 3 at the corner of Bedford and Grove sts.

THE CROSS & BROWN CO. leased to the Frank Russek Fur Shop the 34th st. store and basement, size 29x50, in the Columbia Knickerbocker Trust Co. building, at the northwest corner of 5th av. and 34th st., for a long term of years. The rental asked for this store was \$14,000 per annum.

FRANK E. MALONE sold for George H. Hurlbert to Manger Bros. the lease and good will of the New Grand Hotel at the southeast corner of Broadway and 31st st.

VAN NORDEN & WILSON leased the 2d floor at 180 Madison av. to William Earle Brown; for Cross & Brown, as agents, the store at 170 West Broadway, to the Atlantic Express Co.; also offices in the Century Building to W. E. A. Wheeler, the J. B. Morrill Corset Co., of Boston, Mass., and the Neva-Slip Shirt Waist Grip Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the City Real Estate Co., 136 East 71st st., a 5-sty American basement dwelling, for a term of years, to Daniel H. Morgan.

LOUIS SCHRAG leased for Douglas Taylor the 3-sty dwelling at 336 West 22d st. to Mrs. E. Freire; for the estate of Michael Rowan, the dwelling, 135 West 22d st. to George Oliver; for Joseph W. Cushman the 4-sty dwelling, 337 West 22d st. to Lydia D. Wall; for Frederick W. Marks the 3-sty dwelling, 163 West 22d st. to Mrs. N. Laurichesse.

H. C. SENIOR & CO. leased for Walter Dickinson the 3-sty building at 412 West 48th st. to Percy Greeley; for Alexander McConnell the 4-sty dwelling at 61 West 69th st. to Louise Fletcher for a term of years; for John Demmig, the store at 149 Amsterdam av. to Mr. Maschas; for F. D. Vought the dwelling, 175 West 88th st. to Julian Heath, for a term of years; for Susie Scott Hall, the 3-sty dwelling, 111 West 63d st. to George Perrides; for Bolton Hall the 3-sty dwelling, 141 West 63d st. to M. H. King; for The Cordette Realty Co., the 4-sty private dwelling, 129 West 64th st. to Mrs. Poethe for a term of years; for W. K. Wilkins, the dwelling, 166 West 65th st. to M. J. Merriman; for Oak Crest Realty Co., the

store at 1929½ Broadway to Ernest Lewin.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the 7th loft at 153 to 159 West 27th st. to Hirsch & Bro.; the 2d loft at 311 Broadway to Columbia Gas Fixture Co.; in the Jarulowsky Bank Building at the southwest corner of Canal and Orchard sts., the 4th loft to Hyman Rogg and the 5th loft to Ganis Bros. These leases are for a long term of years.

LOUIS SCHRAG leased for Annie W. Gould the 4-sty store and loft building at 43 West 21st st., to Nathan Bernknopf, for a term of 5 years.

PEASE & ELLIMAN, in conjunction with Douglas Robinson-Charles S. Brown & Co., leased for J. Wray Cleveland, vice president of the Title Guarantee & Trust Co., the new 5-sty American basement, at 131 East 64th st., on lot 20x100, to Mr. F. H. Greenebaum, a partner of Lazard Freres. Also in a large duplex apartment at 829 Park av. to Henry M. Ward, Pease & Elliman rented an apartment at 104 East 40th st. to Mrs. Frank Brookes, large duplex apartment at 969 Park av. to Seton Porter, of the engineering firm of Sanderson & Porter, and in conjunction with Payson McL. Merrill, a large duplex apartment at 925 Park av. to John B. Lunger, vice president of the Travelers' Insurance Co.; an apartment at 56 West 11th st. to J. B. Wilson and at 105 East 15th st. to Henry M. Hayes, and the store and basement at the southwest corner of 54th st. and Park av. for the Goelet estate to William Leuschner & Co. as a branch of their grocery business now located on the West Side.

LEASES—BRONX.

SPEAR & CO. rented for Mary Malone the building at 481 Willis av., for a long term, to Morris Helfer.

LEASES—BROOKLYN.

HOWARD C. PYLE & CO. leased the Assembly Building at 153 to 157 Pierrepont st., between Clinton and Fulton sts., to the City of New York for the use of the corporation counsel's office. The Assembly Building is a 5-sty structure, on plot 55x75. The structure will be remodelled. The contract for the reconstruction has been awarded to the T. A. Clarke Construction Co.

THE L. L. WALDORF CO. leased for the Albion J. Newton Lumber Co. the new 3-sty American basement one family dwelling at 506A 5th st. at \$900 per annum; also for a client the 2d floor store in the building at 123 7th av. They have also leased for a client the 4th apartment, east 598 6th st., nr Prospect Park West to J. W. MacMaster.

FRANK A. SEAVER rented for a term of 10 years for R. P. Parker the 3-sty brick store and dwelling at the southwest corner of 3d av. and 68th st. to a client.

LEASES—QUEENS.

ARVERNE, L. I.—Dave A. Karelson leased for Max Gold, from the plans, for a period of 10 years, the new Oceanfront Hotel, to be erected on Alexander av. to Miriam M. Bibo, at a rental of \$100,000. The hotel will be open all year.

LEASES—SUBURBAN.

FLORAL GARDEN, L. I.—The Nicholls-Ritter-Goodnow Realty Co. leased to C. G. Reid of Riverdale, the new residence on Cathedral av.

REAL ESTATE NOTES.

GEORGE F. BROWN, of the Duff & Brown Co., was appointed receiver of the rents of the Rosalind Court Apartments at 510 to 514 West 144th st., and the firm agents and also agents of 141 to 143 Edgecombe av.

PEASE & ELLIMAN were appointed agents at the Swannanoa, at 105 East 15th st., and also of 16 East 48th st., an old 4-sty dwelling, which is to be altered with a 7-sty store and apartment.

WORTHINGTON WHITEHOUSE was associated as broker in the lease of the store in 11 West 34th st. to the Eureka Vacuum Cleaning Co.

A. E. WILCOX recently opened an office at 216 Utica av. corner of Sterling pl., Brooklyn, where he will conduct a general real estate business, making a specialty of two-family houses.

DANIEL B. FREEDMAN is interested with Sonn Brothers in the recent purchase of 103 to 107 East 90th st.

THE 190TH ST REALTY CO. is the buyer of the plot 100x90 south side of 190th st., 100 ft west of St. Nicholas av., recently sold for Mrs. G. A. Gorman by George V. McNally.

WILLIAM A. WHITE & SONS were appointed agents for the building at 1166 to 1172 Broadway, at the northwest corner of 27th st.

M. MORGENTHAU, JR., CO. negotiated a first mortgage loan of \$50,000, at 4½ per cent., for 5 years, for the Coffey Realty Co., on the property at the northwest corner of 8th av. and 17th st. The Coffey Realty Co. just recently completed a 6-sty and basement apartment house on a lot 25x103 at this corner.

JUSTICE LEHMAN appointed Henry Brady receiver of the rents for 153 West 66th st. pending foreclosure proceedings.

ROYAL SCOTT GULDEN was the broker in the lease to William Meyer of the store at 25 West 46th st.

JEFFERSON DE MONT THOMPSON is the buyer of the plot at 26 East 28th st., adjoining the southeast corner of Madison av., just sold through William A. White & Sons.

VAN NORDEN & WILSON were appointed agents for the Burlington apartment hotel, at

10 to 16 West 30th st, adjoining the Holland House.

THE NETHERLAND CLUB is the buyer of the dwelling at 3 Gramercy Park. The club recently sold its present quarters at 47 East 25th st.

BULKLEY & HORTON were appointed the managing agents for the following new apartment houses: Ditmas Court, 975 Ocean av, 16-family modern apartment house; Lancashire Arms, on the west side of Ocean av, between Beverly and Cortelyou rds; also Hillside Court, 592 Park pl, and Oakdale Arms, 598 Park pl.

THE TITLE GUARANTEE & TRUST CO. loaned Jacob Hertzberg \$50,000 for 3 years at 5 per cent, on 39 and 41 West 55th st.

SMITH & PHELPS negotiated for William Lowe a first mortgage loan of \$115,000 on the property situated on the west side of Boston rd, extending from 181st to 182d st and at the entrance to Bronx Park, known as the Bronx Park Casino.

GEORGE F. BROWN, of the Duff and Brown Co., has been appointed receiver of the rents of the Rosalind Court apartments at 510 to 514 West 144th st, and the firm agents of the same, as well as agents of 141 to 143 Edgecombe av.

PERSONAL PROPERTY.

What it Consists of—What is Exempt and What is Taxable.

All property which is not real property is considered under the common law to be personal property. For this reason it is somewhat difficult to state what is personal property with the same exactness as in the case of personality. The definition in the tax law of personal property is not so broad as in the common law. For example, good-will is personal property under the common law but not in the tax law.

All tangible movable things, such as furniture, books, pictures, jewelry, clothing and personal effects, merchandise and all stock in trade, horses, machinery, tools and vessels are personal property.

All intangible rights not attached to real property, but which are expressed in written instruments such as certificates of stock, corporate bonds, mortgages on real estate or personal property, promissory notes, bank deposits, book credits, patent rights, trade-marks and rents reserved are also personal property.

Exemptions.

Personal effects to the value of one thousand dollars to each person are exempt from taxation. Ships engaged in ocean commerce, shares of corporate stock, deposits in savings banks, United States bonds, trade-marks and copyrights are also exempt.

Because of special taxes imposed automobiles are exempt from taxation as personal property. For a different reason corporate bonds when registered under the Secured Debt Law or the Recording Tax Law are also exempt. Likewise mortgages on real property, both within and without the State and the capital, surplus and undivided profits of banks because of a special tax of 1 per cent.

Offset of Debts.

From the assessed value of personal property liable to taxation, the person or corporation assessed is allowed to deduct the total of all "just debts owing by him," subject, however, to the limitation affecting unregistered "Secured Debts." According to the explanation of the law given in an appendix to the annual report of the Tax Department, those debts which may be deducted are:

1. Amount owing on bond and mortgage, on which the person claiming the offset is liable, while he remains the owner.
2. Amount owing on promissory notes.
3. Amount owing on book debts or contracts.

Just debts do not include contingent liabilities as guarantor or endorser, unless such liabilities have become fixed, or debts incurred for the purpose of evading taxation.

The law makes no distinction as to liability for taxation. A corporation is liable for taxation on its personal property in the same manner as if it were a natural person, subject to exceptions in a few minor particulars. Shareholders in a corporation are not liable to taxation on their shares because the property represented thereby is taxed to the corporation. The tax law does not recognize partnerships. Hence each partner is liable upon his undivided share of the taxable assets of the firm, after deducting his share of its liabilities.

Taxable Personal Property.

Horses, wagons, cattle and all livestock are taxable. There are many horses, carriages and wagons in the cities, but in most instances they are the property of firms or corporations rather than individuals. All these are taxable at their market value, subject only to the offset of the

The Title Insurance Co., of New York

CLINTON R. JAMES, President
JOHN D. CRIMMINS, Vice-President
CYRIL H. BURDETT,
Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary
CHAUNCEY H. HUMPHREYS, Ass't Sec'y
GERHARD KUEHNE, Jr., Ass't Treas.
Hon. ABRAHAM R. LAWRENCE, Counsel

Capital and Surplus, \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

New York Real Estate Security Co.

42 BROADWAY, NEW YORK

CAPITAL STOCK \$3,950,000

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LEGARÉ WALKER, Treasurer
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All these things must be considered by the assessor. He must hold the scales even as between the municipality and the taxpayer. He must not penalize the taxpayer by an over-assessment or defraud the municipality by an under-assessment.

Concrete Pavement in Central Park, New York City.

A concrete pavement with a "Dolarway" surface of bitumen and sand was laid last spring on the west drive, near the Ninety-sixth street entrance of Central Park. It is on a grade of about four per cent, and on a sharp curve. The automobile traffic at this point is heavy, probably as heavy as that of any other park road in the United States, and the manner in which the pavement withstands this traffic has led New York engineers to pronounce upon it favorably.

This pavement consists of six inches of concrete, mixed one part cement, two parts sand and four parts stone, with a wearing surface of bitumen and sand, known as "Dolarway."

Charles F. Stover, president of the New York Park Board, considers this pavement excellent and durable. He has had specifications prepared for placing the same construction on the three transverse thoroughfares in Central Park, at 65th street, at 76th street and at 96th street.

A Single Action Hose Rack.

One of the most practical fire fighting novelties now on the market is that of a patented rack for fire hose, suitable for use in any kind of a multi-tenanted building, whereby a single tug at the nozzle of a fire hose places the entire length of pipe into instant service and makes it ready for the water which is controlled from an integral part of the rack. This device is manufactured by the "Jiffy" Fire Hose Rack Company, 727 Seventh avenue, this city.

Henry Morgenthau.

—New plans being prepared by the engineers of the Public Service Commission for the Bedford avenue subway provide for a big station on the Williamsburg Plaza.

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Progress on Fourth Avenue Subway.

This subway, which extends from the Brooklyn end of the Manhattan Bridge through Flatbush Avenue Extension, Fulton street, Ashland place and Fourth avenue to 43d street, Brooklyn, is practically completed for its whole length of four miles, except in Fulton street and Ashland place. Nearly all of the pavement in Fourth avenue has been placed.

Section 1.—In Flatbush Avenue Extension from Nassau street to Willoughby street; contractor, Smith, Scott & Company; contract price, \$1,050,934.55. The last concrete has been placed. Replacing of pipes and subsurface structures is complete. Paving for all cross streets has been restored, except at Nassau street, which is included in the changes to be made at the Manhattan Bridge approach. The Gold street station, finished in white-glazed tile with yellowish marble and mosaic work, is practically completed. About 97 per cent. of the work is done.

Section 2.—In Flatbush Avenue Extension and Fulton street from Willoughby street to Ashland place; contractor, William Bradley; contract price, \$3,436,019. The surface of Flatbush Avenue Extension is graded and will be ready for paving as soon as the grade at DeKalb avenue has been raised. Underpinning of the present subway at Fulton street and Flatbush Avenue Extension is about one-half done. Subway trains toward Manhattan will continue to operate on the second track in the Nevins street station for another month or so. The DeKalb avenue station is approaching completion. It is decorated in red and the marble used comes from France. On Fulton street the construction is difficult because of the great depth and necessity of supporting surface and elevated roads. The best progress has been made near Ashland place, where steel work for the 8-track structure has been placed. About three-fourths of this contract has been finished.

Section 3.—In Ashland place and Fourth avenue from Fulton street to Sackett street; contractor, William Bradley; contract price, \$3,392,091. The work in Fourth avenue is completed and the street repaved from Sackett street to Dean street. The interior finish of the Pacific street station is in progress. This station will have walls of white tile with marble and mosaics of green. About 87 per cent. of the work is done.

Section 4.—In Fourth avenue from Sackett street to 10th street; contractor, E. E. Smith Contracting Company; contract price, \$2,225,078. This section is 99 per cent. completed. The Union street station is finished in white tile with green marble wainscot and green ceramic. The 9th street station is finished in white tile with rose colored marble wainscot. Repaving is completed except from Sackett street to President street.

Section 5.—In Fourth avenue from 10th to 27th street; contractor, Tidewater Building Company and Thomas B. Bryson; contract price, \$1,945,640. This section is all but finished. The entire subway structure is completed and all the street repaved. The Prospect avenue station is finished in white tile with Vermont green marble wainscot. In the 25th street station the wainscot is of Georgia pink marble.

Section 6.—In Fourth avenue from 27th to 43d street; contractor, E. E. Smith Contracting Company; contract price, \$2,757,457. This section is about 98 per cent. done. Construction work is completed and the street repaved, except between 37th and 40th streets. Near 38th street the subway is double decked, having 7 tracks. It passes under the Culver Cut, and traffic in the Cut and on the elevated railroad was maintained while the subway was being built.

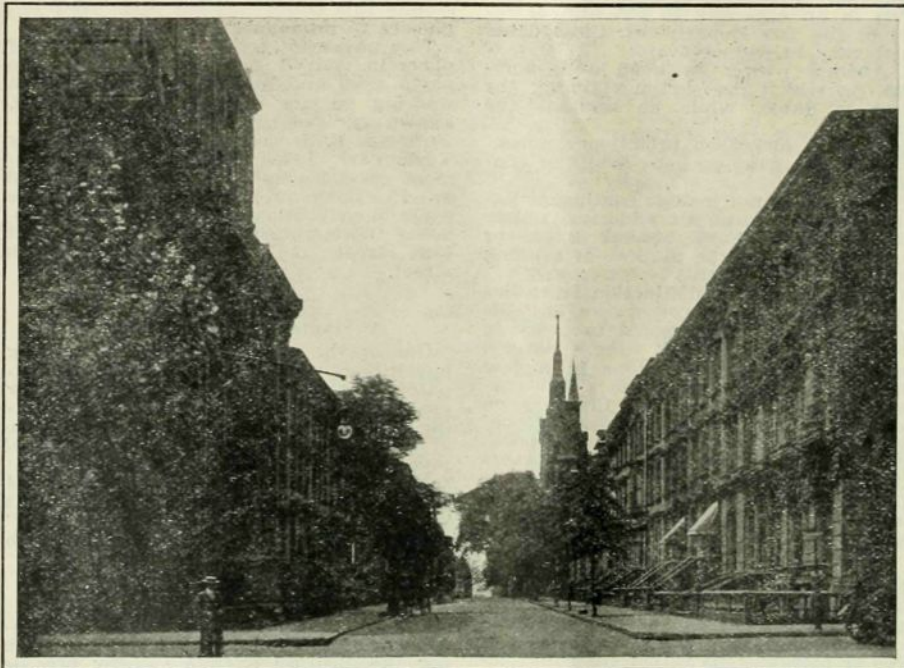
Arranging House Wiring.

Possibly in no other class of electrical installation work does the final result depend so much on the artistic taste of the contractor as in house wiring. Certain it is that in no other branch of illumination does this question of taste occupy so prominent a position. Not only is it essential during the preliminary planning out of the distribution of the lights, but it comes largely into evidence, especially where the client himself does not possess it to a marked degree, during the discussion which invariably takes place as to suitable designs for fittings and the questions as to of what metal they are to be made and how finished. It also enters largely into such matters as the length of pendants, height of standards and patterns and colors of shades.

The question of cost is an important one, particularly in the case of small private dwellings. When electric light is installed in small property the householder is seldom disposed to spend so much, in proportion, on fittings and shades as is the occupant of a much larger residence. But during recent years such advances have been made in the design and finish of cheap and artistic electric light fittings that tasteful and correct styles for the various rooms may be obtained and installed without any extraordinary expenditure. In methods of wiring also such improvements have been made as to render it possible to save expenditure on wiring or cutting away, and to allow more money for the purely decorative side of the lighting. It is possible to install and even conceal some of the patent conductors for less than it would have cost a short time ago to run up wood casing in the cheapest possible way. Such systems of wiring naturally have their place also in the better class residences, where by their aid it is possible, without chasing in and sinking the conductors, to carry them over valuable old oak paneling or elaborate mural decoration, without them being even noticeable, much less conspicuous.—"Architect and Engineer."

Reduced Railroad Rates.

The Merchants' Association has arranged for reduced railroad fares to New York City for the Fall buying season. These special rates will be effective during specified intervals in the months of July, August and September. It is expected that many buyers of building equipment will take advantage of the opportunity thus offered to visit the city.



REMSEN STREET, BETWEEN COURT AND CLINTON STREETS, BROOKLYN, WHERE DWELLINGS ARE BEING ALTERED FOR BUSINESS USES.

LAND VALUES.

Methods of Estimating Followed by the Tax Department.

The Deputy Tax Commissioners who are charged with the duty of estimating the value of land for taxation purposes are guided in their work by certain rules and principles and are aided by maps and records.

These maps are drawn with the streets clear of printed matter, to allow for the recording in the streets of the frontage value. Where the parcel is of irregular shape, or subject to corner influences, the actual value is derived from the value per front foot, 100 feet deep, of an inside lot, after making due allowance for shape and position. The frontage value recorded is the value per front foot of a vacant inside lot, 100 feet deep, lying normally with reference to the grade of the street and being of normal or common size and shape.

When the opposite sides of a street are of the same value the figures are recorded in the centre of the street to indicate that they stand for both sides. Where the frontage value changes in any given block the change is indicated by marking the frontage value at two or more places along the block.

A corner lot, or any lot coming within the range of the corner influence and having a higher value on that account, is not to be considered as an inside lot, and in determining the assessed value of such a lot proper allowance is made for the corner influence.

Where there are large tracts which have not been subdivided into building lots and the assessment of which has been calculated by the acre, the price per acre for the entire tract is recorded on the map at or about the centre of each tract.

Whenever it occurs that a piece of acreage property has frontage on one or more streets, in addition to marking the price per acre for the whole tract, the frontage value on the streets of a lot 100 feet deep is set down in the street.

The Deputy Tax Commissioners are aided in their work by the Department, which furnishes all sales where the consideration is stated in the deed, including auction sales, and these sales are kept permanently on cards where they are open to the inspection of the deputies. In the Boroughs of Manhattan and The Bronx the deputies are furnished with a copy of the "Record and Guide," which gives all sales, mortgages and recorded leases. In the other boroughs department searchers abstract from the records of the Register or the County Clerk the data furnished by conveyances, mortgages and recorded leases. These records are put at the disposal of the deputies in the most convenient form.

In addition to the facts obtained from the records, the deputies are expected to obtain from real estate brokers and others all the facts in relation to sales and leases and rentals which can be obtained by careful inquiry. The Tax Commissioners say in their annual report just printed that as a rule the deputies are singularly successful in this, and frequently have recorded in their field books the actual prices paid for land, which are not supposed to be known to anyone other than the parties to the transaction. While asking prices can very rarely be regarded as the measure of value, they are nevertheless evidences of value, and asking prices are generally recorded on the deputies' field books.

From all this evidence of value the deputies determine the value of front feet on each street. The exhibition of the values on a map tends to correct inequalities and mistakes which might otherwise be made in their determination of the value of particular streets. When the values are shown on the map it is apparent that they must all bear a reasonable relation to each other.

There are several rules or processes in use by property owners, real estate dealers and assessors throughout the city to assist in the determination of values for different parts of lots. The oldest rule in present use was promulgated by Judge Murray Hoffman some 40 or 50 years ago, and is generally known as the "Hoffman Rule." Originally it appears to have been a simple deduction or declaration of the effect that the front half of a lot is worth two-thirds of the value of the full lot.

A convenient rule, in quite common use, for the determination of the value of lots of greater depth than 100 feet is as follows: For the first 25 feet beyond 100 feet, add 9 per cent. For the second 25 feet beyond 100 feet, add 8 per cent. For the third 25 feet beyond 100 feet, add 7 per cent. For the fourth 25 feet beyond 100 feet, add 6 per cent.

TRADE LITERATURE

Extension Teaching.

The Columbia University's book of information regarding extension teaching courses for 1912 and 1913 is being distributed by the university, Morningside Heights, New York City. Copies may be obtained for the asking.

"Fuller's Earth in 1911."

An advanced chapter from "Mineral Resources of the United States for the calendar year 1911" entitled "The Production of Fuller's Earth in 1911" by Jefferson Middleton, is being distributed by the Department of the Interior—U. S. Geological Survey, Washington, D. C.

Art and Metal Products.

The Duplex Metals Company, of Chester, Pa., is sending out an attractive circular in bronze and black, and printed on Japanese paper, calling the attention of architects to the fact that full information concerning their products will be found on pages 350 and 351 of the 1912 Sweet's catalogue.

Fireproofing Service.

The National Fireproofing Company, Fuller Building, New York, has issued another attractive bulletin, describing the adaptability of the company's artistic fireproofing material for use in facades as well as interior construction work. The photographs are exceptionally good, and they show application for interior and exterior use of this kind of material that is really astounding. Copies may be obtained by addressing the company at its New York office.

Vacuum Cleaning Equipment.

The steadily increasing demand for vacuum cleaning equipment in connection with buildings of the better class is evident in the recent contracts closed by the American Rotary Valve Company, 200 Fifth Avenue, this city. Their New York manager, Mr. C. H. Eckel, has just completed arrangements for equipping the following high class buildings with his company's vacuum cleaning process: Albany High School, Albany, N. Y.; Glen Falls Ins. Co.'s building, Glen Falls, N. Y.; Hotel Vendig, Philadelphia, Pa., and the Y. M. C. A. building, at Boston, Mass.

Handbook on Lumber

The Trexler Lumber Company, 30 Church street, is issuing a handbook on the subject of lumber, in which it gives valuable information regarding the relative strength of long-leaf yellow pine and fir, a ready reckoner for timber, with rules for grading Douglas fir, inspection rules for North Carolina pine, long-leaf yellow pine timber and plank. The grading rules are also given for spruce, maple flooring, yellow pine and other materials. This little booklet will give the architect and specifier an intimate knowledge of the strength of yellow pine and fir, and will also be of great value in guiding him in the different values of lumber as shown in building construction.

Hydro-Electric Power Development.

The General Electric Company has just issued Bulletin No. 4966, devoted to hydro-electric power developments. Following a brief description, various important developments of this nature are given—some of them in considerable detail, and the bulletin contains numerous illustrations of both station and line construction.

Bulletin 4962, recently issued by the General Electric Company, is devoted to the use of electric power in the lumber and woodworking industries. The bulletin contains illustrations of installations of motors used in connection with various branches of the industry, discusses alternating current vs. direct current in this connection, and contains descriptions of several important electrical installations of this nature.

Principles of Heating.

A revised and greatly enlarged edition of William G. Snow's "Principles of Heating" has been published by the David Williams Co. In the present (fourth) edition of this standard book the author has rearranged the work from beginning to end, so that it may now be used either as a textbook on applied theory in heating or as a reference work to every modern system. One of the important topics covered is "Central Station or District Heating Systems," about which very little authentic information has heretofore been available. Another special feature is the application of the heat unit in calculating the various heating problems. These two features alone are well worth the price of the book, which is \$2.00. Despite the fact that considerable of the old material has been eliminated, there are now fifty-four more pages of matter and twenty-two additional tables.

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Bulletin No. 1083, issued by the Western Electric Company, describing in detail a complete line of booths, will be sent to anyone interested.

AUCTION SALES OF THE WEEK. MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 16 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.
Ridge st. 149 (), ws, 125 n Stanton, 25x109, 5-sty bk tnt & str; due, \$29,612.71 T&c, \$634.41; Bridget A Smith. 23,000
3D st. 13 E (), ns, 275 w 2 av, 25x87, 5-sty bk tnt & str; due, \$28,673.88; T&c, \$291; Amelia Hanford. 30,000
33D st. 205-7 W (), ns, 69.10 w 7 av, 30x98.9, 2-3-sty stn dwgs; due, \$110,257.20; T&c, \$4,743.94; N Y Life Ins Co. 117,500
75TH st. 46 W (), ss, 560 w Central Park W, 20x102.2, 4-sty & b stn dwg; due, \$5,370.82; T&c, \$340.07; sub first mtg \$28,000; Jno Ingle, Jr. 31,000
*94TH st. 28 E, see Mad av, 1326.

102D st. 161 E (), ns, 74.6 e Lex av, 27x100.11, 5-sty bk tnt; due, \$8,031.61; T&c, \$70; sub to a first mtg of \$17,000; Jacob Gancfried. 24,688
117TH st. 335 E (), ns, 200 w 1 av, 25x100.11, 4-sty bk tnt & str; due, \$16,681.35; T&c, \$638; Margt Marx. 11,600
119TH st. 15 W (), ns, 151.5 w 5 av, 14x73x14.6x69.2, 3-sty & b bk dwg; due, \$5,842.20; T&c, \$171.11; Rosine Massett. 6,000

138TH st. 590 E (), ss, 237.2 e St Anns av, 37.6x100, 5-sty bk tnt; due, \$4,913.12; T&c, \$—; sub to a first mtg \$28,000; Ferd G Kneer. 28,500
*156TH st. 533 W, ns, 435.9 e Bway, 39.3x99.11, 5-sty bk tnt; due, \$44,091.09; T&c, \$3,647.49; Rosemary Ash. 43,000
*165TH st. 316, swc Findlay av, 26.11x88.9x25.6x90.5, 5-sty bk tnt & str; due, \$6,199.99; T&c, \$1,129.43; sub to first mtg \$24,000; Wm A Gans. 31,000

Barnes av (), es, 80 s 214th, 26.5x103.4x25x112.1, Wakefield; due, \$11,708.81; T&c, \$392.86; State Savgs Bank of the City of N Y. 10,000
*Findlay av, swc 165th, see 165th, 316 E.
Madison av, 1326 (), swc 94th (No 28), 100.8x87.9, 7-sty bk tnt; due, \$57,261.16; T&c, \$2,785.08; sub to first mtg \$190,000; Aug Oppenheimer. 230,000

Washington av, 1477 (), ws, 90 s 171st, 37.6x100, 5-sty bk tnt; due, \$8,504.97; T&c, \$—; sub to first mtg \$22,000; Ferd G Kneer. 29,000
HERBERT A. SHERMAN.
*116TH st. 338 E, ss, 225 w 1 av, 16.8x100.10, 3-sty & b stn dwg; due \$8,588.07; T&c, \$993.60; withdrawn.

SAMUEL MARX.
Union av, 610 (), es, 17.6 s 151st, 17.6x90, 3 & 4-sty bk tnt; due, \$1,389.60; T&c, \$450.96; sub to first mtg \$6,000; Max Cohen et al. 7,500
J. H. MAYERS.
*118TH st. 447 E, ns, 107.9 w Pleasant av, 19.9x100.10, 3-sty & b bk dwg; due, \$5,353.20; T&c, \$643.92; Edmund T Simes et al defendants. 6,400
*Barnes av, nec No Chestnut dr, see No Chestnut dr, nec Barnes av.
*North Chestnut dr, 801, nec Barnes av, 26x96, Wakefield; due, \$1,194.13; T&c, \$447; sub to first mtg \$4,000; Mary A Haneibode. 5,811

HENRY BRADY.
*120TH st. 108 E, ss, 110.10 e Park av, 20.10x100.10, 4-sty stn tnt; due \$7,641.43; T&c, \$453.25; M L Lawrence. 8,500
1ST av, 1941-3 (), ws, 80.11 s 100th, 40x100, 6-sty bk tnt & str; due, \$33,204.01; T&c, \$1,280.31; Metropolitan Trust Co of the City of N Y. 35,000

H. C. MAPES & CO.
Overing st. 1522 (), es, 217.8 n Frisby av, 22.6x94.11, Westchester; due, \$1,209.02; T&c, \$663.96; sub to prior mtg \$3,750; Wellman Finance & Realty Co. 4,000
Overing st. 1524 (), es, 240.3 n Frisby av, 20x94.11, Westchester; due, \$1,209.02; T&c, \$663.96; sub to prior mtg \$3,750; Wellman Finance & Realty Co. 4,000

Overing st, 1526 (), es, 260.3 n Frisby av, 20x94.11, Westchester; due, \$1,209.02; T&c, \$663.96; sub to prior mtg \$4,000; Wellman Finance & Realty Co. 4,250
Overing st, 1532 (), es, 320.3 n Frisby av, 22.6x94.11, Westchester; due, \$1,209.02; T&c, \$663.96; sub to prior mtg \$4,250; Wellman Finance & Realty Co. 4,500
Overing st, 1528 (), es, 280.3 n Frisby av, 20x93.11x20x94.11, Westchester; due, \$848.82; T&c, \$663.96; sub prior mtg \$4,000; Herman Wolfson. 4,250
Overing st, 1530 (), es, 300.3 n Frisby av, 20x94.11, Westchester; due, \$1,209.02; T&c, \$663.96; sub to prior mtg \$4,267; Herman Wolfson. 4,517

Total \$704,016
Corresponding week, 1911..... 645,726
Jan. 1, 1912, to date..... 34,380,499
Corresponding period, 1911.. 32,509,364

AUCTION SALES OF THE WEEK. BROOKLYN.

*The following are the sales that have taken place during the week ending Aug. 14, 1912.

WM. H. SMITH.
*Pacific st, ns, 226.6 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; adj to Sept 10.
*Pacific st, ns, 351 w Hopkinson av, see Pacific, ns, 226.6 w Hopkinson av.
*Pacific st, ns, 375.6 w Hopkinson av, see Pacific, ns, 226.6 w Hopkinson av.
St Johns pl (), ns, 142.6 w Nostrand av, 27x151.9; Gustav Girard. \$13,100
*77TH st, sws, 320 nw 21 av, 26x100; Wm Gremler. 2,600
Bay Ridge av (), ns, 80 w 10 av, 20x90; Wm C Schoenijahn. 300
*Clinton av, ws, 59.5 s Flushing av, 18.5x53.3; Wm Gremler. 500
*Clinton av, ws, 77.10 s Flushing av, 18.2x53.3; Wm Gremler. 500
*Clinton av, ws, 96 s Flushing av, 13.11x53.3; Wm Gremler. 500
*Rogers av, ws, 50 n Hawthorne, 19.6x81.7; also ROGERS AV, ws, 89 n Hawthorne, 19.6x81.7; readvertised for Aug 28.

*Rogers av, ws, 89 n Hawthorne, see Rogers av, ws, 50 n Hawthorne.
Sheffield av (), es, 100 s Pitkin av, 25x100; foreclosure of tax lien; Paulina Haller. 325
Sheffield av (), es, 125 s Pitkin av, 25x100; foreclosure of tax lien; Paulina Haller. 215
Shepherd av (), ws, 150 n Liberty av, 25x100; Chas A Webber. 1,000
*Shore rd, ns, 25 nw 74th, 155.10x209.11; Wood, Book & Seitz. 33,000
*13TH av, ws, 20.2 s 42d, 20x80; Louis Isenburger. 6,100

JAMES L. BRUMLEY.
*Lincoln rd, ns, 339 w Nostrand av, 38.9x102.6; withdrawn.
*3D av, es, 60.4 s 35th, 39.10x100; Salvatore Castellano. 5,000

WM. P. RAE CO.
E 14TH st (), es, 45 n Wellington ct, 40x100; Howard B Bullard. 2,000
33D st (), ss, 180 w 4 av, 80x100.2; Eva B Fisher. 6,000
38TH st (), ws, 220 n Snyder av, 20x192; Hugo Eschner. 875
76TH st (), ns, 120 w 7 av, 80x100; Edw C Van Altena. 1,000

CHARLES SHONGOOD.
Henry st (), ws, 76.8 s Warren, 19x100; Valentine Linn admr. 1,500
Liberty av (), ws, 100 n Av F, 25x100; Greenpoint Polish Co-operative Savgs & Loan Assn et al. 500
*Richardson st, ns, 125 w Manhattan av, 25x100; Frank Carl. 1,000
Skillman st (), es, 180 n Wiloughby av, 20x100; Agnes W Evans. 2,700
Van Dyke st (), nes, 90 se Van Brunt, 20x100; Norman F Lancashire. 1,000
*E 13TH st, es, 320 n Av H, 40x100; Ainsworth Realty Co et al defendants. 7,927

*47TH st, nes, 260 se 16 av, 40x100.2; A B Roberts. 3,250
*84TH st, ss, 100 w 13 av, 60x100; M J Waldron. 6,475
*E 93D st, ws, 158 n Farragut rd, 16.6x291.3; foreclosure of tax lien; Harry Dankik, defendant. 335
Lawrence av (), ns, 600 e 3d, runs e100 xn100xe20xn111 to Webster av xw60xsl11x w60xsl100 to beg; Rebecca Van Cott. 1,000
*Myrtle av, ss, intersec nws Cedar, 66.4x33.10x55.3; withdrawn.
Utica av (), es, 77.6 s Prospect pl, 19.8x90; Maximillian Mosson. 2,500

Total \$102,300
Corresponding week, 1911..... 190,365

ADVERTISED LEGAL SALES. MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

AUG. 17.
No Legal Sales advertised for this day.

AUG. 19.

153D st, 530 W, ss, 425 w Ams av, 37.6x 99.11, 5-sty bk tnt; Edw Elbaum agt Lettie J Risley et al; Henry B Singer (A), 55 Liberty; Melvin H Dalberg (R); due, \$3,139.32; T&c, \$1,517.56; Jos P Day.

AUG. 20.

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

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

11TH st, 644 E, ss, 108 w Av C, 25x94.9, 5-sty bk tnt & str; Klara Selig extrp agt Abr Glanzer et al; Chas Schwick (A), 64 Wall; Michl J Joyce (R); due, \$22,338.03; T&c, \$775; Joseph P Day.

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

141ST st, 239-41 W, ns, 200.4 e 8 av, 49.8 x99.11, 6-sty bk tnt; David Harris agt Sigmund B Heine et al; Davis & Davis (A), 51 Chambers; Geo W Clune (R); due, \$11,970.95; T&c, \$2,044.48; sub to first mtg \$50,000; Joseph P Day.

Madison av, 1839, nec 120th, 17.9x83, 3-sty stn tnt & str & 1-sty bk str; Edw Reagenhard agt Jacob Potsdam et al; Chas Putzel (A), 299 Bway; Wm F Wund (R); due, \$1,197.79; T&c, \$788.54; J H Mayers.

AUG. 21.

143D st, 114-16 W; ss, 225 w Lenox av, 41.8x99.11, 6-sty bk tnt; Henry B Hess agt Harry Schiller et al; Grenville B Winthrop (A), 6 Wall; Vincent L Leibell (R); due, \$10,598.22; T&c, \$573.32; Henry Brady.

Convent av, 451, es, 65.11 s 150th, 16x50, 4-sty bk dwg; Caroline J Wells agt Alfred K Barker et al; Lynn W Thompson (A), 100 Wm; Jos H Fargis (R); due, \$3,250.76; T&c, \$290; sub to mtg \$9,000; mtg record- ed Jan'10; Joseph P Day.

AUG. 22.

William st, es, 100 n Dudley av, 25x100, Throggs Neck; Dutchess Finance Co agt Chester Improvement Co et al; C W H Arnold (A), 54 Market, Poughkeepsie, NY; Wm O Campbell (R); due, \$1,206.80; T&c, \$101.41; H C Mapes & Co.

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

108TH st, 103-7 W, ns, 100 w Col av, 75x 100.11, 1 & 2-sty bk garage; Geo Hahn agt Ninth Ward Realty Co et al; C Bertram Plante (A), 15 Wm; Warren Leslie (R); due, \$9,222.03; T&c, \$478.25; Joseph P Day.

Brook av, 1502, es, 25 s 171st, 25x100.9, 4-sty bk tnt; Jas S Bryant agt A S Realty Co et al; J Wilson Bryant (A), 391 E 149th; S Jno Block (R); due, \$2,838.47; T &c, \$1,795.60; sub to pr mtg \$9,500; Jas L Wells.

East End av, 60, nwc 82d (No 537), 25.11x98, 5-sty bk tnt & str; Henry W Riclefles agt Rebecca Fihrer et al; Theo Baumeister (A), 35 Nassau; Warren C Fielding (R); due, \$2,647; T&c, \$1,900; Joseph P Day.

1ST av, 413; ws, 24.9 n 24th, 27.9x100, 5-sty bk tnt & str; Danl Brubacher agt Julius Braun et al; Action No 1; Deyo & Bauerdorf (A), 111 Bway; Geo L Lewis (R); due, \$25,620.61; T&c, \$1,288.40; Joseph P Day.

1ST av, 415, ws, 52.6 n 24th, 27.9x100, 5-sty bk tnt & str; same agt same; Action No 2; same (A); Joseph H Adams (R); due, \$25,622.61; T&c, \$3,549.20; Joseph P Day.

AUG. 23.

Prince st, 131-5, ns, 100 e West Bway, 60x71.3, 7-sty bk loft & str bldg; Jno A Stewart et al as trstes agt Mt Airy Realty Co et al; Philbin, Beekman, Menken & Grisoom (A), 52 Wm; Richd E Weldon (R); due, \$78,165.46; T&c, \$2,400; Saml Goldsticker.

82D st, 12S W, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; U S Trust Co of NY agt Anna K Daniel et al; Stewart & Shearer (A), 45 Wall; Alex Brough (R); due, \$20,016.42; T&c, \$2,335.77; Danl Greenwald.

135TH st W, nec Riverside dr, see Riverside dr, 610-12 on map 614.

Riverside dr, 610-12 on map 614, nec 138th, 100.3x145x99.11x132.6, 6-sty bk tnt; Chas Kligenstein et al agt Andw P Morrison et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Wm C Arnold (R); due, \$45,926.88; T&c, \$21,780.40; Joseph P Day.

Walton av, 2265, ws, 148 s 183d, 20x95, 2-sty bk dwg; Edw Reagenhard agt Bedford Park Constn Co et al; Chas Putzel (A), 299 Bway; Wm D Sawyer (R); due, \$1,251.86; T&c, \$219.66; sub to first mtg \$6,500; mtg recorded Dec'23'09; Saml Goldsticker.

Washington av, 1207, ws, 90.11 s 168th, 24.5x140, 4-sty bk tnt; Mary A Howley agt Wm H Heddendorf et al; Wm A Ferguson (A), 41 Park row; Jos R Truesdale (R); due, \$4,291.13; T&c, \$1,750; sub to pr mtg \$12,000; Joseph P Day.

AUG. 24.

No Legal Sales advertised for this day.

AUG. 26.

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

ADVERTISED LEGAL SALES.

BROOKLYN.

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

AUG. 17.

No Legal Sales advertised for this day.

AUG. 19.

Joralemon st, ns, 272.4 w Court, 21.11x 97.3; Elbert H Gammans agt Hilda F Gray et al; Frank H Cothren (A), 2 Recor- tor, Manhattan; Thos E Pearsall (R); Wm H Smith.

AUG. 20.

W 35TH st, ws, 200 s Canal av, 120x 118.10; Orion H Cheney agt Frank Sava- reso et al; Frank M Patterson (A), 21 Wm, Manhattan; Elmer G Sammis (R); Wm H Smith.

60TH st, wc 15 av, 20x100; also 59TH ST ss, 260 e 19 av, 40x100.2; Luemma H Bur- roughs agt Louis Christensen et al; Edwin Kempton (A), 175 Remsen; Leopold Levy (R); Chas Shongood.

61ST st, ns, 100 w 5 av, 40x100; Rose Levitt agt Mary Cunningham et al; Sur- pluss, Moore & Williams (A), 215 Mont- ague; Thos C Hughes (R); Chas Shon- good.

Bushwick av, nes, 175 nw DeKalb av, 25x100.5; Henry J Pforr agt Maxville Farm & Development Co; Geo B Serenbetz (A), 38 Park row, Manhattan; Harrison C Gore (R); Wm H Smith.

Glennore av, nec Powell, 75x75; Me- chanics Bank, Bklyn, agt Max Finkelstein et al; Kiendl, Smyth & Gross (A), 2599 Atlantio av; Leon Sachs (R); Wm H Smith.

Jefferson av, ns, 375 e Knickerbocker av, 25x100; Methodist Book Concern in City N Y agt Geo Ganzle et al; Harry L Thompson (A), 175 Remsen; Jacob L Holtzmann (R); Chas Shongood.

Ocean pkwy, ws, 100 n Beverly rd, 100 x150; Ehrich Weiss agt Max Blanck et al; Jacob Rieger (A), 257 Bway, Manhattan; Wm W Wingate (R); Jas L Brumley.

AUG. 21.

3D pl, nes, 80 nw Court, 20x100; Margt Hamelberg agt Margt Hamelberg admtrx et al; Elliott, Jones & Fanning (A), 215 Montague; Thos Downs (R); Wm H Smith.

E 17TH st, es, 140 s Av O, 40x100; Jas E Campbell agt Flatbush Constn Co et al; Armstrong & Brown (A), 27 Cedar, Man- hattan; Abner C Surpluss (R); Jas L Brumley.

65TH st, nes, 280 nw 8 av, 60x100; H B Scharmann & Sons agt Mary A Frank et al; Frank Obernier (A), 44 Court; A H T Banzhaf (R); Wm H Smith.

Eastern pkwy, ss, 280 w New York av, 14x70x68.9; Jas S Lawson agt Benj C Raymond et al; Wm H Grasse (A), 192 Bway, Manhattan; Geo L Lewis (R), Jas L Brumley.

Stone av, ws, 100 s Eastern pkwy, 100 x100; Collective Holding Co agt Aaron Kuschner et al; Benjamin & Chugerman (A), 189 Montague; Sidney H Weinberg (R); Chas Shongood.

21ST av, es, 400 n Benson av, 50x98.6; Cuba I Ward agt Jennie M Burroughs et al; Caldwell & Holmes (A), 44 Court; David F Price (R); Wm P Rae.

AUG. 22.

43D st, nes, 140 se 17 av, 40x60.4; Bklyn City Mission & Tract Society agt Rebecca Kirschenbaum et al; Edwin Kempton (A), 175 Remsen; Almeth W Hoff (R); Wm H Smith.

1ST st, sws, 117.10 se 7 av, 16.3x100; Title Guar & Trust Co agt Wm B Martin et al; Harry L Thompson (A), 175 Rem- sen; F Wilder Bellamy (R); Wm H Smith.

Hudson st, es, 277 s Tillary, 28.1x100; Lena Ricci agt Frank Tartaglia et al; Chas Clark (A), 16 Court; Edw R W Kar- tuz (R); Wm P Rae.

Linden av, ss, 396.10 e Bedford av, 20x 130; Catherine E Geisler agt Jno C Geisler et al; Thos P Hall (A), 299 Bway; Mortim- er W Byers (R); Wm H Smith.

Foster av, nws, 60 ne 101st, 40x100; Greenpoint Polish Co-operative Savgs & Loan Assn agt Annie Perlo et al; Geo C Schnitzer (A), 44 Court; Abr Lehman (R); Chas Shongood.

AUG. 23.

Raleigh pl, ws, 39.6 s Martense, 19.6x100; Knickerbocker Trust Co agt Harry C Partridge et al; Chas C Suffern (A), 203 Montague; Wm Watson (R); Wm H Smith.

71ST st, nes, 105.9 se Mackay pl, 40x 98.8x irreg; Howard D Hammond agt And- rew G Gulliksen et al; Ira T Goldsmith (A), 189 Montague; Joseph Goldstein (R); Wm H Smith.

