

REAL ESTATE RECORD AND BUILDERS' GUIDE

AUGUST 31, 1912

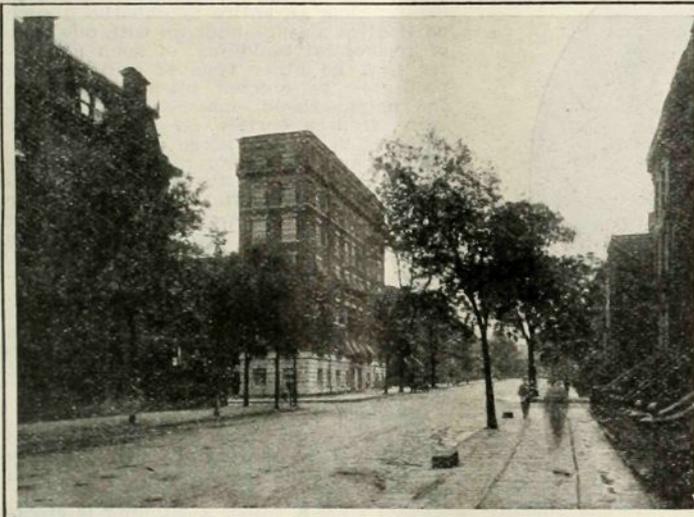
BROOKLYN'S HILL SECTION ATTRACTS BUYERS

Improved Traffic Conditions Have Again Made The Hill a Residential and Social Center of Importance—Semi-Public Institutions Are Numerous—Other Changes

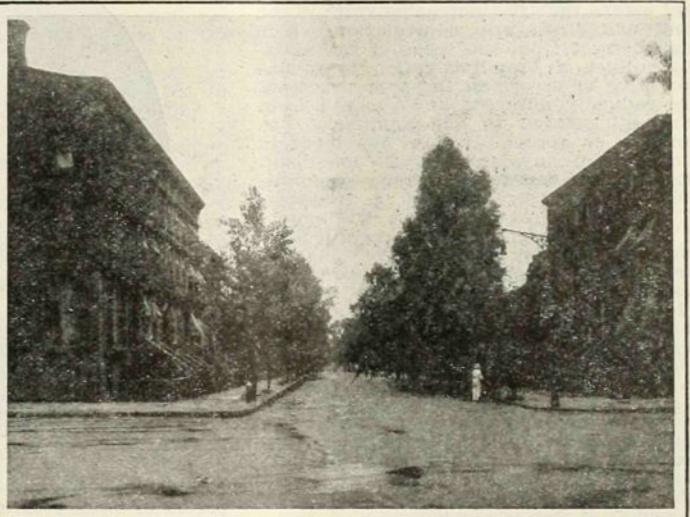
THE Hill section of Brooklyn is undergoing a change for the better. During a period of fifty years it was one of the fine residential parts of the city. When the great movement to the outlying districts began, in the nineties, the Hill section suffered from the exodus of many of its old families to Flatbush and its environs. Now there is renewed interest in

avenue and Fulton street, which was formerly a quiet residential block given over to the homes, among others, of such celebrities as the Rev. Theodore Ledyard Cuyler and Ira D. Sankey, the world-famous hymn writer. That a club house is to be reared amid such surroundings is a circumstance that was undreamed of even a decade ago; for it is only

Hill section, too, in recent years, notably on Clinton avenue, and on Washington avenue. Only a year ago a fine new apartment house for the exclusive use of physicians was built on a corner of Hanson and South Elliott places, while Hanson place itself has been completely changed from a choice private residential thoroughfare into a business and traffic



HANSON PLACE AT SOUTH ELLIOTT PLACE.



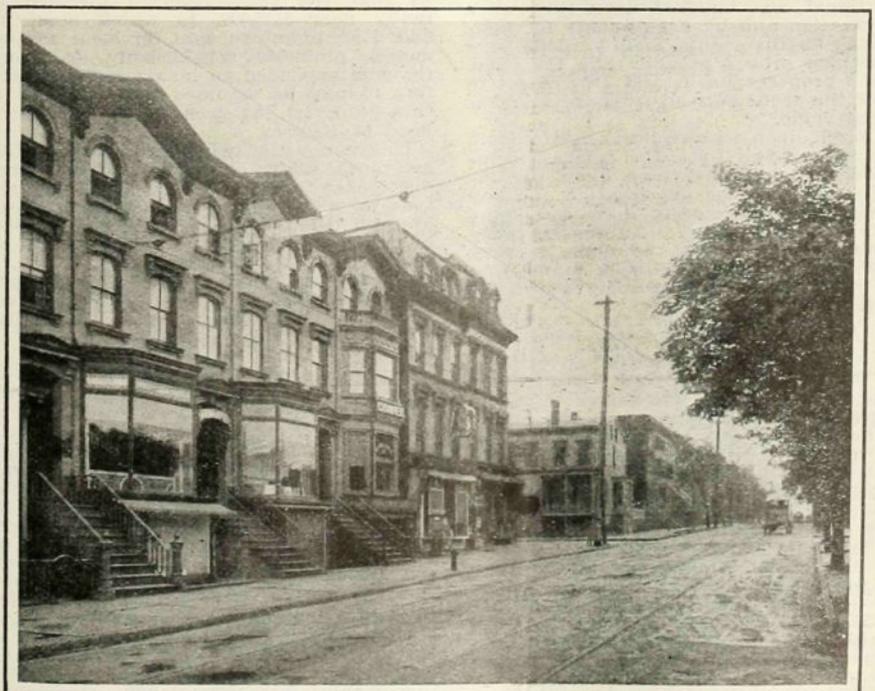
SOUTH OXFORD STREET, SOUTH OF FULTON STREET.

the Hill in more ways than prevailed heretofore. The completion of the Manhattan Bridge and the operation of the Interborough Railroad to Brooklyn have made the section a greater center than it was in the past. The bridge tended to move the business center of Brooklyn to the neighborhood of Flatbush avenue and Fulton street, which is at the foot of the Hill section; and, Fulton street, east of the new business center penetrates the Hill, and it has derived benefit from the changed condition. Property in the Hill part of Fulton street is now in good demand, whereas before the operation of the subway to Flatbush avenue property in that part of Fulton street was not in strong favor. The rental power of stores in this part of Fulton street has materially improved and many old buildings there have been remodeled in order to meet the demands of improved trade conditions.

The Hill section is bounded by Flatbush avenue, Atlantic avenue, Myrtle avenue and Grand avenue. It embraces a large area. There are other factors, too, than the ones mentioned that have rejuvenated the situation in the territory; and, those are the establishing of the Academy of Music, on Lafayette avenue, between Flatbush avenue and Fulton street; the erection of two large theatres on Fulton street, above its intersection with Flatbush avenue; the erection of the new Masonic Temple, on the crest of the Hill, at Lafayette and Clermont avenues; the decision of the Catholic Diocese of Brooklyn to build the new cathedral on the site of the one contemplated many years ago at Clermont and Lafayette avenues; and, the erection of the beautiful Parochial School and Chapel, at Lafayette and Vanderbilt avenues. The latest evidence of the trend to the Hill is the recent decision of the Brooklyn Lodge of the Benevolent and Protective Order of Elks to build an immense new club house on South Oxford street, between Atlantic

about that length of time since the Elks erected a home in lower Schermerhorn street, near the Borough Hall, where it thought it would be established for a long period of years. The new order of things shows the effect of new transportation routes on neighborhoods susceptible to their influence. Some large and high-class apartment houses have been built in the

street of importance. It leads directly to and from Flatbush avenue station of the Long Island Railroad to points in upper Brooklyn. Many old dwellings have been remodeled for business use. In addition the new building of the Central Branch of the Young Men's Christian Association will occupy the east block front of Hanson place, from Fort



GREENE AVENUE AT ITS JUNCTION WITH FULTON STREET.

Greene place to South Elliott place. This means a move from Fulton and Bond streets, in the old center, and a recognition of the new prestige of the Hill.

From the traffic standpoint the Fulton street section of the Hill is a funnel into which car traffic from various lines is poured. The Fulton street elevated and trolley roads pass through it, the Putnam avenue and the Greene and Gates avenue lines of trolley join the Fulton street line on the Hill; while the De Kalb avenue line is one of the easy routes between the Hill and the department store center further west.

Clinton avenue and Washington avenue are the finest residential streets of the Hill. The first-mentioned is retaining its

long-established character, whereas the last-mentioned thoroughfare has been invaded by apartment houses of the better class; and apartment houses are destined to be very numerous on the Hill because of its increasing central situation. The section for fifty years has abounded in two, three and four-story brownstone, brick and frame dwellings, but property there is becoming sufficiently important to warrant extensive reimpovement. Probably the most notable improvement on the Hill in recent years was the upbuilding of the block bounded by Fulton st., Gates, Vanderbilt and Clinton aves. The Clinton avenue front contained two large detached frame mansions, while the rest of the block formed the grounds. Stores

now cover the Fulton street front and apartment houses cover the remainder of the block. Many of the rank and file of dwellings on the Hill have been modernized, and they make attractive homes. New stoops and fence railings have been erected, modern bath rooms and the latest types of front doors and electrical features have been installed. These improvements add to the rental power and selling value of the houses in discussion. The regulation type of houses on the Hill range in value from \$7,000 to \$20,000 each. Old blocks that a decade ago or less were considered to be declining in value are showing an upward movement which is based on the various causes hereinbefore mentioned.