Newkirk av, nwc Rogers av, 100x100; Elizabeth Amrhein agt Retta H Barrin- ger et al; Milton Hertz (A), 391 Fulton; Henry Hetkin (R); Chas Shongood.

Ralph av, es, 167 s Herkimer, 43.7x61.5 x40x50; also PRESCOTT PL, ws, 75 s Herkimer, 92x90x69x23.10; Christina Ad- ler et al agt Wm M Purnell et al; Max H Newman (A), 44 Court; Arthur M Mil- ligan (R); Wm P Rae.

AUG. 24.

No Legal Sales advertised for this day.

AUG. 26.

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

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

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THE RECORD AND GUIDE

is the oldest paper representing the inter- ests of Real Estate and Building in New York City, and a standard author- ity on matters relating to these branches.

Wants and Offers

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RECORD AND GUIDE

ESTABLISHED MARCH 21st 1868.
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION
BUSINESS AND THEMES OF GENERAL INTEREST

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Midsummer activity is much stronger in Long Island real estate than was generally expected last spring by suburban developers. The result is that several thousand acres of land, mostly in Nassau County, will be improved and subdivided for next year's market. The retail demand is for houses rather than for vacant sites.

The Real Estate Exchange and Auction Board of Boston issues annually a digest entitled "Acts and Resolves of the Legislature Affecting Real Estate Interests in Boston." That for 1912, just out, covers real estate titles and laws, taxation, building laws, streets and sewers, parks, the harbor, transportation, insurance, water, employees and various other subjects.

The fifth annual convention of the Atlantic Deeper Waterways Association, which meets in New London, Conn., Sept. 4, 5 and 6, will devote a session to the report by the United States Board of Engineers on the recent survey of the Intracoastal Canal from Boston, Mass., through Long Island Sound to Beaufort, N. C. This discussion will be taken up by members of the association, and a course of action mapped out.

Joseph O. Hammitt, secretary of the Citizens' Union, has brought a taxpayer's action to set aside the Grady Pension Law, which gives to the Board of Estimate authority to retire on a pension any municipal employe who has served thirty years or more and who is physically or mentally incapacitated. The Citizen's Union claims that, under the State Constitution, pensions must be made obligatory in order to be valid. The Grady law, it is contended, merely permits the granting of pensions in the discretion of the Board of Estimate.

Supreme Court Justice Page handed down a decision this week to the effect that the trustees of the Sailors' Snug Harbor have the power to sell any or all of the old Randall real estate in Manhattan. Under the will of Captain Randall, only the income from this property can be used for the support of the asylum and hospital which the trustees maintain on Staten Island. The Randall estate consisted chiefly of the Randall farm, on part of which the Wanamaker stores now stand, and four lots in the old First Ward. The case, which is in the form of an application by the trustees for instruction as to their power to sell, will be carried to the higher courts in order to obtain a final ruling. The real estate problem before the trustees was explained in an article that appeared in the Record and Guide on June 15.

Indications are that the Bourne amendment to the Post Office appropriation bill authorizing the establishment of a zone system of parcels post may not be passed at this session of Congress. Strong opposition to the amendment has developed in the House on the part of the Democratic members, who favor a flat charge system, permitting parcels to be sent any distance at a uniform rate, as is the case with letters and other mail matter. The zone system, by the way, would be detrimental to important business interests, notably publishing houses, in New York. It seems all the more unnecessary as the principle of zone charges is to be adopted for express companies.

General Business Revival.

For the first time in two years general business appears really to be characterized by considerable activity, and business men appear to be hopeful. The promise of abundant crops doubtless has something to do with this gratifying condition, but the increasing probability of a good harvest has merely added a final stimulus to a process of recovery which was already well underway. Ever since the first of the year business has been slowly expanding and the expansion has gradually spread from one industry to another. The activity in the steel trade has become so great that prices have been advanced, and there may be difficulty in obtaining prompt deliveries this fall. Recently the demand for building material has also suddenly increased, and it has been accompanied by a generally stiffening of prices. It looks as if this revival of business had been brought about on a wholesome basis. It has not been merely manufactured, as was the revival that took place in 1909, and continued until the summer of 1910. It is the result of the slow accumulation of capital and the slow completion of repairs in organization and staff which was necessitated by the panic of 1907. It has not been encouraged by favorable political conditions, and it has not been preceded by any considerable rise in the prices of securities.

It has come in spite of many obstacles and the hope is that it has come to stay longer than usual. But the extent of its duration is even more difficult than usual to predict. It is not likely to end in an outburst of speculative expansion (as in 1903 and 1907), because business men have come to realize that such spasms of speculation cost more than they are worth, and because public opinion would hardly permit the renewal of such excesses. But it may eventually be checked by political agitation. In spite of the fact that business has been reviving during a period of political activity which was adverse to business interests, every good observer must agree that in the future legislation inimical to business prosperity is likely to increase rather than diminish in volume. The three competing parties, all of them, profess to be very solicitous of business prosperity; but that is because all of them expect hopefully to make their omelets without breaking any eggs. The fact remains that organized business is less influential at the present time in the political affairs of the country than it has been at any time since the Civil War.

Assuming that the business revival will at least endure throughout the coming winter and spring, the question most interesting to our readers will concern its effect upon real estate and building. In all probability that effect will not be very important. Plans already under way will result in the construction of more mercantile and office buildings than can be easily rented; and in all probability there will be a smaller amount of this kind of activity in 1913 than there has been during the current year. On the other hand, there is likely to be an increase in the construction of apartment houses and other kinds of residential accommodation. In this prospect the city is perhaps somewhat under-supplied. Renting conditions are better than they were last year, and it may be that the increase in the construction of the several classes of dwellings will more than make up for the probable diminution in the amount of building for business purposes.

When a period of more actual trade arrives it is usually the retailers who first feel the need of additional space, and as retail firms buy property and erect buildings much more frequently than do wholesale firms, one result of increasing activity may be a larger demand for real estate in the retail district. This district has been somewhat dull of late. Apart from the purchase of Stern Brothers in Forty-second street very few retail firms have attempted to acquire desirable sites on Fifth avenue or on any of the wide streets, and it may well be that the market will be made stronger by the appearance of a number of such purchases. Increasing business

will also encourage speculators to accumulate plots in new districts that are not quite ready for improvement but soon will be. In spite of the probable diminution in new projects for business buildings, a strengthening in the speculative demand for real estate is extremely probable. Thus during the coming year the market will be better in certain respects than it has been during the past year, and worse in others, but the balance will probably be found on the side of increasing activity.

The Equitable's Building Project.

Notwithstanding the fact that many complaints have been heard during the past year about renting conditions in and near the financial district, the building of skyscrapers still continues at a considerable rate. During the next two years there will be an enormous amount of rentable space placed upon the market. Next winter or spring, for instance, will witness the completion of the Woolworth Building, which will add five or six times as much office room to the existing stock as would the typical skyscraper of the flush days of 1902. Some time during the following fall and winter the new Adams Express and Western Union buildings will be finished, and each of these will quadruple the capacity of an old seventeen-story building erected on about 10,000 square feet. In addition, some half a dozen smaller improvements are being planned which in every case will be as large as the larger improvements of other days. Finally the new Equitable Life Building, which will be the most stupendous structural enterprise ever undertaken in this country (excluding railway terminals) will be ready for occupancy, probably early in 1914.

The directors of the company which has been formed to own and build the new Equitable Building must have great confidence in the future, or else they would scarcely have dared to add at one time to the available stock of offices in the financial district such an enormous increase of space. The new building is to be thirty-six stories high, which is twice the height of the average skyscraper of ten years ago. The block on which it stands contains about 50,000 square feet, which is five times the area occupied by the ordinary Wall Street office building. The new structure will consequently be equivalent to ten of the old units, and will contain under its roof about as much space as was added by all the new buildings erected during one year at the time of the height of Wall Street's prosperity. Its cubic capacity will be about five times as great as was that of the group of buildings burned down last winter.

The practical difficulty with the financing of such a building is to make some arrangements whereby the enterprise will be carried over during the first years of its existence. Even under favorable conditions it would take a long time to obtain enough tenants to give the edifice anything like its maximum earning power, and during this interval the losses might be large enough to add considerably to the capital cost. In the present instance the owning and operating company is presumably pretty well insured against such losses. While the building will not be owned by the Equitable Life Assurance Society, it will be financed by that association. The society itself will occupy a good deal of space in the new structure for its offices, and the influence of its directors may well be used for the purpose of obtaining tenants. It is evident that the designers and operators of the building expect to be able to offer exceptionally convenient accommodations and exceptionally excellent service. By these means they may be able to draw away so many of the tenantry of other buildings that their mutual losses pending the complete occupancy of the building may not be heavy. But their gain will mean losses to the owners of other structures in the same neighborhood. The result can hardly fail to be a condition unfavorable to the owners of downtown property. For some years there are likely to be a good many vacancies, and this condition can be arrested only by the practical cessation of new operations in that part of the city for some time to come.

The Week in Real Estate.

The brokerage branch of the real estate market made a notably strong showing this week. The private sales numbered twice as many as were reported during the corresponding week a year ago, and the leases compared hardly less favorably with last year's record. The sales were widely distributed, indicating a substantial market support from a variety of sources, and included an unusual number of big transactions. The financial section, the shopping district, the new and old mercantile centre and other important business localities were strongly represented in the trading, while most of the uptown residential neighborhoods contributed their share of activity; the chief expansion of dealing was in the business sections, including sections that have for years experienced stagnation in an extreme form.

First among the transactions of the week is, of course, the purchase of the Equitable block by a newly organized company, of which T. Coleman Du Pont of Wilmington, Del., is president, and which proposes to erect a thirty-story giant office building on the property. The structure will contain about 1,105,000 square feet of rentable space. How large a part of this the Equitable Life Assurance Society shall occupy as tenant is still a matter of discussion by the directors of the society, but whatever their decision, it is evident that a tremendous amount of high-priced office space will be put upon the market when the new Equitable Building is finished, within two years. To say that the structure will be the largest single office building in the city conveys but a faint idea of the new rentable space it will supply. A more vivid impression of its importance as a factor in the renting market may perhaps be given by comparing its floor area with the total floor area at certain periods in the office building district.

Some thirty years ago, just before the era of tall construction, when there were only two buildings of ten or more stories in the whole of New York, the office buildings of the town were scattered over an area of eleven blocks bounded by Beaver street, Battery place, Trinity place and Pine and William streets. The total amount of rentable office space, occupied and unoccupied, in that district in 1880 was 2,600,871 square feet; in 1897 it was 3,913,984 square feet, and in 1902 it had risen to 4,908,758 square feet. So late as 1897 people still meant the area delimited above when speaking of the "office building district." It is evidence of remarkable economic changes that a single building of to-day proposes to supply one-fourth as much office space as was contained in the whole of the city's office building district fifteen years ago.

The cost of the new Equitable Building, including its site, is variously estimated at twenty-two to thirty millions of dollars. It is evident that an investment of this sort is not made without carefully reasoned opinions both as to the general business prospect and as to the local office renting situation. It can be said that those financially interested in the new building rely for success mainly upon its special character. It will appeal particularly to very large corporations, which for the first time will be offered an opportunity to economize by consolidating all their executive departments on a single floor. In keeping with the purchasing power of this class of tenants, the building will be of superior construction, providing every convenience and service that experience and ingenuity can suggest.

If the new Equitable Building carries out the promise of its designer with respect to fire protection, natural light and sanitation, it should have no difficulty in attracting well-to-do tenants, even from many recently constructed, big office buildings. Disinterested observers of the building activity downtown have been amazed at the recklessness with which costly sites have been "improved" with skyscrapers that disregard even the most elementary principles of sound planning.

In order to obtain the last possible square foot of rentable space, the interests of tenants have only too frequently been sacrificed. For example, a well-known structure, housing perhaps 5,000 tenants, contains as its sole means of exit a well, inclosing at once the single staircase and all the elevators in the building.

In the last few years, and particularly in the last year or two, business men have generally adopted advanced views on the subjects of fire protection and sanitation, and the new attitude of the business community on these matters has already thrown not a few "modern" buildings into the out-of-date class. The success of the City Investing Building in securing big corporations as tenants on long-term leases, despite the fact that it

was finished just after the panic, is a pretty good indication that there is a substantial demand for large floors in office buildings answering modern sanitary and fire protective demands. Structures of its size and quality are very few, indeed, especially in the financial section of Broadway; and there are many big corporations that still have unsatisfactory housing in small, or in antiquated or improperly designed buildings. It is buildings of this sort that will be most injured by the competition from the tremendous floor space which will be placed upon the market by the new Equitable. In the last few years office rents in all but the very choicest buildings have gone down 10 to 15 per cent., and the chances of recovery do not just now seem promising.

One of the gratifying features of the week's brokerage news was an increase of dealings in the old wholesale and manufacturing districts. Among the transactions there was a purchase by the Bradstreet Company of a site of 10,500 square feet at Lafayette and Howard streets, on which to erect a tall building. The site is within the sphere of influence of the coming traffic centre at Canal and Lafayette streets. This part of the old mercantile section has experienced something of a genuine revival recently on account of the County Court House development to the south, as well as on account of the probability that four subway lines will be interchangeably connected in Canal street.

The downtown business section was represented by a considerable number of important sales and leases, of which several were in Fifth avenue. The buying, however, exhibited no new tendencies, a fact which was true also of the uptown residential sections.

The impression of expanding activity conveyed by the brokerage branch of the real estate market is confirmed by developments in the building branch. The building industry, throughout its numerous component parts, has in hand an aggregate of contracts and orders sufficient, it would seem, for normal activity. The output of materials averages high. It cannot be said that production equals full capacity in all of the primary lines, but it is in larger volume than it has been for a period of years.

Price quotations during the week have been generally stationary, maintaining recent advances. Seven dollars a thousand for a cargo of the best grade of common brick at the wharf, is not so easily obtainable from the dealers as it was, but there are large cargo sales at prices just under the high mark. For structural steel, bonuses are being paid for prompt deliveries by erectors and contractors, so urgent is the demand for material, in order that buildings may be completed within specified periods. Either a longer time must now be allowed for deliveries or bonuses are necessary, if owners' calculations are to come out right. The stone industry is another of the busy ones. Prices have advanced twenty-five per cent. in the last quarter year, and the current receipts of material are heavy.

The naturally strong position of the building trades is buttressed by the activity in public works. The forms of contract for four more sections of the new subway system were approved by the Public Service Commission this week, and bids will soon be advertised for. The tunnel to Staten Island is among the four. Cheers greeted the action of the Commissioners. Enthusiasm is driving out discouragement in real estate as well as building circles, for the new subways mean much to real estate interests also. Subway works will soon be giving employment to thousands of more men and calling for great quantities of various kinds of material. The Catskill Aqueduct is another large consumer of supplies; and judging from what Mayor Gaynor said this week, the waterfront improvements will probably be started next year. Thus a long period of good times seems assured.

A Case for Friendly Arbitration.

Editor of the RECORD AND GUIDE:

Will you kindly give us your opinion in a controversy which has arisen in a transaction which we lately had over a sale of a piece of property?

A certain club engaged a broker to sell their clubhouse and to find for them another suitable site. This broker came to us asking our assistance to help him sell the property and also to find another property for his client. Several months elapsed without any results having been accomplished. At this time several members of the club, who represented themselves as a committee appointed to find a piece of property suitable for another

clubhouse, came to us and asked us to submit whatever we had which might be suitable. We did submit several parcels, and finally the committee informed us that one of the parcels would suit and we should try and get it for them at the lowest possible price.

An offer was made by them, and we finally succeeded in getting the property for them. This property which was finally sold to the club, was brought to us by another broker—not the one who had been retained in the beginning by the club—and when the sale was made the commission was divided between us and the broker from whom we got the property. This was three months ago, and now the original broker comes to us and claims a part of the commission earned on the sale of the property to the clubhouse.

We might add that when we offered the property to the committee from the club, the property which they eventually bought, this committee mentioned nothing to us that their broker was to be considered, nor did we notify this broker that we had submitted the property to the club. Furthermore, this broker did nothing whatsoever to help the sale; he had never been near the property or knew anything about it.

We claim that, as we negotiated the sale of the property directly with the representatives of the club whom, by the way, we knew personally for a long time previous to this transaction, we were not obliged to consider the original broker in the sharing of the commission. Will you kindly let us know whether in your opinion our contention is a correct and fair one?

Answer.—This seems to be a case which it would be eminently proper to submit to the Arbitration Committee of the Real Estate Board of Brokers of the City of New York. It is the expressed wish of the board to arbitrate any claims of this kind whether the parties are members of the board or not.—Editor.

Queens Transit Deadlock.

Thus far only two property owners on Ely avenue, Long Island City, representing two hundred feet, have signed consents to the construction of the elevated rapid transit line planned by the Public Service Commission and to extend from Queensboro Bridge to Astoria and Corona. Owners representing fifteen hundred feet refuse to sign, as they want an underground road.

Two sets of petitions are being circulated in the Hunter's Point section, one in favor of the elevated road and one in opposition to it. Under these circumstances the Public Service Commission contemplates applying to the courts for a certificate of necessity, at least for the construction of the elevated line on Ely avenue.

Secretary Travis H. Whitney, of the Public Service Commission, in an interview in reference to the refusal of Queens property owners to give permission for the extension of elevated lines, said:

"The thing for the people of Queens to do if they want progress in this matter is to get together at once and harmonize on something. If they approve of the plans as already adopted it will be possible to make progress at once, but if there are to be changes it is impossible to predict how long there will be delay."

Mr. Whitney was asked if the commission had made application to the courts for a certificate of necessity for the Ely avenue route. He replied that it had not and that it did not intend to go into the courts until at least the middle of September.

White Plains Day.

A great crowd of people came to White Plains last Saturday to celebrate the opening of the New York, Westchester & Boston Railroad, and the citizens did their best to entertain them and manifest appreciation of the great transportation improvement, from which the village would benefit. The village officials and guests assembled on the Court House lawn at 1 o'clock and reviewed a picturesque military, civic and firemanic parade.

Following the review, the representatives of the municipality and their guests marched to the railroad station and welcomed the first official train. Speeches were delivered and then the special guests, among whom were the officers of the railroad company, were escorted to the White Plains Club for dinner. The speaker of the day was Frederick S. Barnum, formerly Village President. The address of welcome was delivered by Village President Platt and responded to by President L. S. Miller of the railroad company.

WHERE THE CITY IS SLOW.

Westchester County More Appreciative of the New Railroad Than The Bronx.

There has been a considerable increase in traffic over the New York, Westchester and Boston Railroad since its operation was extended to the Harlem River with direct connection to the elevated road. Much of this comes from Mount Vernon and White Plains. The latter town had an elaborate public celebration last Saturday, and Mount Vernon is to have one after Labor Day. A celebration is also being planned in New Rochelle, the date of which has not been announced yet.

Referring to developments along the line, Albert E. Davis, of The Bronx, said: "The opening of the New York, Westchester and Boston Railroad seems to have awakened more interest in Westchester county than in The Bronx, and active efforts are being made all along the line outside of the city limits to attract residents. Not only are attractive cottages being erected near the stations, but local authorities and private interests are carrying on street improvements.

In The Bronx, some detached cottages are being built at Morris Park, the owners of which are developing the streets, and the only other evidence of an awakened interest along the line is at Dyer avenue, immediately south of the Mount Vernon line, where some neat rows of brick dwellings are being erected. "The city of New York is far behind its northern neighbors in street improvements, and this is aptly illustrated at Dyer avenue, for in the part which is within the city limits, there are no curbs, sidewalks, or other improvements, but immediately over the border line in Mount Vernon, where it is termed 'South Fifth avenue,' the street is curbed and flagged and has an asphalt pavement, and rows of trees have been planted along the curbs, and high-class stucco detached cottages are being erected. The topography of the land is just as attractive in The Bronx as in Mount Vernon, and the same trolley line runs along the avenue. There is no apparent reason why The Bronx side should not be made as attractive as the Mount Vernon side, except for the lack of initiative enterprise.

"The same inertia as to street improvements may be seen where the Boston Post Road leaves the city. This road is and has been for many months, in an abominable condition, filled with humps and hollows, which are dangerous to street traffic, and apparently the result of an abandoned contract for grading the Post Road, while just over the border line, the same road is macadamized and has asphalt walks, and a short distance beyond the city line, handsome residences with beautiful grounds around them.

"It is a very poor impression of New York City that anyone gets on entering by way of The Bronx from the northward, by comparison with communities over the border line. This is especially true of the Boston Post Road. Contracts will be let shortly by the State for the complete reconstruction of the Shore Road, which in The Bronx becomes the Eastern Boulevard, and also for the Boston Post Road between the town of Pelham and the City of New Rochelle, and the Boston Post Road through Mamaroneck and Rye to the Connecticut state line, these main highways to New York City being part of Group No. 1 of the State Highways.

"It seems to me that the borough authorities can do very much to change conditions by putting the roads which enter New York City in at least as good a condition as they are over the border line."

Cause of a Building Collapse.

According to the official report on the collapse of the steel framework of the two-story building in course of erection at Livingston and Hoyt streets, Brooklyn, the cause of the failure was insufficient bonding. It was found upon examination that in no case had the beams, where lapping upon the supporting framework, been spiked or strapped together. Neither had the beams been spiked to the framework, nor did the uprights of the framework have any diagonal bracing to prevent such a collapse. The Lally columns supporting this roof tier were finished with a flat top, to which the girder was secured by means of two bolts on each side. This formed a longitudinal tier, but no provision was made for a transverse tier of any character.

—New York State has a total area of 49,204 square miles, of which 1,550 is water surface.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
Total No.....	103	127
Assessed value.....	\$4,951,100	\$8,371,500
No. with consideration...	17	8
Consideration.....	\$440,375	\$572,850
Assessed value.....	\$447,500	\$548,000
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
Total No.....	5,988	6,307
Assessed value.....	\$489,101,545	\$358,420,125
No. with consideration...	635	553
Consideration.....	\$41,601,053	\$33,915,563
Assessed value.....	\$40,336,000	\$30,590,575

MORTGAGES

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
Total No.....	77	92
Amount.....	\$4,158,630	\$2,159,957
To Banks & Ins. Cos....	20	13
Amount.....	\$2,706,500	\$1,094,500
No. at 6%.....	30	50
Amount.....	\$1,255,080	\$479,857
No. at 5½%.....	2	1
Amount.....	\$527,000	\$550,000
No. at 5%.....	22	16
Amount.....	\$1,737,650	\$666,100
No. at 4½%.....	8	8
Amount.....	\$144,500	\$164,000
No. at 4%.....	1	1
Amount.....	.....	\$40,000
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	15	16
Amount.....	\$494,400	\$260,000
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
Total No.....	4,096	5,020
Amount.....	\$229,953,710	\$176,308,663
To Banks & Ins. Cos....	892	1,114
Amount.....	\$146,434,460	\$82,349,894

MORTGAGE EXTENSIONS

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
Total No.....	25	29
Amount.....	\$1,527,500	\$1,433,600
To Banks & Ins. Co....	7	11
Amount.....	\$920,000	\$870,000
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
Total No.....	1,500	1,557
Amount.....	\$50,851,004	\$61,150,276
To Banks & Ins. Cos....	454	543
Amount.....	\$31,899,100	\$34,231,705

BUILDING PERMITS

	1912 Aug. 10 to 16	1911 Aug. 12 to 18
New buildings.....	15	10
Cost.....	\$1,925,000	\$1,076,530
Alterations.....	\$147,955	\$190,295
Jan. 1 to Aug. 16	Jan. 1 to Aug. 18	
New buildings.....	364	577
Cost.....	\$81,183,485	\$64,904,430
Alterations.....	\$7,810,548	\$8,387,590

BRONX CONVEYANCES

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
Total No.....	115	122
No. with consideration...	19	6
Consideration.....	\$289,675	\$40,180
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
Total No.....	4,918	4,649
No. with consideration...	1,336	324
Consideration.....	\$6,964,844	\$3,201,110

MORTGAGES

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
Total No.....	105	114
Amount.....	\$1,466,220	\$827,439
To Banks & Ins. Cos....	7	12
Amount.....	\$220,700	\$141,000
No. at 6%.....	50	63
Amount.....	\$1,005,556	\$462,872
No. at 5½%.....	14	11
Amount.....	\$204,349	\$39,500
No. at 5%.....	10	13
Amount.....	\$121,600	\$155,350
Unusual rates.....	4	5
Amount.....	\$11,915	\$31,787
Interest not given.....	27	22
Amount.....	\$122,800	\$137,930
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
Total No.....	3,902	4,076
Amount.....	\$36,082,256	\$37,148,186
To Banks & Ins. Co's....	361	480
Amount.....	\$7,424,316	\$8,455,150

MORTGAGE EXTENSIONS

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
Total No.....	13	29
Amount.....	\$218,250	\$1,433,600
To Banks & Ins. Cos....	3	11
Amount.....	\$75,000	\$870,000
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
Total No.....	448	417
Amount.....	\$7,076,746	\$7,101,644
To Banks & Ins. Cos....	85	83
Amount.....	\$2,350,390	\$3,126,850

BUILDING PERMITS

	1912 Aug. 10 to 16	1911 Aug. 12 to 18
New buildings.....	24	17
Cost.....	\$467,900	\$290,500
Alterations.....	\$10,925	\$45,750
Jan. 1 to Aug. 16	Jan. 1 to Aug. 18	
New buildings.....	906	865
Cost.....	\$24,872,470	\$14,902,785
Alterations.....	\$754,190	\$914,757

BROOKLYN CONVEYANCES

	1912 Aug. 8 to 14	1911 Aug. 10 to 16
Total No.....	331	450
No. with consideration...	25	21
Consideration.....	\$218,880	\$139,190
Jan. 1 to Aug. 14	Jan. 1 to Aug. 16	
Total No.....	15,824	16,278
No. with consideration...	1,032	1,026
Consideration.....	\$9,251,367	\$8,659,377

MORTGAGES

	1912 Aug. 8 to 14	1911 Aug. 10 to 16
Total No.....	308	402
Amount.....	\$1,281,047	\$1,387,966
To Banks & Ins. Cos....	102	108
Amount.....	\$583,000	\$521,500
No. at 6%.....	163	249
Amount.....	\$535,378	\$731,306
No. at 5½%.....	20	50
Amount.....	\$86,150	\$217,150
No. at 5%.....	103	91
Amount.....	\$591,253	\$402,485
Unusual rates.....	.....	2
Amount.....	.....	\$4,500
Interest not given.....	22	12
Amount.....	\$68,226	\$32,525
Jan. 1 to Aug. 14	Jan. 1 to Aug. 16	
Total No.....	12,639	14,377
Amount.....	\$52,280,742	\$64,843,254
To Banks & Ins. Cos....	3,105	.....
Amount.....	\$31,755,548	.....

BUILDING PERMITS

	1912 Aug. 8 to 14	1911 Aug. 10 to 16
New buildings.....	61	91
Cost.....	\$357,150	\$430,490
Alterations.....	\$92,105	\$108,088
Jan. 1 to Aug. 14	Jan. 1 to Aug. 16	
New buildings.....	3,660	3,264
Cost.....	\$26,740,763	\$20,874,458
Alterations.....	\$2,948,202	\$3,464,005

QUEENS BUILDING PERMITS

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
New buildings.....	63	139
Cost.....	\$202,835	\$390,988
Alterations.....	\$8,425	\$26,085
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
New buildings.....	2,986	3,832
Cost.....	\$12,218,644	\$16,162,151
Alterations.....	\$573,135	\$554,864

RICHMOND BUILDING PERMITS

	1912 Aug. 9 to 15	1911 Aug. 11 to 17
New buildings.....	13	.....
Cost.....	\$27,575	.....
Alterations.....	\$7,260	.....
Jan. 1 to Aug. 15	Jan. 1 to Aug. 17	
New buildings.....	606	.....
Cost.....	\$2,039,960	.....
Alterations.....	\$203,166	.....

May Use Manhattan Bridge.

The Public Service Commission granted a certificate of necessity and public convenience to the Brooklyn & North River Railroad. This action practically clears the way for that company to operate its cars over the new Manhattan Bridge.

All that the company now requires is the approval of its franchise application which is pending before the Board of Estimate and will probably be approved by that body at its first meeting in September.

The Tarsney Act.

In accordance with the action taken by the executive committee of the Merchants' Association against the proposal included in the Sundry Civil Appropriation Bill, now pending in Congress to repeal the Tarsney Act, President Towne has addressed a letter to each United States Senator urging him to use in best efforts to prevent the repeal of the Act. The present law enables the Government to avail itself of the best architectural ability in the country, and the proposed change would have a serious effect upon the character and usefulness of Federal buildings.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

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

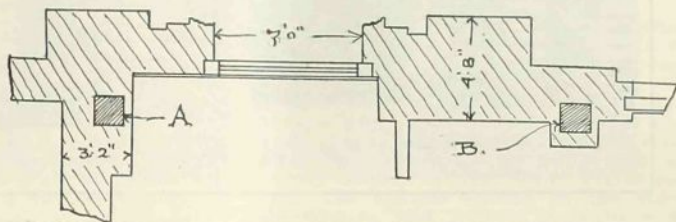
By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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OFFICE BUILDINGS, CONTINUED.

WHERE elevators are used they should be reached by the most direct and self-evident way and should not be at too great a distance from the entrance. Excepting sometimes the flight leading to the first floor, the stairs in an elevator building are of secondary importance and are only used in cases of emergency, custom as well as objection to useless effort inducing every one to employ the easiest means of reaching their destination. In low buildings, however, where elevators are not used the position of the stairs should be plainly evident.

Elevators should be located not only with reference to the main entrance, but also to the offices on the different floors, the object being to place them where the sum of



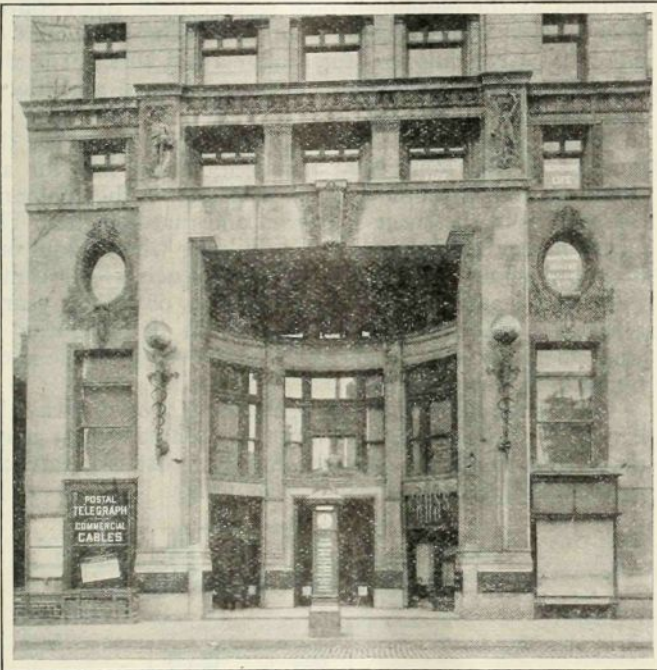
ECONOMY OF CONSTRUCTION AND LIGHT SACRIFICED TO APPEARANCE.

The columns at A and B support the building. The thick walls and deep reveals are unnecessary and wasteful. Mutual Life Building, New York.

has drawn up a table showing the number of express and local cars needed in buildings of different heights, areas and of different intensities of occupancy.

In a paper read before the American Society of Mechanical Engineers at their meetings in May and June, 1904, Mr. Bolton stated that "a basis for the due proportioning of elevator service may be found in the provision of an elevator to an area of one thousand square feet of rented space repeated on sixteen floors," in other words, 16,000 square feet of floor area to each elevator. It has been found, however, that this proportion varies considerably according to the conditions met with in each case.

Some idea of the money value of accessibility and light may be gathered from the following example: In a prominent downtown Broadway office building the top floor is not reached by the elevator, which stops at the floor below. Moreover, the light in one room of a suite of four offices on this floor is insufficient, owing to the design of the facade. On account of the inconvenience of walking up one flight of stairs and the insufficient lighting of one-quarter of the space, the rent is 90 cents a square foot,



A POOR ENTRANCE TO A COMMERCIAL BUILDING.

Valuable floor space sacrificed on first and second floors and ground floor; dark windows in recess on second floor; the flanking windows on either side of recess on second floor are inadequate. A poor front architecturally as well as commercially. Broadway, opposite City Hall Square, N. Y.

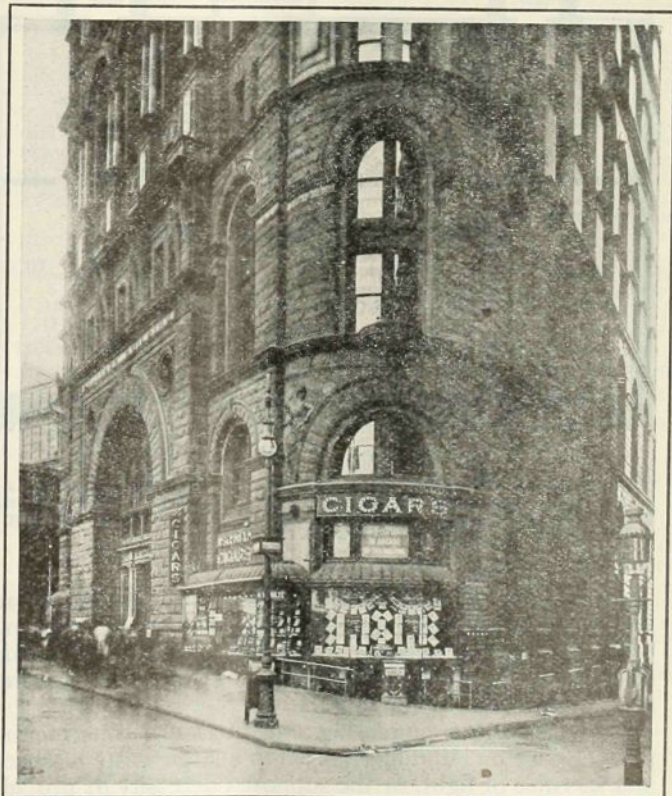
the distances from the elevator to the different offices plus twice the distance from the main entrance to the elevators will be as small as possible.

As there will sometimes be congestion in front of the elevator cages, there should be an additional space added to the width of the hall at that point, and especially when the hall continues beyond the elevator cages.

In modern office buildings of numerous stories, adequate elevator service is of great importance. Adequate service depends on the number, size and speed of cars used, and on the height of the building, and is regulated by the floor area served by each car and by the character of occupancy, some classes of tenants making greater use of elevators or having a larger number of visitors than others.

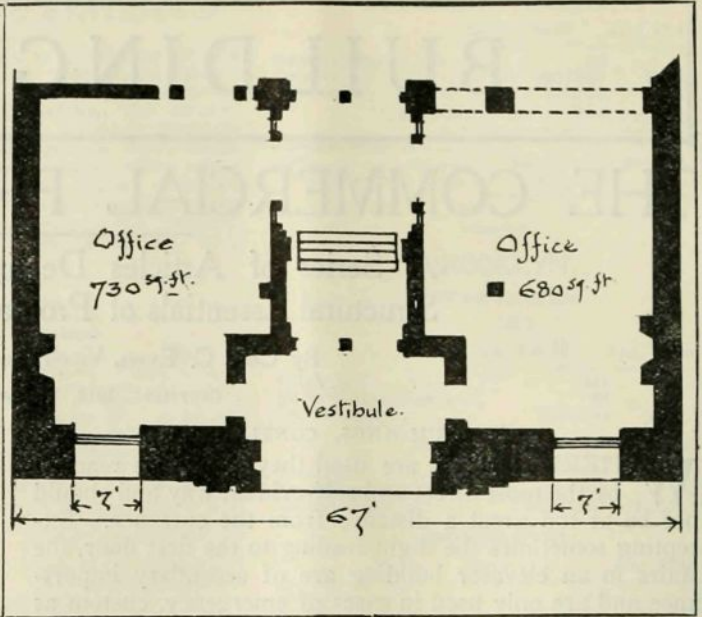
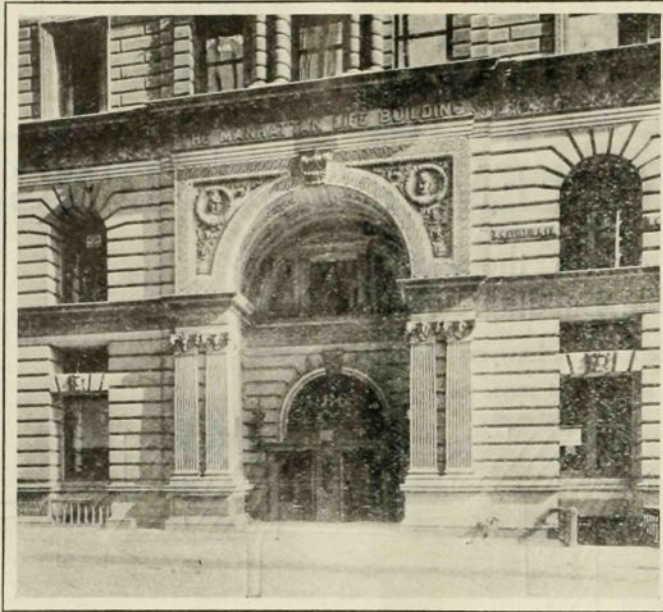
It has been found that after a building reaches a certain height, sometimes placed at from fifteen to seventeen stories, it is necessary to provide express as well as local elevators, in order that the upper floors may not suffer from inadequate service.

It has also been stated that in office buildings the square feet of area per occupant varies from one hundred to one hundred and fifty, according to the nature of the occupation; and Mr. Reginald Pelham Bolton, who is authority for this statement, in his book entitled "Elevator Service,"



A POOR COMMERCIAL FRONT

This building shows a conflict between "decoration" or the desire to give an appearance of solidity to the lower story by means of heavy walls and piers and deep recesses, and "utility" or the need of show windows to obtain good rentals from valuable ground floor space. World Building, New York.



FAULTY PLANNING AS TO LIGHT.

Fourteen feet only, seven to each window, of a total frontage of sixty-seven feet are allowed for lighting the most valuable floor space of this office building. The light is rendered more uncertain by the deep reveals. Manhattan Life Insurance Co.'s Building, Broadway, New York (before the erection of the addition).

whilst the floors below, down to the second floor, all rent for \$3 a square foot.

LIGHT AND AIR.

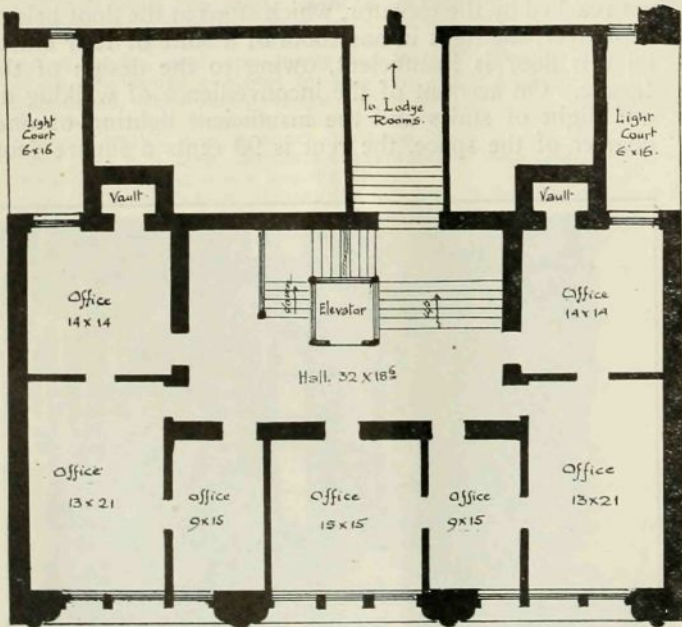
The provision of good light and air in high office buildings on expensive land is too frequently disregarded in the effort to utilize the land to the fullest possible extent, with the result that great numbers of men are obliged to do clerical work almost entirely by the help of artificial light, this being detrimental to their general health and efficiency, as well as to their eyesight.

Natural light sufficient to work by will only penetrate a certain depth (from fifteen to twenty feet) and this should be the maximum depth of an office receiving light from one side only, unless it can be augmented by the adoption of some system such as the Luxfer Prisms now

large proportion of the fronts, in fact all that part in width not taken up by the steel frame and its necessary protective envelope; this is especially the case in those portions of the building which receive light from courts. Where there is no necessity for increasing the width of piers and other masonry for architectural effect, it is also advantageous to have the windows recessed as little as possible.

Before sacrificing valuable ground floor space for the purpose of providing light to basements or inferior accommodation, it should be well to ascertain the comparative rentals of the space sacrificed and that benefited. The writer has in mind the plan of a building where about one thousand square feet of ground floor space with a rental value of \$3 per square foot per annum, or a total yearly rental of \$3,000 was sacrificed to obtain direct lighting to a basement, the rental value of which, even with the additional light thus obtained, was far inferior.

The surrounding walls of light courts should always be laid up in white brick, or at any rate painted a light color, the former being best, though the first cost is greater; a painted wall needing constant repainting.

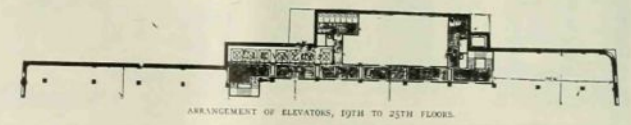


A WASTEFUL OFFICE PLAN.

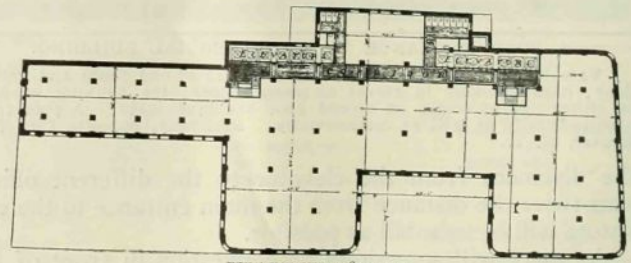
Too large a hall. Rear offices insufficiently lighted. Office units rather poor. Insufficient utilization of main frontage; the three centrally located offices should have been deeper. Elevation evidently bears no relation to plan. Toledo, O.

used in many office and store buildings. There is also an indirect value in well-lighted offices, in their cheerful and prosperous appearance as compared with the depressing effect produced by dark rooms or those which have to depend on artificial light.

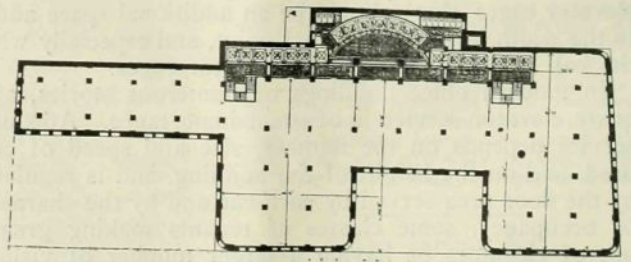
The fashion of simulating solid masonry construction in steel skeleton buildings has led to a large waste of space and sacrifice of light, by the supposed necessity of providing deep reveals to the windows, thus not only reducing the rentable area of the building, but withdrawing the rooms from the full benefit of the light which they would have had if the windows had been placed nearer the exterior face of the wall. Office buildings should have their window area proportionate to the depth of the offices; steel skeleton construction permits of windows occupying a



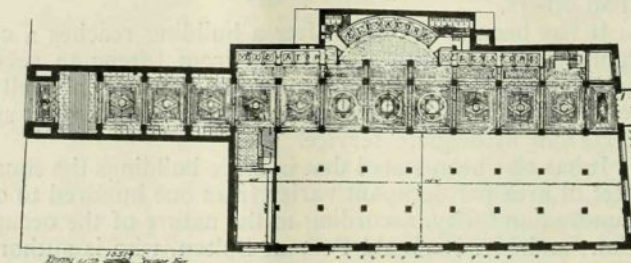
ARRANGEMENT OF ELEVATORS, 19TH TO 25TH FLOORS.



TYPICAL PLAN, 11TH TO 18TH FLOORS.



TYPICAL PLAN, 6TH TO 10TH FLOORS.



FIRST FLOOR.

TYPICAL FLOOR PLANS OF THE CITY INVESTING CO.'S BUILDING, NEW YORK CITY.

From the "American Architect."

MANHATTAN CONSTRUCTION ANALYZED

Nearly One Half For Business Buildings—And Half of These Are Fireproof—One Quarter of the Apartment Houses Also Fireproof

A series of tables of statistics just prepared by the Superintendent of Buildings, Rudolph P. Miller, appertaining to the plans filed for new buildings in the Borough of Manhattan during the year 1911 constitute a valuable analysis of the construction work going on in the borough. The tables show the distribution of the buildings through the eight sections into which it is customary to divide the borough, their height, class, and whether fireproof or not.

For example, it may be of interest to know to what height it is proposed to construct the new buildings of different classes for which permits are issued. The following table shows the heights of those planned during the year 1911, which buildings at the present time are for the most part still in course of erection.

More particularly the table shows not only the number of buildings of various heights proposed but also the occupancy and whether fireproof or not. A little less than one-half the buildings are intended for business purposes and of these more than one-half are to be fireproof.

garages also form a good part of them. Over one-third of the business buildings are to be built between 14th and 40th streets.

Mayor for Terminal Improvements.

Mayor Gaynor has been giving much time recently to a consideration of the water front improvements proposed by Commissioner Tomkins. He says these plans are in several ways a greater thing for the city than the subways, and he hopes that early this Fall the plans will be approved, so that the work may be started.

At public hearings at the Dock Department and on other occasions the business interests of the city have been protesting against the delay in carrying forward the improvements.

A joint conference between the engineers of the Board of Estimate and Apportionment and the Mayor's commission on markets was held on Thursday. The conferees discussed the various plans which they are putting forward as to the

BUILDINGS PROPOSED IN THE BOROUGH OF MANHATTAN IN 1911, BY STORY HEIGHTS.

Stories.	Dwellings		Tenements		Business		Public		Misc.		Total		Total, all classes
	F.P.	Ord.	F.P.	Ord.	F.P.	Ord.	F.P.	Ord.	F.P.	Ord.	F.P.	Ord.	
1					13	46	6	11		116	19	173	192
2		2			6	41	9	9		2	15	54	69
3			2		7	31	17	3			24	36	60
4		4	4		1	6	11	8	1		18	17	35
5			7		67	6	6	8	1		17	81	98
6		2	2	1	71	14	17	2			19	90	109
7			1			15	13	2			18	13	31
8			1		9	23		3			36		36
9				10		5					15		15
10				7		4		1			12		12
11				1		7		1			9		9
12				25		59		1			85		85
14						1					1		1
16						3					3		3
17						2					2		2
18						1					1		1
19							1				1		1
20						3					3		3
23						1					1		1
25						2					2		2
55						1					1		1
Total	11	17	53	139	179	165	59	25		118	302	464	766

All buildings above seven stories in height are fireproof, the building code requiring that all buildings hereafter erected over seventy-five feet in height shall be fireproof.

A second table shows that a large proportion (nearly 40 per cent.) of the private dwellings planned last year are of fireproof construction. Of the eleven fireproof dwellings, ten are situated in the residential section just east of the southern end of Central Park, the other one being the new residence for the President of Columbia University at Morning-side Drive and 116th street.

A little more than one-quarter of the tenement houses are to be fireproof, none of them, however, being situated below 34th street. One of the proposed fireproof tenements is less than seven stories high; that is, it was within the legal height limit for non-fireproof tenements. A special table representing tenement construction states that out of 139 tenement houses planned in Manhattan last year, 25 contained twelve stories, 1 eleven stories, 7 had ten stories, 10 had nine stories and 9 had eight stories. Seventy-two houses contained six floors each, and 67 houses had five floors each. Seventy-six of the 139 tenements planned last year were for that section of Washington Heights north of 155th street, and 55 between 96th street and 155th, west of Lenox avenue. Only 27 tenements were planned for the East Side north of 42nd street to the Harlem River, and only 20 for all that part of the city south of 42nd street.

The favorite height for the business building seems to be twelve stories, except that there are as many one-story buildings to be constructed for that purpose also. Many of these latter are so-called "tax-payers," though stables and

best method of handling the food supplies brought into this city.

The market men are in favor of the proposed marginal elevated railroad along West street from 60th street to the Battery and the construction of an \$8,000,000 market building just south of Little West 12th street.

CHEERS FOR NEW SUBWAY.

Staten Island to Get Hers Also—Bids for Construction to be Invited.

At noon Wednesday the Public Service Commission held public hearings on the forms of contracts for Section No. 1 of the Southern Boulevard and Westchester Avenue Subway in the Bronx and for Sections Nos. 1 and 2 of the extension of the Fourth Avenue Subway in Brooklyn. Chairman William R. Willcox presided, and Commissioners John E. Eustis and George V. S. Williams were also present.

A large number of citizens from Brooklyn and The Bronx filled the hearing room. As there was no opposition to the forms of contracts, no speeches were made, and when Chairman Willcox announced that the contracts were approved and that the Commission would immediately begin advertising for bids for construction, the audience received the announcement with cheers.

L. L. Tribus, Commissioner of Public Works of the Borough of Richmond asked whether the proposed contract would provide for a connection with Staten Island at 67th Street, Brooklyn, and when informed that the proposed connection was provided for, he declared himself satisfied with the contracts.

Among those who were present to voice

approval of the Brooklyn contracts, if necessary, were: Jeremiah J. O'Leary, President of the West End Board of Trade, Thomas E. Clark, President of the Allied Civic Bodies of South Brooklyn, and John E. Sullivan, President of the Fourth Avenue Subway League.

NEW SUBWAY STATIONS.

Includes 17 Express and 110 Local Stops—Public Hearings to be Held.

The list of the tentative locations of the stations on the rapid transit routes in the proposed dual system to be operated by the Brooklyn Rapid Transit Company, or a company formed in its interest, and by the Interborough Rapid Transit Company completed this week by the Public Service Commission.

The express stations for the Interborough lines which have been selected are located at Chambers street, Pennsylvania Station and Times Square, on the Seventh avenue line; Atlantic avenue, Franklin avenue and Utica avenue on the Flatbush avenue and Eastern Parkway route; East 180th street, Gun Hill road and Becker avenue on the White Plains road line. The express station on the Woodside-Corona and Astoria lines have not yet been determined.

The local stations for the new Interborough routes are as follows on the Seventh avenue line: South Ferry, Rector street, Dey street, William street branch, Wall street, Fulton street, Park place, Franklin street, Canal, King and Houston, Christopher, 14th, 23d and 28th streets. Flatbush avenue and Eastern Parkway route, Bergen street, Prospect Park Plaza, Underhill, Washington, Nostrand and Kingston avenues, Nostrand avenue line: President street, Sterling place and Lefferts avenue, Winthrop and Robinson streets, Church avenue, Beverly road, Newkirk avenue, Flatbush avenue. Livonia avenue line: Sutter avenue, Saratoga avenue, Rockaway avenue, Powell and Junius streets, Alabama and Georgia avenues, Van Sicken avenue and New Lots avenue. Steinway Tunnel extension: Grand Central and Times Square. Steinway Tunnel and Queensboro Plaza connection: Jackson avenue, 12th street and Queensboro Plaza. Thirty other local stations are selected on the Woodside-Corona, Astoria, White Plains road and Clark street lines.

On the routes of the Brooklyn Rapid Transit Company it is proposed to establish eight express stations and a total of 50 local stations. These are to be located at—Broadway-Fifty-ninth Street line: Union Square, Thirty-fourth, Forty-eighth and Forty-ninth streets. New Utrecht avenue line; Eighth and Ninth avenues, Sixty-second street, Twenty-second avenue, Gravesend avenue line; Eighteenth avenue and Kings Highway.

The local stations on the more important routes of the new B. R. T. lines are as follows: Nassau street line: Brooklyn Bridge, Fulton and Wall. Broadway-Fifty-ninth street route: Whitehall, Rector, Hudson and Manhattan, City Hall, Canal, Prince, Eighth, Twenty-third, Twenty-eighth-Twenty-ninth, Times Square, Fifty-seventh, Fifth avenue and Fifty-ninth street, Fifty-ninth-Sixtieth streets at Lexington avenue. Canal street line: One station at Canal street.

A public hearing will be given by the Public Service Commission upon the proposed stations for the B. R. T. lines on September 12, and on the proposed stations on the Interborough lines on September 13. At these hearings the commission will hear suggestions from property owners or associations interested as to the locations and style of such stations.

South Shore Franchise Approved.

An order approving the modified franchise of the South Shore Traction Company for a street railway over the Queensboro Bridge and through Queens Borough to the city line, and also approving the transfer of such modified franchise from the South Shore Traction Company to the Manhattan and Jamaica Railway Company, has been approved by the Commission. In another order, the Commission granted to the Manhattan and Jamaica Railway Company a certificate of convenience and necessity for a railway over the Queensboro Bridge and through Queens Borough to the city line.

—The electrification of the Whitestone branch of the Long Island Railroad will be completed, with trains running, on October 22, according to official information.

WHO ARE ENGINEERS?

Proposed Change of Name for the Illuminating Engineering Society.

Albert Jackson Marshall of 125 Duncan avenue, Jersey City, has suggested to the Illuminating Engineering Society of which he is a member that its name be changed to "American Institute For the Improvement of Lighting."

In a letter addressed to the secretary Mr. Marshall argues that the society is not an engineering society, and that there is a difference between "illumination" and "lighting." He says:

"The name of the Illuminating Engineering Society is a misnomer. It does not reflect a consideration of light—both natural and artificial—in all its aspects, although it may reflect the attitude of the society toward the subject.

"In the first place, the word 'illumination' should not play a major part in the name, for, as a matter of fact, that which we are most concerned in is Light—the judicious use of light—illumination is but a by-product of light. It is possible to obtain light without illumination, but it is impossible to get illumination without light.

"With the advent of some present methods, as regards the use of light, emphasis was laid upon the idea that it was not light that should receive our chief thought, but illumination, for it was possible to have much light and inadequate illumination; also that light and illumination were two distinct things. To be different rather, than endeavoring to rectify misunderstanding, the word 'illumination' was seized upon—and over-capitalized, both commercially and scientifically. And it found itself a conspicuous part of the title of a society founded to equitably consider all phases of light and intimate associations.

"If the Illuminating Engineering Society was supposed to be concerned only in illumination, then the word 'illumination' might be acceptable; but the society, as founded, irrespective of how it may have been conducted, or what some of its members may stand for, is most vitally concerned with 'light'—its application and the effects resulting therefrom. Therefore, 'light' or 'lighting' should occupy the place now given to 'illumination' in the name of the society.

"It might be well to here realize that sign, decorative, spectacular, outline-lighting, etc., all of which are extremely important, might be, and usually are, examples of light without illumination, in the accepted sense of the word, and therefore might find more agreeable association in 'lighting.' There are other similar examples.

"Now as regards the word 'engineering.' I well appreciate the wondrous beauty and significance of this word, as extolled by some of its enthusiastic supporters. To some, engineering is, associated—and directly—with heaven itself, for do we not engineer our way to the 'pearly gates,' and is it not engineering that makes our very life possible, and is it not the most euphonious and valuable word of our language? It stands for every sensible act, and, therefore, is most appropriate in designating all intelligent considerations involved in the subject of light.

"Such may be one view point, but, fortunately, there are other ideas worthy of consideration. It matters not what definition some dictionary may accord a

word, or how it may be viewed academically; it is the general accepted sense that concerns practical people. The word 'engineer' by most people, is regarded largely as 'one skilled in mathematics and mechanics, and one who superintends works for military or civil objects; one who runs an engine.' And a great many valuable and influential persons do feel, and with just cause, that the Illuminating Engineering Society is primarily an 'engineering' institution, whereas, as those who are qualified know, the strictly engineering features play but a small part of the average successfully designed and applied lighting scheme, for other phases entering therein are of equally, if not greater, value.

"The society is not an 'engineering' body, though its name so states.

"Further, most people are inclined to feel that the engineer deals primarily, if not solely, with physical conditions, and usually is not educated or lacks the experience to fully appreciate the value and need of Beauty. There may be some engineers who have a well developed appreciation for beauty, but there are very few, relatively, who understand the means to such end, or who know the true value of beauty upon our existence, and who constantly and systematically assist in its realization. This idea is not only had by the public, but is shared by such very important interests as architects, decorators, fixture manufacturers, etc. These interests are conspicuous in the Illuminating Engineering Society by their absence. Some of them may be brought into the society as it now stands, but active, constructive co-operation with these and other important interests, would be the more quickly established if decided readjustments in the society were made.

"Then, there are the representatives of gas and electric companies, and manufacturers of lighting equipment. There are represented in the membership of the society a number of these extremely important persons—and remember, it is these people who are responsible, or who have some relation with the larger part of all lighting installations—yet, they represent a very small number, by comparison, with what could and should be the case. Also, the interest of this class of membership is not nearly so great as it could or should be. Why? Are these people, also architects, physiologists, psychologists, fixture manufacturers, etc., wholly to blame? Is the Illuminating Engineering Society doing all in its power to promote these interests? No! Will the act of changing the name of the society perfect conditions? No! But it will do this—make the name truly reflect the object of the society without a lot of unnecessary explaining, and largely eliminate misconception—ofttimes dangerous: make it agreeable to all professions interested to become affiliated and with the respect for their dignity, and the increased breadth, as reflected by a truer and more comprehensive name, will, in itself, assist in broadening the attitude and efforts of those now interested in the society; for "clothes" have a bearing, not only on appearance, but likewise upon one's mental condition, and if the name of the society was of a broad, practical nature, we doubtlessly would make an effort to adjust ourselves thereto."

—The Homestead Civic Association unanimously favor the construction of a subway along Jamaica avenue, through Woodhaven and Richmond Hill to Jamaica, instead of the proposed elevated extension.

THEATRE BUILDING.

An Unusual Amount of Construction—Extraordinary Girders.

In the rapid and remarkable development of the Times Square district, features of public interest are easily overlooked; but the skill and enterprise of the engineer and architect are nowhere better illustrated than in some of these improvements.

The construction of the Palace Theatre at 47th street and Broadway, now nearing completion, serves as an example. In this theatre the engineers and architects have spanned the auditorium and carry a floor and roof by girders of extraordinary weight and size. The girders, five in all, are 86 feet long, 8 feet deep and each one weighs over 50 tons. These girders had to be raised to a height of 80 feet above the auditorium, a difficult task because of the unusual length and weight of the pieces. To put these enormous steel girders in place required an Oregon fir mast 110 feet long and 30 inches at the butt. The mast itself weighed 9 tons.

The main entrance of the theatre is on Broadway, where a 12-story building is being erected. The upper floors are to be used for theatrical offices. The theatre building proper is 88 feet wide and 125 feet deep, and will seat 1,800 people. The basement contains heating and power plants, ladies' room, smoking-room and a rathskeller. The balcony and gallery are carried by heavy cantilever girders, which in turn are supported by a huge girder spanning the full width of the building. This eliminates all columns that might obstruct the view.

The combined building is being erected from plans by Messrs. Kirchoff & Rose, architects, of Milwaukee, Wis., and Mr. James F. Gavigan, of this city, associate architect. The steelwork for this undertaking was fabricated, furnished and erected by the George A. Just Company, engineers and contractors, of Long Island City.

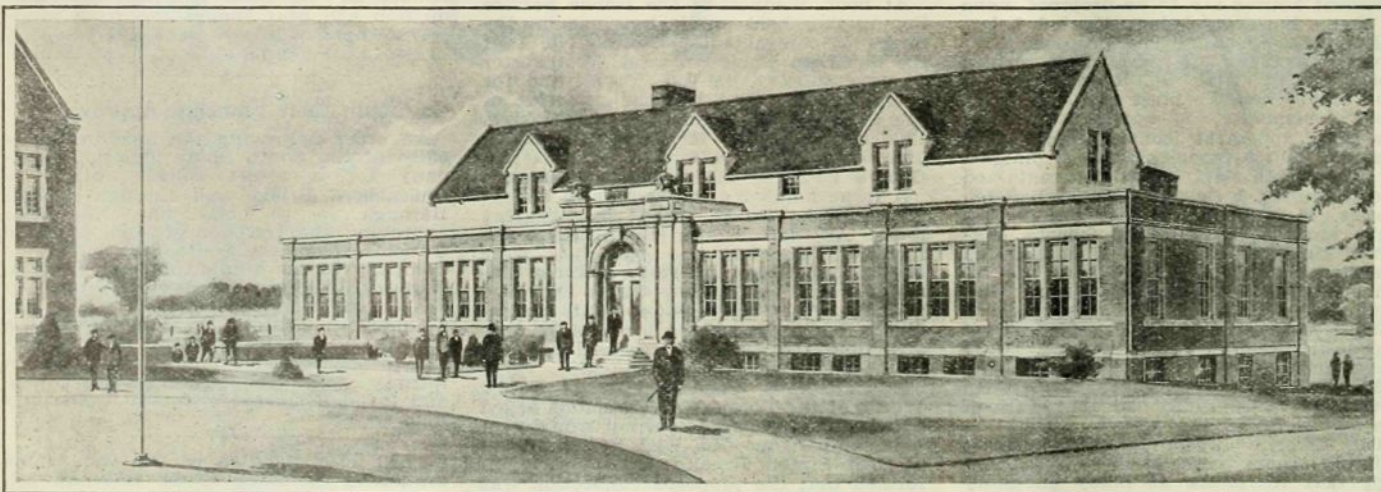
The owner is the Palace Theater and Realty Co., which is represented by Martin Beck, who has had great success in the West as a theatrical manager and owner. It is expected that the Palace will be one of the finest theaters in the country. In addition to the main auditorium, which will seat 2,200, there will be a miniature theater on the roof for rehearsals and a music hall in the building for the same purpose. The contract calls for the building in the hands of the owner in November and the estimated cost of construction is \$600,000.

There is an extraordinary amount of theatre construction going on in the city, and an unusual number, about a dozen, in the central theatre section, but with possibly one exception, none of them, according to the records, represents as large an investment for construction alone as a typical modern apartment house or commercial building.

New Municipal Building for White Plains.

The trustees of the Village of White Plains are expected to have tentative plans prepared for a municipal building on the site of the present one, to cost about \$18,000. The special committee in charge is composed of Trustees Hopkins, Maxwell and Barrett. It is expected that the people will vote the money in the fall.

—It does not take long in New York for an overproduction of apartment houses to right itself in normal times.



Hawthorne, Westchester County.

AGRICULTURAL AND TRADE SCHOOL TO BE ERECTED FOR THE JEWISH PROTECTORY AND AID SOCIETY OF NEW YORK.

Frederick W. Fischer, Architect.

BUILDINGS TO BE ERECTED DURING SECOND HALF 1912

The Total Appropriation for Construction Represented By the Buildings
the Costs of Which Are Estimated in This List Is Nearly \$54,000,000.

(This list refers mainly to buildings in prospect. For a List of Operations Recently Begun Representing in Costs Nearly \$64,000,000, see Issue of January 6, 1912, Page 39.)

Location.	Class.	Owners.	Architects.	Stories.	Est. Cost.	Contractors.
Bway, Cedar, rine sts.	Office	Owning Company	F. M. Andrews & Co.	36	\$8,000,000	Thompson-Starrett Co., G. C.
Ley st, 14-18	Office	Western Union Tele. Co.	W. W. Bosworth	28	\$4,000,000	Marc Eldritz & Son, G. C.
5th av, bet 70th & 71st sts.	Dwelling	Henry C. Frick	Carriere & Hastings	..	4,000,000	Not let.
42d st, 29-45 W.	Dept. store	rentalpa Realty Co.	John B. Snooks' Sons	8	3,000,000	C. T. Wills (Inc.), G. C.
Bway, nwc Exchange pl.	Office	Adams Exp. Bldg. Co.	Francis H. Kimball	32	2,000,000	Owner builds.
29th st, bet 1 av & E. River	Hospital	Bellevue & Allied Hos- pital	McKim, Mead & White	..	1,750,000	John H. Parker Co., G. C.
5th av, 228-232 & 1148-54	Loft	Johnson Kahn Co.	Schwartz & Gross	20	1,250,000	Owner builds.
Bway	Apartment	Montana Realty Co.	Rouse & Goldstone	12	1,250,000	Owner builds.
Park av, es, 52d to 53d sts.	Loft	W. 40th & 41st St. Co.	Maynicke & Franke	22	1,200,000	Chas. A. Cowen Co., mason.
40th st, 113-119 W.	Power house	United Electric Light & Power House	Wm. Weissenberger	3	1,100,000	F. T. Nesbit & Co., G. C.
201st st, 220.18 e Academy	Apartment	Paterno Constn. Co.	Gaetan Ajello	12	1,000,000	Not let.
7th av, swe 58th st.	Apartment	Chas. Brogan	Gaetan Ajello	12	1,000,000	Owner builds.
81st st & Bway	Apartment	8th Coast Artillery	Pfister & Tachau	..	1,000,000	Not let.
K. ngsb'dge rd & Jerome av.	Armory	Chas. Kaye	Buchman & Fox	20	1,000,000	Not let.
30th st, 26-28 E.	Loft	Frederick Johnson	Buchman & Fox	20	1,000,000	Owner builds.
42d st, swc Madison av.	Loft	252 4th Av. Co.	Rouse & Goldstone	20	850,000	H. H. Oddie, Inc., G. C.
4th av, 252-266	Loft	Asa G. Candler	Willauer, Shape & Bready	24	850,000	Caldwell-Wingate Co., G. C.
42d st, 220-224 W.	Loft	Flemish Realty Co.	Rouse & Goldstone	21	800,000	Owner builds.
26th st, 11-13 E.	Apartment	A. C. & H. M. Hall Rlty.	Gaetan Ajello	12	800,000	Owner builds.
West End av, swc 92d.	Office	40th St. Co.	Ewing & Chappell & La Farge & Morris	16	800,000	Not let.
40th st, 103-107 E.	Hotel	Care of archt.	Louis Chas. Mauer	12	700,000	Owner builds.
81st st, 35-39	Apartment	Charmon Constn. Co.	Neville & Bagge	12	700,000	Owner builds.
83d st, nec West End av.	Apartment	Julius Tishman & Sons	Blum & Blum	12	700,000	Owner builds.
West End av, sec 101st.	Museum	City of New York	Trowbridge & Liv- ingston	5	700,000	Not let.
77th st & Central Pk W (2).	Apartment	150th St. & Riverside Drive Co.	Geo. & Edw. Blum	11	600,000	Owner builds.
Riverside dr, nec 150th	Loft	5th Av. & 26th St. Co.	Schwartz & Gross	20	600,000	Owner builds.
5th av & 26th st.	Apartment	Northcote Realty Co.	G. E. Blum	12	600,000	Owner builds.
Park av, sec 62d st.	Loft	440 4th Av. Co.	Cross & Cross	16	500,000	P. O. Stuart Co., G. C.
30th st, swc 4th av.	Loft	Realty Holding Co.	Neville & Bagge	16	500,000	Owner builds.
29th st, nwc 4th av.	Loft	45th St. Realty Co.	Severance & Schumm	20	500,000	Not let.
45th st, 11 W.	Office	Akron Bldg. Co.	Warren & Wetmore	17	500,000	Owner builds.
Park av, 903 & 101-7 E 79	Apartment	Adlon Constn. Co.	Geo. & Edw. Blum	12	500,000	Owner builds.
54th st, swc 7th av.	Apartment	Graphic Arts Rlty. Co.	Graphic Arts Rlty. Co.	11	450,000	Alex. List & Sons, G. C.
25th st, 209-17 W.	Loft	W. R. Grace & Co.	D'Oench & Yost & J. W. O'Connor	6	450,000	Not let.
Pearl st, 102-106	Apartment	West Side Constn. Co.	Geo. F. Pelham	11	450,000	Owner builds.
141st st, sec Riverside dr.	Warehouse	Real Estate & Imp. Co.	Maurice A. Long	8	450,000	Turner Constn. Co.
11th av, swc 26th st.	Apartment	Carnegie Constn. Co.	Schwartz & Gross	10	450,000	Owner builds.
Amsterdam av, sec 120th.	Office	Chatham Constn. Co.	Wallis & Goodwillie	16	450,000	Geo. Backer Constn. Co., G. C.
45th st, 25-33 W.	Apartment	West Side Constn. Co.	Geo. F. Pelham	11	450,000	Owner builds.
Riverside dr, sec 141st st.	Loft	28 St. & 7 Av. Rlty. Co.	George M. McCabe	16	400,000	Owner builds.
7th av, nec 27th st.	Loft	7 Av & 14 St. Corp.	Herman Lee Meader	16	400,000	Owner builds.
14th st, sec 7th av.	Loft	Y. M. C. A.	Jackson & Rosencranz	10	400,000	Not let.
3d st, 6-20	Apartment	Geo. F. Picken	Emery Roth	10	400,000	Owner builds.
Riverside dr, sec 148th.	Loft	Colony Constn. Co.	Fred. C. Zobel	12	400,000	Owner builds.
38th st, 63-67 W.	Loft	24 W. 33d St. Co.	Samuel Sass	12	375,000	Owner builds.
33d st, 18-28 W.	Loft	Mid West Realty Co.	Schwartz & Gross	12	350,000	Owner builds.
65th st, 34-40 W.	Loft	Columbia University	McKim, Mead & White	5	350,000	Geo. A. Fuller Co., G. C.
Bway, swc 116th st.	School	Geo. F. Picken Co.	Emery Roth	10	350,000	Owner builds.
148th st, 628-632 W.	Apartment	28th St. Co.	H. Greenley & K. M. Murchison	12	350,000	Owner builds.
28th st, 16-18 E.	Hotel	City of New York	C. B. J. Snyder	..	325,000	Not let.
Kelly st, St John & Leg- gett avs.	School	L. & M. Holding Co.	Nast & Springsteen	12	300,000	Owner builds.
98th st, nec West End av.	Apartment	A. C. & H. M. Hall Rlty. Co.	Gaetan Ajello	8	300,000	Owner builds.
92d st, 100 w West End av.	Loft	Bldg. & Engineering Co.	Wm. H. Birkmire	12	300,000	Owner builds.
25th st, 40-46 W.	Apartment	L. & H. Holding Co.	Nast & Springsteen	6	300,000	Owner builds.
W. End av, 782-6, nec 98th.	Warehouse	Archibald D. Russell	L. C. Holden	6	300,000	Not let.
42d st, 529-549 W.	Loft	Israel Unterberg	Schwartz & Gross & Marcus	16	300,000	Owner builds.
25th st, 55-59 E.	Loft	25th St. Constn. Co.	F. C. Zobel	12	300,000	Owner builds.
28th st, 141-143 W.	Apartment	Townsend Holding Co.	Townsend, Steinle & Haskell	12	300,000	Owner builds.
91st st, nwc W. End av.	Loft	Hugh E. O'Reilly	Walter Haefeli	12	250,000	Hasco Bldg. Co., mgr. constn.
19th st, 205-209 W.	Apartment	Wellwyn Rlty. Co.	Rouse & Goldstone	12	250,000	Owner builds.
72d st, 256-260 W.	Loft	Karnack Rlty. Co.	Sommerfeld & Steckler	12	250,000	Owner builds.
30th st, 145-149 W.	Office	Medford Realty Co.	Schwartz & Gross & B. N. Marcus	11	250,000	Owner builds.
5th av, nwc & 36th st.	Office	Edward A. Browning	Buchman & Fox	24	240,000	Jacob A. Zimmermann, mason.
40th st, 110-112 W.	School	City of New York	C. B. J. Snyder	4	240,000	Not let.
113th st, ns, 80 e 2d av.	Hospital	Bellevue & Allied	J. H. Freedlander	5	235,000	Not let.
Lenox av, es, 136 to 137	Apartment	Fullerton Weaver Realty Co.	J. E. R. Carpenter	9	225,000	Owner builds.
85th st, 3 E.	Warehouse	Baker & Williams	Renwick, Aspinwall & Tucker	9	225,000	Caldwell-Wingate Co., G. C.
20th st, 521-527 W.	Apartment	Merritt Ferguson Con- struction Co.	Geo. Fred. Pelham	9	225,000	Owner builds.
82d st, 125-129 W.	Loft	Fabian Court Co.	Schwartz & Gross & B. N. Marcus	12	200,000	Owner builds.
26th st, 124-126 W.	Loft	Wm. H. Seach	Renwick, Aspinwall & Tucker	12	200,000	Chas. T. Wills, Inc., G. C.
32d st, 38-42 E.	Loft	Minsker Realty Co.	Sommerfeld & Steckler	9	200,000	Owner builds.
Christie st, 195-197	Apartment	Jas. C. McGuire Co.	Lawlor & Haase	9	200,000	Owner builds.
75th st, 103 & 109 E.	Warehouse	Samuel Weil	Victor Bark, Jr.	8	200,000	Jacob A. Zimmermann, G. C.
Greenwich st, 415	College	New York University	Crow, Lewis & Wick- enhofer	2 1/2	200,000	Not let.
University Heights	Apartment	Scheer Ginsburg Realty Co.	Geo. F. Pelham	6	200,000	Not let.
Cathedral pkwy, ns, 250 e	Loft	Wm. F. Connors	Paul R. Allen	12	200,000	Security Constn. Co., G. C.
Lenox av.	Loft	Est. John Jacob Astor	F. C. Zobel	11	175,000	Brunswick Realty Co., lessee.
4th av, 461-463	Loft	Wm. F. Connor	Paul R. Allen	12	175,000	Security Constn. Co.
35th st, 3-7 W.	Loft	City of New York	Hoppin & Koen	6	166,000	Not let.
4th av, nec 31st	Police station	Napoleon Constn. Co.	Geo. F. Pelham	12	165,000	Owner builds.
4th st, 321-323 E.	Loft	Robert S. Marvin	Thomas W. Lamb	2	150,000	The Libman Contg. Co., G. C.
5th st, 25-29 W.	Theatre	Columbia University	McKim, Mead & White	9	150,000	Not let.
31st st, swc 7th av.	Dormitory	N. Y. Ophthalmic Aural Institute	Crow, Lewis & Wick- enhofer	8	150,000	Not let.
116th st, swc 7th av.	Hospital	Jewel Realty Co.	Geo. F. Pelham	16	150,000	Owner builds.
Bway, es, 82.3 s 116th st.	Theatre	Central Theatre Leasing & Constn. Co.	Henry B. Herts	5	150,000	Fleischmann Bros. Co., G. C.
10th av, swc 57th st.	Theatre	165th St. & Bway Rlty.	Thomas W. Lamb	2	150,000	The Libman Contg. Co., G. C.
25th st, 36-38 W.	Office	Alfred Schermerhorn	Chas. I. Berg	8	150,000	Wm. Crawford, G. C.
44th st, 221-233 W.	Theatre	Central Theatre Leasing & Constn. Co.	Henry B. Herts	2	150,000	Fleischmann Bros. Co., G. C.
Bway, St Nicholas av, bet 165th & 166th sts.	Theatre	Irvington Constn. Co.	Geo. Keister	3	150,000	Not let.
Bway, 62	Theatre	97th St. & Bway Realty Co.	Thomas W. Lamb	2	150,000	Not let.
45th st, 222-230 W.	Theatre	Wm. F. Donnelly	Rouse & Goldstone	12	150,000	Owner builds.
13th st, 207-223 E.	Warehouse	St. John's Pk. Rlty. Co.	Harry Dean	8	133,200	W. L. Crow Constn. Co., G. C.
Bway, 2571-2579, 97th st.	School	The Children's Aid Soc.	Parish & Schroeder	8	125,000	Wm. Young Co., G. C.
59th st, 38 W.	Loft	16 W. 46th St. Co.	Hazzard, Erskine & Blagden	12	125,000	Thos. J. Steen Co., G. C.
Perry st, 155-159	Loft	Brody, Adler & Koch Co.	Rouse & Goldstone	12	125,000	Owner builds.
Hester st, 154	Loft	D. & M. Co.	Mulliken & Moeller	12	125,000	Fullam Constn. Co., mason.
46th st, 16-18 W.	Loft	Marcus Loew	Thomas W. Lamb	2	100,000	Fleischmann Bros. Co., G. C.
32d st, 31-33 E.	Loft	Bway & 7th Av. Co.	Shire & Kaufman	2	100,000	Cramp & Co., G. C.
24th st, 121-123 E.	Loft	Brody, Adler & Koch Co.	Rouse & Goldstone	12	Not given	Owner builds.
Av B, swc 5th st.	Office	N. Y. Cotton Exchange	Donn Barber	20	Not given	Not let.
Bway, 1578-92	Office	205 E. 57th St. Co.	Jardine, Hill & Mur- dock	2	Not given	Acme Metal Ceiling Co., G. C.
Beaver & New sts.	Theatre					
Beaver st, sec William	Theatre					
Beaver st, sec 7th av.	Theatre					
57th st, 205-209 E.	Theatre					

Total of Estimated Cost Specified.....\$53,609,200

BUILDING MATERIALS.

Greatest Era of Steel Construction in the History of the City.

Local Distribution of Building Materials—Effect of the Panama Canal Considered—Record Demand for Stone—New Prices Being Well Maintained.

More building construction of the kind called heavy is going on at the present time on Manhattan Island than at any time previously. Half of all the work is on business buildings, and one half of this is for fireproof buildings, which means heavy steel construction. A large share of the construction for other classes of buildings is also fireproof nowadays, and altogether about fifty per cent. of the total outlay for new work comes under the head of fireproof construction.

This is the kind of construction which calls into service the most men, which needs the most varied assortment of materials and provides a market for every known thing in the line of modern equipment. Of course more steel is being fabricated and erected in New York this summer than in any previous era. More stone is being set also. It is coming here from the quarries in long train loads daily. One dealer said this week that he himself expected to receive a thousand carloads more before the Christmas bells would ring. If as reported the Portland cement mills are running up to ninety per cent. of their capacity, then with all the new mills that have been built in the last ten years, or since the memorable boom of 1902, production records are being broken in this department of industry also.

The manufacturers of common brick have made and sold more brick in other years than they are making this season, and have received a higher rate per thousand. Nearly every trade reports a satisfactory condition of affairs, but values are as yet only moderate. Just at the moment cement, structural steel and brick prices are simply holding the advances recently made. The market for building materials is not only strong because of the increasing amount of building construction, but is buttressed by the fact of there being an immense amount of public work ahead, also especially subways, but also the waterfront improvements which are likely to be started next year, and the Catskill Aqueduct work.

Brick.

The landing places through which the largest quantities of Hudson River common brick are being distributed at the present stage of the market in Manhattan and Bronx are Sherman's Creek, Fordham Landing, West Farms and Tiffany street (East River), 19th to 20th street (East River), and 30th street (Hudson River). Of course, cargoes are being discharged at the other appointed landings, but those named are the most active at the present time. This clearly shows what parts of the city are most active in brick-building.

The class of buildings which ordinarily take the most brick are the smaller apartment houses, because of the great aggregate of buildings of this type. The list given is also interesting because it shows that, notwithstanding the apparently large amount of heavy construction going on in midtown, other sections are taking larger quantities of brick and consequently employing more bricklayers.

Prices for Hudson River common brick continue at \$6.75 to \$7 for hards, but with the top price a little weak, and in a few instances cargoes have been sold at \$6.62½. The general tone of the market is strong and cargo receipts and sales are increasing in number. Last week 88 cargoes arrived and 67 were sold, which is a decided improvement over the record of the corresponding week of last year, when only 52 cargoes were received and 44 sold.

Years ago sales of 80 cargoes in a week were reported so frequently as to establish a standard of activity at that mark. A sale of 67 cargoes in a week in an era when the amount of tenement house construction is less than normal and when the discrepancy in the volume of business must be made up by other classes of work, ought under the circumstances to be satisfactory, as it contains an assurance that, with apartment house work fully resumed in The Bronx and on Washington Heights, there may yet be a demand for brick that will break the old records.

The present larger requirement, coming after a long period of decline, found the manufacturers not fully prepared to cope with it. Brickyard labor is not an easy thing to obtain and control in these times of large public works. The public has long been accustomed to think that the brick supply is unfailing, even at bargain

prices, but with public works up the State bidding for common labor because of insufficient supply, this opinion may have to be revised.

In regard to the question of supply and demand, Harold Hammond, of 628 West 52d street, a high authority on the statistics of the brick market, said this week that the only thing that would ever cause the brick supply to be less than the demand would be an extreme shortage of labor or an unforeseen building boom. In Mr. Hammond's opinion neither present values nor labor conditions were on a stable basis, but, speaking as a manufacturer, he thought the indications pointed to healthier as well as better times.

The transactions for last week were:

Left from Aug. 3 for Aug. 5, 14.		
Arrived Aug. 5.....	21	Sold. 10
Arrived Aug. 6.....	6	10
Arrived Aug. 7.....	11	13
Arrived Aug. 8.....	12	9
Arrived Aug. 9.....	13	29
Arrived Aug. 10.....	11	5
Total	88	67
Sold	67	..
Left for Monday, Aug. 12.....	21	..

Cement.

Judging from reports to the "front offices" of representative manufacturing corporations, the Portland cement mills of the Lehigh region and the Hudson River valley are running close to 90 per cent. capacity. The Catskill Aqueduct, the barge canal, the New York State roads and interior towns are taking large quantities, in addition to what is required in the metropolitan district. The demand for cement, if not the price, is at least normal. The recent advance is reported to be well sustained on a basis of \$1.38 to \$1.48 in 1,000-bbl. lots, alongside dock, within harbor limits.

This quotation looks small compared with the \$2.25 and even \$2.50 of the famous bull market of 1902, but under the circumstances it contains more grounds of satisfaction than any previous price in several years. Mere hopes are giving way to pleasant certainties in the cement trade, as in the steel business. For the manufacturer, the only thing lacking is a price that will fill the voids and repair the damages sustained in the years of a very much depressed market. The consumer is particularly fortunate at the present stage of affairs.

Ten years ago cement from the Lehigh Valley mills was not restricted to a prescribed territory of the United States. It was marketed far into the Dominion of Canada, as far west as Omaha, as far south as San Antonio and in some instances to the Pacific Coast.

But as raw materials for the manufacture of Portland Cement are found in practically every State of the Union at varying costs of manufacture, the cement industry has become more or less localized, so that the available markets in which profitable prices can be obtained for Lehigh Valley Portland cements (although the cost of manufacture in the Lehigh Valley is less than any other part of the United States) have been narrowed down to a territory bounded by Western New York State, Western Pennsylvania, a portion of Maryland, District of Columbia, and points east and north thereof, exclusive of the Dominion of Canada.

In addition, cement is being exported in larger quantities each year and shipped via sailing vessels to the South Atlantic and Gulf ports. The available markets for the export of Lehigh Valley Portland Cements are Newfoundland, British West Indies, Greater and Lesser Antilles, Mexico, Central and South America, and at times South Africa, Hawaiian Islands and the Philippines.

Estimated Effect of the Panama Canal on the Cement Trade.

A leading cement authority, Albert Moyer, manager of sales for the Vulcanite Portland Cement Co., was asked what effect the Panama Canal would have on the cement trade.

"The opening of the Panama Canal, which has been heralded as likely to increase the export business, will have very little effect on the available markets for Lehigh Valley cements," replied Mr. Moyer. "It may have a slight effect on the West Coast of South America and the West Coast of Central America and Mexico, so far only small quantities of cement are used on the West Coast. It may possibly increase the trade to Hawaiian and Philippine Islands. This may largely depend on whether the vessel lines put on between the Atlantic ports and those Islands are able to obtain a sufficiently profitable return cargo.

"Prior to the building of the Panama Canal a large number of promotion schemes sprang up and some mills were

built to supply the enormous quantity of cement that might be required to build the world's largest engineering work.

"The volume of business and consequent price of Portland Cement not only depends upon the prosperity of the United States, but practically the world's prosperity, for with the easy communication now existing between the various countries of the world, at least one-half of the world has become a unit. Business depression, when it exists, exists generally throughout that one-half at least.

"As money depreciates, prices most go higher, and the high cost of living and consequent high cost of labor and other materials is simply the depreciation of money, probably due to extravagance. Each year more is paid for labor and for the materials that enter into the manufacture of Portland cement, therefore, the manufacturers must anticipate a still further advance in cost, and consequently higher prices must eventually prevail."

Facilities for Handling Cement.

Another matter discussed with Mr. Moyer was the facilities for handling cement economically in New York. Mr. Moyer thought them quite adequate but expensive with the cost increasing.

Iron and Steel.

If the steel interests are the barometer of the business world, then the improved feeling observed this week in every department of the industry and the renewed interest in fabricated steel products is decidedly encouraging for the general public. Last Saturday a report was issued by the United States Steel Corporation of the unfilled orders on hand July 31. The amount represented an increase of 149,733 tons during the month of July. The aggregate of unfilled orders, 5,957,761 tons, is larger than ever before. Taking the steel industry as a whole, jobbers say that the requirement is the best they have ever known. In the line of fabricated structural material the higher prices now demanded checked the demand for small lots only temporarily. Contractors always need a little time to adjust business to new cost schedules, and not a few have gone astray in making their estimate on structural work because of the rapid advance in prices.

In a general way it can be said that since last November, on average contracts, plain structural shapes have advanced from \$5 to \$6 a ton, and the fabricating shops have secured an advance of \$7 to \$8 per ton, and premiums of \$5 to \$10 a ton over these prices are being paid for prompt shipments.

The American Steel and Wire Company issued this week a new price list on Standard styles of triangle mesh, representing an advance of two dollars a ton from the schedule of net prices dated June 26. The new prices are for immediate acceptance only and are subject to change.

Since the advance of \$2 a ton in the prices of steel pipe announced by the National Tube Company, all the other pipe mills have since made the same advances. The makers of iron pipe are now also advancing prices \$2 a ton, and the market is very strong.

Tin plates from store New York continue to move sluggishly at unchanged prices, while manufacturers report that the present season has been one of the largest if not the largest in the history of the country.

STRUCTURAL STEEL SHAPES.

Beams and channels, 3 to 15 in....	1 51	@	..
From store	2 05	@	2 40
Angles, 3 to 6 inches, one or both legs, ¼-inch and over.....	1 51	@	..
From store	2 05	@	2 40
Zees and tees.....	1 51	@	1 61
From store	2 05	@	2 45
Plates, universal and sheared, 3/4 inches and under	1 51	@	1 56
Beams, 18 to 24 inches, extra... ..	..	@	10
Deck beams, extra .....	..	@	30

Lumber.

Lumber is in a tight market with inquiry strong, prices stiff and demand increasing. There is a heavy demand for short-leaf pine and spruce. Hardwood is in demand throughout the entire district. There has been no change in quotations within the last week, although some departments are selling extremely close to list, notably in yellow pine timber, siding and oak flooring.

Old Landmark Gone.

The frame house where Mr. and Mrs. Isador Straus lived, at the northwest corner of Broadway and 105th street, is being demolished, to give place to an apartment house. Mr. and Mrs. Straus went down with the Titanic, and the homestead has been sold to builders. It was the last frame house of any note in that section of the city.



Eighty Maiden Lane

D. H. Burnham & Co., Architects.

Thompson-Starrett Co., Builders

ATLANTIC Terra Cotta in white and green on the six top stories brightens the entire facade.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, New York

CURRENT BUILDING OPERATIONS

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

The New Equitable Building.

F. M. Andrews & Co., 1 Madison avenue, architects for the new thirty-six story building to be erected on the Equitable site, covering the entire block bounded by Broadway, Pine, Nassau and Cedar streets, are engaged in laying out the tentative plans. Details of materials, construction and equipment cannot be announced before September 15.

The general arrangement of the floors will be as follows: Above the ground floor will be a mezzanine, sub-divided into spaces for brokers, shops and other offices; second floor, for banking purposes, and from the third to the thirty-sixth floor provision will be made for general office purposes.

Special attention will be given in the construction to accommodations for institutions requiring large areas of floor space or a series of floors with complete command of light and air, so that the building may be said to consist of a series of independent units. Each unit is provided with an equipment of private elevator service, together with all other facilities and conveniences which should be installed in each instance in a separate structure. A feature of the ground floor will be an arcade, two stories in height, extending from Broadway to Nassau street, and beneath which will be a thoroughfare leading from the Broadway Subway to Wall street and the adjacent district. On each side of this arcade will be shops for retail purposes, together with the battery of elevators required for service to the upper floors. There will also be an arcade leading from Pine to Cedar streets.

It is announced by the owners that modern requirements will be met in every detail by the erection of this, the largest office building in this city, though not the highest, and that it will include many features not in any other office hitherto erected.

The total amount of square feet to be occupied by the Equitable's offices has not yet been determined and will not be made known before September 15. The estimated cost of the new building alone without the cost of land is approximately \$8,000,000, although this figure depends entirely upon the ultimate selection of equipment and construction which is yet undecided. The owners will take possession on December 16 next, when the work of construction will commence. It is expected that the building will be ready for occupancy by May 1, 1914. Ernest Graham, of Chicago, will be associated with F. M. Andrews & Co., as consulting architect. The general contractors are the Thompson-Starrett Company of 50 Wall street. While the new building will bear the name of the Equitable Building the insurance company disclaims any ownership, it being simply a tenant therein.

Bradstreet's to Build.

The Bradstreet Company, 346 Broadway, informed the Record and Guide on Thursday that plans have practically been prepared by an architect of this city, whose name cannot be announced for another week or ten days, for a tall office structure to be erected at the northwest corner of Lafayette and Howard streets, including 144 to 148 Lafayette street and 12 to 20 Howard street, with frontages of 114 feet in Lafayette street and 90 feet in Howard street, the plot containing about 19,500 square feet. There are on the site now five three-story and basement buildings and a frame stable, and two lots are vacant. Together they are assessed at \$127,000. According to the brokers who made the sale, the operation, including the cost of the building, will total about \$750,000. It is not stated how many stories the building will be.

Apartment House for Park Avenue.

Oscar Lowinson, architect, 5 West 31st street, has been retained by the 929 Park Avenue Company to prepare plans for the new twelve-story apartment house to be erected at 929-931 Park avenue. The building will be of the highest type apartment house, one family to the floor, and furnished with every facility and convenience for modern use.

Plans for Henry C. Frick's Mansion.

Carrere & Hastings, 225 Fifth avenue, are completing plans for the new Fifth avenue mansion which Henry C. Frick, with offices in the Frick Building, Pittsburgh, Pa., is to erect on the block front on the east side of Fifth avenue, from 70th to 71st streets at an approximate cost of \$4,000,000. The construction will be of marble and the building will cover the entire 200 foot frontage. The project also includes a guests' residence at the southeast corner of 70th street, and a servants' quarters at the northeast corner of 71st street. A large art gallery will also be a feature. The general contract has not yet been awarded.

Big Garage in 26th Street.

C. H. Caldwell, 160 5th avenue, is preparing plans for a large garage to be erected by the North River Garage Company, of recent organization, at 537 to 547 West Twenty-sixth street. The property is now covered with dwellings and measures 140x98.9 feet. The building will be so constructed that additional stories may be added to it at any time.

CONTEMPLATED CONSTRUCTION Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

128TH ST.—C. E. Meyers, 1 Union sq. has completed plans for three 5-sty tenements, one to be erected in the north side of 128th st, 75.1 ft east of Convent av, in the north side of 128th st, 135.7 ft east of Convent av and in 128th st, 195.7 ft east of Convent av for the Manchester Construction Co., 223 Wooster st, owner. Cost, \$135,000.

94TH ST.—Schwartz & Gross, 347 5th av. have completed plans for a 12-sty apartment to be erected at the northeast corner of 94th st and Broadway for Harry Shiff, 355 West End av, owner. Cost, \$300,000.

66TH ST.—Emery Roth, 507 5th av. has completed plans for an 8-sty apartment to be erected at 42 East 66th st, for the Jackson Realty Co., 54-8 East 9th st, owner. Cost, \$100,000.

5TH ST.—George Fred Pelham, 507 5th av. has completed plans for a 6-sty tenement, 63x82.2 ft, to be erected in the south side of 5th st, 120 ft west of 2d av, for Harris Sokolski, 354 Grand st, owner. Cost, \$40,000.

HALLS AND CLUBS.

168TH ST.—H. T. Howell, 149th st and Willis av. is preparing plans for a 2-sty and basement auditorium and gymnasium, 96x27 ft, to be erected at 168th st and Washington av, for the Morrisania Presbyterian Church, Rev. M. F. Johnson, 168th st and Washington av, owner. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

25TH ST.—Additional figures are being received for the addition to the 4-sty brick factory, 26x50 ft, at 521-541 West 25th st, for the Conley Foil Co., on premises, owner. B. K. Hall, 1 Madison av, architect. Van Vleck & Fawley, 239 West 52d st, engineers.