LAND VALUES AND BUILDING DEPRECIATION

The Sort of Building It Pays Best to Build---The Rate of Economic Depreciation---Be Cautious in Accepting Estimates of Future Increase in Land Values.*

By REGINALD PELHAM BOLTON, C. E.

IT is a common assumption or assertion on the part of those who are interested in bringing about an investment in real estate that the increasing value of the land will offset any depreciation which may detract from the value of the building. Such a broad assertion is fundamentally in error, as the two processes are radically different and proceed from causes unrelated to one another. The increase or appreciation or increment in the value of any land may be the result of a certain degree of scarcity in available space in its vicinity, but is frequently a mere expression of the willingness of some purchaser to give a certain price which in his own estimation the particular piece of property is worth to him for his own purposes.

It must be borne in mind that the price obtainable for any piece of land is only that which some purchaser may be willing to offer or pay. A piece of land is not a commodity which can be marketed to more than one customer, and owing to its fixed character and its dependence upon its surroundings, can appeal only to a limited number of purchasers. An increment is of value only when it becomes a source of income or is sold.

The rising value of any land is therefore largely dependent upon exterior circumstances, over some of which the owner of the property has little or no control, and such circumstances may and often do act in the inverse direction, and depreciate the value of property, or bring about a stagnation in the course of its appreciation.

The increase in the value of land—particularly of city property—is a result in part of the burden of unearned interest upon the investment, together with the additional cost imposed upon the owner by taxation and by assessments for non-earning improvements. Such burdens have sometimes proved greater than the value of the property itself, and always act to offset the profit derived from the increase of the value.

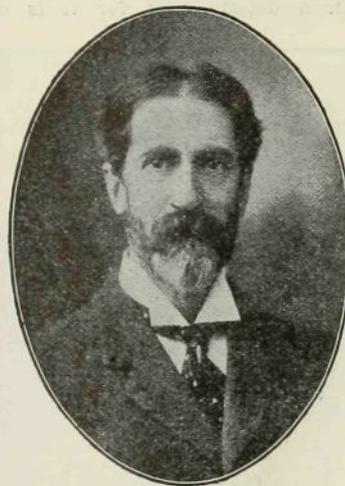
A profit upon a given investment should show an excess over the interest compounded at current rates upon the invested capital, plus the taxation and any assessments and interest at the compound rates upon the same. If these be fairly considered, as should be done, a very considerable discount must be made from the profit derived from an increase in the value of a site.

What It Costs To Carry Land.

A very recent campaign of advertising has been conducted in New York for the purpose of inducing purchasers to invest in vacant lands in the northern portion of the city, the inducements held out being references to purchases made in the distant past in other parts of the greater city, upon which apparently immense increases of value have resulted. One of these must be utilized as an illustration of the points above described.

A plot of land purchased in the year 1889 for the sum of \$48,000 has been—it is stated—leased recently for an annual net rental of \$35,000, which statement to the uninitiated is made to appear as if the fortunate owner was now reaping 75 per cent. per annum upon his investment. A simple computation, however, will show that direct interest at 5 per cent. upon

*From a paper read at the National Convention of Building Owners and Managers, at Seattle.



REGINALD PELHAM BOLTON.

the original investment for the elapsed period of twenty-three years has amounted to no less than \$55,200, and taxes are upon an average valuation of, say, \$75,000, would have amounted to another \$31,500.

The two sums represent direct payments only. If the original investment had been put out at compound interest, at the rate of 4 per cent., it would have produced at the present time a sum approximating \$105,000.

Similarly, the amount paid out in taxes, if invested at compound interest, would have amounted to approximately \$40,000, so that the actual capital invested is really near \$145,000, to which must be added an unknown sum for local assessments, probably considerably exceeding the sum expended on taxation, and therefore it may be assumed that the cost of this property has been in the neighborhood of \$180,000.

This money cost value of the property the net rental above stated now renders productive and shows a very satisfying return upon it or upon a reasonable excess of assumed salable value, though much less than would appear at first perusal of the statement.

The income is, however, of a fixed character probably for a long term of years, and any further increment in the value of the land will receive a less rate of return.

Of course, no information is available as to what expenses the owner has been put to in the past in the way of renewal of mortgages and other contingent expenses. Observation of the course of increase in the salable value of such properties indicates that for a long period after the first stage of the development of a neighborhood the prices may remain almost stagnant, as has been the case in numerous instances in the various vicinities around New York. During this period the selling value is often below the total invested cost, and as a consequence such property may change hands at a loss to the original owner. In a general way it is true that only those who have the means to carry such ownership through a considerable period of time, at continuous outlay of funds, are able to pass the critical period and arrive at a point where the selling value is in excess of the invested expenditure.

The value of land in many sections of a city is also fixed and limited by the character of the surrounding improvements; thus an entire neighborhood such as Harlem may be built up with one class of residential buildings of such character that no other type of building can profitably be erected upon property in the neighborhood, inasmuch as the returns from a certain class of buildings become fixed by surrounding circumstances and prevailing rates. The value of the land is only that which is represented by the profits of this particular class of building, and the land cannot rise beyond a commensurate value. As in the case of the locality mentioned, much of such property, due to overbuilding and to the shifting population, has become unprofitable, and as a result the land encumbered by such buildings is actually worth considerably less than it was at the time when the improvement was erected.

Influence of Surrounding Conditions.

As an instance may be cited the case of a five-story apartment house property erected on land the lot value of which was, per city lot, \$14,000.

Upon such a value, a building is erected the selling value of which would be about \$26,000 per lot. Based upon the rates of rentals at the time of its erection, such a property brought in a good return upon the value of the land, but owing to the local circumstances above referred to, the returns for such a building will not to-day afford an adequate interest upon the value in excess of \$10,000 per lot, and it is now pretty clearly established that such a class of building can be profitable only upon land of a value not exceeding that price per lot.

This process, therefore, has resulted in the scaling down of the first value of such property by about 30 per cent., and no improvements can be effected without the first removal of the building thereon.

This point emphasizes another important consideration affecting past increase in value of land occupied by improvements. So long as that improvement does not bring in a return, increasing in proportion to the supposed increased value of the land, any increase is a non-earning increment and unprofitable. If the improvement or building is of such a permanent and expensive character that its removal cannot be effected without serious loss of capital, then the increment in the land value cannot be realized until such time as the building has earned a sufficient amount to warrant its destruction and replacement by some other improvement which will be capable of producing not only interest upon its own cost, but upon the loss due to the destruction or removal of the old building, and also upon the increased value of the land.

Thus, where the improvement or building is of too substantial and expensive a nature for the real value of the land, it operates to retard the advance of the land value and to prevent its realization, and thus to inflict a loss upon its owner.

Excessive expenditures upon unnecessarily tall buildings, creating a supply of space in excess of the local demand, result in unprofitable returns, and are thus of this nature, and not only do they adversely affect the value of the land upon which they stand, but they are also capable of reflecting similar injury upon surrounding properties.

With all these elements entering into, affecting and sometimes detracting from

the increment of land values, it must be evident that dependence upon the increase in value of a site to offset the process of depreciation in the building is an unsound and unreliable practice. The assumed increment is not merely unearned, but often constitutes an additional burden, due to increased taxation upon the assumed increase of value; therefore, in considering the value of buildings, and in providing for their eventual depreciation and final removal, dependence should not be placed by any careful investor upon any increase in land value whatever, unless the building itself will bring in a return upon the assumed increase. If such an increase should eventuate from any exterior cause it will, at any rate, be a doubtful and speculative assumption.

Depreciation of Earning Power.

An entirely different aspect is presented by the subject of depreciation of buildings. This comprises two elements, both of which are inevitable and progressive. The physical deterioration of a building is a continuous process, the rate of which may be, and often is, slow at the first part of its life, and more rapid towards the end, but, at any rate, so far as commercial buildings are concerned, is as inevitable as fate.

Depreciation of the commercial earning power of a building is another condition which must be faced as a possibility, although certain buildings may, by their peculiar location and surrounding circumstances, become of greater value at some later part of their career. Such cases, however, are not usual. The history of almost all classes of commercial buildings shows that the earning power of a building decreases with age; there are numerous instances to be found in the heart of Manhattan of such a process, and some buildings, which at the time of their construction were heralded as masterpieces of modern methods and style, are now, after only a few years' existence, so far out of date as to be suffering from reduced rates of rentals and lack of tenants.

Where no adequate sum has been set aside annually from the commencement of their career to provide for such a contingency the fate of a building becomes hastened, due to the lack of funds for radical reconstruction, or it descends to entire barrenness, due to lack of a fund for its entire replacement.

As regards the rate of the physical deterioration of buildings, considerable divergence of opinions may prevail. I have endeavored, in "Building for Profit," to illustrate the fact that physical deterioration proceeds at different rates in different materials, the shortest lived affecting and limiting the life of any combination of building materials.

A Sinking Fund Suggested.

The probable life of each material, in any compound structure, may be set down and a mean period of existence may be thus ascertained. If such a study be made of a building at the time of its construction or purchase, a proper fund can be set aside annually at compound interest to provide for its eventual replacement, but it should be understood that this sum represents the replacement of the building as a whole, and is not to be drawn upon or used for the repair, remodeling or replacements of parts of the building, in order to maintain it in a serviceable and useful condition, which should be provided for out of current income.

Many owners seem to think that if they provide for the current repairs, or what is commonly known as "up-keep," that no depreciation of their buildings is proceeding, but they forget that even if they do so maintain the building and its equipment, the whole structure is nevertheless becoming aged, antiquated and out of date, and may eventually be brought to an end by reason of the competition of other more attractive buildings.