HOSPITALS AND ASYLUMS.

26TH ST.—Bellevue and Allied Hospitals, foot of East 26th st, Dr. John W. Brannan, president, James K. Paulding, secretary, owner, is taking bids on roof, wards A and E. McKim, Mead & White, 160 5th av, architects. Bids close August 20 at 3 p. m.

59TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av. have completed plans for the extension of the hospital at 430 West 59th st, for the Roosevelt Hospital, on premises, Charles B. Grimshaw, superintendent. Cost, \$15,000.

HOTELS.

BROADWAY.—Andrew Club, Jr., 320 5th av. architect, is taking bids for alterations to the 4 and 6 sty brick hotel and stores at 1671-1677 Broadway and 225 West 52d st for the Ludin Realty Co., 261 West 34th st, owner; John E. Ludin, president. Cost, \$8,000.

MUNICIPAL WORK.

QUEENSBORO PLAZA.—Wm. Egan, 935 East 179th st, was the low bidder, \$7,949, for the 1-sty shelter house, 40x75 ft., to be erected at Queensboro Bridge, N. Y. C., for the Department of Bridges, 13-21 Park Row, owner, Arthur J. O'Keefe, 13 Park Row, N. Y. C., Commissioner. Cost, \$10,000.

CROTON WATERSHED.—No bids were received for fencing in the Croton Watershed for the Dept of Water Supply, Gas & Electricity, owner, Henry S. Thompson, commissioner, 13-21 Park Row. New bids will be advertised for.

STABLES AND GARAGES.

91ST ST.—Jacob Ruppert, 3d av and 92d st, will erect a 1-sty garage, 56x201.5 ft, in the south side of 91st st, 540 ft east of 3d av, running through the block to 90th st. Francis J. Murphy is the architect. Estimated cost, \$12,000.

THEATRES.

7TH AV.—Excavating is going on for the 2-sty brick theatre, 88x144 ft, to be erected at the southwest corner of 7th av and 116th st, for Robert S. Marvin, 340 Riverside dr, owner. Thomas W. Lamb, 501 5th av, architect. The Libman Contracting Co., 107 West 46th st, contractor. Cost, \$150,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

INTERVALE AV.—Maximilian Zipkes, 220 5th av, has been commissioned by Morris Berman, of 200 Broadway, to prepare plans for a high-class apartment house to be erected on the east side of Intervale av, north of East 165th st. Cost, \$50,000, and accommodates twenty families.

WEBSTER AV.—The J. Schwartz Contracting Co. has purchased a plot 120x90 ft. on the east side of Webster av, 100 ft. north of 182d st, Bronx, and will erect three 5-sty apartment houses.

WEBSTER AV.—Foundations are under way for the 5-sty brick apartment house, 25x90 ft, at the northwest corner of Webster av and 204th st, for the Ebling Co., 760 St. Ann's av, owner. Fred Hammond, 391 East 149th st, architect. Louis Friese, 3029 3d av, general contractor. Wm. Mensch, 155th st and Courtlandt av, carpenter. Cost, \$55,000.

167TH ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for two 5-sty brick apartments, 40x88 and 39x70 ft average, to be erected at the northeast corner of 167th st and Tiffany st. Cost, \$80,000.

STORES, OFFICES AND LOFTS.

175TH ST.—Steel work is under way for the 4-sty brick addition to the office building and shop in the north side of 175th st from Carter av to Webster av for the Northern Union Gas Co., on premises, owner, George W. Doane, president; Frederick R. Devoe, secretary. Jardine, Hill & Murdock, 3 West 29th st, architects. A. J. Robinson Co., 123 East 23d st, general contractor. Cost, \$45,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

UNION ST.—J. C. Cocker, 2017 5th av, N. Y. C., is preparing plans for a 4-sty brick and limestone tenement and store, 60x56 ft., to be erected in the north side of Union st, 100 ft. east of Nostrand av, for Herman J. Levy, Nostrand av and Eastern Parkway, owner. Cost, \$20,000.

6TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three 4-sty apartment houses, to be located on the south side of 6th st, 86.8 ft west of 5th av, Brooklyn, on a plot of 125x100 ft. The Rogers Improvement Co. of Manhattan, owners. The entire interior will be finished with hardwood trim, parquet floors and equipment of electric and steam heat. Owners are excavating at present. Cost of operation is estimated at \$110,000.

NOSTRAND AV.—J. C. Cocker, 2017 5th av, N. Y. C., is preparing plans for five 4-sty brick tenements and stores, 25x100 ft., to be erected at the northeast corner of Nostrand and Prospect avs for Herman J. Levy, Nostrand av and Eastern Parkway, owner. Total cost, \$90,000.

PENNSYLVANIA AV.—Charles Infanger & Son, 2654 Atlantic av. have completed plans for the 4-sty brick and limestone apartment, 41x89 ft, to be erected on the west side of Pennsylvania av, 50 ft south of Liberty st, for Howard Lincoln, Inc., 1768 Prospect pl, owner, who builds.

DWELLINGS.

PRESIDENT ST.—Axel Hedman, 371 Fulton st, architect, will soon call for bids for two 2½-sty brick residences, 20x55 ft., to be erected in the north side of President st, near East New York av, for J. J. Kauder & B. E. Rosenberg, owners. Cost, \$8,000 each.

40TH ST.—Work has been started on the 3-sty brick lodging house, 25x80 ft, in the south side of 40th st, 100 ft west of 3d av, for John L. Deliberti, care of architect, owner. J. C. Wandell & Co., 4-5 Court sq, architects. The Partridge Contracting Co., 189 Montague st, is general contractor. Cost, \$7,000.

54TH ST.—Benj. Hudson, 319 9th st, has completed plans for four 2-sty brick residences, 20x55 ft, to be erected in the south side of 54th st, 220 ft. east of 6th av, for the Johann Construction Co., 1-3 Walton st, owner, who builds and is taking bids on subs. Total cost, \$18,000.

FACTORIES AND WAREHOUSES.

CONY ISLAND.—Wm. Horne & Co., 71 West 132d st, N. Y. C., were low bidders, \$2270, for the storage building to be erected at the Coney Island Pressure Pumping Station, for the Department of Water Supply, Gas and Electricity, 13-21 Park Row.

HOSPITALS AND ASYLUMS.

KINGSLAND AV.—Additional figures are being received for the 4 and 5-sty brick and limestone hospital to be erected on Kingsland and Debevoise avs, Bullion and Benton sts for the City of New York Department of Public Charities, Michael J. Drummond, commissioner, foot of 26th st, owner, Frank J. Helmle, 190 Montague st, architect. Cost, \$275,000.

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Geo. A. Fuller Company

Fireproof Building Construction

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MUNICIPAL WORK.

BRISTOL ST.—F. H. Quinby, 99 Nassau st, N. Y. C., has completed plans for a 3-sty brick and limestone engine house, 25x100 ft. to be erected in Bristol st, west of Blake av, for the City. Cost, \$35,500.

79TH ST.—Frank H. Quinby, 99 Nassau st, N. Y. C., has completed plans for a 3-sty fire house, 50x100 ft. to be erected at 79th st and 12th av, for the City of New York Fire Department, 157-9 East 67th st, N. Y. C., Joseph Johnson, commissioner. Cost, \$65,000.

STABLES AND GARAGES.

65TH ST.—White & Lath, 6319 New Utrecht av, are preparing plans for an addition to the 1-sty brick stable, in the south side of 65th st, 100 ft east of 14th av, for Peter Bressi, 1406 65th st, owner, who builds. Cost, \$5,000.

THEATRES.

BAY RIDGE.—Thomas W. Lamb, 501 5th av, N. Y. C., architect, has completed plans for a new theatre to be erected at the southwest corner of 4th av and 50th st, Bay Ridge, by the John J. Dobbin Co., owner. The playhouse is to have a frontage of 63 ft. and a depth of 136 ft. and is designed to cost \$120,000. It will occupy a plot 80x140 ft. and will seat 2,000 persons. It is reported that the theatre has been leased from the plans for a term of years to a theatrical syndicate.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Foundations have been completed for the 4-sty brick tenement, 32x 69 ft. in Webster st, near Vernon av, for P. J. McIntyre, 581 Jackson av, owner. Gustave Erda, 826 Manhattan av, architect. G. Violante, 241 Camelia st, has the mason work. Owner builds. Cost, \$15,000.

CHURCHES.

FLUSHING, L. I.—Additional figures are being received for the chapel and office building to be erected here for the Flushing Cemetery Co., owner. York & Sawyer, 50 East 41st st, N. Y. C., architects.

DWELLINGS.

NEPONSIT, L. I.—The Neponsit Realty Co. has sold a building site fronting on the ocean to Robert A. Drysdale, who has plans for the erection of a 15-room house. The same company has also sold a building site to E. H. Middleton for improvement with a 9-room house, 40x100 ft.

ARVERNE, L. I.—Molle & Mejo, Rockaway builders, have purchased 58 plots at Summer-ville Park, on the east and west sides of Som-merfield av. Twenty-five 7 and 9 room cottages will be erected.

JAMAICA, L. I.—The Howard Estates Devel-oping Co. has sold a plot to Mr. C. F. Meyer and will erect for him a bungalow.

CORONA, L. I.—C. L. Varrone, 171 Corona av, is preparing plans for a 2½-sty frame resi- dence, 20x30 ft., for J. J. Connolly, builder, Hyland av, owner.

ELMHURST, L. I.—Foundations are under way for the 2½-sty brick residence, 36x31 ft. at the northeast corner of Lamont av and 9th st, for the Cord Meyer Co., owner. W. S. Wor- rall, Jr., 13 West Jackson av, Corona, archi- tect. Owner builds by days work. Cost, \$8,- 000.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—Work has not yet been start- ed on the three 1-sty stores, 60x75 ft., on the north side of Jackson av, 40 ft. west of Grant st., for C. A. Hayes, care of Thompson Bros., owner. W. S. Worrall, Jr., 13 West Jackson av, architect. Cost, \$5,500.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—H. W. Neuman, 202 Ogden av, architect, is taking bids, to close Au- gust 20, for the 4-sty brick and stone apart- ment, 100x125 ft., to be erected on Palisade av and Ravine rd.

NEWARK, N. J.—Work will soon start on the 3-sty frame flat, 25x86 ft., at the southwest corner of 19th av and 17th st, for Dolgan & Mendelsohn 88 Stratford pl, owners. Cohen & Bessman, 89 Mercer st, architects. Cost, \$10,000.

NEWARK, N. J.—Cohen & Bessman, 89 Mer- cer st, Newark, have completed plans for three 3-sty frame and stucco flats, 22x62 ft. each, to be erected at 8-12 West End av for Geo. E. Stern, 120 Springfield av, owner. Cost, \$6,000 each.

NEWARK, N. J.—Cohen & Bessman, 89 Mer- cer st, have completed plans for four 3-sty frame and stucco flats, 22x73 ft. each, to be erected in 7th st, near 3d av, for the Pride Realty Co., owner. Cost, \$7,000 each.

WEBSTER, N. Y.—Eldridge & Upham, 1227 Granite Building, Rochester, are preparing plans for three 2-sty and basement stores and apartments, 73x80 ft., to be erected near Roch- ester, N. Y., for Gottlieb Kettleberger, of this place, owner.

BANKS.

AMSTERDAM, N. Y.—Marcus T. Reynolds, 100 State st, Albany, architect, is taking bids, to close August 20, for a 1-sty granite and lime- stone bank, 42x102 ft., to be erected in Division st, near Market st, for the Amsterdam Savings Bank, 25 East Main st, owner; Dr. S. H. French, president; Charles E. French, treas- urer. Frank A. Dwyer, Amsterdam, N. Y., steam engineer. Cost, \$75,000.

HOBOKEN, N. J.—Crow, Lewis & Wicken- hoefler, 200 5th av, N. Y. C., are preparing plans for a 1-sty bank building, 50x100 ft., to be erected at the corner of 1st and Clinton sts for the Jefferson Trust Co., 464 1st st, owner. James C. Gahagan, president, Leo Stein, first vice-president, H. C. Steneck, secretary, Otto Zarama, treasurer, and will take bids on gen- eral contract about September 1.

PROPOSALS

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

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., August 7, 1912.—SEALED PROPOSALS will be received at this office until 3 o'clock p. m. on the 18th day of Septem- ber, 1912, and then opened, for the con- struction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fix- tures), of the United States post office at Livingston, Mont. The building is two stories and basement, with a ground area of approximately 4,850 square feet. Fire- proof construction; stone and stucco fac- ing; tin roof. Drawings and specifica- tions may be obtained from the custodian of site at Livingston, Mont., or at this office, at the discretion of the Supervising Architect.

OSCAR WENDEROTH,
Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., August 12, 1912.—SEALED PROPOSALS will be received at this office until 3 o'clock p. m. on the 23d day of Septem- ber, 1912, and then opened, for the con- struction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States post office at Johnst- own, N. Y. The building is one story and basement, with a ground area of approxi- mately 6,180 square feet. Fireproof con- struction; stone facing; slag roof. Draw- ings and specifications may be obtained from the custodian at Johnstown, N. Y., or at this office at the discretion of the Supervising Architect.

OSCAR WENDEROTH,
Supervising Architect.

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

OSCAR WENDEROTH,
Supervising Architect.

BUILDING

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

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CHURCHES.

NEWARK, N. J.—Additional figures are being received for alterations to the 1-sty and basement church at Clinton av and South 16th st for the Clinton Avenue Presbyterian Church, Rev. Joseph F. Folsom, pastor, 912 South 16th st. John F. Capen, 45 Clinton st, architect. Cost, \$15,000.

DWELLINGS.

KENSINGTON, GREAT NECK, L. I.—Leon Noel, 156 5th av, N. Y. C., has purchased a plot on the north side of Arleigh rd, between Park la and West Drive, this place, and will soon begin the erection of a \$20,000 residence. Willaur, Shape & Bready, 156 5th av, will make the plans.

GREAT NECK.—J. J. Geagan, of Manhattan, has purchased through the Rickert-Finlay Realty Co. a plot, with 262 ft frontage, on the southeast corner of Beverly rd and Park rd, Kensington, Great Neck, for \$9,000. Mr. Geagan will at once begin the erection of a house costing about \$20,000.

WOODBIDGE, N. J.—Goldberger & Greisen, 149 New Brunswick st, Perth Amboy, architects, are taking bids for the 1-sty hollow tile and stucco parsonage, 72x92 ft., for the Rev. S. Csepki, owner. Cost, \$3,000.

PERTH AMBOY, N. J.—Bids are in for three 2½-sty hollow tile and stucco residences, 28x30 ft., to be erected on Catalap rd for J. C. Rossi, 129 Lewis st, owner. J. K. Jensen, 176 New Brunswick st, architect. Cost, \$5,000 each.

MOUNT VERNON, N. Y.—Harry J. Robinson, Jr., First National Bank, is preparing plans for a 2½-sty frame residence, 25x36 ft., to be erected at 283-284-285 Oakwood Heights for Henry G. Boegehold, 120 North 6th av, owner. Cost, \$6,000.

ALBANY, N. Y.—Geo. W. Hunt, 43 State st, is preparing plans for two 2½-sty frame residences, 30x32 ft., to be erected on Quail Park and Warren sts for C. R. Sutherland 25 Hudson av owner.

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

BRADLEY BEACH, N. J.—Brazer & Robb, 1133 Broadway, N. Y. C., are preparing plans for a 2½-sty residence of concrete blocks and stucco, 28x34 ft., to be erected on Evergreen av for Wm. A. Barton, owner, who will take bids on general contract about August 22. Cost, \$6,000.

NEW ROCHELLE, N. Y.—C. A. Patterson, architect, Main st, is taking bids on the 2½-sty brick residence, 75x22 ft., to be erected at Forest Heights. Cost, \$15,000.

POUGHKEEPSIE, N. Y.—Edw. C. Smith, 39 Market st, is preparing preliminary plans for a 2½-sty frame residence, 30x38 ft., to be erected on South rd for Dr. H. L. B. Ryder, 55 Market st, owner. Cost, \$9,000.

HIGHLAND, N. Y.—Du Bois Carpenter, 45 Market st, Poughkeepsie, N. Y., is preparing plans for a 2½-sty residence, 30x36 ft., to be erected here for Edward Griffin, owner, who will take bids on the general contract. Cost, \$5,000.

PATERSON, N. J.—Excavating is under way for the 2½-sty hollow tile and stucco residence at 35th st and 17th av for Thomas Middleton, 398 East 30th st, owner. Charles E. White, 12 Hamilton st, architect. Charles A. Alberg, 452 Madison av, has the mason work and L. M. Breen Building Co., 433 East 14th st, the carpentry. Cost, \$5,500.

AMSTERDAM, N. Y.—D. D. Cassiday, Jr., 83½ East Main st, is revising plans for a 2½-sty stucco and hollow tile residence to be erected on Summit av for R. C. Hankin, 23-26 East Main st, owner. Cost, \$12,000-\$15,000.

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

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

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frank F. Wark, Rosville av, architect, will soon be ready for bids for an addition, 1 sty, to the factory on 3d av, North 3d to North 4th sts, for Wm. Crabb & Co., 3d av, owners. Cost, \$15,000.

NEWARK, N. J.—Additional figures are being received for the 4-sty and basement store and warehouse, 39x126 ft., to be erected at 657 Broad st for the Lauter Co., on premises, owner. J. H. & W. C. Ely, 800 Broad st, Newark, architects.

JERSEY CITY, N. J.—W. J. Cussem, owner, 412 Grand st, is taking bids on the general contract for the 3-sty brick and stone warehouse, 100x100 ft., to be erected in Academy st from plans by C. F. Long, 1 Montgomery st, architect. Cost, \$30,000.

HALLS AND CLUBS.

PLAINFIELD, N. J.—The Knights of Columbus, Geo. Tobin, 187 North av, member of the building committee, owner, is taking bids on the general contract, to close about August 17, for the 2-sty and basement Columbus Hall, 40x120 ft., to be erected in the rear of 116 East Front st, from plans by J. T. Simpson, Essex Building, engineer.

LARCHMONT MANOR, N. Y.—Excavating has been completed for the 2½-sty parish hall, 40x75 ft., to be erected here for St. Augustine's Church, Rev. Father Patrick Morris, owner. Reiley & Steinbach, 481 5th av, N. Y. C., architects. Mchl Hannan, Dillon Park, New Rochelle has the mason work; Wm. J. Kelleher, St. Clair av, carpenter; The Larchmont Electrical Co., Boston rd, the wiring.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—H. & W. Neumann, 202 Ogden av, architects, are taking bids for the addition of the 2-sty frame and stucco sanitarium, 18x45 ft., to be erected on Fairmount av for the Fairmount Surgical Sanitarium, at site, owner.

SKILLMAN, N. J.—Plastering is under way for the 2-sty brick hospital, 60x80 ft., for the State Village of Epileptics, care of Dr. D. F. Weeks, owner. George E. Poole and F. H. Bent, State House, Trenton, architects; Gunzleman & Cramer, 29 Warren st, Somerville, general contractors; Geo. W. Wharton, Stephen st, Belleville, N. J., has the mason work. Cost, \$35,000.

PLAINFIELD, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., are preparing plans for additional buildings to the Muhlenberg Hospital, Frank H. Hubbard, civil engineer. Geo. P. Mellick is chairman building committee and will take bids on general contract about September 1.

MUNICIPAL WORK.

BELLEVILLE, N. J.—The Board of Chosen Freeholders of Essex, Hudson and Bergen Counties, Christian Ahner, 426 Springfield av, Newark, chairman, James Owen, Court House, Newark (Essex County), A. L. Moorehead, Arlington, N. J. (Hudson County), and Ralph Earle, Jr., Court House, Hackensack, N. J., engineers, are ready for bids until 3 p. m. August 29 for the steel and concrete bridge, 60x350 ft., across the Passaic River. Estimated cost, \$160,000.

PASSAIC VALLEY, N. J.—Bids will be received until September 10 for the 1½-mile trunk sewer, section 16, at the office of the Passaic Valley Sewerage Commissioners, John S. S. Gibson, clerk, Essex Building, Newark. Wm. M. Brown, Essex Building, Newark, chief engineer.

KINGS PARK, N. Y.—Bids were received by the N. Y. State Hospital Commission for the sewerage system and sewerage disposal works at the hospital from plans by Herman W. Hofer, Capitol, Albany, N. Y., State architect. The New York Sewage Disposal Co., 37 East 28th st, N. Y. C., low bidder, \$15,504.43, and the Dutchess Construction Co., Fishkill Landing, N. Y., \$9,735.

NEW YORK STATE.—Bids will close September 4, at 12 m. for contract 1, of the Cayuga and Seneca Canal for New York State, Duncan W. Peck, superintendent Public Works, Capitol, Albany. John A. Bense, State House, Albany, state engineer.

PUBLIC BUILDINGS.

WAPPINGER FALLS, N. Y.—Geo. R. Freeman, 62 Market st, Poughkeepsie, is preparing sketches for a 3-sty brick and stone municipal building, 44x66 ft., for the village of Wappinger Falls, M. W. Miller, of this place, president. Cost, \$15,000.

WHITE PLAINS, N. Y.—The Board of Trustees composed of Messrs. Hopkins, Maxwell and Barrett, favor the erection of a new municipal building, the cost not to exceed \$50,000.



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SCHOOLS AND COLLEGES.

PORT READING, N. J.—J. K. Jensen, 176 New Brunwick st, Perth Amboy, has completed plans for an addition to the 2-sty brick and steel school, 50x50 ft., for the Board of Education of Woodbridge Township. Cost, \$15,000.

HIGH BRIDGE, N. J.—Bids are in for an addition to the 2-sty and basement brick public school in Hunterdon County for the Board of Education of High Bridge, L. W. Dorland, clerk. Jordan Green, 16 Clinton st, Newark, and Geo. W. Knight, engineer, 112 Heller Parkway, Newark, associated architects. Cost, \$35,000.

JERSEY CITY, N. J.—The Board of Education, G. Fred Ege, secretary, room 34, City Hill, is taking bids, to close August 29 at 8 p. m., for alterations to School 21, in 12th st, from plans by John T. Rowland, Jr., 98 Slip av, architect. Cost, \$10,000.

MONTCLAIR, N. J.—Van Vleck & Goldsmith, 111 5th av, N. Y. C., have completed plans for the 2-sty and basement school, 124x124 ft., to be erected in Grove st for the Board of Education, John R. Livermore, president, 60 South Fullerton av. Russel G. Cory, 39 Cortlandt st, N. Y. C., heating and ventilating engineer. Architect is ready for bids on separate contracts.

ALBANY, N. Y.—The Board of Education of Albany is taking bids, to close September 16 at 3 p. m., at the office of Isadore Wachtsman, secretary of the Board of Contract and Supervision, City Hall, Albany, for the school to be erected in Hubert st, near Delaware av, from plans by Alexander Selkirk 133 North Pearl st Albany, D. C. Buerger, 21 Grand st, Albany, steam engineer. Cost, \$200,000.

MONTCLAIR, N. J.—The Board of Education of Montclair, John R. Livermore, president, 68 South Fullerton av, Arthur L. Peal, business manager, owner, is taking bids to close August 29th at 8 o'clock for the Baldwin St. School, to be erected in Baldwin st, from plans by James Gamble Rogers, 11 East 24th st, N. Y. C., architect. Russell G. Cory, 39 Cortlandt st, heating and ventilating engineer. Cost, \$120,000.

MOUNT VERNON, N. Y.—Additional figures are being received, to close September 3, for the high school to be erected on Gramatan av for the Board of Education of Mt. Vernon. Starrett & Van Vleck, 45 East 17th st, N. Y. C., architects; Douglas Sprague, 39 Cortlandt st, N. Y. C., steam engineer; E. L. Ashley, 527 5th av, N. Y. C., electrical and plumbing engineer; Fidelity Engineering & Inspection Co., 30 Church st, steam engineer. Cost, \$250,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—H. & W. Neumann, 202 Ogden av, architects are taking bids for the 2-sty brick stable, 21x29 ft., to be erected at 7 Milton av. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Foundations are under way for the 1-sty and basement cafe and dining room at 34 Clinton st for Louis Bamberger, Market and Halsey sts, owner. Charles Charles, 792 Broad st lessee, Wm. E. Lehman, 738 Broad st, architect; Oschwald Bros., 845 Broad st, general contractors. Cost, \$10,000.

HARMON, N. Y.—The N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., owner, is taking bids until August 20 for a 1-sty frame and concrete office building, 220x65 ft., to be erected here. Cost, \$20,000. G. W. Klitredge is chief engineer.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, is preparing sketches for the 4-sty brick stone and steel office building, 50x800 ft., at the foot of State st, for the Delaware & Hudson Co., L. F. Loree, president, F. M. Olyphant, secretary, 32 Nassau st, N. Y. C., owner. Improvements will also be made to the waterfront. Cost, \$1,000,000.

NEWARK, N. J.—French & Hubbard, 88 Pearl st, Boston, Mass., are preparing plans for a 4-sty brick office and store building to be erected at 558 Broad st for the Hallett & Davis Piano Co., 146 Bowdoin st, Boston, Mass., and 505 5th av, N. Y. C., and 607 Broad st, Newark, owner.

ALBANY, N. Y.—W. Hunter Van Guysling, 450 Broadway, is completing plans for an 8-sty store and office building, 22x65 ft., to be erected at the northeast corner of Maiden la and James st for Kinney & Woodward, 566 Broadway, owner. Cost \$150,000.

JERSEY CITY, N. J.—The Alex. Hamill Iron Works, 426 Montgomery st, has received the structural and ornamental iron work for the 4-sty brick printing building, 51x60 ft., to be erected at York and Washington sts for St. Joseph's Home, 81 York st owner. Rowland & Eurlch, 98 Slip av architects; M. T. Connolly Contracting Co., 238 17th st general contractor; Joseph Jewkes & Sons, 676 Montgomery st, carpenters.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, Albany, is preparing sketches for a 1 and 2 sty brick and steel office building, shelter and shed to be erected at the foot of State st for the Hudson Navigation Co., N. H. Campbell, general manager. Cost, \$100,000.

ALBANY, N. Y.—George W. Hunt, 73 State st, Albany, is preparing sketches for a 4-sty brick store and loft building, 108x131x8x88 ft., to be erected at Beaver and Daniel sts for J. B. Iyon, Lyon Block, Albany, owner. Cost, \$20,000.

THEATRES.

MIDDLETOWN, N. Y.—V. Hugo Koehler, 489 5th av, N. Y. C., is preparing plans and will soon take bids for a 1-sty theatre to be erected here for the Commonwealth Amusement Co., care of architect, owner.

MISCELLANEOUS.

MATTEAWAN, N. Y.—Geo. R. Freeman, 2 Falkhill Building, Poughkeepsie, architect, is revising plans and will take figures for the brick grain elevator, 38x50 ft., for Thomas J. Cunningham, Fountain sq, owner.

Contracts Awarded.

CHURCHES.

POUGHKEEPSIE, N. Y.—A. J. Miller, Main st, has received the general contract to erect the 1-sty and basement synagogue, 30x60 ft., at 39 South Bridge st for Schrommel Hadass Congregation, Jesse Elsner, president, 98 Main st; Edward Friedman, 102 Main st, chairman of building committee. Du Bois Carpenter, 45 Market st, architect. Cost, \$5,000.

DWELLINGS.

GARRISON, N. Y.—The Jones Construction Co., 1 Union sq, N. Y. C., has received the general contract to erect the 2½-sty residence, 100x40 ft., for R. C. Colt, 212 Water st, N. Y. C., owner. James Gamble Rogers, 11 East 24th st, N. Y. C., architect. Cost, \$60,000.

LARCHMONT, N. Y.—Pagan & Cornell, 57 Lawton st, New Rochelle, have completed plans for the 2½-sty frame and stone residence, 29x46 ft., to be erected on Edgewood av for C. H. Willmore, care of architect, owner. Cost, \$8,000.

LARCHMONT GARDENS, N. Y.—S. A. Thomas, 51 South Terrace av, Mt. Vernon, has received the general contract to erect the 2½-sty frame residence, 40x24 ft., for Bridget R. Parker, owner. W. S. Moore, 501 5th av, N. Y. C., architect. Cost, \$5,000.

SOUTH ORANGE, N. J.—Russell Robinson Co., 109 Frelinghuysen av, Newark, has received the general contract to erect the stucco and brick residence and garage, 30x40 ft., on Berkeley av for John A. McElroy, 65 Washington Terrace, East Orange, owners. Davis, McGrath & Kiessling, 949 Broadway, N. Y. C., architects.

GARRISON, N. Y.—The Jones Construction Co., 1 Union sq, N. Y. C., has received the general contract to erect the 2½-sty residence, 100x40 ft., for R. C. Colt, 212 Water st, N. Y. C., owner. James Gamble Rogers, 11 East 24th st, N. Y. C., architect. Cost, \$50,000.

VANDERBILT AV.—John R. Anderson, 1054 East 17th st, has received the general contract to erect the 3-sty brick store and residence, 24x50 ft., on the east side of Vanderbilt av, 97 ft north of Dean st, for Mary Pearson, 488 Vanderbilt av, owner. Benf. Dreisler, 153 Remsen st, architect. Cost, \$6,000.

HARRISON, N. J.—Alex. Domorsky, of this place, has received the general contract to erect the 2½-sty residence at 7th av and Ann st, for Christian & Mary Killish, of this place, owners. J. B. Warren 22 Clinton st, Newark architect. Cost, \$5,000.

GREENWICH, CONN.—The Vuono Construction Co., Stamford, Conn., has received the general contract to erect a frame and stucco residence at Edgewood Park for A. L. Ferguson, owner. F. G. O. Smith, of this place, architect. Cost, \$20,000.

SOUTH ORANGE, N. J.—Russell Robinson Co., 109 Frelinghuysen av, Newark, has received the general contract to erect the 2½-sty stucco and brick residence, 65x64 ft. and garage on Warwick av for Clarence Ponynse, 220 Broadway, N. Y. C., owner. Davis McGrath & Kiessling, 949 Broadway, N. Y. C., architects.

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

64TH ST.—DeLafield & Co., 334 5th av, has received the general contract for alterations to the 4-sty brick residence, 174 East 64th st for Mrs. J. West Roosevelt, 174 East 64th st, owner. Henry D. Whitfield, 160 5th av, architect. Cost, \$15,000.

SHORT HILLS, N. J.—S. H. Frederickson, of this place, has received the general contract to erect the 2½-sty residence, 35x44 ft., for Carl E. Rowley, 12 Pennsylvania av Rosebank S. I., owner. Wm. R. Benedict, 133 Broadway, N. Y. C., architect.

NEWARK, N. J.—P. J. Picot, 57 Columbia av, has received the mason work and G. B. Peardler, 30 Halsted st, the carpentry, for the 2½-sty frame and stucco residence, 40x43 ft., to be erected at 13-17 Salem st for Dr. Benjamin H. Voelbel, 1008 South Orange av, owner. George W. Pattenbacher, 828 Broad st, architect. Cost \$8,000.

NEW BRUNSWICK, N. J.—Charles Enstrom, Perth Amboy, N. J., has received the general contract to erect two 2-sty frame residences, 24x28 ft., for George Runion High st, Perth Amboy, owner. Dayton & Smith, 102 Market st, architects. Total cost \$6,000.

FACTORIES AND WAREHOUSES.

ALBION, N. Y.—The Warsaw Elevator Co., Warsaw, N. Y., has received the contract for elevators to be installed in the cold storage warehouse, in Fruit st, for the Acme Cold Storage Co., of Albion, owner. The Carbonale Machine Co., Carbonale Pa., architect and engineer. Crowther & Kurtz, Albion N. Y., general contractors. George Harris, Albion, N. Y., carpenter. Cost \$50,000.

JERSEY CITY, N. J.—John H. Deever & Bro., 103 Park av, N. Y. C., have received the general contract to erect the 3-sty office and storage building and alterations to the stable on Palisade av, for the Public Service Corporation, owner. Martin Schreiber, care of owner, superintendent in charge.

BROOKLYN.—The Turner Construction Co., 11 Broadway, has just received the general contract for the construction of a factory building at Dwight and Verona sts Brooklyn, for the American Stepper Co., building to be 140x80 4 stys in height reinforced concrete throughout. M. Loney architect.

WEHAWKEN, N. J.—George Riegler, of this place, has received the general contract to erect the brick embroidery factory on the Hackensack rd, near Gregory st, for Frederick H. Dressel, care of architect, owner. Wm. Wier, West Hoboken architect.

WEHAWKEN, N. J.—The Turner Const. Co., 11 Broadway, N. Y. C., has just obtained the contract for the construction of a 5-sty factory building for the Robert Reiner Immortizing Co., Hackensack Plank rd and Gregory av Weehawken, N. J. Building to be 123x104 ft reinforced concrete throughout. Frederick W. Fischer, 32 Union sq, N. Y. C., architect.

26TH ST.—Potterton Bros., 215 West 28th st, have received the mason work necessary for alterations to the 4-sty brick factory, 216 East 26th st, for Aitken Son & Co., 817 Broadway. The work chiefly consists of a new elevator shaft, changes to stairs and partitions. Estimated cost, \$15,000. Robert W. Gardner, 122 West 29th st, is the architect.

26TH ST.—The Phoenix Construction Co., 41 Park Row, has received the contract for the foundation work and the Turner Construction Co., 11 Broadway, the superstructure for the 8-sty warehouse, to be erected at the corner of 26th st and 11th av for the Baltimore and Ohio R. R., M. A. Long, B. & O. Building, Md., architect.

HOSPITALS AND ASYLUMS.

EAST NEW YORK AV.—J. Hallenbeck, 190 7th av, has received the painting work for the 2-sty hospital pavilion, 38x50 ft, to be erected on East New York av, Powell st and Junius av, for the Lutheran Hospital, on premises, John Boese, 280 Broadway, N. Y. C., architect. Jacob A. Zimmermann, 505 5th av, N. Y. C., general contractor.

HOTELS.

GREENE, N. Y.—Elmer F. Leach, of this place, has received the general contract to erect the 3-sty brick hotel, 60x70 ft, for the Chenango Hotel Co., Fred S. Martin, secretary. W. H. Whitlock, S. M. Building, Binghamton, architect. Cost, \$25,000. Capacity, thirty rooms.

MUNICIPAL WORK.

LITTLE FALLS, N. Y.—The Aetna Engineering and Construction Co., Herkimer, N. Y., has received the general contract to build the barge canal terminal here for the N. Y. State Department of Public Works, Duncan W. Peck, superintendent, Capitol, owner. John A. Benschel, State House, Albany, state engineer. John A. O'Connor, Lyon Block, Albany, terminal engineer. Cost, \$50,000.

STABLES AND GARAGES.

OSWEGO, N. Y.—Slater Bros., of this place, have received the general contract to erect the 2-sty frame stable, 40x60 ft, at the County Jail Farm for the Board of Supervisors, E. L. Vincent, chairman of committee. L. L. Cope, Theatre Building, architect. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—The Flatbush Contracting Co., 2111 Clarendon rd, has received the general contract for alterations to the store on the north side of Atlantic av, 122 ft west of Bond st, for Olive F. Thibault, 386 Fulton st, owner. A. White Pierce, 59 Court st, architect. Cost, \$4,000.

CORNWALL, N. Y.—Jaeger Bros. Co., of this place, have received the general contract to erect the 2-sty bank building for the Cornwall National Bank, Gilbert Cox, secretary. Taft Howell Co., of this place, architect. Cost, \$4,000.

MONTCLAIR, N. J.—Andrew Olsen, 62d st, Brooklyn, has received the general contract to erect six 1-sty hollow tile and stucco stores on Valley rd for W. B. Dickson, Llewellyn rd, owner. Walker & Chichester, 103 Park av, N. Y. C., architects.

NEWARK, N. J.—Wm. L. Blanchard Co., 45 Poinier st, has received the general contract to erect two 2-sty brick stores and lofts, 25x100 ft, at the southeast corner of Central av and Halsey st, for Albert Hohne, Broad and New sts, owner. Wm. E. Lehman, 738 Broad st, architect. Cost, \$15,000.

ST. LOUIS, MO.—The Foundation Co., 115 Broadway, has just received the contract for the foundations of the Kingston Investment Building, in the south side of St. Charles street, between 6th and 7th sts, St. Louis, Mo. This contract embraces the sinking of 24 pneumatic caissons to rock, surrounding the entire lot, all necessary sheeting and bracing and the general excavation of the lot, together with the construction of reinforced concrete girders. The general contractor for the building is James Black Masonry and Construction Co., of St. Louis, and the architect is Mr. Will Levy. Work is to be begun immediately.

BROADWAY.—The Foundation Co., 115 Broadway, has the contract covering all of the foundation work necessary to complete the erection of the new Western Union Telegraph Building, at 10-18 Dey st, 195 Broadway and 170 Fulton st. The work is to begin immediately. The general contractors are Marc Eidlitz & Sons, and the work is under the supervision of William Welles Bosworth, architect, and Daniel E. Moran, consulting engineer.

READE ST.—J. Odell Whitenack, 231 West 18th st, has received the general contract for alterations to two 6-sty loft buildings, at 84-90 Reade st and 176 Church st, for Charles Fiske, 317 Broadway, owner. Cost, \$20,000.

27TH ST.—J. Hallenbeck, 190 7th av, has received the painting for the store and loft at 12-16 West 27th st, for the Charles Kaye Co., 1133 Broadway, owner. Buchman & Fox, 11 East 59th st, architects. Chauncey Matlock, 225 5th av, steam engineer. Thomas Barwick, 21 Park Row, electrical engineer. Jacob A. Zimmermann, 505 5th av, general contractor.

BROAD ST.—Post & McCord, 44 East 23d st, have received the structural steel work for the 20-sty office building, 113x160 ft, to be erected at 42-56 Broad st, and 46-50 New st, for the 50 Broad St Co., Littleton Fox, president, 2 Rector st, owner. Tubus Realty & Terminal Co., 516 5th av, general contractor. Willauer, Shape & Bready, 156 5th av, architects.

HENRY ST.—J. Adler, 57 East 2d st, has received the wiring for the 8-sty loft building, 25x84 ft, at Henry and Rutgers sts, for Nathan Garfield, 189 South 9th st, Brooklyn, owner. C. M. Straub, 147 4th av, architect. Bond & Warrenstein, at site, have the mason work. Owner builds. Cost, \$35,000.

42D ST.—The Fordham Cornice Works, 1004 Tremont av, has received the roofing contract for the 5-sty brick and marble business build-

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ing, 23x100 ft, at 218 West 42d st, for the Coca Cola Co., 297 8th av, owner. Willauer, Shape & Bready, 156 5th av, architects. Caudwell Wingate Co., 381 4th av, general contractor. Cost, \$72,000.

27TH ST.—Dennis G. Brussel, 39 West 38th st, has secured the contract to erect the 18-sty store and loft building at Nos. 12-14-16 West 27th st, Messrs. Buchman & Fox, architects. This building will be one of the best of its kind erected in the loft zone.

THEATRES.

FULTON ST.—E. G. Vail, Jr., 137 Bay 22d st, Bath Beach, has received the general contract to erect the 1-sty brick moving picture theatre, 36x70 ft, in the south side of Fulton st, 50 ft west of Howard av, for Harry Sonntag, 429 Fulton st, owner. Eric O. Holmgren, 371 Fulton st, architect. Cost, \$7,000.

MISCELLANEOUS.

PIEDMONT, W. VA.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the contract on a commission basis for the West Virginia Pulp and Paper Company, at Piedmont, W. Va., consisting of a gravity section concrete dam across the Potomac river, with heavy reinforced concrete retaining walls along the east and west banks, rock fill and timber crib work, and reinforced concrete intake and sluice, forming a new water storage system for the Luke Mills of the Company at that point. F. G. Ten Broeck, 200 5th av, N. Y. C., is consulting engineer for the owner. Work will be commenced at once.

MANHATTAN.—J. Schlesinger, 1269 Broadway, has received the contract for alterations to the Mercantile Library in Astor pl, D'Oench & Yost, architects; also the following. Interior alterations to 130 3d av, H. B. Herts, architect; H. Gilmore Co., owner. Store front alterations at 30 East 14th st, Baum & Medicus, owners; E. B. Chestersmith, architect. Interior alteration to apartment at northeast corner 83d st and Park av, Merida Realty Co., owners; Schwartz & Gross, architects. Store front alterations at 1455 Broadway, M. L. Goldstone, owner; George & Ed Blum, architects. Store front alterations at 62 Nassau st, Sarnoff Bros., owners. Interior alterations and encroachments at 31 Broadway, Mr. Monell, owner. Sidewalk encroachment at 423-5 West 37th st. J. V. Dimick, owner. Alterations to Free Synagogue, 36 West 68th st. S. B. Eisendrath, architect. Street encroachment, 1361 Broadway, Mr. Carey, owner; Demmer & Eberle, architects. Interior alterations at 316 East 37th st, Mr. Killian, architect. Store front alteration at 28 East 14th st, A. Adler, owner; David Asch, architect. Store front alteration at 44 West 14th st, Clinton & Russell, architects.

JERSEY CITY, N. J.—The American Bridge Co., 30 Church st, N. Y. C., has received the structural steel work for the elevated railroad lines from Jersey City to Newark, on the Newark Branch of the C. R. R. of New Jersey near Ferry st, for the Central Railroad of New Jersey, owner, W. G. Desler, 143 Liberty st, general manager. J. O. Osgood, care of owner, chief engineer. Henry Steers, 17 Battery pl, N. Y. C., contractor for concrete sub-structure. Cost, \$2,000,000.

THE STAR FIREPROOF DOOR AND SASH CO., INC., 2650 Park av, has received the kalamain contracts for the following buildings. Hilton, N. J., schoolhouse building, Hilton, N. J. John Lowry, Jr., C. E., 235 5th av, general contractor, D'Oench & Yost, 105 West 40th st, N. Y. C., architects. Carpenter shop, Museum of Art, Central Park, 5th av. Harry Hansen, Marbridge Building, 34th st, general contractor. McKim, Mead & White, 160 5th av, architects. Library Building at Rochester, New York, Leo B. Feld, Rochester, building contractor.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

85TH ST, 3-5 East, 8-sty apartment house, 50x87; cost, \$225,000; owner, Fullerton Weaver Realty Co., 1 Madison av; architect, J. E. R. Carpenter, 1 Madison av. Plan No. 510.

71ST ST, 273-281 West; West End av, 244, 12-sty apartment house, 117.2x94; cost, \$650,000; owner, A. G. M. Realty Co., 79 5th av; architect, J. E. R. Carpenter, 1 Madison av. Plan No. 511.

CONVENT AV, w s, 130 n 133d st, 5-sty tenement, 70x86.4; cost, \$70,000; owners, Paterno & Son Contracting Co., 3058 Heath st; architects, Nast & Springstein, 21 West 45th st. Plan No. 509.

STABLES AND GARAGES.

JUMEL PL, w s, 366.3 n 167th st, 2-sty brick stable and bottling department, 25x90; cost, \$10,000; owners, M. E. Williams, 39 Jumel pl, and S. Simmons, 320 Broadway; architect, John J. Kouhn, 353 5th av. Plan No. 507.

91ST ST, 238-240 East; 90th st, 239-241, 1-sty brick garage, 56x201.5, tar and gravel roof; cost, \$12,000; owner, Jacob Ruppert Corp., 1639 3d av; architect, F. J. Murphy, 200 5th av. Plan No. 505.

STORES, OFFICES AND LOFTS.

WHITEHALL ST, 24, 5-sty loft, 21.8x59.6, tar and felt roof; cost, \$21,000; owner, Chesbrough Bldg. Co., 17 State st; architect, Westinghouse Church Kerr Co., 10 Bridge st. Plan No. 506.

BROADWAY, 62; New st, 21, 8-sty store and office, 24.7x126; cost, \$150,000; owner, estate John E. Schermerhorn, South Hampton, L. I.; architect, Charles I. Berg, 331 Madison av. Plan No. 504.

25TH ST, 11 West, 12-sty office, 25x86.9; cost, \$105,000; owner, 11 West 25th St Co., 538 West 136th st; architects, Gross & Kleinberger Bible House. Plan No. 502.

132D ST, 168-170 West, 2-sty brick, store and ball room, 50x113; cost, \$30,000; owner, Meyer Jarmulowsky, 165 East Broadway; architect, V. H. Koehler, 489 5th av. Plan No. 512.

131ST ST, 165-167 West, 7th av, 2217-2219, 3-sty store and lodge, 50x113; cost, \$30,000; owner, Meyer Jarmulowsky, 165 East Broadway; architect, V. H. Koehler, 489 5th av. Plan No. 513.

32D ST, 22-26 West, 16-sty office and loft, 75x88.9, slag roof; cost, \$550,000; owner, Midwest Realty Co., 471 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 514.

MISCELLANEOUS.

104TH ST, 229-235 East, 5-sty brick settlement house, 42.3x92.7; cost, \$70,000; owner, The Union Settlement Association, 237 East 104th st; architects, Hill & Stout, 1123 Broadway. Plan No. 501.

109TH ST, 1 East, galvanized iron sign, 50x13; cost, \$250; owner, Tiffany estate, 5th av and 37th st. Plan No. 508.

PARK AV, West, under sidewalk, 53 n bldg. line, 1-sty outhouse, 13.6x7.7; cost, \$1,500; owner, N. Y. C. & H. R. R. Co., Grand Central; architect, H. R. Dillingham, 70 East 45th st. Plan No. 503.

5TH AV, n e cor 109th st, 1-sty advertising sign, 50x13; cost, \$250; owner, Lous Tiffany Estate; architect, E. W. Lemay, 132 West 65th st. Plan No. 508.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

174TH ST, s s, 125 e Wilson av, 5-sty brick tenement, plastic slate roof, 50x86; cost, \$50,000; owners, Steward Const. Co., John Smith, 1825 Anthony av, president; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 649.

ELDER AV, w s, 103.89 w Westchester av, five 5-sty brick tenements, plastic slate roof, 40x66; total cost, \$110,000; owners, Winnie Co., Maurice Muller, 939 Intervale av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 646.

LIND AV, w s, 124.3-3-4 n 168th st, two 4-sty brick tenements, slag roof, 25x109; cost, \$40,000; owners, Lambert Construction Co., 1369 Lyman pl; architect, Harry T. Howell, 3d av and 149th st. Plan No. 651.

WHITLOCK AV, e s, 200 s Tiffany st, two 5-sty brick tenements, slag roof, 37.6x66; total cost, \$60,000; owners, Lockwhit Co., Charles W. Graham, 630 Faile st, president; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 641.

WOODYCREST AV, w s, 100 n 166th st, two 5-sty brick tenements, tin roof, 50x88; cost, \$90,000; owners, Bagot Realty Co., 45 John st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 652.

DWELLINGS.

214TH ST, s s, 137.8 w Barnes av, 1-sty frame dwelling, tin roof, 22x26; cost, \$1,500; owner, Raphael Cossa, 3550 Holland av; architect, Enrico A. Russo, 731 East 215th st. Plan No. 644.

237TH ST, s s, 137 e Martha av, two 2½-sty frame dwellings, slate roof, 23x42; cost, \$7,000; owners, Wesley Construction Co., 167 East 56th st; architect and secretary, George W. Lockwood, 78 East 236th st. Plan No. 653.

FACTORIES AND WAREHOUSES.

MONROE AV, 1869, rear, 1-sty brick storage, plastic slate roof, 13.6x26; cost, \$250; owner, Bertram L. Krausanprett; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 647.

HALLS AND CLUBS.

WESTCHESTER AV, n s, 18.7 w Union av, 2-sty brick amusement hall, stores and offices, slag roof, 58x81; cost, \$30,000; owners, W. O. Construction Co., Wm. Oppenheimer, 773 Westchester av, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 654.

STABLES AND GARAGES.

184TH ST, e s, 290 s Fordham rd, three 1-sty steel garages, 12x20; total cost, \$900; owner, W. G. Bixby, 46th st and 2d av, Brooklyn; architects, Serviss & Glew, 3063 Decatur av. Plan No. 643.

STORES AND TENEMENTS.

PROSPECT AV, e s, 25 s 162d st, 6-sty brick stores and tenement, slag roof, 44.6x84; cost, \$50,000; owners, Friedman Const. Co., Henry Friedman, 171 Broadway, president; architect, H. L. Young, 1204 Broadway. Plan No. 642.

THEATRES.

156TH ST, s e cor Forest av, 1-sty brick nicollette, slag roof, 127.10x59.7½; cost, \$25,000; owner, Killwood Realty Co., James F. Meehan, 815 Hunts Point av, president; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 648.

MISCELLANEOUS.

153D ST, n s, 100 e Courtlandt av, 1-sty brick shop, 25x38, plastic slate; cost, \$3,000; owner, Albert Marks, 170 Broadway; architect, Max Kreindel 338 East 121st st. Plan No. 645.

164TH ST, 450, 1-sty frame shed, 24x15; cost, \$250; owner, Philippine Fiederlein, on premises; architect, B. Ebeling, 1136 Walker av. Plans No. 650.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

6TH ST, s s, 186.8 w 5th av, 4-sty brick tenement, 20x84, slag roof, 8 families; cost, \$20,000; owner, Rogers Improvement Co., 107 East 81st st; architects, Shampman & Shampman, 772 Broadway. Plan No. 5004.

BLAKE AV, n w cor Thatford av, 4-sty brick tenement, 50x81, tin roof, 23 families; cost, \$25,000; owner, Sam Lefferman, 1776 Pitkin av; architect, Adelsohn & Feinberg, same address. Plan No. 4751.

HOPKINSON AV, e s, 175.3 s Sutter av, 3-sty brick tenement, 25x75, tin roof, 6 families; cost, \$5,500; owner, S. & Q. Realty Co., 19 Thatford av; architect, Harry Rockmore, 1729 President st. Plan No. 4902.

CHURCHES.

AV G, s w cor Argyle rd, 1 1/2-sty brick church, 69.10x69.10, slate roof; cost, \$18,000; owner, Wells Memorial Presbyterian Church, 584 East 19th st; architect, Ernest Greene, 5 Beekman st. Plan No. 4940.

DWELLINGS.

DRESDEN ST, e s, 300 n Arlington av, 2-sty brick dwelling, 20x40, tin roof, 1 family; cost, \$3,500; owner, Martin Renz, 118 Hale av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 4997.

MONTGOMERY ST, s s, 100 e Franklin av, three 2-sty brick dwellings, 20x35, gravel roof, 2 families each; total cost, \$12,000; owner, Peter McCormack, Cedar and Montgomery sts; architect, Wm. Mashie, 255 Kingston av. Plan No. 4927.

STEPHENS COURT, n s, 101.6 e East 23d st, 1-sty frame dwelling, 20x24, — roof, 1 family; cost, \$1,500; owner, Peter Larsen & ano., East 23d st and Newkirk av; architects, Eisenla & Carlson, 16 Court st. Plan No. 4945.

EAST 3D ST, e s, 4.0 n Canal av, 2 1/2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$4,000; owner, Timothy D. Stapleton, 208 East 3d st; architect Charles B. White, 6323 New Utrecht av. Plan No. 4926.

EAST 8TH ST, e s, 180 n Av I, four 2-sty frame dwellings, 15x35, tar and slag roof, 1 family each; total cost, \$10,000; owner, Richard C. Doggett, 801 Av Q; architect, T. Doggett, same address. Plan No. 4946.

EAST 22D ST, w s, 240 s Av J, 2-sty frame dwelling, 34.2x30.2, shingle roof, 1 family; cost, \$8,000; owner, Teresa M. Strong, 600 East 18th st; architect, Arthur H. Strong, 600 East 18th st. Plan No. 4916.

WEST 35TH ST, w s, 100 n Mermaid av, 1-sty frame dwelling, 16x52, shingle roof, 1 family; cost, \$1,150; owner, Daisy E. Miller, 474 Plaski st; architect, George H. Suess, 2966 West 29th st. Plan No. 4879.

EAST 35TH ST, w s, 95 s Church av, eleven 2-sty frame dwellings, 18x45, tin roof, 1 family each; total cost, \$33,000; owner, Elm City Improvement Co., 7 North Saratoga av; architect, Cohn Bros., 361 Stone av. Plan No. 4913.

BAY 46TH ST, e s, 360 s Cropsey av, 2-sty frame dwelling, 20x56, tar and gravel roof, 2 families; cost, \$2,500; owner, Dominick Nuccio, 225 East 88th st; architects, McCloskey & Boyle, 367 Fulton st. Plan No. 4922.

BAY 50TH ST, n s, 149.2 e Harway av, 1-sty frame dwelling, 20x30, tin roof, 1 family; cost, \$800; owner, G. Mirabele, — Meserole st; architect, Max Hirsch, 44 Court st. Plan No. 4968.

53D ST, s s, 240 e Hamilton av, two 3-sty brick dwellings, 20x50, tar and gravel roof, 2 families; cost, \$10,000; owner, Bernard McCormack, 5906 5th av; architect, W. H. Harrington, 5906 5th av. Plan No. 4900.

EAST 96TH ST, n s, 140 w Ditmars av, 2-sty frame dwelling, 20x35, tar and gravel roof, 2 families; cost, \$1,700; owner, Juszas Spranzin, 210 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 4959.

CANAL AV, n w corner West 36th st, 1-sty frame dwelling, 16x28, rubberoid roof, 1 family; cost, \$1,500; owner, Frank L. Ward, West 36th st and Canal av; architect, Charles R. Ward, same address. Plan No. 4882.

HEGEMAN AV, n s, 20 w Cleveland st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Charles Rappold, 494 Cleveland st; architect, Ernest Dennis, 241 Schenk av. Plan No. 5019.

FACTORIES AND WAREHOUSES:

NEWELL ST, w s, 100 s Calyer st, 2-sty brick light mfg., 75x40, tar and gravel roof; cost, \$9,000; owner, George B. Mark, on premises; architect, Frank J. Felgenhauer, 4 and 5 Court sq. Plan No. 5009.

STABLES AND GARAGES.

MACON ST, n s, 52 w Hopkinson av, 1-sty brick garage, 102x100, tar and gravel roof; cost, \$5,000; owner, Wm. Harms, 1580 Broadway; architect, Louis Allmendinger, 926 Broadway. Plan No. 4919.

MALTA ST, 32, 1-sty frame stable, 30x31, tar and gravel roof; cost, \$500; owner, Rocco Songrani, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4961.

UNION ST, s s, 455 e Utica av, 1-sty brick garage, 15x18, tin roof; cost, \$300; owner, Lizzie Leibowitz, 1620 St. Marks av; architects, Cohn Bros., 361 Stone av. Plan No. 4907.

WALWORTH ST, w s, 161.10 s Myrtle av, 1-sty brick garage, 25x60, felt and slag roof; cost, \$3,000; owner, Jacob Dangler, 722 Myrtle av; architect, Harold G. Dangler, 215 Montague st. Plan No. 4785.

EAST 11TH ST, e s, 168.2 n Ditmar av, 1-sty brick garage, 14x18, shingle roof; cost, \$700; owner, Irving W. Farquharson, 449 East 13th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 4938.

EAST 12TH ST, w s, 355 s Albemarle rd, 1-sty frame garage, 19x20, shingle roof; cost, \$600; owner, Lewis J. Jaffers, 156 East 12th st; architect, George Bauer, 242 Franklin av. Plan No. 5013.

83D ST, n s, 260 w 13th av, 2-sty frame garage and stable, 25x26, shingle roof; cost, \$2,000; owner, David Jaret, 189 Montague st; architect, Cohn Bros., 361 Stone av. Plan No. 4917.

POSTER AV, n s, 178 w Ocean Parkway, 1 1/2-sty frame stable, 30x18 shingle roof; cost, \$500; owner, Austin D. Fernald, 507 Poster av; architect, Charles G. Wessel, 1456 35th st. Plan No. 4928.

OCEAN PARKWAY, 261 s e Beverley rd, 1-sty brick garage, 20x25, shingle roof; cost, \$1,500; owner, Francis A. Sasso, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 4937.

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RECORD AND GUIDE

LENOX RD, 467, 1-sty frame garage, 12x15, rubberoid roof; cost, \$100; owner, Mrs. H. Hine, on premises; architect, Max Muller, 115 Nassau st. Plan No. 4952.

STORES AND DWELLINGS.

EATH AV, n e cor Bay 14th st, 2-sty fr. me store and dwg., 18.4x45, slag roof, 1 family; cost, \$5,500; owner, Keloke Realty Co., 724 86th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4949.

BATH AV, n s, 18.4 e Bay 14th st, five 2-sty frame stores and dwellings, 18x40, slag roof, 1 family each; total cost, \$27,500; owner, Keloke Realty Co., 724 86th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4950.

NEW LOTS AV, s e cor Warwick st, 2-sty brick store and dwelling, 20x50, tin roof, 1 family; cost, \$3,700; owner, Gaetano Ferraro, 825 Blake av; architect, Ernest Dennis, 241 Schenck av. Plan No. 4993.

STORES, OFFICES AND LOFTS.

PROSPECT PARK WEST, s w cor Union st, 1-sty brick store, 19.8x55, — roof; cost, \$1,500; owner, estate of Lydia M. White, 162 West 72d st; architect, Harold G. Dangler, 215 Montague st. Plan No. 4915.

THEATRES.

NEW LOTS RD, s w cor Pennsylvania av, 1-sty brick store and moving picture, 30x70.5, tar and gravel roof; cost, \$12,000; owner, Harry Reinsner & ano., 114 East 28th st; architect, D. Wortman & ano., 114 East 28th st. Plan No. 4965.

4TH AV, s w cor 50th st, 3-sty brick theatre, 68x136.4, slag roof; cost, \$120,000; owner, John J. Dobbins Construction Co., 501 5th av, N. Y.; architect, Thomas W. Lamb, same address. Plan No. 4942.

MISCELLANEOUS.

LAKE ST, e s, 357 s 2d pl, 1-sty brick bake oven, 20x34, tar and gravel roof; cost, \$1,600; owner, Salvatore Acovino, 2238 Gravesend av; architect, Rocco Mega, 2857 West 5th st. Plan No. 4943.

NOLL ST, e s, 80 n Hamburg av, 1-sty frame shop, 17x30, tar and gravel roof; cost, \$450; owner, William Puess, 11 Hamburg av; architect, Louis Allmendinger, 926 Broadway. Plan No. 4918.

76TH ST, s s, 280 w 4th av, 1-sty frame shop, 20x25, shingle roof; cost, \$150; owner, Marius Anderson, 846 76th st; architect, W. H. Harrington, 5906 5th av. Plan No. 4899.

EAST 105TH ST, s e cor Sea View av, 1-sty frame boat house, 12x14, board roof; cost, \$150; owner and architect, Wm. J. McClellan. Plan No. 4980.

KENT AV, n e cor South 11th st, 1-sty frame storage shed, 15.4x45, tar and slag roof; cost, \$250; owner, New York Leather Belting Co., 465 Kent av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 4936.

Queens.

DWELLINGS.

AQUEDUCT.—Lakeside av, n e cor Savannah st, 2-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$650; owner, Henry Raup, Aqueduct, L. I. Plan No. 2546.

ARVERNE.—Isabel av, n w cor Meredith av, six 1-sty frame summer dwellings, 19x40, paper roof; cost, \$500; one family; owner, Brooklyn Y. M. C. A., 11 Bond st, Brooklyn. Plan No. 2514.

BEECHURST.—29th st, n s, 300 e 15th av, 2 1/2-sty frame dwelling, 23x41, shingle roof, 1 family; cost, \$4,000; owner and architect, Shore Acres Realty Co., 243 West 34th st, N. Y. C. Plan No. 2545.

CORONA.—Grant st, w s, 146 s Smith av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,200; owner, John DeBlasi, 29 West Jackson av, Corona; architect, Alfred DeBlasi, same address. Plan No. 2551.

DUNTON.—Frost av, e s, 100 n Beaufort st, four 2 1/2-sty frame dwellings, 18x30, shingle roof, one family; cost, \$9,000; owner, Stephan A. Stoothoff, 1118 Lefferts av, Richmond Hill; architect, Louis F. Schillinger, 167 Van Sielen av, Brooklyn. Plan Nos. 2525-6-7-8.

ELMHURST.—Case st, n s, 240 n Van Dine st, four 2 1/2-sty frame dwellings, 20x48, shingle roof, two families; cost, \$16,000; and Hunt st, n s, 100 e Van Dine st, three 2 1/2-sty frame dwellings, 18x36, shingle roof, one family; cost, \$9,000; owner, Elmhurst Homes Co., 9 West Jackson av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 2507 to 2513.

EVERGREEN.—North Vermont av, s w s, 230 s e Bellview pl, two 2-sty frame dwellings, 15x38, tin roof, one family; cost, \$2,500; owner and architect, Wm. H. Moore, 559 Decatur st, Brooklyn. Plan No. 2524.

FLUSHING.—North Hempstead turnpike, w s, one-half mile s Queens av, 2-sty frame dwelling, 24x30, shingle roof, one family; cost, \$3,000; owner, Chas. T. Hoagland, 602 St. Marks av, Brooklyn; architect, H. Cain, 28 Central av, Flushing. Plan No. 2522.

FOREST HILLS.—Colonial av, s e cor Gown st, 2 1/2-sty brick dwelling, 37x34, asbestos single roof, 1 family; cost, \$5,500; owner, Cord Meyer Dev. Co., Forest Hills; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2550.

FOREST HILLS.—Austin st, n s, 30 w Windsor pl, 2 1/2-sty brick dwelling, 24x50, shingle roof, 1 family; cost, \$6,000; owner, E. H. Schweibert, Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 2549.

JAMAICA.—Flushing av, w s, 51 n Terrace av, two 2-sty brick dwellings, 17x54, metal tile roof, one family; cost, \$10,000; owner, Malnor Realty Co., Flushing and Oceanview avs, Jamaica; architect, E. Hayes Kaufmann, 111 Leggett av, Woodhaven. Plan No. 2520.

JAMAICA.—Hillcrest av, w s, 440 n Highland av, 2 1/2-sty frame dwellings, 20x42, shingle roof, one family; cost, \$8,000; owner, David

I. Wagner, 147 1/2 Oakland av, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2515.

JAMAICA.—Islington pl, s s, 319 e Warwick av, 2-sty frame dwelling, 28x29, shingle roof, one family; cost, \$3,800; owner, C. A. King, 8 Islington pl, Jamaica; architect, Wm. Young, 12 Dora pl, Jamaica. Plan No. 2505.

JAMAICA.—Benedict av, e s, 100 s Fulton av, six 2-sty brick dwellings, 20x50, tar and gravel roof, 2 families; cost, \$24,000; owner, Dresden Realty Co. 21 Park Row, N. Y. C.; architect, P. E. Nolan 21 Park Row, N. Y. C. Plan No. 2537.

JAMAICA.—Hawtree av, e s, 160 n Morrell av, 1 1/2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, \$3,000; owner, Howard Estates Co., Singer Building, N. Y. C.; architect, Wm. Rapp, Jr., Glen Morris, L. I. Plan No. 2542.

JAMAICA.—Norris av w s, 125 s Cumberland st and Cumberland st, s s, 25 w Norris av, five 2 1/2-sty frame dwellings, 18x29, shingle roof, 1 family; cost, \$15,000; owner, John Macona, Norris av, Jamaica; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan Nos. 2529 to 2533.

JAMAICA.—Russell av, s s, 160 e O'Donnell av, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$1,800; owner, James H. Einsteine, Rockaway rd, Jamaica; architect, L. F. Wolfe, New York av, Jamaica. Plan No. 2536.

JAMAICA.—Kaiser av, e s, 80 n Rockaway Plank rd, 2 1/2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,300; owner, Olson & Anderson, 190 Helen av, Ozone Park, South; architect, Joseph W. Anderson, Jamaica. Plan No. 2548.

MASPETH.—Clinton av, n s, 75 e Clermont av, 1-sty frame dwelling, 22x27, tin roof, 1 family; cost, \$1,200; owner, Thomas Machelski, 138 Clinton av, Maspeth; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2534.

OZONE.—Broadway, n s, 50 e Oakley av, 3-sty frame dwelling, 13x47, tin roof, 1 family; cost, \$2,000; owner, Peter Giglia, 4233 Broadway, Ozone Park; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2541.

RIDGEWOOD.—Sherman st, w s, 100 n Catalpa av, six 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$24,000; owner Charles Grosch, 2570 Harcock st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2538.

ROCKAWAY PARK.—7th av, w s, 160 n Washington av, 2 1/2-sty frame dwelling, 24x44, shingle roof, 1 family; cost, \$5,000; owner, Catherine Lowery, 4th av, Rockaway Park; architect, Edward Berrian, Thompson av, Rockaway Beach. Plan No. 2554.

ROCKAWAY PARK.—9th av, w s, 250 n Washington av, 2 1/2-sty frame dwelling, 24x44, shingle roof, 1 family; cost, \$5,000; owner, Anne Brown, 455 Marion st, Brooklyn; architect, Edward Berrian, Thompson av, Rockaway Park. Plan No. 2556.

SOUTH OZONE PARK.—Boos av, e s, 353 s Rockaway rd, two 2 1/2-sty frame dwellings, 20x30, shingle roof, one family; cost, \$5,600; owner and architect, A. J. Wick, South Ozone Park. Plan Nos. 2517-18.

SOUTH OZONE PARK.—Emily av, s s, 20 w Leahy av, 2 1/2-sty brick dwelling, 16x38, shingle roof, one family; cost, \$2,450; owner and architect, A. J. Wick, South Ozone Park. Plan No. 2516.

OZONE PARK.—Broadway, n s, 100 w Union av, two 1-sty brick dwellings, 25x64, slag roof, one family; cost, \$2,400; owner, Mrs. C. Viellard, Woodhaven av, Woodhaven; architect, A. W. Lewis, 929 Washington av, Chester Park. Plan No. 2504.

WOODHAVEN.—Oceanview av, w s, 60 n Ferris st, two 2-sty frame dwellings, 17x42, tin roof, 1 family; cost, \$5,000; owner, Frank L. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2547.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Vernon av, w s, 400 n Harris av, 1 1/2-sty brick factory (no size given), felt and slag roof; cost, \$12,000; owner, Walter Geer, 246 West 72d st, N. Y. C.; architect, Archibald D. Amstey, 401 Vernon av, L. I. C. Plan No. 2544.

MORRIS PARK.—Spruce st, w s, 123 s Belmont av, 1-sty brick storage, 12x18, tin roof; cost, \$250; owner, Emma E. Moore, premises; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 2503.

STABLES AND GARAGES.

BAYSIDE.—8th st, w s, 175 s Palace Boulevard, 1-sty frame garage, 17x14, shingle roof; cost, \$250; owner, Dr. Goodell, 8th st and Lawrence Boulevard, Bayside. Plan No. 2543.

JAMAICA.—Schooley pl, e s, 200 n Beaufort st, 1-sty brick garage, 18x36, tin roof; cost, \$500; owner, General Acoustic Co., Beaufort st, Jamaica; architect, J. R. Barbes, 38 Guilford st, Jamaica. Plan No. 2523.

ROCKAWAY PARK.—9th av, n w cor Newport av, 1-sty frame garage, 12x20, shingle roof; cost, \$400; owner and architect, John Lasher, premises. Plan No. 2539.

ROCKAWAY PARK.—9th av, w s, 220 s Newport av, 1-sty frame garage, 12x20, shingle roof; cost, \$400; owner, E. E. Bingham, premises; architect, John Lasher, Newport av, Rockaway Park. Plan No. 2540.

MISCELLANEOUS.

CORONA.—Corona av, s w cor Franklin av, 1-sty frame barn, 22x16, shingle roof; cost, \$300; owners, Bloom Bros., 111 Orchard st, Corona. Plan No. 2506.

JAMAICA.—Johnson av, n e cor Van Wyck av, 2-sty frame freight house and office, 30x200, tar and gravel roof; cost, \$9,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2557.

JAMAICA.—Mathias st, n s, 180 w New York av, 1-sty frame outhouse, 20x10, paper roof; cost, \$60; owner, C. A. Wittaker, Mathias st, Jamaica. Plan No. 2521.

JAMAICA.—Merrick rd, s w cor Sampson st, erect new concrete platform, 14x25; cost, \$50; owner, John Homerling, premises. Plan No. 2519.

LONG ISLAND CITY.—Broadway, s w cor Court st, 1 frame band stand (temporary); cost, \$50; owner, Ralph Desimone, 139 Broadway, N. Y. C. Plan No. 2533.

ROCKAWAY BEACH.—Ward av, 10, erect frame summer garden, 50x50; cost, \$75; owner, I. Berger, premises. Plan No. 2533.

WINFIELD.—Calmus rd, n s, 120 e Jefferson av, 1-sty frame shed, 22x14, gravel roof; cost, \$100; owner, Valentine Dannhauer, premises. Plan No. 2532.

Richmond.

DWELLINGS.

PALMER AV, s s, 212 w, cor Heberton, 2-sty frame dwelling, 22x28; cost, \$3,000; owner, Captain G. O. Granger, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 518. Built in Port Richmond.

NEW YORK AV, e s, 75 e Willow av, Rose Bank, 2-sty brick dwelling, 22.7x46; cost, \$8,000; owner, George Goelze, Rosebank; architect, J. Letts, Port Richmond; builder, Pietro Canova, Rosebank. Plan No. 525.

NEW DORP LA, w s, 400 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x19; cost, \$300; owner, Joseph Rathgeb, New Dorp.

DELAFIELD AV, s s, 25 e Dubois av, West New Brighton, 2-sty frame dwelling, 18x27; cost, \$2,200; owner, Sigurd Haugland, West New Brighton; architect, J. O. Johnson, Port Richmond; builder, A. Haugland, West New Brighton. Plan No. 527.

RAILWAY TRACK, n s, 500 w Giffords la, Great Kills, 2-sty frame dwelling, 26x26; cost, \$2,300; owner, Mrs. Gaston Harcey, G. K.; architect, J. De Roche, G. K.; architect builds. Plan No. 526.

3D AV, s s, 67 e Bismarck av, New Brighton, 2-sty frame dwelling, 22.8x46.8; cost, \$4,000; owner, John J. Walsh, Tompkinsville; architect, Charles B. Heuecker, Tompkinsville; owner builds. Plan No. 530.

MANEE AV, e s, 1500 s Amboy rd, Tottenville, 2-sty frame dwelling, 20x28; cost, \$1,450; owner, K. Guether Lott; architect and builder, J. Jensen, Tottenville. Plan No. 519.

GRACE CHURCH PL, n s, 116 e Heberton, Port Richmond, two 2-sty frame dwellings, 19x36; cost, \$4,900; owner, Edgar K. Whitford, Port Richmond; architect, P. Pi; owner builds. Plan No. 520.

MIDLAND AV, e s, Beach Park Grand City, 1-sty frame bungalow, 10x15; cost, \$100; owner, F. Farrell, Midland Beach; builder, August Alverson, Midland Beach. Plan No. 521.

MIDLAND AV, 20 e 8th st, Grant City, 1-sty frame bungalow, 28x15; cost, \$350; owner, E. McGowan, Grant City; builder, Fred Glendenning, Grant City. Plan No. 522.

MIDLAND AV, 20 w 7th st, Grant City, 1-sty frame bungalow, 38x14; cost, \$350; owner, Mr. Clarke, Grant City; builder, Fred Glendenning, Grant City. Plan No. 523.

MISCELLANEOUS.

RICHMOND TERRACE, e s, 215 s Broadway, Port Richmond, 1-sty engine house, 21x12; cost, \$300; owner, Staten Island Ship Building Co., 1983 Richmond terrace, Port Richmond; owner builds. Plan No. 524.

HAMILTON ST, s s, 250 n Vanderbilt av, Stapleton, 1-sty frame wagon shed, 14x16; cost, \$125; owner, Mrs. P. McGinn, Stapleton; builder, John Kennedy, Stapleton. Plan No. 529.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ALLEN ST, 141, alter stoop to 2-sty dwelling; cost, \$100; owner, Anna M. Haley, 401 Grand st; architect, M. Muller, 115 Nassau st. Plan No. 2145.

ALLEN ST, 143, alter stoop to 2-sty dwelling; cost, \$100; owner, Anna M. Haley, 401 Grand st; architect, M. Muller, 115 Nassau st. Plan No. 2146.

BLEECKER ST, 20-24, alter stairways, walls, stoop to 3 4-sty lofts; cost, \$800; owner, John E. Pye, Sea Girt, N. J.; architect, J. Fisher, 25 Av A. Plan No. 2137.

CHAMBERS ST, 173-175; Greenwich st, 294-296, partitions to 4-sty loft; cost, \$150; owner, John & Edward Smith, 154 Greenwich st; architect, A. V. Burke, 220 Broadway. Plan No. 2120.

DOVER ST, 2-8, sky sign to 6-sty dwelling; cost, \$250; owner, Richard K. Fox, Franklin sq. Plan No. 2119.


ELIZABETH ST, 179-181, change show windows to 4-sty tenement; cost, \$400; owner, Lewis J. Pooler, 17 East 65th st; architect, M. Schwartz, 194 Bowery. Plan No. 2130.

EAST HOUSTON ST, 57-61, change store fronts to three 5-sty tenements and stores; cost, \$750; owner, George Ehret, 235 East 92d st; architect, Alfred Freeman, 24 West 34th st. Plan No. 2150.

FULTON ST, s w cor William st, change doorway, entrance to 16-sty office; cost, \$4,000; owner, Royal Baking Powder, Co., 135 William st; architect, H. P. Knowles, 1170 Broadway. Plan No. 2150.


MADISON ST, 286, 1-sty rear extension, 18x7, partitions, piers to 3-sty tenement; cost, \$1,000; owner, David Reich, 95 Attorney st; architect, H. Zlot, 230 Grand st. Plan No. 2160.

MULBERRY ST, 109, partitions, windows to 3-sty dwelling; cost, \$300; owner, Frank Penachio, 175 Mulberry st; architect, Horenburg & Bardes, 122 Bowery. Plan No. 2114.



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MULBERRY ST, 145-147, partitions, stairs, toilets to 6-sty store and loft; cost, \$7,000; owner, Italian Book Co., premises; architect, L. A. Shehnart, 194 Bowery. Plan No. 2144.

PARK PL, 19; Murray st, 16, change store windows to 7-sty store and office; cost, \$800; owner, Brooklawn Co., premises; architect, S. E. Gage, 340 Madison av. Plan No. 2110.

READE ST, 84-90; Church st, 176, change stairways, install partitions, shaft, freight elevator to two 6-sty lofts; cost, \$20,000; owner, Charles Fiske, 317 Broadway; architect and builder, J. O'Dell Whitenack, 231 West 18th st. Plan No. 2115.

RIVINGTON ST, 62, change doors, show windows to 3-sty dwelling and store; cost, \$400; owner, Lizza Zarch, premises; architect, M. Schwartz, 194 Bowery. Plan No. 2171.

ST. MARK'S PL, 15, partitions, skylights, to 5-sty tenement; cost, \$600; owner, estate Anthony Dugro, 1-3 Union sq; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2128.

SPRING ST, 15, partitions, show windows to 4-sty tenement; cost, \$400; owner, E. M. Upington, Highland Falls, N. Y.; architect, M. Schwartz, 194 Bowery. Plan No. 2131.

SPRING ST, 17, change show windows, stairs to 4-sty tenement; cost, \$250; owner, Lewis J. Pooler, 17 East 65th st; architect, M. Schwartz, 194 Bowery. Plan No. 2132.

WALKER ST, 88-90, tank to 7-sty loft; cost, \$500; owners, Hellinger & Rosenstock, 309 Broadway; architect, R. J. Mansfield, 135 William st. Plan No. 2141.

3D ST, s. s. 80.8 e Lewis st, partitions to 3-sty tenement; cost, \$300; owner, Jacob Davis, 468 13th st, Brooklyn; architect, C. H. Dietrich, 300 East 74th st. Plan No. 2158.

4TH ST, 139 East, windows, partitions to 5-sty tenement; cost, \$1,000; owner, estate Chas. Obey, Jr., 1646 Av A; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2152.

9TH ST, 48 East, alter walls to 4-sty loft; cost, \$225; owner, Benjamin Rosensteyn, 48 East 9th st; architect, H. H. Holly, 39 West 27th st. Plan No. 2163.

13TH ST, 105-107 East, partitions, windows, columns, posts, extension to two 4-sty storage; cost, \$20,000; owner, August Luchow, 106 East 14th st; architect, Frank Wennemer, 2136 Honeywell av, Bronx. Plan No. 2107.

14TH ST, 48-50 West, change show windows to 4-sty loft and store; cost, \$800; owner, Henry Finkelstein, premises; architect, O. Reissmann, 30 1st st. Plan No. 2168.

14TH ST, 200-204 East, piers, doors to 3-sty dwelling and store; cost, \$1,500; owner, Stuyvesant estate, 17 West 42d st; architect, O. Reissmann, 30 1st st. Plan No. 2156.

22D ST, 49-51 West, show windows to 4-sty store and loft; cost, \$5,000; owner, Lowther Estate, 87 Leonard st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 2173.

23D ST, 10 West 5th av, 186, change show windows to 7-sty store and loft; cost, \$2,000; owner, Lebolt & Co., 186 5th av; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 2142.

26TH ST, 216 East, new brick elevator shaft, alter stairs, new partitions in 4-sty brick factory; cost, \$15,000; owner, Aitken Son & Co., 873 Broadway; architect, Robert W. Gardner, 122 West 29th st. Plan No. 1930. Corrects copyist's error in the issue of Aug. 3. Architect is Robert W. Gardner, as stated, and not Potterton Bros., of 215 West 28th street, who has mason contract.

28TH ST, 101-103 East; 4th av, 403, partitions, show windows to 4-sty cafe and dwelling; cost, \$300; owner, Alfred S. Pitt, Stamford, Conn.; architect, Howell & Howell, 1182 Broadway. Plan No. 2125.

28TH ST, 12 West, change stoop to 4-sty store and dwelling; cost, \$275; owner, Caroline H. Johnstone, Stuttgart, Germany; architect, G. E. Gage, 340 Madison av. Plan No. 2157.

34TH ST, 165 West, piers to 4-sty store; cost, \$100; owner, Frederick Hussey, 150 West 85th st; architect, Geo. Keister, 12 West 31st st. Plan No. 2167.

36TH ST, 138 West, alter front wall to 4-sty dwelling; cost, \$800; owner, Bond Mortgage & Security Co., 2072 27th st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 2124.

39TH ST, 201-203 West; 7th av, 538-540, change windows gallery to 3-sty church and hall; cost, \$150; owner, Corp. of Trinity Church 187 Fulton st; architect, T. F. Rae, 253 West 27th st. Plan No. 2138.

44TH ST, 634-636 West, cut openings to two 2-sty factory; cost, \$500; owner, N. Y. Mfgs. Real Estate Co., 607 West 43d st; architect, Nelson K. Banderbeck, Englewood, N. J. Plan No. 2172.

47TH ST, 136-144 West, erect altar to church; cost, \$2,200; owner, The Society of the Free Church of St. Mary the Virgin, premises; architect, E. W. Mason, Jr., 59 West 49th st. Plan No. 2151.

59TH ST, 430 West, shaft, interior change to 5-sty hospital; cost, \$15,000; owner, Roosevelt Hospital, premises; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 2112.

62D ST, 19-21 West, partitions, stairs, change store fronts to 3 and 6-sty garage; cost, \$4,000; owners C. & D. Realty Co., 32 Liberty st; architect, V. H. Koehler, 489 5th av. Plan No. 2147. Ellison Construction Co., 10 West 60th st, has contract.

73D ST, 215 East, partitions, toilets to 5-sty store and tenement; cost, \$6,750; owner, Catherine A. Lawrence, 58 West 51st st; architect, Chas. M. Straub, 147 4th av. Plan No. 2174.

78TH ST, 351 East, 1-sty rear extension, 14.6x33.6 to 3-sty club house; cost, \$2,000; owner, Joseph Herman, 1506 1st av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2162.

80TH ST, 217 East, partitions, windows to 4-sty tenement; cost, \$80; owner, Henry Hofener, 106 3d av; architect, Charles McGregor, 235 3d av. Plan No. 2160.

SIST ST, 214 East, light shaft, partitions, windows to 5-sty tenement; cost, \$650; owner, Mark Franklin, 841 Cauldwell av, Bronx; architect, Robert Glenn, 363 East 149th st. Plan No. 2133.

SIST ST, 27 East; Madison av, 1072-1076, alter bay windows to 4-sty store, office and apartments; cost, \$250; owner, Edward W. C. Arnold, West Islip, L. I.; architect, S. E. Gage, 340 Madison av. Plan No. 2134.

96TH ST, 160 West, partitions to 5-sty tenement; cost, \$150; owner, John Caplas, 135 West 96th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2121.

98TH ST, 337-339 East, rear, walls, columns to 1-sty gas works; cost, \$1,500; owner, Con. Gas Co., of N. Y., 124 East 15th st; architect, W. C. Morris, 124 East 15th st. Plan No. 2108.

99TH ST, 41-43 East, toilets, doors to 1-sty shop; cost, \$200; owner, Interborough Rapid Transit Co., 165 Broadway; architect, George H. Regeam, 165 Broadway. Plan No. 2155.

101ST ST, 160-162 West, columns to 2-sty garage; cost, \$600; owner, Joseph Carr, Home Cress and Av U, Flatbush, Brooklyn; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 2113.

106TH ST, 176 East, change elevator doors to 5-sty store and loft; cost, \$500; owner, Isaac Friedenstein, 50 East 80th st; architect, H. W. Paradien, 231 West 18th st. Plan No. 2161.

110TH ST, 80 East, partitions to 2-sty store and hall; cost, \$1,500; owner, Esther Engel, 13 West 28th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2129.

116TH ST, 357 West, alter dumbwaiter, windows to 4-sty residence; cost, \$450; owner, Louisa Penn, 357 West 116th st; architect, C. W. Fairweather, Palisade, N. J. Plan No. 2170.

125TH ST, 17-23 West, windows, toilets, partitions to two 5-sty store and tenement; cost, \$1,500; owner, The Shaefer Co., 114 East 51st st; architect, H. L. Walker, 103 Park av. Plan No. 2111.

125TH ST, 104-110 West, change windows, columns to two 4-sty stores and apartments; cost, \$1,500; owner, George Ehret, 235 East 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 2143.

173D ST, 550-552 West, cut doors to 4-sty store and laboratory; cost, \$135; owner and architect, Jokichi Takamine, 550 West 173d st. Plan No. 2117.

AMSTERDAM AV, 2266, partitions to 5-sty store and tenement; cost, \$250; owner, Chas. F. J. Michel, 475 West 143d st; architect, Chas. Gens, 165 East 88th st. Plan No. 2127.

BOWERY, 311, alter pit to 4-sty loft; cost, \$200; owner, Henry Bruns, 147 4th av; architects, Glucoft & Glucoft, 34 Graham av, Brooklyn. Plan No. 2126.

BROADWAY, 3779, windows, partitions to 6-sty apartment and store; cost, \$5,500; owner, Albert Silberstein, care of architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2135.

BROADWAY, 260-264; Warren st, 2-6, new entrance, alter show windows to 12-sty store and office; cost, \$1,500; owner, Louise M. Gerry, 258 Broadway; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2118.

BROADWAY, 2701-2717, change windows to two 7 and 8-sty stores and tenements; cost, \$2,000; owner, A. Van Horne Stuyvesant, 3 East 57th st; architect, L. F. Knust, 105 West 40th st. Plan No. 2142.

BROADWAY, 346-348, change windows, partitions to 13-sty office; cost, \$4,650; owner, N. Y. Life Ins. Co., premises; architect, F. E. Hill, 346 Broadway. Plan No. 2139.

BROADWAY, 393, new columns, show windows to 5-sty store and loft; cost, \$600; owner, John Bain, Jr., 82 Beaver st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 2140.

BROADWAY, 21-35 Park pl, 56x58, steps, store fronts to 5-sty store and office; cost, \$1,400; owner, American Litho Co., 19th st and 4th av; architect, R. Berger, 309 Broadway. Plan No. 2154.

BROADWAY, 1634-1650, sign to 4-sty theatre; cost, \$800; owner, J. J. Slevin, 25 Liberty st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 2164.

EAST BROADWAY, 165, remove encroachments to 7-sty bank and office; cost, \$10,000; owner, M. & L. Jarmulowsky, 27 East 95th st; architects, Geo. & H. Boehn, 7 West 42d st. Plan No. 2166.

LENOX AV, 365, partitions, alter shaft to 5-sty store and tenement; cost, \$1,300; owner, E. Pulvermacher, 600 East 221st st and J. F. Weinberg, 600 East 221st st; architect, Chas. W. Straub, 147 4th av. Plan No. 2165.

LEXINGTON AV, 954, windows skylights to 3-sty office; cost, \$150; owner, Frank Knapp, 570 Park av; architect, M. C. Merritt, 1170 Broadway. Plan No. 2123.

2D AV, 532, 1-sty rear extension, 20x25, partitions, plumbing fixtures, girders to 3-sty store and dwelling; cost, \$8,500; owner, E. Berkowsky, 160 5th av; architect, L. Leining, Jr., 160 5th av. Plan No. 2149.

5TH AV, 525-527; 44th st, 2 East, extend elevator shaft to 11-sty loft and office; cost, \$250; owner, American Real Estate Co., 527 5th av; architect, H. N. Paradises, 231 West 18th st. Plan No. 2116.

5TH AV, 600, alter gallery to 1-sty church; cost, \$3,000; owner, Fifth Av Collegiate Ref. Church, 113 Fulton st; architects, Bannister & Schell, 69 Wall st. Plan No. 2136.

5TH AV, 31, shaft, to 4-sty dwelling; cost, \$150; owner, Amos F. Eno, 32 5th av; architect, Wm. Whitenack, 99 West 3d st. Plan No. 2153.

6TH AV, n e cor 14th st, partitions, windows, store fronts to 4-sty store and loft; cost, \$2,000; owner, Sarah J. W. Bent, 1773 Washington av; architects, Moore & Landsidel, 3d av and 148th st. Plan No. 2109.

Bronx.

KELLY ST, w s, S1.8 s 165th st, new show windows, new partition to 1-sty brick store; cost, \$250; owner, James G. Patten, 912 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 376.

KELLY ST, s w cor 16th st, new show windows, new partitions, etc., to 3-sty frame stores and dwelling; cost, \$500; owner, James G. Patten, 912 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 375.

133D ST, n w cor Lincoln av, new elevator to 3-sty brick lofts; cost, \$1,500; owner, Chas. Derleth, 224 West 139th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 382.

138TH & 139TH STS, from Locust av to East River, new roof to 1-sty iron gas retort; cost, \$2,500; owners, Central Union Gas Co., on premises; architect, Robert T. McMurray, 138th st and East river. Plan No. 377.

224TH ST, n s, 100 e White Plains av, 2-sty frame extension, 20x6, to 2-sty frame dwelling; cost, \$1,500; owner, Mrs. Kate Mullin, on premises; architect, Robert Glenn, 363 East 149th st. Plan No. 373.

232D ST, n s, 140 w White Plains rd, 1-sty frame extension, 11x12, to 2-sty frame dwelling; cost, \$500; owner, Nicholas Zilis, on premises; architect, Enrico A. Russo, 731 East 215th st. Plan No. 374.

BEDFORD PARK BOULEVARD, 397, new store front, new partitions, to 2-sty frame store and dwelling; cost, \$800; owner, Felix Grimley, 33 Bedford Park Boulevard; architect, Nathan Langer, 81 East 125th st. Plan No. 372.

BELMONT AV, 2465, new beams, etc., to 2-sty frame dwelling; cost, \$75; owner, Ernest Damiani, on premises; architect, Lucian Pisciatto, 391 East 149th st. Plan No. 384.

CITY ISLAND AV, e s, 92 n Orchard st, move 2-sty frame store and dwelling; cost, \$500; owner, Charles A. Tier, North Gramatan av, Mt. Vernon; architect, George P. Crosier, 223d st and White Plains av. Plan No. 383.

CLINTON AV, e s, 50 s Oakland pl, move 3-sty frame dwelling; cost, \$500; owners, Liboro Construction Co., Leopold Boroschek, 24 West 82d st, president; architect, Oscar Lowinson, 5 West 31st st. Plan No. 380.

CROTONA AV, w s, 225.4, s 177th st, 1-sty frame extension, 5x4, new partitions to 3-sty frame dwelling; cost, \$200; owner, Moses Groch, on premises; architect, Frank J. Schifeik, 176th st and Park av. Plan No. 371.

MAPES AV, 2109, 1-sty frame extension, 13x20, to 1-sty frame stable; cost, \$350; owner, Henry Oeser, on premises; architect, Walter C. Martin, 441 Tremont av. Plan No. 378.

MORRIS AV, 603, new show windows, new partitions, etc., to 3-sty frame store and tenement; cost, \$400; owner, Giovanni Lavinno, on premises; architect, Louis A. Sheinart, 194 Bowery. Plan No. 370.

TREMONT AV, 749, new toilets, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Clement H. Smith, 1773 Clay av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 381.

WALKER AV, 1716 & 1718, raise to grade two 3-sty frame stores and dwellings; cost, \$850; owner, John L. Crotty, 148 East 121st st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 379.

Brooklyn.

ADELPHI ST, 10, new walls, etc.; cost, \$200; owner, Charles Brown, 177 Hudson av; architects, Brook & Rosenberg, 44 Court st. Plan No. 4956.

BEAVER ST, 11, new extension, 3.2x8; cost, \$300; owner, Hungry Hebrew Cong., on premises; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4983.

BERKELEY PL, 30, new plumbing, etc.; cost, \$200; owner, Pasquale Montemorrorno, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4925.

CONCORD ST, n w cor Duffield st, new extensions, 25x15; cost, \$350; owner, George H. Horning, 175 Concord st; architect, Harold G. Dangler, 215 Montague st. Plan No. 4904.

DRESDEN ST, e s, 300 n Arlington av, interior alterations; cost, \$750; owner, Martin Renz, 118 Hale av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 4996.

ELM PL, 12, new M. P. Booth; cost, \$250; owner and architect, Lyric Vaudeville Co., on premises. Plan No. 4954.

FREEMAN ST, 237, interior alterations; cost, \$175; owner, Jacob Meyer, on premises; architect, Joseph McKellap, 154 India st. Plan No. 5012.

FRONT ST, n s, 125 e Bridge st, repair elevator, etc.; cost, \$1,000; owner, Benj. Moore & Co., 231 Front st; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 4883.

FULTON ST, s s, 22.6 e Hoyt st, raise building, etc.; cost, \$8,000; owner, A. I. Namm, Fulton & Hoyt sts; architect, Albert Ullrich, 371 Fulton st. Plan No. 5000.

FULTON ST, 1882, new store front; cost, \$350; owner, Ike Karlson, 886 Flushing av; architect, Tobias Goldstone, 27 Lafayette st. Plan No. 5014.

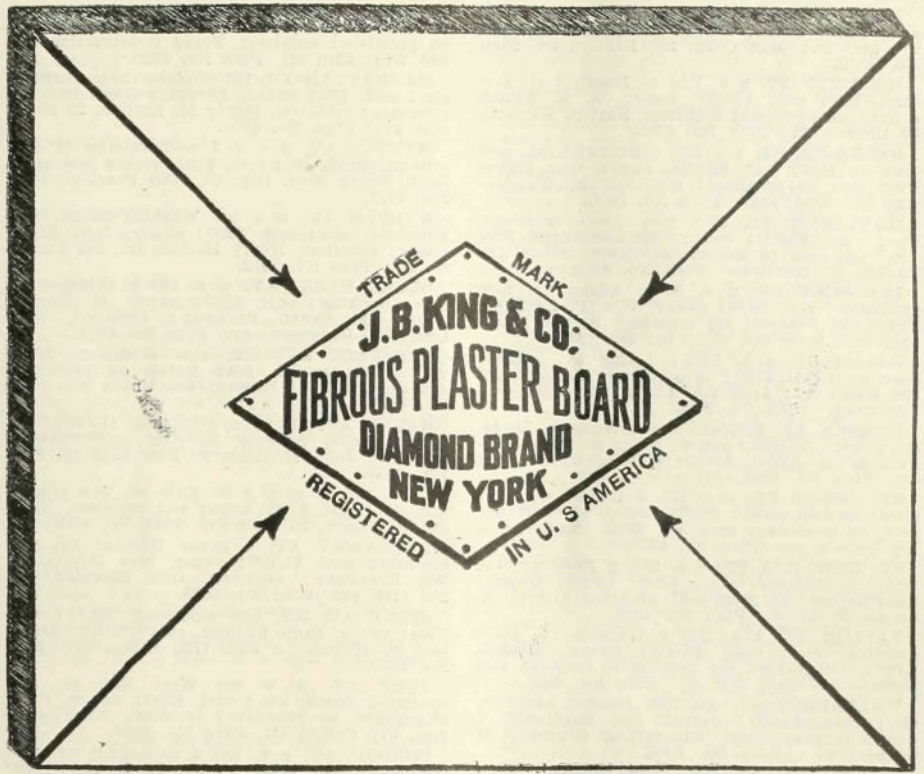
HEWES ST, s s, 102 w Broadway, new elevator; cost, \$1,300; owner, Silver & Co., 432 Broadway; architect, Reedy Elevator Co., Wil- low av and 13th st, Hoboken. Plan No. 4995.