I have laid a good deal of stress, therefore, upon the period of the economic existence or commercial earning life of buildings, as being the real basis for a rate of depreciation, rather than the physical wearing out of the structure, which may last indefinitely, but might

Per cent. of original cost to be set aside yearly out of income at compound interest at 4 per cent.	Class of Building.	Economic Life.
5 to 3.9	Hotels	15 to 18 yrs.
3.9 to 3.12	Apartment Houses	18 to 21 yrs.
3.12 to 2.4	Store Buildings	21 to 25 yrs.
2.4 to 2.12	Tenements & Flats	25 to 27 yrs.
2.12 to 1.51	Offices and Business Buildings	27 to 33 yrs.
1.51 to 1.22	Offices and Factories	33 to 37 yrs.
1.22 to 0.86	Residences	37 to 44 yrs.
0.86 to 0.65	Banks and Institutions	44 to 50 yrs.

and would probably be totally unproductive. Careful comparison of many instances in New York City indicate that the economic life of commercial buildings is within the limits set in the accompanying table. (See foot of preceding column.)

The amount which should be annually set aside as shown above to provide for the eventual replacement of the capital invested in these buildings, should be taken out of its revenue and invested at compound interest at the usual obtainable rates, such as those given by savings banks and trust companies.

The periods of life above stated have been determined and may be elsewhere ascertained by circumstances tending to change the character of the neighborhood and bring about a change in the class of tenants, and in the rates paid for space. Such changes under modern circumstances are frequent, and arise from many unforeseen causes. In the case of apartment houses, the nomadic habits of tenants and the lack of any interest or in care for the buildings which they occupy, engendered by these habits, is an element which cannot be fully anticipated, but should be reasonably provided for. Over-building of similar classes of buildings or accommodations is a serious cause of decrease economic existence, which is out of the control of many owners of improved property.

Selling Values Measured by Rentals.

The Department of Taxes and Assessments in the City of New York has recently published a handbook under the title of "Factors of Value of New Buildings and Explanation of Land Value Maps," in which the following remarks, bearing upon the foregoing views of this subject, are made:

"Changes in neighborhood conditions which render a building unsuitable for its site are often rapid in the City of New York, especially in the Borough of Manhattan. A building in good condition often adds practically nothing to the land value because it is obsolete. In some sections of the city the decline in the value of buildings is due frequently very much more to obsolescence than to depreciation from age and wear and tear.

"The increase in land value adds nothing to the selling value of the property as a whole, unless that increase is accompanied by an increase in the rentals which may be obtained. As a rule, such increase in land value under these circumstances is not accompanied by an increase in rental because tenants prefer more modern buildings. This principle is applicable to nearly all classes of improvements, and it must always be borne in mind that a building is worth no more than the difference between the value of the land and the aggregate value of the property."

The final consideration to be derived from careful observation of these important elements in real estate investment is extreme caution in accepting estimates of possible increase of land value; equal caution in the investment of unnecessary expenditures upon buildings, and similar caution in providing out of the earnings of the building for its eventual replacement, without dependence upon the speculative element commonly referred to as unearned increment.

New Hotels for Motor Parties.

Poughkeepsie has a new hotel project, for which P. M. Lloyd, architect, of that city, is making tentative plans for the use of the promoters, whose names are not disclosed. It is proposed to demolish the present Nelson House and erect the new building on its site, which is in Market street.

Since the motor car traffic sprang up the need of larger and better accommodations has been felt in the towns along the most frequented touring routes, such accommodations, for example, as are afforded by the White Swan Inn at Warwick, and will also be offered by the inn which Mrs. Harriman and others will build at Goshen. Other than these, no new hostleries have been erected or promised between Tuxedo and the Berkshires since the introduction of the automobile traffic, and the old commercial houses have had profitable times, though the entertainment is not in every case satisfactory to the tourists. That opportunities exist for the investment of New York capital in this field is plain to be seen in several instances.

—Final monumenting of the Rockaway section of Queens has been commenced by employees of the Topographical Bureau, under the direction of Engineer William Savacool. This work will make possible the preparation of maps for all the street opening proceedings and for the sewer and other public improvements in that section.

THE COURT HOUSE SITE.

Title Will Not Vest Until the City is Ready to Utilize It.

Title to the premises which have been selected as a site for the County Court House will vest in the City of New York upon the confirmation of the report of the commissioners in the condemnation proceedings, and not till then unless by resolution of the Board of Estimate.

This has just been settled by the Supreme Court, in deciding a motion by Samuel Green, owner of 43 and 45 Center street, for an order directing and instructing the commissioners of estimate and appraisal to proceed on the basis that title vested in the city on the 12th day of April. Justice Brady, in denying the motion, explained the essential provisions of the special act of the Legislature authorizing the acquisition of the site, and the powers and duties of the appraisal commissioners in relation to taking title.

At the office of the commissioners this week it was said that their policy would be not to take title until the site was needed for construction purposes by the Court House Board. This will be several months yet, to say the least, as no architect has yet been selected. In the meantime the city did not propose to assume the obligation of paying the rents and taxes.

The law under which the present proceedings are had is chapter 336, Laws of 1903, entitled "An Act to provide for the erection of a court house in the County of New York, and authorizing the acquisition of a site therefor." The act was amended by chapter 112, Laws of 1905; chapters 9 and 556 of the Laws of 1910; chapter 880, Laws of 1911, and chapter 250, Laws of 1912, and provides in part as follows, as stated by Justice Brady in his written opinion.

Digest of the Law.

Section 6 (as amended by chapter 112, Laws of 1905) states: The Board of Estimate and Apportionment may, by a resolution adopted either before or after the filing of the oaths of the commissioners of estimate and appraisal in any proceeding taken pursuant to the provision of this act, declare that, at a date specified in such resolution, the title to any or all of the lands, tenements and hereditaments described in the petition filed in the said proceeding and of all interests therein shall vest in the City of New York; and, in the event of the adoption of such a resolution the City of New York shall become and be seized in fee of all lands, tenements and hereditaments described in the petition filed in the said proceeding and of all interest therein on the date specified in such resolution, and on the date so specified the said City of New York, acting through the said Court House Board, may immediately take possession of all the lands, tenements and hereditaments described, in the said resolution and of all interests therein without, any suit or proceeding at law for that purpose. Provided, however, the date of vesting of title to be specified in any such resolution must be at least three months after the filing of the oaths of the said commissioners of estimate and appraisal. All leases and other contracts in regard to said real estate so taken, or any part thereof, and all covenants, contracts or arrangements between landlords and tenants or any other contracting parties shall, upon the vesting of said title in the City of New York, respectively cease, determine and be discharged. The owners of such real estate or interest therein shall be entitled to interest upon the value thereof from the date when the title thereto shall vest in the City of New York.

Section 7 (still unamended) makes sections 1438, 1438a, 1438b and sections 1440 to 1445, inclusive, of the Greater New York Charter apply to and regulate the procedure upon all proceedings instituted to acquire real estate or any interest therein under this act, so far as the same are consistent therewith.

Section 8 (as amended by chapter 112, Laws of 1905) permits the Court House Board, with the consent of the Board of Estimate and the approval of the Comptroller, at any time before commissioners of estimate and appraisal have filed their report, to agree with owners as to the value of their real estate or interest therein, and to contract to purchase the same, and provides that if such agreement is made after the title shall have vested in the City of New York, but before the filing of the report of the commissioners, they shall be bound by the value as thus agreed upon.

Interpretation of the Law.

Justice Brady in his decision on the motion of Samuel Green says:

"The masterly inactivity of those charged with the selection of a site in the face of the undisputed and absolute necessity for a new court house led to the enactment of section 15a by chapter 880 of Laws of 1911. Under the persuasion of this amendment a site was selected by the Board of Estimate, and under section 6, as amended, that body has the right, and under the exigencies of the case, the need of immediate construction of the court house, and in justice to the owners of the land affected have the duty and obligation of vesting title in the city at the earliest possible moment.

"The clause of section 15a, which directs the Court House Board immediately after the selection of the site to proceed with the preparation of the plans and contracts and erect the court house, indicates plainly the desire of the Legislature on the subject, but contains no direction as to the vesting of title even by implication, and is not inconsistent with the power given to the Board of Estimate by section 6 as amended. Nor does the first clause of section 15a affect a vesting of title.

"The Legislature thereby in effect provided that the Board of Estimate should have for six months after the amendment took effect, or until April 12, 1912, the exclusive power to select a site, and after making a selection to abandon or change it, but that if at the expiration of such period a selection of such board shall not be in effect, then the Court House Board should, for a like period, have exclusive power to make a selection. The fact that the Board of Estimate made a selection and did not change or abandon it within the six months did not effect a vesting. If section 6 had remained unamended it is clear that the vesting of title would take place ninety days after the filing of the commissioners' oaths as therein provided, and it follows that by reason of the amendment the vesting now depends upon the passing of a resolution by the Board of Estimate, or in the event of a failure of said board to pass such resolution, then title will vest upon confirmation of the commissioners' report, as provided in section 1438a of the Greater New York Charter, which is made applicable by section 7 of the original act. Motion is therefore denied." (For a map of the court house site, see last week's Record and Guide.)

A MIDTOWN CONTRAST.

Frame Cottages Giving Place to Steel Skyscrapers.