HUMBOLDT ST, w s, 271.10 n Driggs av, rebuild cellar, etc.; cost, \$3,500; owner, Elisa Meyer, 907 Manhattan av; architect, Louis Al- lonendugi, 926 Broadway. Plan No. 4966.

MADISON ST, 749, new extension, 19x8; cost, \$1,000; owner, Morris Finkel, 1 East 106th st; architect, Max Muller, 115 Nassau st. Plan No. 4953.

MALTA ST, 32, new windows, etc.; cost, \$350; owner, Rocca Songrim, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4960.

MARION ST, 269, replace windows, etc.; cost, \$175; owners, Pauline Lawrence, on premises; architect, Francis Jezek, 1703 Broadway. Plan No. 4923.



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M'DONOUGH ST, 229, interior alterations; cost, \$150; owner, James Starke, 161 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 4912.

M'KINNEY ST, n s, line to Doughty st, new tank, etc.; cost, \$3,000; owner, E. R. Squibb & Sons, on premises; architect, Earl C. Maxwell, 30 Church st. Plan No. 4982.

MESEROLE ST, s s, 232 e Bushwick pl, new tank on roof; cost, \$2,500; owner, Otto Huber Bwg. Co., on premises; architect, F. Wunder-son, 957 Broadway. Plan No. 5020.

MONTAGUE ST, 156, new piers, windows, etc.; cost, \$3,000; owner, Williamsburgh Fire Ins. Co., on premises; architect, Albert E. Parfitt, on premises. Plan No. 4932.

PROSPECT ST, n s, 50 e Adams st, new extension; cost, \$250; owner, Wm. P. Schimpp, Pearl and Prospect st; architect, Richard Marzan, 2818 West 6th st. Plan No. 4991.

RALPH ST, s s, 195 e Irving av, enlarge door, etc.; cost, \$150; owner, Henry Longemann, 296 Ralph av; architect, Louis Allmenger, 926 Broadway. Plan No. 4978.

REMSEN ST, 159-161, new extensions, 45x44, etc.; cost, \$25,000; owner, Ellen A. Occor, 103 Park av; architect, Arthur T. Remick, 103 Park av. Plan No. 4901.

ST. JOHN'S PL, s s, 125 e Buffalo av, new plumbing, etc.; cost, \$125; owner, Mary Mans-ling, on premises; architect, Wm. Hessler, Jr., 151 Buffalo av. Plan No. 4976.

ST. EDWARDS ST, e s, 230 n Park av, interior alterations; cost, \$200; owner, Gugelio Guarinarino, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4967.

TAYLOR ST, s s, 205 e Bedford av, raise building, etc.; cost, \$2,000; owner, Edward Kraft, 146 Taylor st; architects, Hopkins and McEntee, 37 East 28th st. Plan No. 4955.

WALLABOUT ST, 162-168, remove windows, etc.; cost, \$1,000; owner, Jos. Cardinale, 7 Goerck st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4906.

NORTH 9TH ST, 154, new windows, etc.; cost, \$100; owner, George P. Thomas, 1358 Myrtle av; architect, Max Cohn, 280 Bedford av. Plan No. 4911.

WEST 15TH ST, s e cor Railroad av, new extension, 19x18; cost, \$150; owner and archi- tect, Wm. J. Avitable, 2968 West 29th st. Plan No. 4988.

WEST 16TH ST, e s, 200 s Surf av, new eleva- tor, etc.; cost, \$150; owner, Steeplechase Park Co., on premises; architect, E. R. Warren, on premises. Plan No. 4933.

42D ST, 1651, new extension, 11x15; cost, \$200; owner, David Brass, on premises; archi- tect, Henry M. Entlich, 29 Montrose av. Plan No. 4944.

43D ST, n s, 310 w 17th av, new plumbing; cost, \$100; owner, M. Richardson, 1653 43d st; architect, George Mohrman, 415 East 9th st. Plan No. 5011.

97TH ST, n s, 90 w Ft. Hamilton av, new plumbing, etc.; cost, \$250; owner, Edward Ma- her, 97th st and Ft. Hamilton av; architect, Wm. J. Hill, 349 88th st. Plan No. 4909.

97TH ST, n s, 63 w Ft. Hamilton av, new plumbing, etc.; cost, \$250; owner and archi- tect, as above. Plan No. 4910.

AV U, s s, 40 w West 8th st, interior altera- tions; cost, \$500; owner and architect, John Moore, on premises. Plan No. 4964.

ATLANTIC AV, n s, 100 w Columbia st, new plumbing, etc.; cost, \$150; owner and architect, Harry Kaplan, 146 Varet st. Plan No. 4981.

ATLANTIC AV, s s, 150 e Rockaway av, new show windows; cost, \$300; owner, Antonio Brigdanto, 1414 Herkimer st; architect, Antonio Fulgier, 2258 Atlantic av. Plan No. 5010.

BROADWAY, w s, 80 s Halsey st, new store front; cost, \$150; owner, B. Olbright, 730 Broadway; architect, L. Mader, 259 Throop av. Plan No. 4992.

CONEY ISLAND AV, 140 s Av W, new exten- sion; cost, \$2,000; owner, Philip Granpapa, on premises; architect, Michael W. Foley, 2250 Homecrest av. Plan No. 5008.

FRANKLIN AV, 245, rebuild machine booth, etc.; cost, \$110; owner, John G. D. Stoddard, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 4963.

GEORGIA AV, e s, 150 n Pitkin av, new extension, 6.8x29.6; cost, \$500; owner, Con- stantine Clerwinski, Snediker & Hegeman avs; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 4939.

GLENMORE AV, Nos. 801 and 803, new exten- sion, 9.6x28; cost, \$750; owner, John Bell, on premises; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 4972.

GLENMORE AV, 749, new store front; cost, \$70; owner, George De Gennaro, 744 Glenmore av; architect, Ernest Dennis, 241 Schenck av. Plan No. 5018.

HAMBURG AV, 17, remove walls, etc.; cost, \$400; owner, Veto Liolta, 31 Stone st; archi- tect, Charles P. Cannella, 60 Graham av. Plan No. 4947.

JEFFERSON AV, s e cor Marcy av, new plumbing, etc.; cost, \$100; owner, Dr. John Honn, 179 Penn st; architect, Oscar E. Swen-son, 92 Washington av. Plan No. 4962.

KNICKERBOCKER AV, 360, new store front, etc.; cost, \$500; owners, Obermeyer & Liebman, 3 Knoll st; architects, Brook & Rosenberg, 44 Court st. Plan No. 4957.

LEWIS AV, 310, interior alterations; cost, \$300; owner, Eliz. Willis, on premises; archi- tect, Ernest H. Tatze, 658 Jamaica av. Plan No. 4973.

LOUISIANA AV, 68, repair fire damage; cost, \$200; owner, Louis Goldstein, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5006.

LOUISIANA AV, 72, repair fire damage; cost, \$150; owner, Abraham Cohen, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5007.

MANHATTAN AV, 765-767, new store front, etc.; cost, \$500; owner, Edwin Stern & ano., on premises; architect, Fraad Construction Co., 330 West 25th st. Plan No. 4920.

MANHATTAN AV, 157, replace show windows, etc.; cost, \$50; owner, Abraham Goodfriend, on premises; architect, Henry M. Entlich, 29 Mont-rose av. Plan No. 4904.

MYRTLE AV, n s, 277 w Troutman st, new concrete roof, etc.; cost, \$500; owner and archi- tect, Edwin Elec. Ilig. Co., 360 Pearl st. Plan No. 4921.

MYRTLE AV, n e cor Washington av, new plumbing, etc.; cost, \$300; owner, John Flynn estate; architect, Henry Holder, Jr., 242 Frank- lin av. Plan No. 5012.

OCEAN PARKWAY, w s, 100 n Ditmars av, new plumbing; cost, \$125; owner, H. Hamin-ester, 490 Ocean Parkway; architect, Wm. Levy, 560 Gravesend av. Plan No. 4934.

PROSPECT AV, 212, new extension, 20x4; cost, \$800; owner, John Suter, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4975.

RALPH AV, 116, new extension, 17.4x5; cost, \$300; owner, Antonio Bovetta, on premises; architect, John M. Ring, 90 New Lots rd. Plan No. 4935.

REID AV, w s, 80 s De Kalb av, new plumb- ing, etc.; cost, \$100; owner and architect, Rich- ard F. Askew, 26 Reid av. Plan No. 4799.

ROCKAWAY AV, s e cor Dumont av, new elevator; cost, \$1,400; owner, Max Silverstein, 305 Broadway; architect, Otis Elevator Co., 250 11th av. Plan No. 4986.

STONE AV, 502, new extension, 20x15; cost, \$500; owner, Sadie Shapiro, on premises; archi- tect, S. Millman & Son, 1780 Pitkin av. Plan No. 4979.

SURF AV, n w cor West 12th st, new operating booth, etc.; cost, \$200; owner, Peter Minakakis, on premises; architect, Albert Ull- rich, 371 Fulton st. Plan No. 4914.

THROOP AV, e s, 100 n Lexington av, new plumbing; cost, \$125; owner, H. E. Doyle, 409 Throop av; architect, F. E. S. Jergzeheit, 274 Tompkins av. Plan No. 4971.

VARICK AV, w s, 109 s Metropolitan av, new elevator; cost, \$1,450; owner, Pure Oil Co., 17 Battery pl; architect, Reedy Elevator Co., Willow av and 13th st, Hoboken. Plan No. 4994.

WESTMINSTER RD, e s, 180 s Albemarle rd, new porch, etc.; cost, \$250; owner, John L. Heaton, 131 Westminster rd; architect, R. J. Collins, 135 Westminster rd. Plan No. 4908.

WILLOUGHBY AV, 613, interior alterations; cost, \$100; owner, Nathan Withenberg, on prem- ises; architect, James A. Boyle, 367 Fulton st. Plan No. 4930.

2D AV, s w cor 41st st, new elevators; cost, \$15,000; owner, Bush Terminal Co., 100 Broad st; architect, Garney Elevator Co., 62-4 West 45th st, N. Y. Plan No. 5017.

3D AV, 255, interior alterations; cost, \$400; owner, Michele Giglio, 255 3d av; architect, W. J. Conway, 400 Union st. Plan No. 4958.

5TH AV, 5819, interior alterations, etc.; cost, \$75; owner, Elias Meyer, on premises; archi- tect, Eisenla & Carlson, 16 Court st. Plan No. 4941.

22D AV, s s, 150 w 5th av, new plumbing, etc.; cost, \$150; owner and architect, John T. Harold, 677 6th av. Plan No. 5005.

Queens.

BAYSIDE.—Queens av, s s, 60 e Cemetery la, 1-sty frame extension, rear, 7x3, tin roof, new plumbing; cost, \$300; owner, Nicholas Hasselberger, premises; architect, Frank H. Hahn, 2112 Metropolitan av, Middle Village. Plan No. 792.

CORONA.—Oak st, 67, 2-sty frame extension, rear, 20x16, new plumbing; cost, \$500; owner, Laret & Lewis, 67 Oak st, Corona. Plan No. 787.

CORONA.—Alstynne av, n s, 180 w Junction av, 2½-sty frame extension rear, 21x19, shingle roof, interior alterations, new plumbing; cost, \$1,500; owner, Stephen Miller, 33 Alstynne av, Corona; architect, Andrew Wegman, 1123 Broadway, N. Y. C. Plan No. 805.

DOUGLSTON.—Boulevard, s e cor Dartmouth rd, erect new porch, 20x24, on side; cost, \$100; owner, Carlton D. Welch, Douglaston. Plan No. 804.

FLUSHING.—Sandford av, 675, install new plumbing; cost, \$100; owner, J. Niens, prem- ises; plumber, Edward Foster, Flushing. Plan No. 786.

FLUSHING.—Beech st, s s, 190 e Central av, erect new roof, gravel, cut new windows and general alterations; cost, \$1,000; owner, F. G. Drake, 115 Beech st, Flushing; archi- tect, H. F. Smith, 158 State st, Flushing. Plan No. 793.

GLENDALE.—Ridgewood av, e s, 25 n Cen- tral av, excavate new cellar and install new plumbing; cost, \$500; owner, William C. Mat- tern, premises. Plan No. 797.

JAMAICA.—Bergen Landing rd, 700 s Old South rd, erect two steel crane runways; cost, \$500; owner, Bureau of Sewers, Boro Hall, L. I. C. Plan No. 798.

JAMAICA.—Washington st, 28, erect new store front; cost, \$125; owner, Peter Horn, 354 Fulton st, Jamaica. Plan No. 789.

JAMAICA.—Shelton av, s s, 100 e Washington st, 1-sty frame extension rear, 17x12, shingle roof; cost, \$300; owner, Jos. W. Wicks, M. D. Shelton av, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 800.

LONG ISLAND CITY.—Camelia st, n s, 125 w Crescent st, 2-sty frame extension, rear, 18x 12, interior alterations, new plumbing; cost, \$1,000; owner, A. W. Ditmars, 302 Broadway, N. Y. C. Plan No. 806; architect, Frank Chmelik, 796 2d av, L. I. C.

JAMAICA.—Union Hall st, w s, 133 s Atlantic av, raise building 3 ft and repair after fire damage; cost, \$300; owner, Mrs. Jeannette Ru- benstein, 1532 Madison av, N. Y. C. Plan No. 808.

LONG ISLAND CITY.—Van Alst av, n w cor Woolsey av, erect new stone foundation; cost, \$200; owner, M. C. Migul, premises. Plan No. 799.

MORRIS PARK.—Sherman st, 18-20, change peak roof to flat roof; cost, \$150; owner, Paulo Capola, premises. Plan No. 800.

RICHMOND HILL.—Atlantic av, n w cor Lefferts av, excavate cellar and build new stone foundation; cost, \$300; owner, Francis Gibbs, 46 Bradford st, Brooklyn. Plan No. 801.

RICHMOND HILL.—Chestnut st, e s, 150 s Orchard st, 1-sty frame extension, side, 7x22, shingle roof, interior repairs; cost, \$300; owner, William D. Pollack, 518 Chestnut st, Richmond Hill. Plan No. 790.

ROCKAWAY BEACH.—North Pleasant av, w s, adjoining L. I. R. R., 1-sty frame extension, rear of shop, 60x24, gravel roof; cost, \$1,000; owner, Charles Crabbe, premises; archi- tect, J. B. Smith, 67 North Fairview av, Rock- away Beach. Plan No. 791.

ROCKAWAY BEACH.—Boulevard, 497, new steel elec sign; cost, \$50; owner, Nathan Gold- berg, Kneer av and Boulevard R. R. Plan No. 810.

WHITESTONE.—20th st, n w cor 11th av, install new plumbing; cost, \$100; owner, Ara- hood Mfg. Co., Brooklyn; plumber, George En- dres, 27 18th st, Whitestone. Plan No. 794.

WINFIELD.—Fisk av, s w cor Franklin st, install new plumbing; cost, \$50; owner, Hersch- enberg & Wenderoth, Winfield; plumber, Henry Keorber, 99 Chestnut st, Winfield. Plan No. 788.

WOODHAVEN.—Woodhaven av, s w cor Ja- maica av, erect new steel electric sign; cost, \$50; owner, L. Fielson, Jamaica av and Haven pl, Woodhaven. Plan No. 802.

Richmond.

BAY ST, n s, 50 w Grant st, Tompkinsville, store to frame house; cost, \$3,500; owner, J. T. Williams & Son, Tompkinsville; builder, W. H. C. Russell, New Brighton. Plan No. 300.

2D ST, s s, 100 n Franklin av, New Brighton, alterations to frame dwelling; cost, \$100; own- er, Philip Smith, New Brighton; builder, N. H. C. Russell, New Brighton. Plan No. 301.

HARRISON AV, n s, 200 e Nicholas av, Port Richmond, frame addition to dwelling; cost, \$400; Ed. Schirmer, Port Richmond; builder, M. J. Lawlor, Port Richmond. Plan No. 302.

CASTLETON AV, West New Brighton, frame alterations to dwelling; cost, \$300; owner, Aaron Nurick, West New Brighton; builder, M. J. Leglor, New Brighton. Plan No. 303.

BLACKFORD AV, n s, 220 e Grand st, Port Richmond, frame alterations to dwelling; cost, \$200; owner, Frank Travano, Port Richmond; builders, Wm. C. Sterner & Co., Port Rich- mond. Plan No. 304.

MARYLAND AV, n s, opposite 2d st, Rose Bank, addition to dwelling; cost, \$100; owner and builder, Frank Waterloo, Rose Bank. Plan No. 305.

ELM AV, Beach Park, Grant City, frame ad- dition to bungalow; cost, \$150; owner, Mrs. J. Keogh, Grant City; builder, August Alverson, Grant City. Plan No. 306.

ELIZABETH ST, e s, 50 n Dewey av, West New Brighton, frame alteration and addition to dwelling; cost, \$1,000; owner and builder, C. H. Brown, 601 Prospect av, West New Bright- on. Plan No. 307.

ODER AV, s s, 250 w DeKalb st, Stapleton, frame alteration to dwelling; cost, \$10; owner, Mr. Schetterson, Stapleton; builder, George Matthes, 390 Jewett av, West New Brighton. Plan No. 308.

WOODSTOCK AV, s e s, and Oxford pl, Anna- dale, frame addition to dwelling; cost, \$200; owner, Wood Harmon Co., N. Y.; builders, Har- wood Const. Co., N. Y. Plan No. 309.

RICHMOND ST, w s, 50 n Castleton av, West New Brighton, frame alteration and addition to dwelling; cost, \$1,200; owner and builder, Jose- ph Teracerci, West New Brighton. Plan No. 310.

GLENWOOD AV, e s, 140 n Grand av, West New Brighton, frame alteration to dwelling; cost, \$100; owner, George O. Telmany, West New Brighton; builder, John Racka, Stapleton. Plan No. 311.

Personal and Trade Notes.

EDMUND D. BRODERICK, builder, recently of 1382 Lexington av, has moved to 340 Mad- ison av.

KLEIN & KOEN, architects and engineers, have moved their offices to 9 Debevoise street, between Broadway and Graham av, Brooklyn.

ROBERT RIDGWAY, at present engineer in charge of subway construction, has been ap- pointed by the commission to act as chief en- gineer during the absence of Alfred Craven, chief engineer, on his vacation.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an examination on September 11-12, Engineer Draftsman, to secure eligibles from which to make certification to fill vacancies as they may occur in the posi- tion of engineer draftsman (male), at en- trance salaries ranging from \$1,600 to \$2,000 per annum, in the Supervising Architect's Of- fice, Treasury Department, Washington, D. C.

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 14 Aird, Albt F, Geo R Lyon* & Wm L Mercer—W Lubold...64.50
 14 Auspacher, Mortimer L—N Y Tel Co...19.98
 15 Arndater, Aaron—United Electric Light & Power Co...106.88
 16 Alexander, Felix T—N Y Edison Co...35.17
 10 Bloch, Jos—N Y Tel Co...25.75
 10 Burns, Wm—M Halloran et al...142.17
 10 Bousa, Emil—C Kraemer et al...37.55
 10 Barrett, Wm E—Bway Automobile Exchange...40.36
 10 Baron, Moses or Moe—L Barth et al...111.91
 10 Bozzicolona, Luigi—N Como...62.63
 12 Beecroft, Wm—W Jensen...250.72
 12 Bonacci, Dominick & Beniamono Tarla—M Santangelo et al...523.32
 12 Black, Nelson—American Radiator Co...549.49
 12 Bennie, Wm L—J Brodie...67.03
 12 Brown, Jas J—same...47.20
 12 Blake, Patk F—same...67.03
 12 Bulger, Jos W—same...42.07
 12 Bell, Henry—same...67.43
 12 Bonavintura, Chas—same...44.08
 12 Bergin, Wm—F Starr...32.87
 12 Birnberg, Harry—N Y Tel Co...31.87
 12 Balterman, Harry C—M Kanzel...244.31
 12 Belmonte, Frank A—N Y Tel Co...28.23
 13 Blixt, Andw P—W O Fredenburg et al...245.31
 13 Boeslin, Henry—Geo Liss & Co...244.92
 13 Belsky, Isidor—Heywood & Wakefield Co...46.52
 13 Beardslee, Mildred—E Hilbrand...395.66
 13 Brina, Cesare—A Martecia...1135.00
 13 Bloom, Simon J—P Saslov et al...224.65
 13 Biswurn, Jno—R J Evans...114.68
 14 Baldwin, Benj—N Y Tel Co...14.06
 14 Bergen, Mary—same...19.68
 14 Barnett, Percy—G G Benjamin...37.31
 14 Budrevich, Jno—B Zglobicki...costs 24.83
 14 same—M Zglobicki...costs 24.83
 14 Benesch, Adolph S—Monolith Realty Co...162.15
 14 Berneym, Abr & Louis—M L Rutherford...1,060.99
 14 Brody, Morris—Sulzberger & Sons Co...109.17
 14 Bauman, Louis—Sulzberger & Sons Co...65.60
 14 Baker, Francis E—L A Baker...costs 76.25
 14 Bernheimer, Abr—Allied Engineering Co...117.15
 14 Bornstein, Saml—H B Claffin Co...73.26
 14 Berberger, Adam—F Berberger...costs 94.68
 15 Bierman, Nathan & Morris Levy—N Y Edison Co...10.51
 15 Bohken, Geo N—G Eckert...1,083.26
 15 Berry, Geo—Ashokan Natl Bank...2,561.51
 15 Blau, Isidore, Morris* & Sol—United Electric Light & Power Co...25.72
 15 Bleyer, Rudolph—E I Gottlieb...60.61
 15 Botti, Giacomo—G Cella & Bro...61.52
 15 Basserman, Henry—F Picker...94.31
 15 Burns, Patk—D J Meyer...80.23
 15 Bonner, Oliver R or O R—Chas J Bogue Electric Co...136.27
 16 Burrella, Michl—N Y Edison Co...23.28
 16 Batzar, Saml—same...12.18
 16 Buonanno, Vincenzo—Dodge Scale Co...49.67
 16 Bateman, Andw A—J C Leach...236.09
 16 Bruno, Francesco—Jos Doelger's Sons...175.78
 16 Brown, Abr—M Gmara...78.16
 16 Buchholz, Wm J—Max Stiner & Co...223.29
 16 Brown, Margt—S Le Wald...195.28
 10 Costigan, Jno J—N Y Tel Co...67.12
 10 Cunningham, Jas A—B Davis...113.56
 12 Cregan, Michl J—J Brodie...67.43
 12 Conway, Michl J—same...67.96
 12 Cuneo, Jno J—P M Ohmeis & Co...887.92
 12 Consolazio, Gaetano—E Badt...278.46
 13 Curtis, Edw F—N Y Tel Co...17.27
 13 Creamer, Henry S—same...17.12
 13 Costello, Albt—same...15.49
 13 Cohan, Edw E—same...20.86
 13 Catts, Robt M—J A Emmet...1,950.80
 14 Cohen, Jos—Glemmont Ice Co...43.93
 14 Cook, Harry E—H E Mackey...128.71
 14 Corso, Antonio—Sulzberger & Sons Co...31.71
 14 Corso, Tony—same...44.90
 14 Conley, Jas A—Title Guarantee & Trust Co...147.05
 15 Connee, Geo W or Conway—W E Smithson...37.27
 15 Chaims, Edw—N Y Edison Co...32.45
 15 Coney, Flora A & Jno H—M Haines et al...480.36
 15 Coyle, Ocea I—S Glemby...133.49
 15 Cossenias, Miltiades N—C Ironmonger...178.41
 16 Clouse, Thos T—Old Colony Box Co...214.95
 16 Casey, Matthew—City Account Co, Inc...66.27

16 Coco, Alfd—N Y Edison Co...32.88
 16 Cohen, Harry—same...17.59
 16 Cavallo, Jos—same...13.05
 16 Campagnie, Riviera—H Stone...325.15
 16 Capone, Rose B, Thos C Capone & Thos Koch—V Hirschman...113.66
 10 Doyle, Jas T—Natl Nassau Bank of N Y...3,536.10
 10 Danks, Don I—D S Safran...220.67
 12 Dowling, Jas F—J Brodie...6.683
 12 Deneen, Thos J—same...68.64
 12 D'Acquino, Gaetano—Italian Importing Co of N Y...37.57
 12 Decker, Geo C—W L Groll...143.31
 12 Druss, Louis—J Dauber et al...45.15
 12 Doncourt, Wm A—Geo Koch & Son...40.80
 12 Dressler, Edw—M Herman...14.72
 13 De Giers, Frank J—General Automobile Supply Co...46.53
 14 Dworkowitz, Saml—N Y Tel Co...35.01
 14 Dicker, Saml—M Rose...76.28
 14 Duggan, Wm—Wm B Harris Co...48.14
 14 Doull, Reginald S—J H Stoppani et al...219.41
 14 Dollus, Jos F—Natl Nassau Bank of N Y...391.62
 14 Day, Jno—L A Buxby...59.72
 14 Doyle, Jas T & Jno F Coffin—Title G & T Co...97.66
 14 Doran, Jno—E L Johnston & Co...141.70
 15 Dehnert, Fritz—United Wine & Trading Co...147.21
 15 Drucker, Moritz A—N Y Edison Co...34.70
 16 Dunkelmann, Sadie—N Y Edison Co...19.86
 16 Dunn, Wm—same...38.58
 16 D'Angelo, Antonio—E I Du Pont De Nemours Powder Co...336.06
 16 Dillon, Isidore—B A Dobbins...104.13
 16 Dunlop, Andw L—D F O'Brien et al...113.67
 12 Epstein, Isadore—Max Rubel & Co...82.00
 12 Ennis, Frank J—J Brodie...58.69
 12 Evans, Alice—Whitehouse Co...44.69
 13 Elssesser, Conrad—Gibson Distilling Co...441.79
 13 Euell, Paul—W Kuhn...507.41
 13 Ellis, Leroy J—Jno Wanamaker, NY...56.51
 14 Epstein, Saml & Morris Borowitz—H Koehler & Co...173.61
 14 Engelhof, Walter by gdn—Jno F Trommer Evergreen Brewery Inc...costs 38.08
 14 Edelstein, Israel—Sulzberger & Sons Co...77.44
 15 Ellinger, Louis E* & Philip Solomon—United Electric Light & Power Co...98.96
 16 Egan, Chas E—Traders Bank of Canada...1,127.46
 10 Farkas, Louis—D G Brussel...41.12
 10 Fuchsman, Saml—J J Mitchell Co...22.81
 10 Foulks, Jno A—L Bolen...174.40
 12 Fishman, Hyman & Beckie—M M Horton et al...1,461.92
 12 Flynn, Jas F—J Brodie...43.69
 12 Fitzgibbons, Jas P—Central Cigar Mfg Co...130.25
 12 Farrell, Wm F—Central Cigar Co...36.11
 12 Federal Paper & Supply Co—J A Arnold...29.41
 13 Finn, Jno J—N Y Tel Co...20.51
 13 Fort, Frank A—D F Connor...103.00
 14 Frazier, Helen C—Van Courtlandt Operating Co...45.16
 14 Friedman, Louis, Jno P Walsh* & Thos J Mooney*—S Bender...190.06
 14 Flaum, Saul—Alfred Nelson Co...226.67
 15 Farrelly, Lawrence D—Thos J Plunket's Sons...1,096.41
 16 Feldman, Jos—H Kuttner et al...60.48
 16 Fennessy, Mary, gdn—Thompson Starrrett Co...costs 13.08
 16 Fennessy, Mary—same...costs 13.08
 16 Freedman, Benj—N Y Edison Co...10.18
 16 Fewes, Jacob J—same...26.85
 16 Finkelstein, Morris—same...41.02
 16 Flori, Filippo & Frank Gidari—S Piana...239.12
 16 Finkelstein, Isidore—Jos Doelger Sons...225.82
 16 Fried, Julius & Harry Herskowitz—Schwarzwalder Co...89.10
 16 Fluri, Geo V—Canavan Bros Co...1,145.27
 10 Grossman, Jacob—N Y Tel Co...51.23
 10 Greller, Robt—same...18.24
 10 Golden, Annie—same...19.55
 10 Goldberg, Herman—M Blechner et al...29.47
 10 Greer, Pauline N—Nich Gas Fixture Mfg Co...249.17
 12 Garrity, Jno—J Brodie...30.65
 12 Gallagher, Henry—same...67.26
 12 Galvin, Francis E—same...43.38
 12 Goodsell, Louis F—Atlas Portland Cement Co...4,709.88
 13 Goldstein, Judel—I Zuckersis...45.75
 14 Graham, Roselia or Chalia—N Y Tel Co...38.87
 14 Gee, Mary—same...25.63
 14 Greenberg, Sol & Saml Chodos*—same...15.21
 14 Grammus, Geo & Gustave—Armour & Co...111.91
 14 Garcia, Frank N, Louis N Alvarez* Louis Venas, Octave Martinez* & Jose M Lamba*—Wm E Leuchten berg Co...181.26
 14 Greenwald, Saml & Adolph Cypress—J E Schermerhorn et al...3,168.12
 14 Grossman, Phillo—H Oldak...107.91
 14 Goldsmith, Louis—Butler Bros...101.74
 14 Gress, Isaac—H B Claffin Co...401.99
 15 Gooderson, Fredk W—B J Meyer...27.43
 15 Garfield, Bernhard—E P Levoen & Co...183.12
 15 Goldblatt, J Harry—J M Feldman...226.01
 16 Gluckstern, Simon—N Y Edison Co...32.06

16 Gordon, Saml—Lincoln & Ulmer...27.68
 16 Gosdorfer, Milton—C W Colman...69.67
 16 Gorman, Jack—White Rats & American Pub Co...122.17
 16 Goldstein, Rosie—L Schwartz...costs 13.08
 16 Gellert, Horace—Cordts & Katenkany Co...138.73
 16 Gallagher, Thos—J Alexander et al...79.41
 10 Hackelberg, Oscar—N Y Tel Co...24.52
 10 Hart, Jas—same...31.85
 12 Houser, Frank P—J Brodie...43.20
 12 Heckler, Theodore—same...52.86
 12 Hoffman, Jno—same...67.42
 12 Hunt, Clarence E—same...67.19
 12 Hawley, Jno F—L Weil...195.78
 12 Handke, Chas—N Y Tel Co...16.84
 12 Horowitz, Morris—L Elfenbein et al...66.16
 12 Hall, Mary—M M Hart...214.31
 12 Hunter, Jno F—C W Uhlig...709.11
 12 Hamann & Leonard Co—D Hellmers...20.87
 12 H Rabold & Co—Woethauser Rough Hat Co...1,927.08
 13 Holts, Anna E—N Y Tel Co...14.44
 13 Hope, Edw A—M B Newman...146.08
 13 Hoffman, Jacob—Glidden Varnish Co...30.32
 13 Heinemann, Jos—Haas & Hartmann...446.93
 13 Horowitz, Morris & Max Roches—E Deitchman...128.65
 14 Heinemann, Paul—NY Tel Co...22.72
 14 Herbst, Chas H & Benj B Creller—same...32.05
 14 Howe, Albt H—Burns Bros...554.0
 14 Handy, Alex F & Georgie V—S Rosseff...219.55
 14 Herman, Morris B—J Rothkowitz...208.41
 14 Heinrich, Herman—West Haven Mfg Co...30.30
 14 Hersher, Louis—Jos Stern & Sons Co...18.98
 15 Harris, Herman, Mollie & Jacob—D Mandelman...239.49
 15 Haberman, Alter—N Y Edison Co...21.40
 15 Howe, Alfred J W—Bankers Encyclopedia Co...405.17
 15 Helwege, Chas F—C A Christman...818.69
 15 Holmes, Wm R—Elite Distributing Co...96.20
 15 Hochstein, Herman—Ferdinand Binz et al...31.20
 16 Holzinger, Anton—N Y Edison Co...39.80
 16 Hayes, Jas F—L Saalburg...100.47
 16 Hurlbut, Mary extr—E D Murphy et al...1,371.06
 16 Hirschhorn, Abr—Clark & Allen...60.88
 16 Heitzner, Frank—RPerlan Painting & Decorating Co...234.72
 12 Independent American Ice Cream Co & Isaac Stroh—I Cohn...60.21
 10 Jewett, Robt L—S Kandell et al...140.35
 10 Janes, Henry E admr—City of N Y...costs 67.50
 12 Jayne, Geo H—J Kaufmann...85.16
 13 Jackson, Christian—A Joachim...40.81
 13 Jorrisch, Rose—L Rosenthal...28.27
 13 Johnston, Geo H—Germania Life Ins Co...1,095.18
 14 Johnson, Robt L—N Y Tel Co...49.17
 14 Jakob, Geo—D P Boehm...38.38
 14 Jennings, Clifford P—L F J Jennings...costs 68.63
 14 Jonson, Edwin H—W C Creamer et al...99.87
 15 Jenkins, Chas C—N Y Edison Co...17.49
 15 Jones, Thos C—same...17.94
 15 Jensen, Peter C & Cornelius—United Wine & Trading Co...700.08
 15 Jancowitz, Julius & Isidor Zalinski—L Rosenzweig...205.97
 16 Julius, Harry—N Y Tel Co...42.50
 10 Kadushin, Isaac L—J Shulman et al...21.51
 10 Kolisch, Emil—N Y Tel Co...16.59
 10 Kassel, Abraham—T Bernstein...113.72
 10 Kelly, Fredk—S Sbar...59.41
 12 Kempner, Abr—J Brodie...58.37
 12 King, Casper T—same...67.22
 12 Kelly, Thos F—same...69.09
 12 Kass, Eugene S—same...53.58
 12 Keating, Andw B—same...43.39
 12 Kiebrick, Michl J—same...47.30
 12 Kerr, Jas P—P H McCormack...43.90
 12 Keil, Caroline, Jas A Irving, & Irving Constn Co—F G Lloyd et al trstes...292.37
 12 same—J Hyslop...290.27
 12 same—F G Lloyd et al trstes...297.31
 12 same...299.41
 12 Krauss, Aug—Dimock & Fink Co...71.96
 13 King, Daisy B—N Y Tel Co...13.61
 13 Klapp, Jos—A H Condict...79.41
 14 Kaplan, Saml & Jos Cohen*—Glenmont Ice Co...43.71
 14 Kaplan, Isidor—Cohen Bros...73.65
 14 Kohn, Max—Sulzberger & Sons Co...40.07
 14 Knopf, Harry—Jos Stern & Sons Inc...121.59
 14 Kulok, Abr—A David...63.39
 14 Klapp, Louis—Jersey City Galvanizing Co...248.93
 14 Kaufman, Jos—Sulzberger & Sons Co...193.86
 14 Kotzen, Max, Louis Kotzen & Morris Lazaroff—Jno C Orr Co...1,963.34
 14 Keneely, Chas A—H F Gundrum Co...242.09
 14 Kossman, Louis & Jos Friedland—People & Co...200.00
 14 Koslowitzky, Hyman—N Y Tel Co...17.79
 15 Kalotkin, Henry—N Y Edison Co...12.91
 15 Kosower, Abr—N Y Edison Co...237.50
 15 Kochman, Bernard—same...9.61

15 Kaufman, I Engel—J Schneps...111.81
 15 Kaplan, Louis D & Benjamin Lindner
 —N Y Edison Co...35.26
 16 Kohn, Morel C—Arnold B Heine &
 Co...236.63
 16 Kraus, August—Richardson & Boynton
 Co...73.90
 10 Levy, Ruben—N Y Tel Co...21.44
 10 Lee, Herman F—W Hurst...320.05
 10 Lackeman, Edw B—City of N Y...
 costs, 106.85
 10 Lakeman, Edw B gdn—same...113.97
 10 Lieber, Jos—H Weber et al...43.72
 12 Levi, or Levy, Moe—A Rapaport...130.55
 12 Lubel, Saml—Palmer Realty Co...70.41
 12 Lederman, Chas J—N Y Tel Co...27.12
 12 Levy, Barney—A Miller...44.31
 13 Leimdoerf, Adele—N Y Tel Co...38.74
 13 Levine, Albt—same...65.94
 13 Lane, Hattie—same...15.55
 13 Lipzin Co—same...72.58
 13 Leuchtenberg, Wm E & Wm E Leuchtenberg
 Co—National Nassau Bank
 of N Y...512.51
 13 Levit, Ike—L O Kinansky...57.80
 13 Lobell, Milo—B Kraushaar...117.71
 14 Larsen, Andw—W Klein...41.62
 14 Lees, Saml—J Stevens Arms & Tool
 Co...80.65
 14 Linch, Geo W recr—A Capuano...393.13
 14 Lippman, Israel—J Reuben...1,187.90
 15 Landau, Elzlg—H B Clafin Co...124.23
 15 Lehman, Saml—F C Huntington...
 3,010.97
 16 Lessner, Morris—M J Drummond...35.72
 16 Lewis, Tony—Hoster Columbus As-
 sociated Breweries Co...134.26
 16 Lipson, Howard—B Schwinger...59.41
 16 Luck, Jno—A D Murphy...54.40
 16 Looney, Jno J—City Accounts Co...66.40
 10 Meier, Fredk R—W Intermann...718.72
 12 Meyer, Ernst—D Hellmers...126.89
 12 Mathews, Geo E—Park & Tilford...314.02
 12 Mulligan, Wm T—J Brodie...42.80
 12 Murphy, Thos H—same...43.79
 12 McEwan, Thos—same...67.03
 12 McCosker, Frank J—same...41.98
 12 Mulhall, Michl J—same...47.09
 12 McConnell, Jno E—same...42.07
 12 McFeely, Patk J—same...67.33
 12 Mayer, Elias—M Bolotin...352.09
 12 Morton, Thos—Equitable Trust Co of
 N Y...88.17
 12 Makarenko, David—N Y Tel Co...15.83
 12 McSwegan, Frank & Harvey—Nason
 Mfg Co...100.19
 13 Maier, Fred—T H Friend...44.92
 13 McDonough, Rebecca—A E Lambert...
 262.23
 13 Maturio, Jos—T Maturio...costs, 72.03
 13 Marchigiani, Liberatore—L Peirano...
 95.96
 14 Morny, Louis O—N Y Tel Co...24.15
 14 Maurer, Ludwig—H Rybner...92.72
 14 Morrow, Jno B—B McCabe...130.15
 14 Marshall, Wilbur A—G H Fitzgerald...
 46,316.60
 14 Meyers, Chas F—Eagle White Lead
 Co...66.08
 14 Meyerowitz, David—Sulzberger &
 Sons Co...42.51
 14 Marshall, Wilbur C—C H Fitzgerald...
 43,316.60
 15 Metzger, Wm—N Y Edison Co...14.44
 15 McQuade, Besse M—Northern Bank
 of N Y...5,925.61
 15 Mendelson, Helen—S Cohn...5,853.17
 15 Mitchell, Mary—Calumet Hotel Co...
 costs, 13.08
 15 McEntee, Jas D—J Louis...131.91
 16 Marquard, Richard W—White Rats
 of America Pub Co...89.67
 16 Marco, Jno—N Y Tel...15.32
 16 Moore, Thos—same...106.56
 16 Maturio, Jos A—S Scarpati...149.26
 16 Medbury, Fitch H—N Y Tel Co...60.41
 16 McCord, Wm S—A Lutz et al...
 costs, 40.04
 16 Morrell, Fredk C—Lincoln & Ulmer...
 18.75
 10 Nathanson, Harry—J Charnobelsky...
 229.67
 10 Nielsen, Hans P—H Semken et al...
 198.35
 12 Nugent, Edw F—J Brodie...47.10
 12 Nicholas, Oscar—same...68.41
 12 Norton, Sidney E—same...67.15
 13 Newher, Edw—N Y Tel Co...16.48
 13 Nicholas, Geo—same...111.60
 13 Nahodyl, Frank—M Burger...78.21
 14 Neger, Jos—E A Cavanaugh...18.09
 14 Naylor, Hartman—Bordens' Con-
 densed Milk Co...60.74
 12 Ontario Bldg Co—MS McNamara...
 5,103.59
 12 O'Brien, Jas F—J Brodie...42.07
 12 Oates, Geo P—same...67.12
 14 Opperman, Wm C—J Mayer...101.67
 16 O'Reilly, Geo—N Y Edison Co...39.25
 16 O'Connor, Timothy—City Account Co
 Inc...66.15
 16 Ostermann, Fred—E Callan...117.10
 10 Piccione, Angelina—O Fesse...31.51
 10 Payton, Corse—J Hall...29.67
 10 Pirk, Amelia—Union Stove Works...44.41
 12 Patk Ward Constn & Trucking Co—
 N Y Tel Co...19.74
 12 Parker, Benj F—J Brodie...68.30
 12 Peer, Jno M—same...47.82
 12 Pastine, Albt—same...67.84
 12 P & S Purchasing & Distributing
 Assn—Sukes Chair Co...186.25
 12 Pittinger, Wm H—Wilkinson Bros &
 Co...1,697.95
 12 Penton, Thos B Jr—N Y Tel Co...71.99
 13 Pearson, Bernard—N Y Tel Co...16.41
 13 Poschmann, Paul K—same...62.03
 13 Patterson, Jno P—A Gahren...46.41
 13 Palumbo, Frank—State Leaf Tobacco
 Co Inc...29.61
 15 Pascal, Meyer* & Leon Pascal*, Louis
 Rosner & Saml Kannev*—A Sorock...
 33.77
 15 Pollak, Yetta—J Pollak...222.08
 16 Priekler, Fredk & Jos Kaufman—
 People, &c...300.00
 16 Pons, Arthur A & Morris J Bern-
 stein—S W Johnson...52.25
 16 Peabody, Wm F—R A McKee...224.41
 15 Quat, Ephron—E A Cavanaugh...1,040.42
 10 Rimer, Max—N Y Tel Co...87.10
 10 Ross, Chas E—Underwood Typewriter
 Co, Inc...20.41