The progress which both land values and the art of building construction have made in New York in fifty years has a curious illustration in West 40th street, between Broadway and Sixth avenue. On the north side of the street stands a row of six 2-story and basement frame dwellings, survivors of an era in the history of the city when an investment of about two thousand dollars for construction per lot was adequate for a speculative improvement in that quarter, where land alone is valued for assessment purposes at \$2,800 a front foot. Next to the row of frame cottages there is being erected a 22-story steel skeleton fireproof mercantile building that will cost for construction alone \$1,200,000, exclusive of the value of the site, which extends through to 41st street. Maynicke & Franke are the architects. Across the street another skyscraper is being framed.

Fortieth street, east and west, is the scene of a considerable amount of current building. Within a year plans have been filed for a dozen operations. The buildings include a 12-story store and office building for the Yale & Towne Mfg. Company, from plans by La Farge & Morris, with John Downey as builder; a 16-story office building to cost \$800,000, for the Fortieth Street Co., and for which the two firms of Ewing & Chappell and La Farge & Morris are together the architects; two 8-story store and loft buildings, an extension to St. Clemens' Church and a public library from plans of Cook & Welch.

Thirty-eighth and 39th streets are also active in building operations. J. Sergeant Cram, Public Service Commissioner, is having built a 12-story mercantile building to cost \$250,000, at No. 5 East 38th street, extending through to 39th street. At 25 West 38th street an 8-story mercantile building for L. L. Barzaghi is to be erected from plans of H. P. Knowles, and at Nos. 29-33 West a 16-story building designed by Hazzard, Erskine & Blagden is being built for Eli B. Springs. A new 12-story building for the Brunswick Realty Co., from plans by F. C. Zobel, is well advanced at 35-37 West 39th street.

HEMPSTEAD PLAINS.

Attracting the Attention of Investors Because of Increased Accessibility to Manhattan.

The Hempstead Plains section of Long Island is one of its parts that is attracting the attention of investors at this time because of its increased accessibility to Manhattan. The branch of the Long Island Railroad that penetrates it was the first part of the system east of Jamaica to be electrified, the railroad company deeming the change in transit power to be essential to its business in the territory. As a result, Hempstead, Floral Park and Garden City were brought within one-half hour's time of Flatbush avenue and the Pennsylvania station. Hempstead is one of the oldest communities on Long Island; and, as a result of the greatly improved railroad service population has rapidly increased in the heretofore sparsely settled area of the plains just south of Hempstead village and yet within its boundaries.

At the outbreak of the Spanish-American War the major number of the volunteer regiments of the United States Army were camped at Camp Black on the Hempstead Plains. It was known as the "Tent City." Since that time a vast army of homeseekers have pitched their permanent homes there; and, if a rendezvous for a large army near New York City were again required, it is doubtful if the neighborhood of Hempstead would be suitable for the purpose, so rapid has been the influx of newcomers to this part of Nassau County. Further evidence of the growth of Hempstead is furnished by the erection of a large new railroad station and the recent completion of one of the finest suburban public schools in the country within its borders, along with facilities for manual training. One of the largest publishing houses in the United States has erected its principal printery near the heart of Hempstead since the railroad was electrified. The result of it was an overwhelming demand for medium priced homes together with an exemplification of the various advantages of the Hempstead Plains section.

A notable feature of this part of Long Island is the creation of a variety of new communities. There is probably no other part of the Island where there is such a blend. Garden City and its environs contain costly all-year homes that appeal to persons desiring great exclusiveness. Hempstead village, while containing many old mansions of wealthy men, has undergone great changes by the upbuilding of vacant land with houses for new all-year residents of the middle class and numerous new business buildings. The section of Hempstead south of its congested part is fast changing in character. Large tracts have been bought by the best element of land developers who make it a business to sell home sites adjacent to well established communities where living advantages are convenient and where land values are susceptible to increment on account of the operation of trolley roads that connect

easily with the Hempstead station of the Long Island Railroad. The newest home colony in this area was developed by the Windsor Land and Improvement Company, and the trolley to Rockville Centre and other points skirts the property.

Gradually, but surely, the intercommunication between Hempstead and villages on the south shore, such as Lynbrook, Valley Stream and East Rockaway is becoming extensive; and it is right in this territory, between two lines of railroad, that growth and improvement is pronounced. Hempstead now is easily accessible to the ocean front, whereas a decade ago it was considered purely an inland community. The linking together of Long Island and Manhattan Island by tunnels is causing the absorption of all of Nassau County for all year home purposes.

TENEMENT DEPARTMENT.

Commissioner's Estimate of Next Year's Expenses—Employees Leaving.

During the last eighteen months the Tenement House Department has lost 160 of its employees, eighty-nine of whom have been transferred to other departments in the city's service and seventy-one have resigned to accept employment in private concerns. The continual drain on the department caused by the resignations and transfers has made the maintenance of efficient service difficult.

This information is contained in the estimate of expenses for the coming fiscal year, prepared by Commissioner John J. Murphy for the Board of Estimate.

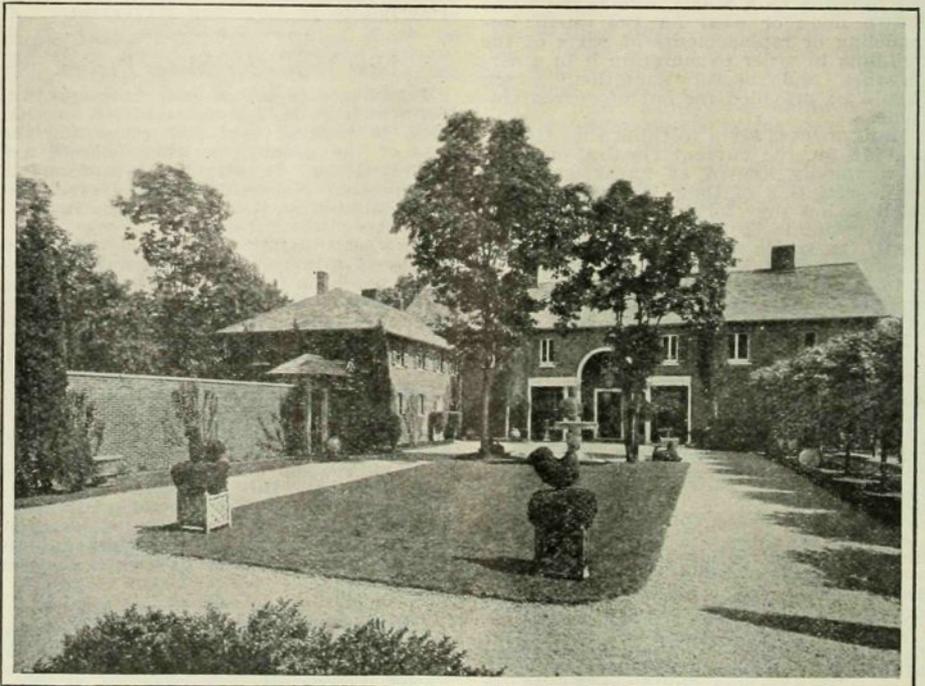
The estimate of the commissioner for 1913 is \$848,887.50, as compared with \$806,327, the total appropriations for 1912, an increase of \$42,560.50, or 5.3 per cent.

Salary increases are requested for 156 incumbents out of a total of 468, the increases ranging from \$60 to \$1,000 a year. The latter figure is asked for the first and second deputy commissioners, who are now receiving \$4,000 per year each, and request is made that their salaries be increased to \$5,000 each. The total increase asked for the general office is \$28,100.

In the division of new buildings there are 203 incumbents, and salary increases of \$150 a year are requested for forty-five incumbents, which, if granted, will increase the salary cost of this division from \$259,200 to \$265,950.

The average salary paid to clerks is \$1,050 a year, and men and women say they cannot live on this small pay.

—Bondholders are reminded that under New York State laws railroad and other bonds can be made exempt forever from personal taxation in this State upon the payment of one-half of one per cent. of their face value. September 30 next is the last day on which payments can be made in order to make such securities non-taxable next year. (See Record and Guide, August 10, 1912, page 247.)



DESTROYED BY FIRE.

This was the residence of Thomas Hastings, of the firm of Carrere & Hastings, architects, at Wheatley Hills. It was totally burned August 28. Mr. Hastings and his wife are on the ocean returning from a European tour.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS.

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

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

Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4, AT 8 P. M.

EAST 145TH ST.—Restoring flagstones and the removal of a boulder in front of the premises at No. 542.

RECEIVING BASINS.—Constructing RECEIVING BASINS at the southeast corner of Alexander av and 135th st; also, at the southeast corner of LINCOLN av and 135th st, together with all work incidental thereto.

EXTERIOR ST.—Regulating and grading, flagging and paving with granite blocks on a concrete foundation EXTERIOR ST, from 144th st to 149th st, together with all work incidental thereto.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4, AT 8.30 P. M.

BEACON AV.—To amend proceedings heretofore instituted for acquiring title to BEACON AV, from Beach av to Rosedale av so that the city may in the same proceeding acquire title to BEACON AV, for its entire length, from Beach av to Bronx river.

MATTHEWS AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MATTHEWS AV, from Van Nest av to Bronxdale av (Bear Swamp rd).

BRONX PARK AV.—Regulating, grading, setting curb stones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches, erecting fences where necessary in BRONX PARK (BERRIAN) AV, from Walker av to East 180th st.

MULINER AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building fences and approaches where necessary from Morris Park av to Bear Swamp rd (Bronxdale av), etc.

TAYLOR AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches where necessary, from Gleason av to Westchester av, together with all work incidental thereto.

NEWPORT AV.—Acquiring title to the lands necessary for NEWPORT AV, from Sackett av to Morris Park av.