10 Rizzo, Paul F—L Weiss...71.26
 10 Reuter, Minnie C—Frank J Lennon
 Co...965.46
 12 Ryan, Wm J—J Brodie...47.82
 12 Rosner, Henry A—N Y Tel Co...193.82
 12 Rubin, Robt J—same...49.19
 13 Roth, Edw A—N Y Tel Co...39.07
 13 Roston, Jos J—Realty Trust Co...70.51
 13 Rathbone, Eva C & Howard P—
 Wilkes-Barre Realty Co...159.96
 13 Runkel, Maurice—Fiat Repair Co...74.77
 13 Rosen, Saml, Sol Chodoroff, Manuel
 Chodoroff, Edw Chodoroff & Jos
 Chodoroff—I Kurzman...128.98
 13 Rudd, Wm W—J Cavanaugh...631.05
 14 Rosenfeld, Leo—G H Ward...162.78
 14 Rieber, Jos—Kirkman & Son...105.15
 14 Rippstein, Jno—D Gutman...74.11
 14 Remmer, Henry—Crandall Pettee Co...
 54.40
 15 Rafferty, Margt—W Stone...74.83
 15 Rubenstein, Morris—N Y Edison Co...
 30.16
 15 Robinson, Andw J—same...23.11
 14 Ryley, Thos W—E P Ward...1,665.33
 15 Rosenbaum, Emanuel—N Y Edison
 Co...81.27
 15 Rogow, Morris L—R A S Realty Co...
 costs, 13.08
 15 Reynolds, Dolly—W A Abbenseth...
 costs, 13.08
 16 Reusswig, Ernest J—D F O'Brien et al...
 166.22
 10 Silverman, Saml D—N Y Tel Co...33.80
 10 Senegas, Marie—same...38.16
 10 Shapiro, Ellen—M E Sasmor...42.41
 10 Street, Fredk B—A E Lillie...190.57
 10 Stern, Oscar—E Liebermann...63.59
 12 Silberstein, Paul—Franco-American
 Baking Co...182.62
 12 Schmitt, Eugene D—T Ferron...383.22
 12 Shea, Patk W—J Brodie...43.79
 12 Schimp, Aug—same...41.77
 12 Spector, Max—D S Safran...366.90
 12 Seidman, Louis—Francis H Leggett &
 Co...28.98
 12 Smith, Laura, Col Goldenkrantz—Peo-
 ple of the State of N Y...1,500.00
 12 Stark, Augusta—L W Sweet & Co...
 374.02
 12 Senia, Benj—N Y Tel Co...17.86
 12 Schroeder, Henry—Belrose Realty Co...
 393.71
 13 Spiro, Saml—N Y Tel Co...15.01
 13 Shub, Abe—same...17.12
 13 Sellers, Patk—Louis De Groff & Son...
 482.42
 13 Spinetta, Peter—F Garafalo...102.43
 13 Stapleton, Jno—C S Kohler...50.41
 13 Smith, Morris—F Sachs...41.68
 13 Stivers, Geo—A Nelson et al...86.11
 14 Stern, Jno F—C D Blessing...294.58
 14 Sullivan, Danl—E Stadholz...54.75
 14 Strathmann, Chas—J Minck...54.20
 14 Scott, Albt M—T L Skyes...31.92
 14 Shapiro, Morris—J Schlessinger...42.65
 14 Scheiblich, Morris E—N Friedman...81.65
 14 Seidenknopf, Max & Nachem or Na-
 than Anderson—A Abrahams et al...
 78.98
 14 Seguire, Crowell M—C Kolff...323.29
 14 Shefer, Sarah—R Reiss et al...32.40
 14 Shapiro, Saml—Whiting Paper Co...32.33
 14 Sulzer, Ida—Tuscan Constn Co...206.31
 14 Smith, Sol—Tuscan Bank...costs, 22.65
 15 Schlosser, Abr & Saml Kranz—N Y
 Edison Co...21.77
 15 Shannon, Anna L—same...17.49
 15 Sheehan, Wm E—same...8.73
 15 Stockder, Katherine—same...13.09
 15 Siegel, Louis—J L Whiting, J J
 Adams Co...62.27
 15 Smith, Leonard H & Saml Watine—
 R Thoburn...159.36
 15 Schlutz, Jno—J Corday...150.35
 15 Spreiregin, Lipa & Abr Weinstein—
 M Spreiregin...112.15
 15 Sibbert, Wm—S Berger...204.17
 15 Spaulding, Edw S & Julius Hirsh-
 feld—B Scharps et al...2,040.33
 15 Spaulding, Edw B—W B Hutchinson...
 276.84
 15 Segelbohm, Louis—S Kaplan et al...
 450.00
 15 Storch, Morris & Israel Rosenberg—
 D Rosenthal...744.61
 15 Stock, Augusta—L W Sweet & Co...
 374.02
 15 Skoblow, Saml & Louis Gerstenman*
 —N Y Silk Co...95.41
 16 Sheehan, Patk J—N Y Edison Co...28.95
 16 Satenstein, David L—same...31.29
 16 Schwartz, Morris—S Goodman...
 costs, 12.65
 10 Thacker, Emma W—N Y Tel Co...34.27
 10 Taperson, Saml D—L Siegel...516.85
 10 Tibbits, Henry B—R C Heather Co...
 123.91
 10 Toscani, Jos & Jno—I Margulies et
 al...259.31
 12 Turk, Wm—C Schaefer...130.87
 12 Trainke, Chas—J Brodie...47.50
 12 Title Guaranty & Surety Co—Rees &
 Rees...83.92
 12 Turner, Wm—F L Miller...costs, 75.12
 12 same—same...75.12
 13 Tucker, Hirsch & Nathan—NY Tel Co...
 47.22
 13 Tibbetts, Minnie—N Y Tel Co...22.61
 13 Toplitz, Jeannetti—H F Alexander &
 Co...224.41
 13 Taub, Louis—Mercantile Warehouse
 Co...438.91
 14 Thompson, Jos—Saml Wilde's Sons
 Co...112.59
 14 Tompkins, Wm W—Pratt & Lambert
 Inc...164.51
 14 Taft, Morris—D Kwitman et al...105.39
 15 Taft, Geo & Seymour—M H Phillips
 et al...201.82
 15 Teperon, Saml D—L Siegel...516.85
 15 Talty, Michl P—C E Ross Lumber Co...
 74.38
 15 Thorn, Wm E—P Wheatley...325.55
 15 Thompson, Mary V—Gimble Bros, NY...
 273.15
 15 Trefcer, Fred J—City Account Co,
 Inc...66.40
 16 Thompson, Jos—G A Belotte Bakery...
 47.96
 16 Tobinsky, Dimitri—L Schwartz...
 costs, 13.08
 12 Uhl, Aug J—J Brodie...67.45

13 Uhelein, Jos—J L Lindauer et al...65.64
 14 Uhlfelder, Manfred, S Francesco,
 Jellib Douglass, G G Levick—W E
 Lauer et al...3,648.43
 10 Van Vechten, Anna M—N Y Tel Co...
 45.46
 13 Vandegrift, Jos A—N Y Tel Co...70.18
 13 Viola, Jos—R J Evans...129.15
 10 Wray, Albt A—N Y Tel Co...63.41
 10 Wilkes, Jas or Jas M or Jim M—H
 Friedlander et al...62.31
 10 Weintraub, Louis—S W Johnson...36.68
 10 Ward, Chas—International Provision
 Co...96.51
 10 Whiston, Frank G—Hotel Turaine
 Co of Buffalo...252.84
 12 Weiss, Sigmund—A Morris...93.41
 12 Williams, Saml J—C J Osborn Co...63.41
 12 W C Davis & Co—Dexter Bros Co...179.28
 12 Weinberg, Max & Palmer & Singer
 Mfg Co—M A Driscoll...1,141.45
 13 Webb, Wm H—N Y Tel Co...52.30
 13 Wagner, Alex—M H Bernstein et al...
 99.18
 14 Wells, Harold D, Jasper A Wells, Har-
 old A Soulis & Wilbert L Soulis—M
 O'Gorman...81.87
 14 Westheimer, Abr—Armour & Co...135.53
 14 Waxler, Harry & Philip Greenwald...
 64.41
 14 Watkins, Louis E—H A Wetherbee et al...
 459.83
 15 Wilkins, Barron D—Hannis Distilling
 Co...714.17
 16 Weinstein, Morris—N Y Edison Co...9.63
 16 Weindorf, Wendel—N Y Edison Co...
 82.54
 16 Weinberg, Abr & Simon Uhlfelder—
 A A Oppenheimer...20,526.34
 16 Wingerath, Wm—A D Murphy...42.20
 16 Wells, Wm—M Meyer et al...252.63
 15 Yale, Oliver W—N Y Edison Co...10.07
 13 Yagal, Conrad—H & S Cohen...28.85
 13 Zibell, Giuseppe—N Y Tel Co...18.51
 13 Zeiller, Ernest—same...17.00
 16 Zwern, Morris—W R Ellison et al...
 447.11

CORPORATIONS.
 7 Jas M O'Dea Trucking & Stable Co—
 E T Quinn...648.88
 10 American Machinery & Engineering
 Co—N Y Tel Co...35.11
 10 Associate Contractors & Builders, Inc
 —same...40.98
 10 American Wire & Fibre Corp—same...
 99.80
 10 Diamond Cafe & Restaurant Co—
 N Y Tel Co...24.99
 10 Dominger & Morris, Inc—E R Breck...
 190.96
 10 Edward Seymour Co—N Y Tel Co...22.71
 10 Eisinger & Zimmerman Constn Co—M
 Blecher et al...89.72
 10 Fritz Iron Works—N Y Tel Co...61.91
 10 L Kaufman Dry Goods Co—S Schiller...
 65.88
 10 Ocean View Cemetery—J Barber...
 costs, 3,097.40
 10 Snare & Triest Co—City N Y...costs,
 2,920.60
 10 Varick Social Club—N Y Tel Co...37.17
 13 Burlington Transfer & Storage Co—
 Hugh Jones & Wm G Brown—W
 Davie et al...237.72
 13 Inter-Ocean Trading Co—N Y Tel Co...
 31.91
 13 Light Unkefer Co—Wm Connors Paint
 Mfg Co...73.86
 13 Morris, Simon Constn Co—T E Ca-
 fagno...165.66
 13 Pilgrim Spring Water Co—W Barten-
 burg...76.41
 14 Ayres Steam Truck Co—N Y Tel Co...
 15.41
 14 Independent Steam Laundry Co—E E
 Alvey & Co...265.26
 14 J G Underhill Realty Co—N Y Tel Co...
 34.64
 14 D H Morey Co—Eimer & Amend...50.79
 14 Warwick Realty & Constn Co—Title
 G & T Co...76.35
 14 Eldorado Cafe Co—J Galvin...1,820.29
 14 Chas Wenz Inc—H B Homan et al...
 220.58
 15 U S Arc Lamp Co—N Y Edison Co...27.03
 15 Hasbrouck Piano Co—T Roberts Jr...
 367.30
 15 Union Fire Proof Sash & Door Co
 & Frank Herman—Olney & Warrin
 Inc...195.05
 15 Levin Bros & Strauss Co—Leshner
 Whitman & Co...62.26
 15 N Y Plomosa Mining Co—M Butter-
 stein...2,969.29
 15 Solomon Rosenberg Metal Co, Annie
 Bierman* Sol Levine*—S Deniers
 Son...144.81
 15 Empire Elevator Co—General Electric
 Co...53.41
 16 F M Eldridge Printing Co—M Spodek
 et al...819.66
 16 Martin Amusement Co—H Hawkins...
 44.67
 16 Morris Improvement Co—A A Voor-
 hies...264.72
 16 M Grossman & Co—N Y Tel Co...24.46
 16 M Kempf Realty Co, Jno Marx & Mag-
 dalena Marx—G Fiencke...109.72
 16 Revolving Picture & Amusement Co
 —N Y Edison Co...75.88
 16 Rocella Realty Co & Sherman W
 Mallery—S E Murray...229.06
 16 United Parquet Flooring Co—M Bow-
 sky Fur Dressing & Dyeing Co...78.94
 16 Wishart Dayton Auto Truck Co—E
 C Ludin...152.45

Borough of Brooklyn.
AUG.
 9 Agnesi, Dominick—State N Y...500.00
 9 Ambrosino, Maria—G Simonelli &
 Bros...266.91
 10 Adinolfi, Rosa as extrx, &c, Alessio
 —A Dangelo...50.11
 10 same—A Longo...195.65
 10 same—P Pingaro...176.90
 10 same—Rosario Pingaro...179.48
 10 same—C Pingaro...179.90
 10 Adelaar, Henriette—N Y Tel Co...16.52
 10 Anderson, Axel L—Flatbush Parquet
 Floor Co...151.44
 12 Alper, Saml—S W Johnson as Pres
 American News Co...15.50

14 Abramovitz, Rose—J Schadoff...103.10	8 Fuess, †Andw—W H Schwettmann...98.10	14 Learson, Henry—same...202.87
14 Abramovitz, Wm also known as Abramowitz—same...103.10	10 Fischer, Henry C—W Sheehan & ano...124.90	14 Lee, Danl—same...202.87
8 Beattie, Jas—J W Bell et al...88.80	10 Franzese, Frank—G Rush & ano...39.43	14 Leonard, Jno—same...202.87
8 Brockhagen, Jos—J H E Sand...15.08	14 Flaherty, †Paul J—City N Y...243.65	14 Lennon, Thos—same...202.87
8 Bird, Peter B—Royal Bank...861.38	14 Fleming, Wm H—Watson & Pittinger...983.02	14 Leete, Jas T—same...202.87
9 Bellows, Chas H—People Trust Co...247.58	8 Ginsberg, Saml—A Fisher...122.11	14 Liess, Edw—same...302.87
9 Brophy, J Bernard—J Ruppert...122.97	9 Green, Henry B—L Tulein & ano...159.30	14 Linblad, Chas W—same...202.87
9 Booker, Chas—Bertha Schwerter...36.40	10 Goldberg, Abr H—N Y Tel Co...20.68	14 Lillieshold, Anthony—same...202.87
10 Berlinger, Jos—N Y Tel Co...21.68	12 Gallagher, Henry—J Brodie...67.26	14 Lincoln, Frank B—same...202.87
10 Boniello, Antonio—B Federico...49.70	12 Geismann, Leon—N Y Tel Co...22.59	14 Linde, Henry—same...202.87
10 Borghaard, Fredk—A Nuderstadt...294.80	12 Gass, Jno H—J J Cusick...113.19	14 Lawrence, Chas—same...202.87
12 Biswurm, Jno—R J Evans...114.68	13 Garahan, Leo M—F Fischer...113.97	14 Laying, Jno—same...202.87
12 Brouwer, Jno H—D W Kaatze...345.25	14 Grossman, Morris—City N Y...206.78	14 Lawlor, Jno—same...202.87
12 Brennan, Lawrence A—R E Thibaut (Inc)...142.19	14 Guth, Jacob—same...206.78	14 La Grasse, Peter—same...202.87
12 Blake, Patk F—J Brodie...67.03	14 Grogan, Thos—same...206.78	14 Landau, Jacob—same...202.87
12 Binnie, Wm L—same...67.03	14 Geran, Carroll V—same...64.38	14 Lascellas, Henry—same...202.87
12 Bulger, Jos W—same...42.07	14 Gwirtzman, Abr—same...27.62	14 Lahey, Mich—same...208.34
12 Brown, Jas J—same...47.20	14 Gallagher, Frank P—same...36.73	14 Lambert, Edw—same...208.34
13 Berco, Frieda—Bklyn Heights R R Co...108.22	14 Grimmond, Annie J—same...208.34	14 Lewy, Geo W—same...60.14
13 Barker, Annie—Interborough R T Co...12.88	14 Grass, Wm—same...208.34	14 Lasher, †Geo E—same...243.65
13 Brown, Sol—Bklyn Heights R R Co...108.22	14 Greensword, Minnie—same...113.54	14 Lutkins, Theo L—same...90.79
13 Berco, Leon—same...108.22	14 Gould, Jno S—same...204.34	15 Louria, Leon—same...208.34
13 Bercovitz, Adolph—same...108.22	14 Gannon, †Thos F—same...243.65	15 Louria, Lulu—same...208.34
13 Becker, Jno—Metropolitan Dairy Co...252.20	14 Grant, †Amos H—same...243.65	14 Littlefield, Jas W—same...208.34
13 Brown, Wm A A—E B Vanderveer...948.16	14 Green, Walter L—same...33.92	14 Littleman, Henry as exr—same...95.57
14 Boden, Jno—City N Y...208.34	8 Harlem Baby Carriage Co—S Laitman & Sons...238.17	8 McKeon, Michl J—H Knebel...421.55
14 Brothers, W Franklin—same...208.34	9 Hartman, Wm—I Miglaughlin...338.77	8 Mooney, Edw H—Crandall Pettee Co...86.29
14 Block, Chas—same...208.34	9 Hulsart, Geo W—Mary F Weil...260.88	8 Martin, Geo J & Wm—Julian A Manneck...55.50
14 Butts, Harry H—same...208.34	10 Henry, Wm—Citizens Trust Co...217.65	8 Meyer, †Wm S—I S Long & ano...67.99
14 Blum, Alfd—same...39.60	10 Hess, Blanche—N Y Tel Co...44.37	8 Miller, Abr—S Pollack...42.28
14 Brennan, Edw J—same...243.65	12 Heinemann, Jno—J Haas & ano...44.93	8 Mandel, Abr—McKinley Music Co...51.15
14 Brennen, Jacob—same...125.78	12 Hawsley, †Jno F—L Weil...195.78	8 same—same...75.62
14 Berry, Thos as admr—same...191.14	12 Heutcheil, Chas Jr—T J Madden...21.86	8 Manneschildt, Jacob Jr—I Krefetz...55.00
14 Boyer, Frank W & Chas H as exrs & trstes—same...28.67	12 Hunt, Clarence E—J Brodie...67.19	8 McCauley, Patk J—A McKinney & ano...115.60
14 Broisted, Henry as exr—same...114.69	14 Hogan, Jno—City N Y...206.78	8 Moller, Wm A—A McKinney & ano...89.40
14 Boesling, Henry—Geo Less & Co...244.92	14 Hyer, Jos—same...242.10	8 Meyer, Andw—G A Kahaly...28.00
14 Blixt, Andw—W O Fredenburg & ano...245.51	14 Hedden, Geo C—same...30.03	9 Mehlman, Jacob S—M Levi...76.40
14 Boerum, Henry—C W Hawkins...113.61	14 Heller, Ulric—same...56.67	9 Mitchell, Jno P—S Cohn...86.41
14 Brennan, Margt & Louis & Jno Boserst...1,057.35	14 Halpern, Saml J—same...208.34	10 Mitchell, Philip—N Y Tel Co...18.75
14 Bonner, Oliver R—Acme Gas Flx Co...304.90	14 Hirsch, Henry R—same...208.34	12 Muller, Alfred—H Cook...59.40
14 Bozzecolono, Luigi—N Como...62.63	14 Herlitz, Eugene—T M Reid & ano...111.48	12 Mulhall, Michl J—J Brodie...47.09
8* Culp, Ernest M—A McKinney & ano...115.60	14 Henry, Jos—S Meyer et al...124.50	12 McFeely, Patk J—same...67.33
8 Cicoria, Guglielmo—Seaboard Wine Growers...81.72	14 Harris, Wm H—W A Meyer...68.32	12 McEwan, Thos—same...67.03
8 Conley, Jas A—Title G & T Co...147.05	9 Ivy Realty Co—A W Linton...65.66	12 McConnell, Jno E—same...42.07
8 Coffin, Jno F—same...97.66	14 Irwin, Jas—City N Y...202.87	12 McCosker, Frank J—same...41.96
9 Christensen, Louis—J Ruppert...122.97	8 Jesberger, Otto—I S Long & ano...14.40	13 McMahon, Arthur J & Jennie—Pauline G Moll...198.77
9 Conlon, Jas F—S P Jones & ano...78.44	10 Jensen, Andw—T McCall...116.40	13* Meury, Emilie J—same...198.77
10 Charlwood, Lawrence J—N Y Tel Co...23.39	8 Kernan, Harry—Roebbling Constn Co...168.01	13 Matte, Brago & Palma—N Libretti...141.90
10 Comfort, Virgil—same...18.39	9 Kahn, Max & S, doing bus as Kahn & Kahn—S Hyman Co...675.35	14 McGoldbrick, Michl F as gnd of Jennie G Carroll—City N Y...59.25
10 Chezar, Herman—N Y Tel Co...21.68	10 Kronheim, Morris—M Lewis...1,537.90	14 Marx, Geo—Margt Schwartz...47.08
10 Chaut, Bessie—Gertrude Horowitz...37.42	10 Klugman, Anna—N Y Tel Co...17.18	14 Marshall, Wm A—G H Fitzgerald...46,316.60
10 Connell or Conway, Geo W—W C Smithson...37.27	12 Kohn, Ignatz—A J Barker & ano...366.90	14 McCarty, Jas—City N Y...206.78
13 Charles, Heinrich & †Jane—L W Villa...90.90	12 Kaufman, Jos—State N Y...300.00	14 McCloskey, Jno—same...112.77
14 Campbell, Robt—City N Y...208.34	12 Kiebrick, Michl—J Brodie...47.30	14 McClurg, Frank R—same...206.78
14 Campbell, Wm—same...47.19	12 King, Casper T—same...67.22	14 McDonald, Donal—same...206.78
14 Cubberly, Francis R & Wm C as exrs Jas Cubberly—same...9.56	12 Kaufman, Ben—J Cohen...87.22	14 McLaughlin, Chas E—same...206.78
14 Carey, Elen as admtrx, & c Edw L Carey—same...19.11	12 Kaplan, Isidor—J Cohen & ano...73.65	14 McGovern, Jno—same...206.78
14 Collora, Antonio—Armour & Co...159.41	12 Kaufman, Maurice B—City N Y...31.90	14 McGovern, Jno E—City N Y...206.78
14 Colthirst, Sarah A—City N Y...198.42	14 Kimberg, Louis—same...33.34	14 McBride, D—same...206.78
14 Cunningham, Thos—same...208.34	12 Kempson, J Fraser—same...202.87	14 McNiff, Wm—same...206.78
14 Connell, Wm—same...208.34	14 Kaplan, Henry—same...27.82	14 McMurray, Wm J—same...206.78
14 Connolly, Jno—same...208.34	14 Kavnar, Cassiel—same...202.87	14 McIntyre, Danl—same...206.78
14 Conner, Sarah S—same...208.34	14 Kahn, Abr—same...202.87	14 McVey, Edw S—same...206.78
14 Cook, Wm—same...208.34	14 Kaulh or Kuhl, Andw—same...202.87	14 McWhinney, Wm J—same...206.78
14 Colyer, Wm H—same...208.34	14 Kossman, Jos F—same...202.87	14 Morris, Wm—same...240.67
14 Connor, Dominick—same...208.34	14 Koribloom, Jacob—same...202.87	14 Muller, Jno—same...206.78
14 Coyle, Patk—same...208.34	14 Krott, Jno—same...202.87	14 Muller, Jno—same...206.78
14 Cotter, Wm F—same...208.34	14 Koos, Ralph—same...202.87	14 Myers, Louis J—same...28.15
14 Cosgrave, Thos F—same...208.34	14 Kroog, Henry—same...202.87	14 Mullen, Andw—same...178.58
14 Craig, Archibald—same...208.34	14 Konry, Jos—same...202.87	14 Mykrantz, Howard B—same...28.15
14 Coffey, Cornelius—same...37.71	14 Kennedy, Chas W—same...33.52	14 Mullan, Richd—same...206.78
14 Collins, Danl J—same...208.34	14 Knapp, A Conklin—same...202.87	14 Mullan, Frank—same...206.78
14 Coler, Bird S—same...113.55	14 Kennedy, Jno C—same...202.87	14 Mullin, Thos—same...206.78
14 Copeland, Chas H W—same...208.34	14 Kertzel, Chas—same...202.87	14 Mullan, David—same...206.78
14 Corrigan, Jno H—same...208.34	14 Kenna, Timothy—same...202.87	14 Murphy, Wm—same...206.78
14 Campbell, Jno G—same...208.34	14 Kearns, Thos—same...202.87	14 Murphy, Sylvester P—same...206.78
14 Doyle, Jas T—Title G & T Co...97.66	14 Koegel, Wm—same...202.87	14 Mullen, Wm—same...206.78
8 Donohue, Danl—H Newman...509.00	14 Kreiss, Nathan—same...202.87	14 Murray, Jos—same...206.78
9 Doody, Danl F—C D Rust...2,055.62	14 Kavanagh, Jno—same...202.87	14 Murray, Jas B—same...206.78
9 Dobson, Geo Jr—A Straus...49.42	14 Kay, Robt D—same...202.87	14 Moskowitz, Saml—same...206.78
9 Dittmar, Geo J—First Natl Bank of Amityville...1,544.82	14 Keith, Campbell—same...202.87	14 Mollenhauer, Emil—same...206.78
9 Du Bois, Henry E & Wm, doing business Du Bois Bros Dredging Co—A J McCollum...60.35	14 Klein, Jno J as admr—same...191.14	14 Morrisey, Michl J—same...206.78
10 De Palma, Frank W F S—J Steinberg as trste...519.41	14 Kenny, Christopher J—same...94.59	14 Manson, Morris—same...29.72
10 Dineen, Hannah—C Rieger's Sons (Inc)...321.67	14 Kerr, Fredk W—J Cooney...2,360.56	14 Madigan, Jno—same...202.87
12 Duley, Maynard—L B Brague & ano...49.20	8 Luck, Jno—A D Murphy...54.40	14 Mackie, Chas—same...387.15
13 Duffy, Patk—Nassau Elec R R Co...108.22	8 Levy, Louis—S Wrynn & ano...336.90	14 Miller, Geo M—same...202.87
13 De Cesare, Edw—B J Conroy...76.85	9 Luck, Jno—Eliz Becker...203.03	14 McEwen, †Albt C—same...243.65
14 De La Motta, †Henry F—City N Y...243.65	9 Lehman, Chas F—O A Lewis as trste same—same...200.00	14 McKillop, †Jaas H—same...243.65
14 Dodd, Chas H—same...208.34	10 Langsam, Mendel—W Rich...154.21	14 Mead, Julietta M—same...44.56
14 Dormer, Geo—same...208.34	10 Lee, Herman F—W Hurst...321.05	14 Mayerson, Louis—same...208.34
14 Douglas, Saml—same...397.94	10 same—same...320.05	14 Moorhead, Thos J as exr & trste—same...57.09
14 Duhigg, Bernard—same...208.34	10 Lenobel, Aron—Habensum Realty Co...29.40	14 Morrow, Thos P—same...209.89
14 Doyle, Jno—same...208.34	10 Lessin, Margus—International Milling Co...96.32	14 Manning, Jno J—same...202.87
14 Dabney, Wm A—same...208.34	10 Levy, Sylvan & Benj—Citizens Trust Co...217.65	14 Maloney, Chas J—same...202.87
14 Douglas, Jno M—same...98.34	12 Lund, Martin J—Gotham Leather Goods Co...31.80	14 Michael, Danl—same...202.87
14 Duff, Saml T—same...215.56	12 Lent, Adam—S Feinberg...26.27	14 Mitchell, Alex—same...202.87
14 Driscoll, Wm J—Winne G Boorn...483.25	12 Levine, Saml—L Fischman...29.97	14 Mead, Mortimer W—same...202.87
14 Dieckman, Benj—Adelaide C Dieckman...3,804.11	13 List, Margt—Interborough R T Co...12.88	14 Merrill, Geo P—same...202.87
14 Donovan, Peter—Louis & Jno Boserst...1,053.69	14 Lopez, Ramon—City N Y...206.78	14 Manning, Jno—same...202.87
14 Doxsey, Wm H—W Kassel...84.65	14 Lyon, Jas—same...200.51	14 Marcus, J—same...202.87
14 Doscher, Jno as exr—City N Y...95.57	14 Lyons, Jas—same...202.87	14 May, Jno—same...202.87
8 Eglatz, Fred—L Stutz et al...692.43	14 Lynch, Oscar J—same...202.87	14 Marchant, Edw—same...202.87
10 Esposito, Louis—J Steinberg as trste...519.41	14 Lockwood, Edwin C—same...202.87	14 Maxwell, Edw J—same...202.87
13 Edson, David O—B J Conroy...21.98	14 Lopez, Jos—same...202.87	14 Mininci, Salvator—same...202.87
14 Eschwege, Simon—City N Y...42.56	14 Lopez, Jas C—same...387.15	14 Meyer, Frank D—same...202.87
14 Ehrhardt, Oscar—same...48.27	14 Long, Saml—City N Y...202.87	14 Miller, Mary E—same...1,400.75
14 Elwell, Geo E—J M Lewis...29.40	14 Lyon, Jas—same...202.87	14 Miller, Mary—same...202.87
14 Elfels, Wm C & Ida M—Winne B Boorn...483.25	14 Lyons, Hiram A—same...202.87	14 Miller, D L—same...202.87
	14 Levinson, Michl—same...202.87	14 Miller, Harry—same...31.51
	14 Lehman, Sigmund S—same...29.72	14 Marriott, Henry—same...202.87
	14 Landau, Isidore S—same...202.87	14 Maguire, Wm H—same...202.87
	14 Lacey, Richd—same...202.87	14 Miles, Wm O—same...202.87
	14 Lannon, David—same...202.87	14 Miller, Lucy B—same...202.87
	14 Langridge, Jno—same...202.87	14 Mason, Jno D—same...202.87
	14 Lake, Wm B—same...202.87	14 Mathews, Robt D—same...202.87
	14 Langton, Wm—same...202.87	14 Meyerowitz, Hyman—same...37.02
	14 Lane, Garret B—same...202.87	14 Mead, Stephen T—same...202.87
	14 Lack, Earl R—same...202.87	14 Mead, Lewis W—same...202.87
	14 Levien, Douglass A—same...202.87	14 Miller, Louis—same...27.82
	14 Lopez, Virgil J—same...202.87	14 Miller, Albert E—same...55.45
	14 Lorch, Hyman—same...29.72	14 Marnell, Walter T—same...571.54
	14 Lynch, Arthur J—same...202.87	14 Maxwell, Geo E—same...202.87
	14 Lyons, Mary—same...202.87	14 Matthews, Jno J—same...202.87
	14 Lyons, Patk—same...202.87	14 Marcus, Jacob—same...202.87
	14 Laillie, Frank R—same...202.87	14 Margolis, Simon—same...202.87
	14 Leifstein, Henry—same...202.87	14 Mayo, Jno G—same...202.87
	14 Leahey, Michl—same...202.87	14 McCleary, Edw J—same...206.78
		14 McCaffrey, Thos—same...206.78
		14 McCollin, Arthur—same...206.78
		14 McCarty, Eugene—same...206.78
		14 Meehan, Jas—City U Y...202.87

G & T Co	76.55
9 McNulty Bros—C H Offerman et al	264.84
9 Smith, Gouverneur E & Co—Natl Ban Kof Amityville	1,544.82
9 H B Rabold & Co—C G Pass et al	439.87
9 American Elevator Co—C H Offerman et al	264.84
9 Cork Helmet Co—O A Lewis as trustee	50.09
9 same—same	200.09
10 Berlinger & Chezar—N Y Tel Co	21.68
10 Levy Bros—Citizens Trust Co	217.65
10 Reinitz Imperial Laundry Co—N Y Tel Co	43.14
13 Ambrose Machine Co—same	22.55
13 American Dress Goods Co—same	141.98
13 Automatic Carpet Cleaning Co—same	397.94
13 Acme Hall Co Cafe—same	66.15
13 American Smoked Fish Co—same	47.19
13 Acme Sement Plaster Mills—same	341.06
13 Bergen Iron Works—City NY	37.71
13 Bklyn Cold Storage Warehouse Co—same	32.01
13 Clinton Constn Co—City NY	32.39
13 Contractors Electrical Co—same	94.59
13 Copiaque Park Land Co—same	21.93
13 Daniel Sheer & Co—City NY	70.32
13 Eisenhut Mineral Water Co—Crown Cork & Seal Co	89.04
13 Empire State Mtg Co—City NY	22.54
13 Engstroms Express—same	58.51
13 Ernastas, Gulick Co—City NY	226.05
13 Fredk M Smith Realty Co—City NY	66.00
13 Fidelity Corporate & Commercial Law Co—City NY	69.90
13 Fredk P Huff Co—City NY	56.67
13 G A Colgan Co—City NY	104.01
13 Greater NY Extracting Co—City NY	28.22
13 Hamilton Trunk Mfg Co—City NY	75.63
13 Hygienic Filter Supply Co—same	20.54
13 Higbie Barbour Mfg Co—same	123.02
13 Indian Black Vegetable Salve & Remedies Co—City NY	45.40
13 Jessamine Realty Co—Henry Roth Bldg Co	1,827.47
13 same—H H Doehler	2,329.91
13 L M Seamans & Son Co—City NY	76.96
13 L L Zasloff R E Co—City NY	36.86
13 L I Display Advertising Co—City NY	75.63
13 McDonald Iron Works—City NY	25.91
13 Morgan Contracting Co—City NY	95.15
13 Jos M Cohen House Wrecking Co—City NY	122.96
13 Nassau Casualty Co—City NY	208.34
13 National Truck Co—same	73.23
13 Norwegian Printing & Pub Co—City NY	51.23
13 Park Place Garage & Machine Co—City NY	66.54
13 Perfection Razor Co—City NY	37.71
13 Peoples United Mfg Co—same	208.34
13 Royal Accident Co—City NY	33.07
13 Samson Brick Co—City NY	60.77
13 Simpson Foundry Co—City NY	357.57
13 U S Dental Assn—City NY	200.33
13 Victor Electric Mfg Co—City NY	356.80
14 Craftsman Decorating Co—City NY	28.15
14 Craftsman Decorating Co—City NY	28.15
14 Dannermiller Coffee Co—City NY	428.99
14 Fox Constn Co—J Schadoff	103.10
14 G A Colgan Co—City NY	176.98
14 Jos L Burton Constn Co—Title Guar & Trust Co	300.05
14 Micaline Co—Acme Gas Fix Co	304.90
14 National Yacht Club—Geo C Engel Co	924.59
14 Williams Cut Stone Co—J Schadoff	103.10

SATISFIED JUDGMENTS.

Manhattan and Bronx.

AUG. 10, 12, 13, 14, 15, 16.

Alterisi, Louis—M L Marrus et al; 1909;	101.14
*Alexander, Julius & Betsy—W Reed; 1910	4,688.48
Atlas, Hyman, David Levine, Gustave Katz & Philip Kanter—W Wendelken; 1912	299.72
Bandes, Robt—E E Beardsley; 1911.85.41	
Balkioch, Wm—Michelin Tire Co; 1912.	174.58
*Bonfoey, Herbt R—V Klotz; 1904.	193.60
*Borge, Emilie—City of N Y; 1912	costs, 107.85
*Berman, Ignatz—J H Welch et al; 1908.	177.98
Burns, Jas & Timothy Kirwan—People & Co; 1912	1,000.00
Blume, Diedrich—Louis Meyer Co; 1912.	61.68
Brown, Phillip—Pennsylvania R R Co; 1912.	10.36
Berg, Max & Adolph—L Cohen; 1912.	1,041.73
*Curtis, Henry A—M E Palmer; 1903.	984.50
Cohen Dora & Jacob Davies—Independent Consumers Ice Co; 1912	153.84
Cassidy, Jos—Neostyle Co; 1912	46.00
Cordner, Auckland B—J L Toppin; 1912.	2,723.38
Dietz, Hugo—P Schell; 1909.	208.22
Doelger, Jos—A J Forman; 1912	91.16
Ericson, Gerhard—Jay C Wemple Co; 1912.	77.86
Flegenheimer, Henry—Natl Distillery Co; 1904	116.15
Friedman, Harry J—J Hechtlinger; 1911.	32.66
Same—R T Moorhouse; 1911	118.73
Firth, Jno—J McCreery; 1899	2,986.87
Fisher, Nathan—A Lappner; 1912	32.15
Friedman, Harry J—M Gold; 1911.	144.41
Getman, Douglas A—J Beck et al; 1908.	141.41
Hayes, Jno—J B Theiss et al; 1912.	costs, 107.43
Same—same; 1912	costs, 107.43

Same—same; 1910	costs, 99.73
Henning, Emily T—Union Ry Co of N Y City; 1908	costs, 67.88
Hyman, Chas—C F Keyes; 1912	159.39
Hooper, Geo K—C M Sutton; 1912	92.75
Hoschke, Wm H—W R Wilder et al; 1911	66.71
Hooper, Geo K—C M Sutton; 1911.	2,454.57
Herlyn, Wm T—International Provision Co; 1912	343.27
Huntington, Ralph—Boston Woven Hose & Rubber Co; 1903	80.40
Hittelman, Edw B—I Postman et al; 1909	218.66
Henry, Geo L—J H W Harris; 1912.	492.33
Kelly, Thos D & Frank Droz—J Beck et al; 1912	132.06
Korostoff, Jos & Louis Magidoff—W R Walker et al; 1912	68.29
Kirshenbaum, Shael—A Gedrych; 1912.	135.59
Leibelsohn, Herman & Eri—J W Place; 1912	84.47
Loomis, Geo C & Fred—E R Breck; 1912	526.02
Loewenthal, Irwin S—Jump House Wrecking Co; 1912	503.81
Layman, Bernard H & Priscilla Wallace—People of the State of N Y; 1909.	300.00
Lindenthal, Admud & Paul—I Spiegler; 1912	466.65
Malakoff, Saml—Natl Perfume Co; 1912	100.48
Mayer, Wm H—Diedrich Beckerman et al; 1906	89.51
Mahoney, Jno—N Y Tel Co; 1911.	29.43
McOwen, Anthony & Mark Fitterer—E Robitzek; 1912	2,116.30
Mangan, Bertha—P J Hatton; 1911.	102.41
Nadler, Wolf—H Weingaren; 1911.	34.65
O'Sullivan, Thos C—E F Sullivan; 1912	2,499.10
*Rachmil, Hyman & Harry Goldstein—A Kulok; 1912	159.43
Rosenberg, Louis—L L Fulkerson; 1912.	94.93
Ryan, Geo E—H Finkelstein; 1912.	27.69
Jno Riegelman, Rosina McCoy—R Riegelmann; 1910	1,031.81
Silverman, Benj—J Proshinsky; 1912.	164.41
Smith, Graham—Jas McCutcheon & Co; 1912	119.65
*Slinger, Arthur H—City of NY; 1909.	223.08
Streeter, Chas—M Ringwood; 1910.	5,269.95
Stratton, Edw—M Bachert; 1911.	39.16
Seldin, Harry—K Greenberg; 1909.	45.75
Wood, I Lester—McLaughlin & Kinnier; 1910	936.29
Weisz, Jacob, Julie Weisz & Yetta Nurick—I Levinson et al; 1910	337.59
Wagner, Edw C—Natl Nassau Bank of N Y; 1912	839.39
Same—same; 1912	1,499.93

CORPORATIONS.

A Caplan Constn Co—Colwell Lead Co; 1912	469.63
*Dondero, Andrea & Empire State Surety Co—People & Co; 1912	2,500.00
Industrial Land Impvt Co—A P de Giuseppe; 1912	200.50
Interborough Sash & Door Co—Friedland & Levine Bros; 1912	109.34
Geo Ringler & Co—A Horowitz; 1912.	200.00
*Leuchtenbeg, Wm E Co—C Grafenstein; 1912	630.75
Palmer & Singer Mfg Co—M A Driscoll; 1912	1,191.45
*Rexton Realty Co—Tenement House Dept; 1911.	57.72, 59.72, 59.72, 59.72
Sonora Chime Co—W R Wilder et al; 1911	197.83
Three Romeos Amusement Co—I S Wirth; 1912	350.67
Froma Realty C—A H Schwartz; 1911.	90.91
Fisher & Yglesia Co—C Vogt Jr et al; 1912	341.53
Same—same; 1912	96.17
Same—same; 1912	252.73
Grand Union Co, Geo Hasprouck & Hasprouck Piano Co—Premier Pneumatic Action Co; 1912	849.10

Borough of Brooklyn.

AUG. 8, 9, 10, 12, 13, 14.

*Bradwell, Herbt A, Chas L Feltman & Henry Grasshorn—Rachel Bayne; 1908	534.40
Brandmark, Yetta—J P Hesch Jr; 1912.	67.68
*Bogue, Isabel R—Barnet Feldman & ano; 1912	121.80
Burnes, Lena—M Dick; 1908	150.40
Connolly, M & E—Henry C Paradies & Co; 1912	371.31
Fleming, Wm H—G G Hornung; 1912.	113.15
Ferry, Peter & Rosina—Tiny Kretz; 1912	78.37
Flory, Harry E—B E Valentine; 1911.	1,059.97
Gorman, Thos J—Behrer & Co; 1912.	440.94
Hanavallis Bldg & Constn Co, Marcus E Tromba, Giuseppe Rupasardi, Felice Cerulli & Giuseppina Rapsardi—A J Dowdeswell; 1912	397.99
Hershkowitz, Bernie—Annie Hausman; 1912	68.75
Hoffman, Geo—G Stadtmuller; 1908.	260.69
Same—same; 1908	259.24
Jaeger, Jacob & Jacob Boslet—W Wolff; 1905	118.50
Lindemann, Ernst—T A Bingham as Police Comr; 1910	231.95
MacCartan, Fred S & Thos Peterson, doing business MacCartan Peterson Co—Robt Reis & Co; 1908	91.69
Mack, Andw T—W R Adams & ano; 1912	306.23
McGinley, Bernard—Tracy & Heslin; 1912	99.31
Morendo, Giuseppe, Angelo Lattuga & Giuseppi Arogone—J Aquavella; 1911	111.90
Mullin, Margt T—Cath F Cornright; 1912.	88.96
North Shore Constn Co—N Y Tel Co; 1911	65.59

Packer, Louis—R H Cooke; 1911.	124.00
Planding, Geo & Katie—Greenfeld & Soloman; 1905	153.50
Poroshinsky, Jacob—B Silverman; 1912	164.41
*Post, Saml W—D Waters & ano; 1909.	210.67
Rogers, Augusta E, Geo W Siller & Geo W Rogers—Borough Bank; 1910.	115.68
Rorvig, Andw—J E Misspaugh; 1910.	169.40
Same—J F Burke; 1912	179.40
Segal, Abr—Mary J Woolsey; 1912.	49.40
Silberman, David—Empire City Lumber Co; 1911	46.54
*Ward, Robt—Caroline McEleveny; 1912	629.67

CORPORATIONS.

Aronson Realty Co—Gibbs & Van Vleck Co; 1912	209.72
Same—Press Pub Co; 1912	160.92
Aronson Realty Co—Title Ins Co N Y; 1911	150.65
Hamilton Trust Co—C Rheims et al; 1909	77.72
Progressive Amusement Co, Meyer A Rosen, Max Resnicoff, Barnet Schwartz, Jos Solatovsky & Morris Resnicoff—Markel & Rosen; 1908.	306.93
Abe Caplan Constn Co & Abe Caplan—Bklyn Paint & Wall Paper Co; 1912.	113.35
Admiral Realty Co—City of N Y; 1912	279.35
Interborough Sash & Door Co—Friedland & Levine Bros; 1912.	109.34
Knights of Pythias Temple Assn—Jennie Branscombe; 1912	125.40
*Vacated by order of Court. *Satisfied by appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.	

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

AUG. 8.

Decatur av, es, 155.3 s 198th, 37x100.7; Ada M Saurman agt Chas C Warren et al; Harold Swain (A); Michl J Driscoll (R); due, \$2,794.97.

AUG. 9.

Lot 132, map of Village of Williamsbridge, Bronx; Jas F Waldron agt Geo Zuelch; Chas G Wheeler (A); Frank E Sweetser (R); due, \$3,176.50.

AUG. 10.

No Judgments in Foreclosure Suits filed this day.

AUG. 12.

11TH av, es, 50.5 n 57th, 25x50; Kath F Reynard agt Michl E Sullivan; McEniry & Reynard (A); Walter S Brewster (R); due, \$15,825.

57TH st, ns, 50 e 11 av, 16.8x75.5 also 11TH AV, es, 50 n 57th, 25x66.8; Kath F Reynard agt David F Blount; McEniry & Reynard (A); A Henry Mosle (R); due, \$15,825.

AUG. 13.

137TH st, 251 W; Sarah M Mygatt agt Ottile Heumann et al; Chas P & Wm W Buckley (A); Bernard Rabbino (R); due, \$15,572.92.

Home st, ns, 25 e Barretto, 50x91.8; Abr Fox et al agt Eva Siegel; Wm Weiss (A); Denis O'L Cohalan (R); due, \$2,525.

AUG. 14.

99TH st, ss, 200 e Columbus av, 25x 100.11; Morris S Thompson agt Navarre Realty Corp et al; Geo F Warren, Jr (A); Alfd Steckler, Jr (R); due, \$18,733.92.

62D st, 314 E; Sigmund Tynberg agt Israel Tamases; Lewis M White (A); Fredk J Swift (R); due, \$21,826.76.

LIS PENDENS.

Manhattan and Bronx.

AUG. 10.

No Lis Pendens filed this day.

AUG. 12.

No Lis Pendens filed this day.

AUG. 13.

Bronx and Pelham pkwy, ss, at intersection of n line of land of Fidelity Development Co, runs w to Bogart av xs to Paulding av xse to land of NY, Westchester & Boston Ry; also OLD WILLIAMSBRIDGE RD, swc Pelham pkwy, —x—; Lots 21 & 22, blk 44; 10, 11, 19, 20, 23, 25, 29-34, 37-41, 49, 51 & 52, blk 45; 12 & 40 in blk 46; 6, 13, 14, 15, 27, 28 & 29 in blk 47; 17, 18, 22 & 25 in blk 48; 5-35, 37, 42 & 43 in blk 49; 6, 18, 19, 20, 21 & 22 in blk 50; 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 28, 29, 30, & 31, blk 51; 5-17, 19, 21, 22, 23, 24, 29, 30, 33, 37, 38, 40-56 blk 54; 1-24, 33, 38-56 blk 55; and other parcels; also Brady av, ns, 100 s Bogart av, 25x100; also PAULDING AV, cl and n line of land of NY, Westchester & Boston Ry, —x—; also PAULDING AV, cl and s line of land of NY, Westchester & Boston Ry Co; Louise M Dorland as creditor & cgt Morris Park Estates et al; action to declare lien; R D Ireland, atty.

Same prop; Jos G Robin as stockholder agt same; action to declare lien; R D Ireland, atty.

AUG. 14.

9TH av, nec 27th, 24.8x77.10; Max Hoffmann et al agt Herman Bornemann; notice of attachment; E Escher, Jr, atty.

126TH st, 430 E; Margt T Reagan agt Jno Barrett et al; partition; Goldstein & Goldstein, attys.

Walton av, ws, 57.7 n 181st, 19x75; Everett V Meeks agt Canton Constn Co et al; E G Duvall, atty.

76TH st, ns, 98 e Av A, 50x102.2; Edw Bachmann et al agt Philip A Decker et al; J T Booth, atty.

BUILDING LOAN CONTRACTS. Manhattan and Bronx.

AUG. 10 & 12. No Building Loans filed these days. AUG. 13.

4TH av, nwc 20th, 92x125; Otto L Dommereich, indiv & surv partner loans 252 Fourth Avenue Company to erect a 3-sty bldg; — payments, 390,000

32D st, ss, 325 w 5 av, 75x98.9; Metropolitan Life Ins Co loans Midwest Realty Co to erect a 16-sty loft & offices; 16 payments, 525,000

Central Park W, nwc 87th, 75.6x100; Lawyers Title Ins & Trust Co loans Owners Bldg Co to erect a 12-sty apartment; 11 payments, 400,000

ATTACHMENTS. Manhattan and Bronx.

AUG. 8, 9, 10 & 12. No Attachments filed these days. AUG. 13.

Gaston, Larren E.; Clara D Gaston; \$8,400; C P Caldwell.

Munden Constn Co. Sec 180th st & Haven av..Consolidated Gas Co. Ranges. 309

Borough of Brooklyn. AFFECTING REAL ESTATE. AUG. 8, 9, 10, 12, 13 & 14.

MECHANICS' LIENS. Manhattan and Bronx.

AUG. 10. 93D st, 62-4 W; Andw J Davis agt Mary A Deering (69). 308.32

181ST st, 720-36 W; Abr Thompson agt Jno M Lynch Constn Co, Inc. & Charter Constn Co (renewal) (77). 2,400.00

Borough of Brooklyn.

Waverly av, ws, 100 n Atlantic av, 12x 75; Maillard M Canda agt N Y Tel Co & Henry Consirat. 193.51

E 25th st, es, 400 n Av K, 37.6x100; also E 26TH ST, ws, 440 n Av K, 37.6x 100; Marius Andersen agt St Marks Bldg Co Inc. 88.00

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan and Bronx. AUG. 8, 9, 10, 12, 13 & 14. Lloyd, Phyfe Co. Acqueduct av, 304 s Boscobal av..Northern Union Gas Co. Ranges. 105

Dominick st, 43; Jos Goldberg et al agt Michl Bradley (91). 70.00

Amsterdam av, swc 175th, 100x175; Sol Beards agt Lentz Realty Co (95). 287.64

AUG. 16.

56TH st, 238-40 W; Cottell Shade Co agt Meyer L Sire (106). 30.00

AUG. 9.