FORT SCHUYLER RD.—Amending the proceeding for the opening, widening, and ex-

tending of FORT SCHUYLER RD, from Westchester creek to Shore drive by eliminating therefrom all that portion of FORT SCHUYLER RD lying to the south of Morris la and being bet Morris la and Shore dr.

WATSON AV, ETC.—Constructing sewers and appurtenances in WATSON AV, bet Pugsley av and Theriot av; in THERIOT AV, bet Watson av and Westchester av, together with all work incidental thereto.

CLASON POINT RD.—Paving with bituminous macadam one-half the roadway of CLASON POINT RD, from Westchester av to the bulkhead line of the East river, setting and resetting curb where necessary, together with all work incidental thereto.

BEACH AV.—Laying out a widening of BEACH AV, on the west side, bet East 177th st and a point 180 ft. south therefrom, so that the present property line will be the west side line of BEACH AV.

Local Board of Van Courtland

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4, AT 8:10 P. M.

RIVERDALE AV, ETC.—To amend the proceeding for acquiring title to RIVERDALE AV, from its junction with Spuyten Duyvil rd near West 231st st to the land acquired for the Spuyten Duyvil Parkway, so as to read: "RIVERDALE AV, from its junction with Spuyten Duyvil rd near West 231st st to the north boundary of the City of New York, excepting that part already acquired for Spuyten Duyvil Parkway."

HARLEM RIVER TERRACE.—Regulating, grading, setting curb stones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in HARLEM RIVER TERRACE, bet Fordham rd and Bailey av, together with all work incidental thereto.

GRANT AV.—Reconstructing cement sidewalks in front of the premises NOS. 1044 AND 1045 GRANT AV, bet 165th and 166th sts.

ECHO PL AND ECHO PARK.—Constructing sewer basin at the northeast and southeast corners.

EAST 167TH ST.—Acquiring title to the lands necessary for the widening on the NORTH SIDE, from Webster av to Clay av.

COLES LA.—Laying out on the map of the city COLES LA, from Kingsbridge rd and Briggs av to Bainbridge av, at a width of about 35 ft.

AQUEDUCT AV.—Changing the name to UNIVERSITY AV.

FRUITSTANDS.—Petitions for licenses to maintain FRUITSTANDS in front of the premises NO. 1590 BATHGATE AV and NO. 1595 BATHGATE AV.

Local Boards of Crotona and Van Courtland.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 4, AT 8:15 P. M.

EAST 161ST ST, ETC.—Re-regulating and re-grading, setting and re-setting curbstones, flagging and re-flagging sidewalks, laying and re-laying crosswalks, building approaches and erecting fences where necessary in EAST 161ST ST, bet Morris av and Sheridan av; GRANT AV, bet East 161st st and East 162d st; SHERMAN AV, bet East 161st st and East 162d st; SHERIDAN AV, bet East 159th st and East 162d st; and paving with granite blocks on a concrete foundation (permanent), where not already paved, the roadway of EAST 161ST ST, bet Morris av and Sheridan av, together with all work incidental thereto.

PUBLIC HEARINGS.

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

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

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

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

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the Old Council Chamber, City Hall, Manhattan, on Sept. 19, the following, among other matters, will be considered:

BROOKLYN.

WATER SUPPLY REPAIR STATION.—Purchasing the plot of ground at the north corner of 11TH AV AND 61ST ST, required for a REPAIR STATION for the Department of Water Supply, etc.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

NEWTOWN RD, QUEENS.—Acquiring title to the lands, etc., required for opening and extending NEWTOWN RD, from Jackson av to 13th av, 1st Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Sept. 5, for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

EXAMINATIONS OF COMMISSIONERS.

The commissioners named in each of the following proceedings will attend Special Term, Part 2, Supreme Court, Manhattan, on Sept. 4, to be examined as to their qualifications by any one interested:

EAST 182D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 182D ST, from Park av to Washington av, 24th Ward. Phillip J. Schmidt, Max Bendit and Philip Emrich, commissioners.

WEST 179TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 179TH ST, from Osborne pl to Aqueduct av, 24th Ward. Frederick C. Hunter, Henry A. Gumbleton and Clarence C. Rogers, commissioners.

At a Special Term of the Supreme Court for the hearing of ex parte motions, to be held in the County Court House, Brooklyn, on Sept. 10, the commissioners named in each of the following proceedings will be examined as to their qualifications by any one interested:

FOWLER ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending FOWLER ST, from Lawrence st to a point distant 1,730.02 ft. west therefrom; BLOSSOM AV, from Lawrence st to Saull st; SAULL ST, from Cherry st to Irving pl; CHERY ST, from Saull st to Colden av; and COLDEN AV, from Hillside av to a line distant about 75 ft. north of Jacinth st (Juniper st.), and from the north line of Mulberry st to Underhill av, 3d Ward. Jas. A. Dayton, Geo. J. Ryan and Robt. Wilson, commissioners.

PARSONS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending PARSONS AV, from Queens av to Rose st, INGLESIDE, 3d Ward. Frank L. Eatwisle, John M. Reid and Edward Duffy, commissioners.

ALSTYNE (WASHINGTON) AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending ALSTYNE (WASHINGTON) AV, from Card pl to Radcliff (Moore) st, 2d Ward. Thorndyke C. McKennee, Jas. H. Quinlan and Jas. J. Rider, commissioners.

ROOSEVELT AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending ROOSEVELT AV, from Woodside av to Wateredge av; the PUBLIC PLACE bounded by Roosevelt av, Elmhurst av and Case st; THE PUBLIC PLACE, at the intersection of Roosevelt av with Louona av; THE TRIANGULAR AREA, bounded by Roosevelt av, the east line of Vaux st and Woodside av; THE TRIANGULAR AREA, bounded by Roosevelt av, the east line of Warner av and the south line of Aske st; SACKETT ST, from Roosevelt av to 42d st, and LOUONA AV where it adjoins the public place at Roosevelt av, 2d and 3d Wards. Herman E. Winne, John H. Stillwaggon and Willet C. Durland, commissioners.

By Comm's of Estimate and Assessment

MAPLE ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending MAPLE ST, from Nostrand av to Troy av, 29th Ward. Elmer G. Sammis, Mortimer W. Byers and Geo. J. Wooley, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons opposed to the same must file their objections, in writing, with the commissioners, at 166 Montague st, Brooklyn, on or before Sept. 14; and, they will hear all such parties, in person, on Sept. 17, at 2 p. m.

Elmer G. Sammis, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, Brooklyn, on or before Sept. 14; and, he will hear all such parties, in person, on Sept. 18, at 2 p. m.

By Comm's of Estimate and Assessment

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

TUESDAY, SEPT. 3.

EAST 222D ST, BRONX.—EAST 222D ST (formerly 8th st), from Bronx river to 7th st. At 9.30 a. m.

ROCKAWAY BEACH, QUEENS.—PUBLIC (SEASIDE PARK), together with all right, title, and interest of the owners thereof, etc. At 2 p. m.

WEDNESDAY, SEPT. 4.

CROCHERON ST, ETC., RICHMOND.—Sewer easement in CROCHERON ST and along NORTHFIELD DITCH, from Richmond av to Blackford av. At 11 a. m.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV, ST. LAWRENCE AV, bet Westchester av and West Farms rd. At 11.45 a. m.

WEST 238TH ST, ETC., BRONX.—WEST 238TH ST, from Kingsbridge av to Riverdale av; WEST 236TH ST, from Albany rd to Riverdale av; WALDO AV, from Greystone av to West 242d st; GREYSTONE AV, from Riverdale av to West 242d st. At 2.45 p. m.

LIEBIG AV, ETC., BRONX.—LIEBIG AV, from Mosholu av to the city line; and TYNDALL AV, from Mosholu av to West 260th st. At 10.30 a. m.

BLONDELL AV, BRONX.—From Barlow st to Westchester av. At 12 m.

THURSDAY, SEPT. 5.

COTTON ST, RICHMOND.—From Arletta st to Griffin st. At 2 p. m.

GARFIELD ST, ETC., BRONX.—GARFIELD ST, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av. At 2.30 p. m.

EAST 161ST ST, BRONX.—From Elton av to Mott av. At 2.45 p. m.

WADSWORTH TERRACE, ETC., MANHATTAN.—WADSWORTH TERRACE, from West 188th st to Fairview av; BROADWAY TERRACE, from West 193d st to Fairview av; WEST 188TH ST AND WEST 190TH ST, from Wadsworth av to Wadsworth Terrace; WEST 193D ST, from Broadway to Broadway Terrace. At 10.30 a. m.

FRIDAY, SEPT. 6.

WEST 172D ST, BRONX.—From Inwood av to Jerome av. At 2.30 p. m.

CANAL ST, MANHATTAN.—Widening bet the Bovey and Chrystie st. At 11 a. m.

ZEREGA AV, BRONX.—From Castle Hill av near Hart st to Castle Hill av at or near West Farms rd, being the whole length of ZEREGA AV (including Av A and Green la). At 1 p. m.

ASSESSMENTS PAYABLE.

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

BRONX.

LAFAYETTE AV.—Sewer in LAFAYETTE AV (East 156th st) bet Westchester Creek and Av A; in AV A, bet Lafayette av and Green la; in GREEN LA, bet Av A and Westchester av; in EAST 172D ST, bet Av A and Arthur av; in PARKER AV, bet East 172d st and Westchester av. Area of assessment affects property in LAFAYETTE AV, bet Zerega av and Westchester Creek; 1ST, 2D and 3D STS, bet Av D and Westchester Creek; 4TH, 5TH, 6TH (LUDLOW AV), 7TH, 8TH, 9TH, 10TH, 11TH, 12TH and 13TH STS, bet Castle Hill av and Westchester Creek; 14TH ST, bet Av D and Westchester Creek; WESTCHESTER AV, bet Pugsley av and Westchester Creek; 15TH ST, bet Av B and Westchester Creek; TREMONT AV, bet Castle Hill av and Ludlow av; ZEREGA AV, bet Lafayette av and Westchester av; AV B, bet 4th st and Westchester av; WASHINGTON AV, BUTLER PL, HALSEY ST, KINEAR PL; property bounded by WESTCHESTER AV, UNIONPORT RD to WHITE PLAINS RD; thence running west to Columbus av to Bear Swamp rd, Morris Park av, Bogart av, Rhineland av, Hone av, Lydig av; Lurting av, to the Bronx and Pelham parkway; along said BRONX AND PELHAM PARKWAY to Bassett av; along BASSETT AV to its intersection with Eastchester rd; along EASTCHESTER RD to Blondell av; along BLONDELL AV to its intersection with Westchester av; CEDAR ST, OAK ST, BEACH ST, ELM ST, COOPER AV, FRANKLIN AV, DOCK ST, FERRIS PL and THOMAS ST; also PROPERTY BOUNDED by the Bronx and Pelham parkway, Williamsbridge road to the Boston Post road; along the BOSTON POST RD in a southwest direction to White Plains rd; north along WHITE PLAINS RD to 3d st; along 3D ST to 5th av; along 5TH AV to 222d st; along 222D ST to Hutchinson River; along HUTCHINSON RIVER to Givan Creek; along THE CREEK to Tieman av; through TIEMAN AV to the Bronx and Pelham parkway; also PROPERTY BOUNDED by 222d st, Bronxwood av to 16th av, White Plains rd to the north boundary line of The City of New York and along SAID BOUNDARY LINE of The City of New York to the Hutchinson River and along HUTCHINSON RIVER to 222d st to the point of beginning. Oct. 22.

148TH ST AND PARK AV.—Erecting guard-rail on the southeast corner, 23d Ward. Area of assessment: Block 2336 and Lot 9. Oct. 27.

EAST 161ST ST.—Paving the roadway and setting curb, from 3d av to Brook av, 23d Ward. Area of assessment: Both sides of EAST 161ST ST, from 3d av to Brook av, and to the extent of half the block at the intersecting avenue. Oct. 27.

RECEIVING BASINS at the northeast corner of JACKSON AV AND HOME ST, and on the west side of FOREST AV, bet Home st and East 168th st, 23d Ward. Area of assessment affects Block 2652. Oct. 27.

RECEIVING BASINS at the northwest corner of BRANDT PL AND NELSON AV, and at the southeast corner of BRANDT PL AND AQUE-DUCT AV, 24th Ward. Area of assessment affects Block 2876. Oct. 27.

LORING PL.—Paving the roadway and setting curb, from University av to West 183d st, 24th Ward. Area of assessment: Both sides of LORING PL, from University av to West 183d st, and to the extent of half the block at the intersecting streets. Oct. 27.

182D ST AND PARK AV.—Erecting a guard-rail at the northwest corner and flagging the sidewalks, 24th Ward. Area of assessment: Lot 136, Block 3030. Oct. 27.

WEST 231ST ST AND BROADWAY.—Receiving basin at the southeast corner, 24th Ward. Area of assessment: Lots 13, 38 and 40, Block 3268. Oct. 27.

MINERVA PL.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences bet Jerome av and the Grand Boulevard and Concourse, 24th Ward. Area of assessment: Both sides of MINERVA PL, from Jerome av to the Grand Boulevard and Concourse, and to the extent of half the block at the intersecting streets. Oct. 27.

WEST 231ST ST.—Sewer in WEST 231ST ST, bet Broadway and Kingsbridge av; and in

KINGSBRIDGE AV, bet West 230th st and West 232d st, 24th Ward. Area of assessment: Blocks 3403 and 3404. Oct. 27.

BROOKLYN.

7TH AV.—Paving 7TH AV, bet 49th and 58th sts and that portion bet 58th and 60th sts where not already paved, 8th Ward. Area of assessment includes both sides of 7TH AV, from 49th st to 60th st, and to the extent of half the block at the intersecting streets. Oct. 27.

BUSHWICK AND MASPETH AVS.—Basin, at the southwest corner, 18th Ward. Area of assessment: Lot 1, Block 2906. Oct. 27.

LIVONIA AV.—Sewer, from Hinsdale st to Snediker av, 26th Ward. Area of assessment: Blocks 3817 and 3800. Oct. 27.

SHEPHERD AV.—Paving, bet Atlantic and Liberty avs, 26th Ward. Area of assessment: Both sides of SHEPHERD AV, from Atlantic av to Liberty av, and to the extent of half the block at the intersecting avenue. Oct. 27.

BASINS at the northeast and southeast corners of SUTTER AV AND BERRIMAN ST, and at the southeast and southwest corners of SUTTER AV AND ATKINS AV, 26th Ward. Area of assessment affects Blocks 4038, 4054 and 4055. Oct. 27.

TROUTMAN ST.—Sewer, from St. Nicholas av to the borough line, 27th Ward. Area of assessment affects Blocks 3178 to 3181, inclusive; 3190 to 3192, inclusive; 3201 to 3203, inclusive; 3212, 3213, 3223, 3224, 3239, 3240 and 3251. Oct. 27.

BASIN at the southerly and westerly corners of KNICKERBOCKER AV AND PALMETTO ST; at the north corner of HAMBURG AV AND WOODBINE ST, and at the north corner of HAMBURG AV AND MADISON ST, 28th Ward. Area of assessment affects Blocks 3343, 3352 and 3361. Oct. 27.

EAST 3D ST.—Paving, bet Av C and Cortelyou rd, 29th Ward. Area of assessment: Both sides of EAST 3D ST, from Av C to Cortelyou rd, and to the extent of half the block at the intersecting streets. Oct. 27.

43D ST.—Paving, bet New Utrecht and 13th avs, 30th Ward. Area of assessment: Both sides of 43D ST, from New Utrecht av to 13th av, and to the extent of half the block at the intersecting avenues. Oct. 27.

10TH AV.—Regulating, grading, curbing and flagging, from Fort Hamilton av to 61st st, and from 62d st to 69th st, 30th Ward. Area of assessment: Both sides of 10TH AV, from Fort Hamilton av to 61st st, and from 62d st to 69th st and to the extent of half the block at the intersecting streets. Oct. 27.

10TH AV AND 66TH ST.—Basins, at the north and west corners, 30th Ward. Area of assessment: Blocks 5750 and 5757. Oct. 27.

12TH AV.—Sewer, bet 43d and 44th sts, 30th Ward. Area of assessment: Blocks 5603 and 5604. Oct. 27.

12TH AV AND 80TH ST.—Basins, at the north and west corners, 30th Ward. Area of assessment: Blocks 6266 and 6278. Oct. 27.

QUEENS.

HUNTER AV.—Sewer, from Skilman pl to Academy st and Wilbur av, 1st Ward. Area of assessment: Blocks 97 and 112. Oct. 27.

ELY AV.—Regulating, grading, curbing and laying sidewalks and crosswalks from Jamaica av to Broadway, 1st Ward. Area of assessment: Both sides of ELY AV, from Jamaica av to Broadway. Area of assessment: Both sides of Ely av, from Jamaica av to Broadway, and to the extent of half the block at the intersecting streets. Oct. 27.

TROUTMAN ST.—Sewer, from St. Nicholas av to the borough line, 2d Ward. Area of assessment affects Blocks 2, 4, to 12, inclusive; 14 to 28, inclusive; 32, 34, 35, 36, 63 to 70, inclusive; 72, 73 and 74. Oct. 27.

STEPHEN ST.—Regulating, grading, curbing, recuring, flagging and reflagging, from Wyckoff av to Myrtle av, 2d Ward. Area of assessment: Both sides of STEPHEN ST, from Wyckoff av to Myrtle av, and to the extent of half the block at the intersecting avenue. Oct. 27.

WOODWARD AV, ETC.—Regulating, grading, curbing and fencing, northwest corner of WOODWARD AV AND GREEN AV, southwest side of SENECA AV, from Bleeker st to DeKalb av; south side of MYRTLE AV, from Madison st to Putnam av; southwest side of ST. NICHOLAS AV, from Palmetto st to Myrtle av, and northeast corner of HIMROD ST AND SENECA AV. Area of assessment affects Blocks 56, 21, 24, 26, 28, 29, 128 and 130. Oct. 27.

NEW YORK AV.—Flagging, NEW YORK AV, from Fulton st to South st; west side of VAN WYCK AV, from Broadway to Liberty av; south side of JAMAICA AV, from Haven pl to Gherardi av; north side of JAMAICA AND HEMPSTEAD PLANK RD, from Vera (Park View) av to Hussen av, 4th Ward. Area of assessment affects Blocks 1, 2, 12, 20 and 330. Oct. 27.

NOTICES TO PRESENT CLAIMS.

All persons having any claim on account of the following proceedings must present same, in writing, to the commissioners in each proceeding, at their office, 90 West Broadway, Manhattan, on or before Sept. 8; and, they will hear all such claimants, in person, on Sept. 12, at 2 p. m. in the first mentioned case, and on Sept. 12, at 10 a. m. in the second mentioned case:

ST. RAYMOND AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending ST. RAYMOND AV (4TH ST), bet Hoguet av and Williamsbridge rd. Edward D. Dowling, Jas. M. Fitzpatrick and Philip J. Schmidt, commissioners.