E 25th st, es, 400 n Av K, 37.6x100; also E 26TH ST, ws, 440 n Av K, 37.6x 100; Marius Andersen agt St Marks Bldg Co Inc. 88.00

Manhattan av, ws, 147.2 sw Highland av, 180x100; Dwight Hosford agt Rosa F Carroll. 90.00

AUG. 10.

Chester sf, es, 100.2 n Livonia av, 150x 100; Klein Material Co agt Pauline Const Co. 489.48

AUG. 11.

Hendrix st, ws, 290 s New Lots rd, 20x 75; Eugene Garner & ano agt Wm A McDade & Chas Rappold. 65.00

Fenimore st, sec N Y av, 50x100; Vito Nasso & ano agt Chas Weber & Jos Petruci. 35.00
Surf av, ss, at intersec division line bet Old Lots 38 & 39, map of common lands of Gravesend, 100x—; Louis Bossert & Son agt Alice B Coady, Robt J Coady & Jas J Healy & Frank Schulze. 1,670.00
Surf av, ss, at intersec division line bet lands of Kath Balmer & lands Prospect Park & C I R R Co, 374x200; Seaside Lumber Co agt Prospect Park & C I R R Co & Thos Hopkinson & Stephen E Jackman. 242.37
St Johns pl, ss, 399.2 e Rochester av, 80x120.3; Curry & Co agt Whitecock Realty Co, Maurice Stoeff, Jennie Steinfeld & Ida Weinstein. 282.00

AUG. 12.

43D st, 1305; Brein-Schwartz Co agt Bashiot Bros & L C Minden. 54.00
Rogers av, 51-3; Sam Baxter agt Isidore Tager. 100.00
Greene av, 203; Francis J McCaragher agt Florence P Shaw & Harry H Lawrence. 63.50
Atlantic av, nwc Waverly av, runs n 119.10xw103.4xS25x49.2 to av xel35 to beg; Michele Dibella agt N Y Tel Co & Pasquale Macarone. 18.00
W 31ST st, ws, 280 s Mermaid av, 20x 118; Chas J Mann agt Lillian Wilkins & Wm Wilkins. 140.00
Jay st, sec Nassau, 45x176x irreg; Doois Laheney & Co Inc agt Carey Mfg Co & Hennibique Const Co. 2,760.00
Atlantic av, nwc Waverly av, runs n 119.10xw103.4xS20x again s49.2 to av xel35 to beg; Francisco Dibella agt N Y Tel Co & Pasquale Macarone. 28.00
Same prop; Vincinzo Modica agt same. 58.10
Blake av, swc Stone av, 25x100; Jacob Rutstein & ano agt Rosie Levy & David Wolfman & Morris Weiss. 230.00
Park kv, 542-4; Geo A Barczik agt Bklyn Heights R R Co & Washington Athletic Club. 321.32
Hendrix st, ws, 290 s New Lots rd, 20x 75; Chas W Rappold agt Wm A McDade. 1,406.72

AUG. 13.

Garfield pl, ss, 139 w Prospect Pk W, 50.1x100; Thorp Iron Co agt Mrs M E Lang & Jno Kennedy & Son Inc. 1,700.00
Vermont st, ws, 150 n Blake av, 50x100; Albt Hushman et al agt Wardell Realty Co. 125.00
Essex st, 251-5; Wm Herman agt J D Cohen. 156.50
W 15TH st, ws, 800 n Neptune av, 40x 118; Louis Piro agt Christofaro & Fortunata Marazzo. 80.00
Schenectady av, es, 100 n Park pl, 52.9x 100; Michal Buglio agt Johanna Grafton. 872.00
Wyona st, 305; Joe Max & ano agt Jos Katz & H Feldman. 20.00
Neptune av, nec E 3d, 40x irreg; also NEPTUNE AV, ns, 88.7 E 3d, —x—; J Postman & Co agt Jacob Sommer Inc. 1,100.00
Eastern Pkwy Ext, nwc Bushwick av, runs n100xw56.3xS56.9xS— to Ext xel100 to beg; Geo W Woods agt Frank, Margt & Andw Wischerth. 325.00
E 7th st, es, 360 n Av M, 40x120.6; Jacob Abros agt Ester of Esther Lutwak or Litwak & Jos Schwartz. 150.00
Sheridans walk, es, 548 s Surf av, 326x 62; Seaside Lumber Co agt Geo C & Mary E Tilyou & L A Thompson's Scenic Rwy Co & Edw H Mooney. 80.06
Sackett st, 47; Wm J Conway agt Pietro Pannello. 15.00
Surf av, swc Old Lts, 38x39, being 100x —x—; Seaside Lumber Co agt Alice D & Robt J Coady, Frank Schultze & Jas J Healy. 85.35

AUG. 14.

Livonia av, swc Hendrix, 100x50; Parshelsky Bros (Inc) agt Hendrix Bldg & Development Co & Jos Randazzo. 89.00
Surf av, ss, at int division line bet old Lots 38 & 39, map of common lands Coney Island, 190x—x—; Henry Steigenwald agt Alice V & Robt J Coady, Jas A Healy & Frank Schulze. 238.45
Bedford av, 486; N Greenblatt Co agt Louis Marx. 650.00
Atlantic av, ss, 300 w Hopkinson av, 100x100; Salvatore Bonagura agt Lawrence Realty & Const Co. 2,736.80
Bay Ridge av, ns, 100 e 3 av, 93x100; David Davies agt Loring Realty Co. 350.00
Hegeman av, nwc Georgia av, 100x95; Rocco Sangiamo agt Hegeman Bldg Co. 112.50
New Lots av, ns, from Williams av to Alabama av, 211.10x140x—x100; Rocco Sangiamo agt Hegeman Bldg Co. 1,175.00
E 10TH st, es, 100 s Av K, 300x100; Staines, Bunn & Taber Co agt Regal Homes Co. 359.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

AUG. 10.

133D st, 537-41 W; Kaufman & Vanel agt Louis Schlachter et al; Mar21'12. 17.54
56TH st, 323 W; Roddis Lumber & Veneer Co agt Young Men's Christian Ass'n et al; July31'12. 2,257.50

AUG. 12.

346TH st, 227-31 W; Orman W Ketcham agt Cramp & Co et al; July27'12. 651.63
Same prop; Jno P Kane Co agt same; July26'12. 8,343.00

AUG. 13.

Broadway, 1420; T H Delaney agt Adolph Lorber et al; Mar6'12. 325.00
Same prop; Frank Nahody agt same; Dec 15'11. 175.00
Same prop; Levin & Levin Contracting Co agt same; Dec22'11. 3,394.85

Same prop; Jno E Donovan agt same; Dec20'11. 339.00
Same prop; same agt same; Dec14'11. 339.00
Same prop; Max Epstein agt same; Dec 15'11. 347.00
Same prop; Jos R Potter agt same; Dec 12'11. 393.00
Same prop; East Side Iron Works agt same; Nov25'11. 740.00
Same prop; H R Rampone agt same; Oct23'11. 225.00
Bulkhead & Co adj ss West 95th; Jno P Kane Co agt Curtis-Blaisdell Co; June6 '12. 2,425.61
Bradhurst av, nec 149th; Saml Simon agt M Menge; June25'12. 236.74
Same prop; David Stone agt same; June 27'12. 59.00
Same prop; Abram Mendelson agt same; July22'12. 170.00
Cathedral pkwy, nec Ams av, 200x75; Jacob C Vreeland agt Cathedral Church of St John the Divine et al; Aug1'12. 827.18
Tieman st, ss, 400 w Boston Post rd; M Cantone agt Jno Marx et al; Dec1'11. 42.00
35th av, nwc 17th, 25x100; Jas Criscuolo agt Coffey Realty Co et al; Apr29'12. 629.00

AUG. 14.

Broadway, es, 120 s 40th; Morris Freudenheim agt Adolph Lorber et al; Dec12 '11. 37.00
G1ST st, 106 W; Harry Rosenbaum Iron Wks agt Kath Gallaher et al; Sept22'11. 602.80
Same prop; Hans Brockmuller et al agt same; Sept22'11. 180.00
Same prop; Bernard Drucker agt same; Oct21'11. 101.00
Washington av, 1738-42; A M Adolff agt Joe Cohen et al; Aug10'12. 120.00
Stanton st, 143-5; Wm Huenerberg agt Rachel Rubel et al; Feb28'12. 18.00
37TH st, 316 W; Jos Goldberg et al agt Mary I Hughes et al; Aug2'12. 23.00
116TH st, 408-10 E; Jos Reda agt Raffaele Marriizzi et al; Apr9'12. 154.68

AUG. 15.

Park av, ws, 437.7 s 187th; Bonser & Dougherty agt Hope Constn Co et al; Jan19'12. 10,200.00
Same prop; Goodman & Arena agt same; Jan26'12. 1,340.06
Same prop; Ideal Iron Works agt same; Feb23'12. 1,975.00
Park av, ws, 300 n 183d; Francis X Keil Co agt same; Jan29'12. 420.00
Park av, ws, 225 n 183d; Vincent Valentine Co agt same; Mar21'12. 775.00
Park av, ws, 437.7 s 187th; Nathan Hopin agt same; Mar20'12. 510.00
Same prop; Ideal Iron Works agt Althea Realty Co et al Feb23'12. 1,975.00
Same prop; Jamestown Mantel Co agt same; Mar21'12. 4,700.00
5TH av, nec 106th; E E Dey & Sons Co agt Jno Earle et al; Dec19'11. 87.89
5TH av, sec 107th; Getler Sand Co agt Geo H Earle Jr et al; Feb6'12. 317.00
5TH av, nec 106th; Hull, Grippen & Co agt same; Dec20'11. 66.25
Same prop; Jno A Philbrick & Bro Inc agt Jno Earle et al; Dec18'11. 125.33
Same prop; Jas Dempsey Co agt Geo H Earle Jr et al; Dec1'11. 2,657.37

AUG. 16.

36TH st, 47 W; Asher, Joroff et al agt F Kingsbury Bull et al; Aug13'12. 220.00
St Nicholas av, nwc 150th; Allegro & Spallone Constn Co agt Welton Constn Co et al; June3'12. 1,700.00
Same prop; same agt same; June3'12. 1,100.00
225TH st, ss, 236 w Paulding av; Westchester Wood Working Co agt Wm Ringelstein et al; July3'12. 1,150.00
Same prop; Pietro Serrillo agt same; July9'12. 292.00
Same prop; Henry Nordheim agt same; June18'12. 25.00
Same prop; Robt F Sheil agt same; June 1'12. 97.60
Same prop; Westchester Wood Working Co agt same; July6'12. 1,150.00
Same prop; Church E Gates & Co agt same; July6'12. 485.90
48TH st, 403 E & 1ST av, 862; Morris Spergel agt Antony Durgo et al; July31 '12. 310.00

Borough of Brooklyn.

AUG. 8.

E 10th st, es, 100 s Av K, 100x200; Reuben Goldstein agt Regal Homes Co & Gallagher & Lambson; Mar9'12. 40.00
New Lots av, ss, running from Vermont to Wyona, & from Snediker to Van Sinderen av; Empire City Lumber Co agt Wyona Bldg Co; Aug6'12. 1,029.25
Malta st, nwc Hegeman av, 60x100; Wm Treib & ano agt Malta-Hegeman Impt Co & Jacob Gordon; Aug3'12. 320.00
W 6th st, es, 440 n Av U, 20x100; Domenico Maarazzo agt Home Title Ins Co, Frank & Margt Ott; July25'12. 182.00
Same prop; same agt same; July25'12. 200.00
100th st, nes, 180 nw Ft Hamilton av, 20x95; Sturrock Cut Stone Co agt Bay Ridge & Ft Hamilton Realty Corp; Apr 27'12. 101.33
Same prop; Thos H Atkinson agt Edw O'Connor; July9'12. 25.00
47th st, swc 4 av, 100x103; Robt T Boyd agt Belinky Constn Co & Max Belinky; Aug10'11. 3,499.43
82d st, ss, 225 e Narrows av, 300x100; Hull, Grippen & Co agt Russell B Smith Inc; July6'12. 387.30
Harrison st, ss, 175.3 w Columbia, runs s118.3xw74.10xw117xw75; Sam Bassewitz agt Jas Scotto; July10'12.

Hendrix st, ws, 175 n Glenmore av, 50x 100; Harry Ginsburg agt Kay Bldg Co Inc; Apr5'12. —
Sterling st, 67 to 89; Harry Lefrak agt Aronson Realty Co & Peter Aronson; June19'12. 200.00
4th av, swc 47th, 103x100; JP Duffy Co agt Belinky Constn Co & Max Belinky; Aug8'11. 74.90
Same prop; Hyman Silverstein et al agt same; Aug8'11. 650.00
Same prop; Max Press agt same; Aug 7'11. 99.08
Same prop; Simonelli Co agt same; Aug 10'11. 1,500.00
Same prop; same agt same; Aug8'11. 1,300.00
Same prop; Morris Posner agt same; Aug9'11. 200.00
Same prop; Cohn Cut Stone Co agt same; Aug11'11. 1,225.00
Same prop; Hardy, Voorhees & Co agt same; Aug9'11. 2,600.11

AUG. 9.

4TH av, swc 47th, 103x100; New Jersey Terra Cotta Co agt Max Belinky & Belinky Constn Co; Aug10'11. 980.00
Same prop; Voletsky & Jarcho (Inc) agt Belinky Constn Co & ano; June15'12. 1,175.00
Livonia av, swc Hendrix, 50x100; Chas I Rosenblum agt Hendrix Bldg Development Co; May31'12. 32.00
Same prop; Chester Contracting Co agt Hendrix Bldg & Development Co & Jos Randazzo; May21'12. 110.00
Williams av, ws, 140 s Newport av, 80 x100; Bloch & Greenberg Lumber Co agt Sam Perets; July29'12. 100
Williams av, ws, 100 s Newport av, 80 x100; Klein Material Co agt Davis Siegel & Sam Perres; July25'12. 191.30
Same prop; Block & Greenberg Lumber Co agt D Siegel; July29'12. 192.08

AUG. 10.

E 24TH st, es, 140 s Av M, 40x100; Wm H Colson agt Manor Realty Co & El-Van Constn Co; Aug3'12. 150.50
E 26TH st, es, 140 s Av M, 40x100; Wm H Colson agt Jacob H Reiff & El-Van Constn Co; Aug3'12. 30.50
E 26TH st, ws, 140 s Av M, 40x100; Wm H Colson agt Jacob Reiff & El-Van Constn Co; Aug3'12. 65.50
E 24TH st, ws, 140 s Av M, 40x100; Wm H Colson agt Manor Realty Co & El-Van Constn Co; Aug3'12. 150.50
Rogers av, es, 73 s Albemarle rd, 20x 119; Jacob H Levin agt Dora Lundquest; Aug3'12. 61.65
Battery av, es, 100 n 90th, 50x100; J P Duffy Co agt Hilda Falkenberg; Aug3'12. 150.00
Schenectady av, es, 100 n Park pl, —x—; Carlos Rossa agt Johanna Grafton; June 12'12. 660.00
Rogers av, es, 610 s Av C, 50x102.6; Fortunato Correale agt Rogers Av Realty Co & Oscar E Olsen & Walfried Nelson; Aug7'12. 325.20

AUG. 12.

No Satisfied Mechanics Liens filed this day.

AUG. 13.

Schenectady av, es, 100 n Park pl, —x—; Morris Grotenstein & ano agt Johanna Grafton; June3'12. 100.00
Same prop; Kurlandzik & Alpert agt same; June3'12. 40.00

AUG. 14.

4TH av, swc 47th, 102.11x100; Bell Fireproofing Co agt Max Belinky Constn Co & Max Belinky; June22'12. 100.00
4TH av, swc 47th, —x—; Estate of S Weinstein agt Same & Ida Belinky; June 22'12. 866.00
4TH av, swc 47th, 103x100; Sam Henkin agt Belinky Constn Co; June25'12. 2,045.00
4TH av, swc 47th, —x—; Harry Marcus Iron Works agt Belinky Constn Co; June 27'12. 1,450.00
4TH av, swc 47th, 103x100; Nathan Pressman agt Belinky Constn Co & Max Belinky; July10'12. 107.00
Herkimer st, 369; Julius Bergman agt Katherine J Kenny; June2'12. 145.00
Rogers av, es, 90 n Av D, 50x80; Audley Clarke Co agt Rogers Ave Realty Co; July 24'12. 2,057.10
Tompkins av, es, 75 s Hart, 24.6x100; Bklyn Mason Contracting Co agt Levine Bldg & Contracting Co; Aug9'12. 120.00

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

ORDERS

Borough of Brooklyn.

AUG. 8.

No Orders filed this day.

AUG. 9.

Schenectady av, es, 100 n Park pl, —x—; Johanna Grafton on Home Title Ins Co to pay Philip Zinser. 46.52

AUG. 12.

Nor Orders filed this day.

AUG. 13.

Schenectady av, es, 100 n Park pl, —x—; Johanna Grafton on Home Title Ins Co to pay Kurlandzik & Alpert. 40.00

E 24TH st

E 24TH st, es, 175 n Av L, 37.6x100; N Sondergaard on Home Title Ins Co to pay Bennet & Burke. 30.00
Vermont st, ws, 150 n Blake av, 50x100; Wodahy Realty Co on U S Title Guaranty & Indemnity Co to pay Barnet Stern. 100.00

Surf av, sec W 25th, 100x500; Frank Schulze on R J Coady & J J Healy to pay Fred Cronin. 185.00

AUG. 14.

Nor Orders filed this day.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

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

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XC

No. 2318

New York, August 17, 1912

(7)

PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

116-11	760-69	1384-72	1919-21	2198-22
134-22	770-49	1393-17	1943-11	2218-8
139-7	833-57-59	1408-53	1946-7	
267-58	849-64	1519-4½-6	1966-44	
315-22	870-41	1562-41	2029-47	
323-20	906-39	1623-1	2058-4½	
393-56	984-13	1646-42-44	2075-39	
438-6	1044-16-17	1649-25	2081-59	
459-26 & 43	1122-17	1654-41	2093-38½	
490-18	1201-29-31	1735-69	2116-24 & 27	
594-12	1208-58	1755-10½	2159-42-43	
627-50	1215-42½	1759-11	2175-1 & 4	
753-54	1290-58	1841-47	2193-1, 6, 7, 8, & 44 & 45	

WILLS.

760-73
1031-3
1042-18
1123-13
1402-36-39
1770-29½ & 32
2047-1

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

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

as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

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

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrx—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction

con omitted—consideration omitted

corp—corporation

cor—corner

c l—centre line

ct—court

certf—certificate

dwg—dwelling

decd—deceased

e—East

exr—executor

extrx—executrix

et al—used instead of several names

foreclos—foreclosure

fr—frame

ft—front

individ—individual

irreg—irregular

impt—improvement

installs—installments

lt—lot

mtg—mortgage

mos—months

mfg—manufacturing

Nos—numbers

n—north

nom—nominal

pt—part

pl—place

PM—Purchase Money Mortgage.

QC—Quit Claim

R T & I—Right, Title & Interest

(R)—referee

rd—road

re mtg—release mtg

ref—referee

sobrn—subordination

sl—slip

sq—square

s—south

s—side

sty—story

sub—subject

strs—stores

stn—stone

st—street

TS—Torrens System.

tnts—tenements

w—west

y—years

O C & 100—other consideration and \$100

Minford pl, svc 172, see 172d E, svc Minford pl.

Simpson st (10:2724), ws, 480.8 n 163d, 42x107.4x42x107.9; sobrn agmt; Aug 9; Aug 10'12; American Real Estate Co with Lawyers Title Ins & Trust Co, 160 Bway. nom

Simpson st (10:2724), ws, 438.8 n 163d, 42x107.9x42x108.3; sobrn agmt; Aug 9; Aug 10'12; American Real Estate Co with Lawyers Title Ins & Trust Co, 160 Bway. nom

Simpson st (10:2724), ws, 480.8 n 163d, 42xirreg; ext of \$35,000 mtg to Aug 9'17 at 5%; Aug 9; Aug 13'12; Lawyers Title Ins & Trust Co with Podgur Realty Co. nom

Simpson st (10:2724), ws, 438.8 n 163d, 42xirreg; ext of \$35,000 mtg to Aug 9'17 at 5%; Aug 9; Aug 13'12; Lawyers Title Ins & Trust Co with Podgur Realty Co. nom

Timpson pl, 75, see Timpson pl, nws, 183.3 sw 149.

Timpson pl (10:2600), nws, 183.3 sw 149th, 27.3x100; also TIMPSON PL, 75 (10:2600), ws, 226.5 s 149th, 15.11x100; Aug 10; Aug 13'12; 1y6%; Anthony McOwen, 752 Hewitt pl to Cath C Hill, 63 Beechwood rd, Summit, NJ. 6,000

133d st E (10:2561), ss, 100 e Cypress av, 100x100, leasehold; pr mtg \$600; June 3; Aug 13'12; 2y6%; Bronx Builders Machine Co, Inc, a corpn, to Justine Bunke, 410 E 141. 700

137TH st, 570 E (10:2549), sal Ls; Jan 19; Aug 9'12; demand, 6%; Wm Dohrmann to Jacob Ruppert, a corp, 1639 3 av. 3,539.65

138TH st, 673 E (9:2283), ns, 166.8 e Willis av, 16.8x100; Ext of \$5,000 mtg to Aug 12'17 at 5%; Aug 12; Aug 14'12; Lawyers Title Ins & Trust Co with Edw M O'Gorman. nom

139TH st E, see Brook av, sec 2 av, 1976 Manhattan.

140TH st E, nwc Cypress av, see Cypress av, nwc 140th.

140TH st E (10:2598), ns, 100 e 2 av, now Walnut av, 100x100, Port Morris & East Morrisania; Aug 12; Aug 13'12; due &c as per bond; Jeannette Neil, Somerville, NJ, to Title Guar & Trust Co, 4,000

141ST st E (10:2555), ns, 175.5 w Beekman av, 50.1x104.3x50x107.10; July 10; Aug 9'12; demand, 6%; Beekman Constn Co to City Mtg Co, 15 Wall. 37,000

141ST st E (10:2555), same prop; certf as to above mtg; July 30; Aug 9'12; same to same.

148TH st, 669 E (9:2293), nes, 137.3 se Bergen av, 28.6x129.1x26x140.11; pr mtg \$11,500; Aug 8; Aug 9'12; 3y, % as per bond; Lizzie E Bowen to Bertha Brugman at Oxford, NJ. 1,500

150TH st E, svc St Ann's av, see St Ann's av, nws 75 ne 149th.

156TH st E, see Union av, see Union av, sec 156th.

157TH st E, sec 3 av, see 3 av, sec 157.

158th st E, see Trinity av, see Trinity av, sec 158.

160th st E, see Union av, see Union av, 844.

162d st E, svc Elton av, see Elton av, svc 162.

163D st, 941 E (10:2723 & 2725), ns, 110 e Simpson, runs e86.7xe83.9 to Southern blvd (No 941), xn46.8xn7.7xw142.5x896.11 to beg; bldg loan; Aug 12'12; demand, 6%; Kellwood Realty Co to City Mtg Co, 15 Wall. 200,000

163D st E (10:2723 & 2725), same prop; certf as to above mtg; Aug 12'12; same to same.

163D st E (10:2723 & 2725), same prop; pr mtg \$200,000; Aug 12'12; demand, 6%; same to American Real Estate Co, 527 5 av. 50,000

165TH st E, see Westchester av, see Hoe av, svc 165th.

168TH st, 762-8 E (10:2662), sws, 312.4 se Boston rd, 75x125; pr mtg \$10,000; Aug 9; Aug 13'12; due &c as per bond; Lena Pahls & Emma Johnson to Wm M Johnson, 545 W 144. 3,500

169TH st E (10:2694), sws, 140.7 nw Home, runs sw 60.1xe25xne49.5 to 169th x nw 25 to beg; pr mtg \$3,000; May 9; Aug 15'12; 3y6%; Chas Münch, 143 W 30th, to Jos E Duter, 1415 Crotona av. 1,000

170TH st E (11:2963), ss, 98.4 e Prospect av, 25x126.2x25x125.5; July 8; Aug 14'12; 1y 6%; Katharine A Harnisch, 800 E 170th to Frank Herwig, 408 E 82. 500

170TH st E, see Stebbins av, see Stebbins av, sec 170th.

171ST st, 535-9 E (11:2928), ns, 100.1 e 3 av, 55x117.4x55x120; PM; Aug 9; Aug 10'12; due Jan 9'13, 6%; Realty Business Corpn to Jas G Wentz, 335 West End av. 42,000

171ST st, 535-9 E; certf as to above mtg; Aug 9; Aug 10'12; same to same.

172D st E (11:2977), svc Minford pl, 70x 31.6; Aug 12; Aug 13'12; 3y5%; Otto Lippmann to Andw Wilson, Newark, NJ, 20,000

180TH st, 811 E (11:3111), ns, 95.1 e Mapes av, 25x118.2; Aug 1; Aug 15'12, 5y 5%; Gottlob Brenzinger to Amelia Orth, Atlantic Highlands, NJ. 12,000

180TH st E (11:3143), ns, 80 w Webster av, 19.11x100; PM; pr mtg \$—; Aug 15'12; 3y5%; Sophie Johnson, 588 Lex av, to Gustave Plonsky, 270 Riverside dr. 6,500

182D st E (11:3112), ns, 191.3 w Southern blvd, 50x100; PM; Aug 13; Aug 14'12; due &c as per bond; Geo W Tubbs, 406 W 58 to Eliz C Muller, 316 E 120. 3,250

198TH st E (12:3315), ss, 75 e Creston av, 25x98; Aug 9; Aug 10'12; installs, 6%; Mary S Ryan to Myron Straus, 6 Storm av, Arverne, LI. 275

201ST st E (12:3307), ns, 19.5 e Grand Blvd & Concourse, 50x100; pr mtg \$6,000; Aug 9; Aug 10'12; due, &c, as per bond; Fred H Blood to Jas Lonsdale, 126 W 103. 1,500

215th st E (*), ss, 225 w Paulding av, 50x100, given to secure payment for bldg materials; Aug 10; Aug 14'12; due &c as per agmt; Rosario Lo Bue to David S Crater, 345 Bedford av, Mt Vernon, NY. 3,000

236TH st E (*), ss, 633.3 w White Plains rd, 25x114.6; Decl'11; Aug 9'12; 3y5½%; Koellsted Contracting Co, a corp, to Central Mtg Co, 60 Wall. 4,000

236TH st E (*), ss, 608.1 w White Plains rd, 25.1x114.6; Decl'11; Aug 9'12; 3y5½%; Koellsted Contracting Co, a corp, to Central Mtg Co, 60 Wall. 4,000

236TH st E (*), ss, 105 e Carpenter av, 25x114; June 27; Aug 10'12; due, &c, as per bond; Koellsted Contracting Co, 819 E 223, to North Side Mortgage Corpn, 391 E 149. 4,000

236TH st (*), same prop; certf as to above mtg; June 27; Aug 10'12; same to same.

236TH st E (*), ss, 105 e Carpenter av, 100x114.6; two sobrn agmts; June 4; Aug 9'12; Rebecca Schulhofer, 972 Fox with Central Mtg Co, 60 Wall. nom

236TH st E (*), same prop; sobrn agmt; June 4; Aug 10'12; Rebecca Schulhofer with North Side Mtg Corpn, 391 E 149. nom

238TH st W (12:3271), nwc Putnam av W, 25x103.9x53.2x100; PM; July 18; Aug 12'12; 3y4½%; Chas S Kohler, 901 Col av to Henry W Hayden, 5 E 47. 3,000

239TH st E (12:3379), ss, 345 w Katonah av, 40x100; ext of mtg for \$1,300 to June 29'15; 6%; Aug 3; Aug 15'12; Lena Besserer of Bklyn with Anna A Spaulding-Buntin of the Bronx. nom

Albany rd (12:3263), es, abt 443 n 238th, 54.7x115x42x115; July 31; Aug 10'12; 3y 4½%; Arbris Realty Co, 52 Wm, to Adam Wiener, ref. 2,015

Albany rd (12:3270), ws, 105 s 238th, 50x75.7x50.3x80.1; PM; July 23; Aug 12'12; 3y5½%; Anthony B Murray Jr, 12 Maurice av, Ossining, NY to Augustus Van Cortlandt Jr. 3,000

Arthur av, 2124 (11:3070), es, 712.7 s 182d or Kingsbridge rd, 16.8x100.4x16.8x 100.2; Aug 8; Aug 10'12; 3y5%; Henry Seeger to Alex Warendorf, 101 E 29. 2,750

Arthur av, 2363-5 (11:3065), ws, 264.8 15'12, 3y5%; Jos Tesoro to Italian Savgs s 187th, 50x116.11x50x116.5; Aug 7; Aug Bank, a corpn, 64 Spring st. 24,000

Arthur av, 2363-5; sobrn agmt of mtg for \$6,700 to above mtg; Aug 10; Aug 15'12; same & John Bussing Jr with same. nom

Bailey av (12:3252), es, 246.6 s Van Cortlandt Pk S, 50x100; 2 PM mtgs, each \$750; Aug 5; Aug 10'12; 3y5½%; Wm H Commons, 406 W 24, to Adam Wiener, ref. 1,500

Barnes av (*), es, 64 n 230th, 50x105, Wakefield; PM; pr mtg \$—; Aug 13; Aug 14'12; 2y6%; Edw Maliphant, 341 E 141 to G & S Realty Co, 406 E 149. 1,900

Bathgate av (11:3050), ws, 49 n 182d, 48x97; July 1; Aug 15'12, 2y5½%; Salvatore De Rosa to Raphaella Somma, 220 W 31. 1,000

Belmont av, 2394 (11:3074), es, 34 s 187th, 36x100; pr mtg \$23,000; Aug 1; Aug 10'12; 2y6%; Rebecca Del Gaudio to Anna Defeo, 652 E 187. 2,000

Boston rd, 1615 (11:2939); ext of \$10,500 mtg to June 5'15 at 5%; June 4; Aug 12'12; Jas H Robertson with Julia D Schaeffer. nom

Boston Turnpike (*), ss, 272.10 e from es prop L B Holler, runs nel65 to sws Boston Turnpike & Reed's Mill rd xsw 112.7 & 12.7 & 18.7 & 51.1 & 14.8 & 48 & 82.11 & 107.11 xnw5.4xse50xsw49.6 & 49.4 & 59.8 & 20.5 & 18.2 & 19.6 & 30.8 & 198 xn e736.9 to beg, Eastchester; pr mtg \$7,100; July 25; Aug 12'12; 5y6%; Fredk F Martens, Bklyn, to Emil C Martens, 545 55th, Bklyn. 2,100

Brook av, 260, see 2 av, 1976 Manhattan.

Bronxdale av (*), ws, 210 n Morris Park av, 25x100; PM; pr mtg \$5,000; Aug 9; Aug 12'12; due Decl'12; 6%; Enrico Miram to Wm Peters, 2607 Sedgwick av. 200

Clay av, 1369 (11:2782), ws, 781.1 n 169th, 25x91.2x25.1x89; Jan 17; Aug 9'12; 2y 6%; Thos Coffey to Susannah S Folz, 1365 Washington. 300

Clinton av, 1987 (11:3092); ext of \$2,000 mtg to Aug 11'17 at 5%; Aug 3; Aug 14'12; Lawyers Mtg Co with Grace V Kiernan. nom

Corlear av, 3240 (Water st, proposed) (13:3406), es, lot begins 150 w Kingsbridge av & 63 s 234th, runs s25xw100 to es Water now Corlear av xn25xe100 to beg, except part for av; Aug 8; Aug 9'12; 3y5½%; Jno H Morrison, 3240 Corlear av, to Lena O Crawford, 273 E 32, Flatbush, LI. 2,000

Courtlandt av (9:2403), es, 148.6 s 157th, 30x92; Aug 13; Aug 15'12; due &c as per bond; Harry M Goldberg to Adelaide M Davis, Huntington, LI. 23,000

Crotona av, 1930 (11:2950), es, 133.6 s 177th or Tremont av, 16.8x70; Aug 7; Aug 10'12; due, &c, as per bond; Wm M Curran to Title Guarantee & Trust Co, 176 Bway. 2,100

Cypress av (10:2553), nwc 140th, 95.9 x188.4x95x200.5; PM; Aug 9; Aug 10'12; due, &c, as per bond; Moser Arndtstein to Edgar S Appleby, 216 W 59 & ano. 24,000

Elton av (9:2383), svc 162d, 31.8x90x25x 109.6; July 29; Aug 13'12; due &c as per bond; Adolphine C Thode, 530 E 188 to Albt Robertson, 495 West End av. 1,000

Forest av (10:2655), es, 200 n 156th, runs e100x100xe35xn125xw135 to av xs' 25 to beg; Aug 12; Aug 13'12; due &c as per bond; Oscar L Lyons to Rudolph Seidner, 1395 Dean, Bklyn exr Amalie Seidner. 10,000

Fort Schuyler rd (*), es, at ns land now or late Nathan Hart, runs e65 to ws old rd xnc70xw103 to rd xs70 to beg; Aug 7; Aug 14'12; 3y6%; Eugene J Skennion to Edw McK Whiting gdn Jno S Wilson, 606 W 116. 4,500

Fort Schuyler rd (*), same prop; PM; pr mtg \$4,500; Aug 7; Aug 14'12; 1y6%; same to Jno Davis, 426 E 144 & ano exrs Cath A Skennion. 1,250

Grace av, ws, 151 s Lafayette, see Lafayette, es, 151.6 s Grace av.

Harrison av (11:2868), ws, 125.1 n Morton pl, 50.2x130.10x53x144.1; Aug 1; Aug 13'12; due &c, as per bond; Alice G wife of & Thos J Curran to Arthur L Wessell, 146 Central Park West, Com Anna C Wessell. 7,500

Heath av (11:3239), ws, 239.9 s Kingsbridge rd, 50.9x124.2x50x115.5; Aug 9; Aug 10'12; 3y5½%; Jno Doolan to May Alice Taylor, Montclair, NJ. 3,000

Hoe av, see Aldus, see Aldus, see Hoe av.

Hoe av (10:2743), ws, 150 s 165th, 180x 125; bldg loan; Aug 14'12; demand; 6%; Fox Sq Bldg Co to City Mtg Co, 15 Wall. 160,000

Hoe av (10:2743), same prop; certf as to above mtg; Aug 14'12; same to same.

Hoe av (10:2743), ws, 150 s 165th, 45x 125; PM; pr mtg \$—; Aug 14'12; due Dec 1'17; 6%; Fox Sq Bldg Co to American Real Estate Co, 527 5 av. 6,750

Hoe av (10:2743), ws, 195 s 165th, three lots ea 45x125; three PM mtgs ea \$6,500; three pr mtgs ea \$—; Aug 14'12; due Dec 1'17; 6%; Fox Sq Bldg Co to American Real Estate Co, 527 5 av. 19,500

Hoe av (10:2743), ws, 150 s 165th, 180x 125; sobrn agmt; Aug 14'12; American Real Estate Co with City Mtg Co, 15 Wall. nom

Hoe av, (10:2743), svc 165th, runs w 76.1 to ses Westchester av xs110xe76.1 to Hoe av xn110 to beg; bldg loan; Aug 14; Aug 15'12; due Oct 1'17, 6% until completion of bldg & 5½% thereafter; Fox Sq Bldg Co, 773 Westchester av, to Metropolitan Life Ins Co, 1 Mad av. 170,000

Hoe av (10:2743), same prop; certf as to above mtg; Aug 14; Aug 15'12; same to same.

Hoe av (10:2743); same prop; PM; pr mtg \$170,000; Aug 14; Aug 15'12; due Decl '17 6%; same to American Real Estate Co, 527 5th av. 30,000

Honeywell av, 2116 (11:3125), es, 147.7 n 180th, 37.6x80; PM; pr mtg \$20,000; Aug 15'12, installs, 6%; Martin Dickemann to Edw Muller, 2112 Honeywell av. 5,750

Hughes av, 2019 (11:3069), ws, 74.9 n 179th, 32.10x85.8; pr mtg \$16,000; Aug 7; Aug 10'12; 1y6%; Fordham View Realty Co to Annie M Cox, 4534 Lake av, Chicago, Ill. 3,000

Intervale av, 1228 (11:2974); ext of \$3,500 mtg to April 15 at 5%; May 7; Aug '12; Harriet G Talbot with Fanny Bodenhofer, 1228 Intervale av. nom

Jackson av, 823 (10:2637), ws, 198.5 n 158th, 18x75; pr mtg \$3,500; Aug 14; Aug 15'12, 1y6%; David G Baird to Philipp Held, 727 E 165th. 2,000

La Fontaine av, 2014 (11:3068), es, 207.7 s 179th, 16.8x100; pr mtg \$2,500; Aug 10; Aug 12'12; due &c, as per bond; Rose wife of & Herman C Kinkle to Thos Walsh, 332 E 79. 1,050

Lafayette av (10:2764), ns, 50 w Faile, 50x100; ext of mtg for \$3,500 to Aug 12'13; 5%; Aug 12; Aug 13'12; Peter, Aug & Herman Both, firm H Both & Sons, 767 E 161 with Wm R Hausstein, 787 Dawson. nom

Lafayette av, 1430 (11:2937), ss, 90 w Prospect av, 20x61.2x21.2x68; pr mtg \$2,500; Aug 9; Aug 14'12; 3y6%; Mosholu Realty Co to Caroline W Rauh, 3003 Marlon av. 500

Lafayette av, 1430; certf as to above mtg; May 23; Aug 14'12; same to same.

Mayflower av, nwc Pelham rd, see Pelham rd, nwc Mayflower av.

Mohegan av (11:3123), es, 165 n 179th, runs e145.2xn41xw145.2 to av xs41 to beg; pr mtg \$27,500; Aug 7; Aug 12'12; due Feb 7'13 —%; Benny Savio to Mason Constn Co, 661 Tinton av. 1,000

Newbold av (*), ns, 355 e Havemeyer av, 25x108; Aug 10; Aug 12'12; 3y6%; Francisco Sabella to Martha A Arnov, 2525 Westchester av. 500

Ogden av, 1045 (9:2525), ws, 50 s 165th, 25x100, except pt for av; Aug 13; Aug 14'12; 3y5%; Paulina wife of & Jos Martin to Howard G Clark exr &c Isabella Clark, 46 E 81. 6,000

Old rd (*), ss, 343 w Pugsley av, 50x 71.11x50x75; Aug 9; Aug 10'12; 3y5½%; Wm Buhl, Inc to Eliz K Dooling, 179 E 80. 4,000

Old rd (*), same prop; certf as to above mtg; Aug 9; Aug 10'12; same to same.

Pelham rd (*), nwc Mayflower av, 112x 151x100x100; Aug 14; Aug 15'12; due, Oct 1 '15, 6%; Mary Scully to Hazelhurst Park, New Rochelle, NY, to Fredk Storck, Jr, 748 Coney Island av, Bklyn. 2,000

Prospect av, 1315 (10:2681), ws, 57 n Home, 40x105; PM; Aug 12; Aug 14'12; due Oct 1'15; 6%; Fredk W Folk, 1965 Teller av to Jno J Tully Co, 1603 Boston rd. 6,000

Prospect av, 603-5 (10:2674); ext of mtg for \$28,000 to Aug 14'17, 5%; Aug 14; Aug 15'12; David Werdenschlag with Herman Cohen. nom

Prospect av (10:2674), ws, 37.6 s 151st, 37.6x100; pr mtg \$28,000; Aug9; Aug15'12, 3y6%; Herman Cohen to Martin H Cohen, 322 W 100. 7,000

Putnam av W, nwc 238, see 238th W, nwc Putnam av W.

Rosedale av (*), ws, — n Tremont av, 25x—, being lot 487 blk P, amended map (514), Mapes Est; Aug6; Aug12'12; due &c as per bond; Land Realty Co to Carl Becker, Little Ferry, NJ. 3,000

St Ann's av (9:2276), nws, 75 ne 149th, runs nw99.6xne100 to sws 150th, proposed, xse74.2 to ws Port Morris Branch R R xs 37.10 to St Ann's av xsw71.11 to beg; also GREENRIDGE AV, nwc Rutherford av, runs sw250xnw147.7xne232 to G av xsl4.2 xsl34.10 to beg, White Plains, NY; also PROPERTY at New Castle, Westchester Co, NY, & Long Beach, LI; Apr8; Aug9'12; demand, 6%; Roscaire Co, a corp, & Fredk French to Jno A Noble at South Orange, NJ. 40,000

St Ann's av (9:2276), same prop; also out of town property; certf as to mtg for \$40,000; Apr8; Aug9'12; same to same.

St Ann's av, swc 150th, see St Ann's av, nws, 75 ne 149th.

St Peters av, 1712 (*), being lot 26 map (1336) Maclay Ave Realty Co; pr mtg \$5,000; Aug14; Aug15'12; due &c as per bond; Eliz C Fonda & Wm Heinrich to Wm Ennis, 923 Brook av. 1,200

Sedgwick av (12:3251), es, 200 s Stevenson pl, 75x116.6x79.6x150.4; July22; Aug 10'12; 3y4½%; Arbris Realty Co, 52 Wm, to Adam Wiener, ref. 3,900

Southern blvd (10:2743), nec Aldus, runs n100xell10xn5xe84xs105 to st xw194 to beg; bldg loan; Aug12; Aug13'12; demand, 6%; Podgur Realty Co to City Mtg Co, 15 Wall. 200,000

Southern blvd (10:2743), same prop; certf as to above mtg; Aug13'12; same to same.

Southern blvd (10:2743), nec Aldus, 100 x110; PM; pr mtg \$—; Aug12; Aug13 '12; due Oct19'14; 6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 31,000

Southern blvd (10:2743), nec Aldus, 100 x110; also ALDUS ST (10:2743), ns, 110 e Southern blvd, 84x105; sobr n agmt; Aug 13'12; American Real Estate Co with City mtg Co, 15 Wall. nom

Southern blvd, 941, see 163d, 941 E.

Stebbins av (11:2965), sec 170th, 33.8x 90.1; ext of \$28,000 mtg to Aug1'16 at 5%; Aug13; Aug14'12; Manhattan Mort Co with Bellewood Constn Co, 200 Bway. nom

Trinity av (10:2636), sec 158th, 54x98.7x 54x98.8; pr mtg \$—; Aug11; Aug13'12; installs; 6%; Conrad H Pfeiffer to Polatschek-Spencer Realty Co, 818 E 161. 2,000

Union av, 844 (10:2677), nec 160th; sal Ls; Aug6; Aug13'12; demand; 6%; Jno P Bastone to Clausen-Flanagan Brewery, a corpn, 441 W 25. 3,000

Union av, 844; pr mtg \$3,000; Aug6; Aug 13'12; demand; 6%; same to Fredk Lohmann, 3309 Perry av. 942

Union av (10:2675), sec 156th, 91x25; pr mtg \$11,500; Aug9; Aug10'12; 3y6%; Marie E Schober, 830 E 156, to Anna C Bagger, 341 E 151. 2,500

Van Cortlandt av (12:3252), ns, abt 90 w Bailey av, 33.5x139.6x25x161.7; Aug8; Aug10'12; 3y5½%; Minna N Hoffmann, 868 Eastern pkwy, Bklyn, to Adam Wiener, ref. 1,687.50

Verio av, 4346 (12:3398), es, 341.3 s McLean av, 60x153; also 1ST ST, es, at line bet lots 226 & 228 same map, runs n 60xw 4 to es Verio av xs60xe4 to beg, being a strip in front of above; Aug9'12; PM; due &c as per bond; Wm H Battenfeld to Title Guar & Trust Co, exrs & trstes Wm J Skelly & as gdn of Wm J B Skelly, 5,300

Vyse av, 1547 (11:2989), ext of mtg for \$5,750 to Aug20'15; 5%; July29; Aug14'12; Henry R Wood with Ladislav & Vally Matusek. nom

Washington av (11:3050), es, 109.9 n Fletcher, runs s36.7xe79.11xn36xw73.3; pr mtg \$61,000; May24; Aug9'12; 1y6%; Nora Constn Co to Hubbell Hardwood Door Co, New Rochelle, NY. 7,600

Watson av (*), ns, 105 w Olmstead av, 25x108, except pt for av; PM; Aug12; Aug 13'12; 3y6%; Clarence H Emley to Chas E Devermann, 2059 Watson av. 700

Webster av (12:3357), es, 325 n 204th, 25 x160x25.3x163.9; Aug10; Aug13'12; due &c as per bond; Sarah B Hallock, West Cox-sackie, NY to Simeon C Bradley, 2702 Mar-ion av. 4,000

Westchester av, sec 165th, see Hoe av, swc 165th.

West Farms rd (*), ss, 60.7 e St Peters av, 31.4x92.4x25x111.5; Aug9; Aug10'12; due &c as per bond; Geo Schafer, 1812 Ams av, to North Side Mtg Corpn, 391 E 149. 1,200

3D av (9:2364), sec 157th, 25x88; Aug1; Aug13'12; 3y5%; Eleonore K Klingenberg to Amelia Orth, Atlantic Highlands, NJ. 8,000

Lots 77, 80 to 85, 153 to 164, 168, 169, 175, 176, 177, 191, 193, 194, 195, 248 to 257 (*), map Benson Estate at Throggs Neck; July29; Aug9'12; due, Dec1'15, 6%; Lew-henwil Co to Dollar Savings Bank of City NY, 2808 3 av. 10,000

Lot 77, &c (*), same prop; certf as to above mtg; July26; Aug9'12; same to same.

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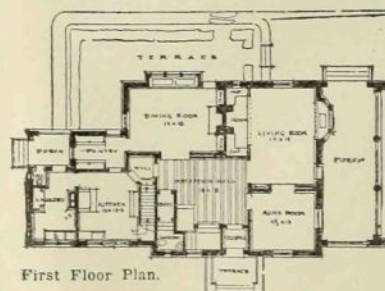
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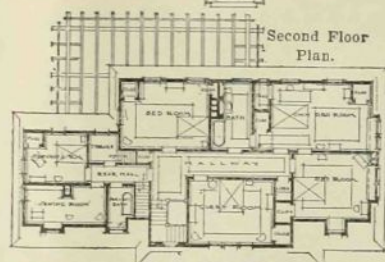
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