WEST 254TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 254TH ST, from Broadway to Fieldston rd, 24th Ward. Thos. N. Cuthbert, Edwin Outwater and E. Mortimer Boyle commissioners.

REAL ESTATE NEWS.

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

La Touraine Apartments Change Hands—Madison Avenue Corner Dwelling Sold—Other Transaction.

The total number of mortgages recorded in Manhattan this week was 70 and in the Bronx 78. The total amount was \$1,679,482.

The amount involved in auction sales this week was \$525,719, and since January, \$35,578,479.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

10TH ST.—Charles Bretz bought from Maude Brevort Barclay 361 and 363 East 10th st, two 7-sty tenements, on plot 50x94.9 between Avs B and C. This makes the fifth house in a row recently disposed of. That at 355 was purchased by Charles Cohen. The houses at 357 and 359 were bought by A. M. Weiser and A. M. Englehart respectively.

55TH ST.—William H. Archibald sold for the Hedden Construction Co. to a client of Wilber C. Goodale, 240 West 55th st, a 4-sty dwelling on lot 20x100, 145 ft, west of Broadway. The buyer has resold the property to an investor who contemplates an immediate improvement by altering the building for business purposes.

57TH ST.—The Selara Holding Co. sold to Morris Berney 545 and 547 West 57th st, two 5-sty buildings on a plot 50x100.5, between 10th and 11th avs.

Manhattan—North of 59th Street.

72D ST.—Joseph F. A. Donnell bought from William George Brown, as guardian of the Mulvaney estate, 161 East 72d st, a 5-sty flat on lot 25x102.2, between 3d and Lexington avs.

75TH ST.—F. M. Stein, a member of the banking firm of Simon Borz & Co., bought through the M. Morgenthau, Jr., Co. from Adolph B. Ansbacher the 4-sty dwelling at 15 West 75th st, on lot 22x100. Mr. Stein will make extensive alterations to the house before occupying it.

86TH ST.—James Harlin sold 149 West 86th st, a 4-sty dwelling on lot 22.6x100.8. The lot adjoins on the east the holdings of the Alliance Realty Co., including 151 to 163 West 86th st, running through and including 144 to 172 West 87th st. These latter properties were secured last February from the Daniel Willis James estate in trade for the Nevada apartment house. Later the Alliance company added to its holdings by the purchase of 140 West 87th st.

111TH ST.—Margaret L. Crow sold 309 West 111th st, a 5-sty triple flat, on plot 33.4x100.11, near 8th av.

117TH ST.—Hirshfield & Liebhoff resold 312 West 117th st, a 5-sty flat, on lot 26.3x100.11, near 8th av. The sellers acquired the property last month from Harry Siegel.

121ST ST.—Meta Feitner sold to Anna E. Keck 425 East 121st st, a 3-sty dwelling on lot 17.11x100.11.

164TH ST.—H. H. Hazelton and C. R. Levy sold for Emily J. Rothwell of Providence, R. I., the Emily Court apartments, a 6-sty elevator house at 503 and 505 West 164th st, on plot 50 x100, adjoining the northwest corner of Amsterdam av. The buyer gave in part payment three dwellings in Yonkers.

MADISON AV.—Kurz & Uren sold for Samuel Green the northwest corner of Madison av and 127th st, a 3-sty dwelling, on lot 20.4x35.

MORNINGSIDE DRIVE, WEST.—Louis H. Lowenstein bought for the Maxlow Realty Co. the northwest corner of 115th st and Morningside Drive, West, a 6-sty elevator apartment house on plot 100x85, known as the La Touraine. S. B. Goodale & Perry were the brokers in this transaction. The house is completely leased up for next year.

ST. NICHOLAS AV.—Charles Laue sold the plot, 133x171x irregular, at the northwest corner of St. Nicholas av and 164th st. The property has been held at \$140,000. Last November the plot was reported sold by Mr. Laue to Benjamin S. Moss who planned to improve the site with a 3-sty theatre and office building. That deal, however, was never consummated.

Bronx.

ECHO PLACE.—David L. Woodall sold for Emma Peterson the house 231 Echo place, on plot 106x100.

TIFFANY ST.—The Henry Morgenthau Co. sold through Hugh J. Connolly to the Steinmetz Construction Co. a plot 50x114 on the east side of Tiffany st, about 425 ft south of 163d st. This is the fourth plot purchased on this street by Mr. Steinmetz from the Henry Morgenthau Co. On the other three he has erected 5-sty apartment houses, and a similar house will be erected on the plot just purchased.

157TH ST.—Martin Jonas, representing the Brady-Blackbourne Co., sold to a Mr. Engel the 5-sty improved triple flat on plot 28x100 at 295 East 157th st. The property was held at \$24,000.

162D ST.—Frank Schleining sold to an investor through Alexander Selkin 860 East 162d st, near Prospect av, a 4-sty brick garage, on a lot 25x100.

The Land Value Maps Of Greater New York For 1913

WILL BE PUBLISHED BY THE

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As a Subscription Supplement to Its Issue for September 28, 1912

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

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165TH ST.—Steinman & Son sold for Henry Schneider 879 East 165th st, a 4-sty tenement on lot 25x113.

169TH ST.—Frank Shleininger resold for William Greenberger 409 East 169th st, a 4-sty brick flat, on lot 27x73.

178TH ST.—Francis Boyd sold to a builder the plot 50x100 on the north side of 178th st, 100 ft east of Park av. The new owner will build a 5-sty, twenty-family flat.

183D ST.—McLernon Bros. sold for Mrs. Emma Williams 106 West 183d st, a 3-sty frame dwelling on plot 50x100, between Andrews av and Loring pl.

228TH ST.—Kurz & Uren sold for Charles D. Graft two lots on the north side of 228th st, 185 ft. west of 5th av.

ALBANY POST ROAD.—H. H. Hazelton and C. R. Levy sold for Thomas Van Ness two lots on Albany Post road, facing Van Cortlandt Park, 75 ft north of 254th st and running through to Newton av.

AQUEDUCT AV.—W. F. Sheridan sold 2432 Aqueduct av, a 2-sty and attic dwelling on plot 37.6x100.

AQUEDUCT AV.—McLernon Brothers sold for Walter Sheridan 2214 Aqueduct av, a 3-sty dwelling on plot 45x102, between 181st and 183d sts. The buyer will occupy.

CLAY AV.—Kurz & Uren and Isaac Levy sold for Sarah Arnold the plot of 6 lots at the southwest corner of Clay av and 167th st.

WEBSTER AV.—Steinman & Son sold to a builder five lots on Webster av, 120 ft south of 183d st.

Brooklyn.

CRYSTAL ST.—William W. McMillan bought for investment from Henry Doscher 180 Crystal st, a 2-sty detached frame dwelling, on lot 20x100.

PACIFIC ST.—The Bulkley & Horton Co. sold the 3-sty single flat at 304 Pacific st, on lot 20x100, for Walter Dickerson, of Manhattan, to a client for investment.

BALTIC ST.—The Meister & Bache Realty Co. bought 381 Baltic st, 3-sty front and rear tenements, on lot 25x100.

SIEGEL ST.—The Meister & Bache Realty Co. sold 22 Siegel st, a 5½-sty double tenement, on a plot 25x100. This property was owned by the company for the past decade.

2D ST.—The Jerome Property Corporation sold for Margaret McCall the 2-sty brownstone private dwelling, on lot 18x100, at 381 2d st to a New York purchaser for occupancy.

4TH ST.—Burrill Brothers sold the 3-sty American basement house at 550 4th st, on lot 18.6x100, for Mrs. Leora Hallett to Oswald N. Jacoby, who until recently was one of Mr. Whitman's assistants in the District Attorney's office in New York, and who has always lived in New York and now has decided to move to Brooklyn.

BEDFORD AV.—Charles Buermann & Co. sold for the Puige estate 872 Bedford av, a 3-sty frame building, 25x100, to Mr. Brocklehurst. The building will be altered to business purpose.

COLONIAL ROAD.—Senator Barth S. Cronin bought through the office of C. B. Van Brunt for his own occupancy the dwelling at the northwest corner of Colonial road and 83d st, in the Crescent Hill section of Bay Ridge. The property consists of a house and seven lots of ground, and is one of the show places of South Brooklyn. The price paid was about \$35,000. The buyer will take possession about May 1, 1913.

82D ST.—C. V. Van Brunt sold to Irving L. Ernst, president of the North American Distill-

ing Co., the house and four lots in the north side of 82d st, 140 ft east of Narrows av, for \$22,000. This house was among the first built in the Crescent Hill section, and formerly was owned by C. C. Valentine.

5TH AV.—Tutino & Cerny sold for Joseph Glucksman, and another, to Louis Simon, for investment, the 4-sty double brick building, on plot 26.8x100, at 5811 and 5813 5th av.

54TH ST.—Tutino & Cerny sold for Mrs. Annie Murphy, to a client for investment, the 2-sty, two-family limestone dwelling on plot 20x100 at 519 54th st.

57TH ST.—Tutino & Cerny sold for Henry Von Glahn, to a builder for improvement, the 4 lots, size 80x100, on the north side of 57th st, 380 ft west of 16th av.

SCHENECTADY AV.—D. H. Jackson Co. bought from Elizabeth B. Smith a plot 40x100, on the east side of Schenectady av, 237 ft. north of Av O.

Queens.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park 10 lots on the east side of Clarence av, between Morris and Alameda avs, to the Arverne Construction Co. for improvement, with five 2½-sty frame cottages.

EDGEWATER.—Maximilian Toch resold to a Mrs. Josins the block front of 9 lots on the north side of Edgewater av, Hudson to Dickerson avs, purchased at the auction sale of Joseph P. Day, August 24. Mrs. Josins will erect a residence for her own occupancy.

JAMAICA.—The Everett Realty and Construction Co., which owns the 10 blocks in Jamaica opposite the new railroad station and office building being built by the Long Island Railroad, sold a large plot to the Realty Associates, of which corporation Frank Bailey, of the Title Guarantee and Trust Co., is president, for immediate improvement. The Realty Associates are preparing plans for a large number of first class one-family brick houses that will have many unique and attractive features. Samuel Knopf, treasurer and managing director of the Everett Company, conducted the negotiations with the Realty Associates.

LONG ISLAND CITY.—The Thomas B. Jeffery Auto Co. bought a plot at the corner of Jackson and Harold avs and will build a modern service station on it. The building will be three stories high, of concrete and steel construction, and will have 50,000 sq. ft. of floor space.

LONG ISLAND CITY.—The Seidel Realty Co. of Long Island City sold for Ludwig Sikora a parcel of land, 50x100, on 6th av, near Vandeventer av, to a local operator, who will commence the erection of two six-family brick tenements immediately.

ROCKAWAY PARK.—The Rockaway Park Realty Co. sold the property of the Park Inn and Bathing Pavilion Co., known as the Park Inn. The property has a frontage of 200 ft between 4th and 5th avs, facing the ocean, and a depth of 300 ft facing 4th and 5th avs. The buyers are a syndicate who intend to erect a new hotel building thereon.

SOUTH JAMAICA MANOR.—M. & L. Rosenthal sold for the Markert Realty Corporation 3 lots on Hillcrest av to J. D. Lowe; 2 lots on Manor av to John Hogg; 2 lots on Stoothoff av to James Kennedy, and 2 lots in block 5 to a client of A. F. Eichborn.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. sold to Frank A. Pruziner, 28 Helen av, a six-room semi-bungalow, for \$3,500; to James McLaughlin 184 Brinkmeyer av, a six-room cottage, for \$2,675, and to George Brower

one lot in the east side of Lincoln av, south of Helen av.

Richmond.

ARLINGTON MANOR.—J. Sterling Drake sold to William F. Shakespeare the plot adjoining his residence on the south on Arlington av, which Mr. Shakespeare will immediately improve.

WESTERLEIGH.—J. Sterling Drake sold for Elisha Conover, of Delaware, to John J. R. Field the southeast corner of Jewett and College avs, on which Mr. Field will erect for himself a modern house.

Suburban.

WESTBURY MANOR.—Henry Pierson & Co. sold a plot 120x135 on Manor av to Geo. Clyde, who will build a dwelling for occupancy; also a plot 100x135 on Henry st to Wm. Jordan for investment.

WOODBURY.—A tract of 225 acres has been bought by a New Yorker, a client of Worthington Whitehouse, for development into a fine country estate. The tract fronts on the Jericho turnpike and Woodbury road, and comprises the estate of Dr. George Evans, containing 120 acres, the Benjamin Piquet Estate of 75 acres, and that of Mrs. Suzette Piquet, containing 30 acres. The properties adjoin. About half a mile east of the property, on the Jericho turnpike, Henry Rogers Winthrop and Howard Page have recently purchased farms, which they will improve and occupy. Practically all the hills in the Westbury and Wheatly Hills sections have been improved as country estates, and the Meadow Brook set is now buying further east.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to M. Boyce, C. Cassidy and O. Barnabe each a plot 40x100 on Violet av; to B. Hymowitz a plot 80x100 on Violet av; to J. J. Tighe a plot 60x100 on Violet av and Clarence st; to E. McDonnell a plot 40x125 on Verbena av and Carnation av; to A. Schmitt a plot 45x100 on Verbena av; to Robert Henry a plot 40x100 on Geranium av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to L. Cooper a plot 60x98 on Baldwin st; to H. & M. Gerish a plot 40x100 on Allen st; to J. & M. Mayer a plot 80x100 on Emery st.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Dr. Augustus Milton Anderson, the throat specialist, a large plot on the southeast corner of Beverly Road and Netherwood Road, on which the buyer will build a residence for his own occupancy. The land purchased is in the highest part of the woods section of Kensington, being 145 ft above Manhasset Bay.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to George Ainsworth, of Edward F. Caldwell Co., makers of electrical fixtures and fine bronzes, for \$7,200, a plot with 160 ft. frontage on the north side of Arleigh rd, 520 ft. west of Netherwood rd, on which the buyer will immediately begin the erection of a house for his own occupancy from plans by Aymar Embury, II., architect.

MT. VERNON, N. Y.—The M. Morgenthau, Jr., Co. sold for Mrs. Margaret P. Hicks, her residence, known as 121 North Terrace av, a fourteen-room, 3-sty frame dwelling on lot 50x100. The buyer is the Revenue Realty Co., represented by Philip A. Payton, Jr., Co.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to G. Herman and F. V. Haberle each a plot 40x100 on Windsor parkway; to P. O'Donnell a plot 20x137 on Merrifield av; to C. H. Hansult a plot 20x104 on Merrifield av; to H. & N. Kahrs a plot 60x100 on Ebert av; to O. Wolters a plot 60x90 on Hoke av; to H. & M. Meyer and A. W. Ehlen each a plot 20x100 on Lawson av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to A. Schmitt a plot 60x100 on Cornell av; to H. Halle a plot 40x102 on Cornell av; to M. J. Hartel a plot 20x140 on Lake View av; to J. Guth a plot 80x109 on Vincent st and Montauk av.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to M. Kelley a plot 40x100 on Melrose st; to W. Gibbons a plot 20x106 on Merrick boulevard; to A. Moran a plot 60x105 on Merrick rd and Montgomery st.

RECENT BUYERS.

THE BROWN REALTY CO. is the buyer of the 5-sty apartment house, 2076 Clinton av, sold recently by the T. J. McGuire Construction Co. through A. Blumenthal. Yonkers property was given in part payment.

PAUL H. FAIRCHILD is the nominal buyer of the Walton property at 110 West 42d st, which was sold recently by George A. Bowman. Mr. Fairchild is said to be acting for an out-of-town buyer who will take title to the property September 10.

THOMAS LYNCH is the buyer of the 5-sty hotel at the southeast corner of 9th av and 23d st, sold recently by William H. Archibald and S. B. Goodale & Perry for Catherine F. Shradly.

LEASES—MANHATTAN.

THE FRENCH MUSEUM OF ART leased through S. Osgood Pell & Co., a suite of offices in the Carlton Chambers, which has just been completed at Madison av and 47th st. The Society is represented by McDougall Hawkes, formerly Dock Commissioner of the City of New York, its Vice-President.

M. & L. HESS leased the store and basement in 39 Union Square to Wimbacher & Rice, wholesale dealers in gloves, for a long term of years; the 8th loft in 147 and 149 West 22d st to Potter & Schaitman, and the store and basement in 166 West 23d st to W. E. Marshall & Co.

CHARLES S. KOHLER leased for Laura A. Degenhardt, the 3-sty brown stone dwelling 77 Manhattan av for a term of three years to

William Leiber; also for the Eureka Automobile Station, the half store 14 Cathedral Parkway for a term of three years and nine months to Adolph Lindner; also the adjoining store for a term of three years to Stanley L. Daniels.

JOHN V. S. ODDIE and MOOYER & MARSTON rented for the Farmers' Loan & Trust Co., trustees, 6 West 49th st to Edward W. C. Arnold.

PEASE & ELLIMAN leased in the New Aeolian Building, 25, 26 and 29 West 42d st, and 32, 34 and 36 West 43d st, space to Redpath Lyceum Bureau; Haensel & Jones; A. Carbone; Emerson Norris Co.; G. L. Peters, and Symphony Society of New York.

THE F. R. WOOD, W. H. DOLSON CO. leased the 3-sty dwelling at 265 West 71st st for Alexander T. Doane to James and Bertha Kowvarich.

JOHN J. CLANCY CO. leased to Mary Wilson the dwelling 138 West 81st st; also to Ellen Anderson 118 West 81st st; also to Rena Read 351 West 56th st, and to W. M. P. Brown the dwelling 38 West 61st st.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the Thirty-first Madison Co (Terry & Tench) the 1st loft in 29 East 31st st to Schrell and Brock for a term of years. This lease completes the renting of the building, which was erected in the late spring of the year.

G. W. BARNEY leased for Webster B. Mabie & Co., agents, the store in 245 to 251 7th av to the Seymour Co., dealers in fine book and pamphlet papers, for ten years, at an aggregate rental of about \$65,000. This firm has been established since 1820, and this change in location is its fourth removal since that date.

DANIEL BIRDSALL & CO. leased space in 2 to 6 West 47th st to the National League for the Civic Federation of Women, L. E. Smith, Berthine, a milliner, and the entire 7th floor to O'Connell & Bateman.

JOHN J. CLANCY CO. leased the dwelling at 34 West 61st st to Annie Enright; also 36 West 61st st to J. McCabe; also the store in 910 9th av, and the building 35 Columbus av.

THE CROSS & BROWN CO. leased to the Goddard-Wimmer Building Co. of St Louis the entire 2d floor of the Heidelberg Building, at the junction of Broadway, 42d st and 7th av, for a long term of years to the Marcus Low-Sullivan and Considine Booking Agencies. The lessee will use these quarters for the executive offices.

THE DUROSS CO. leased for the Monahan Express Co. 6,000 sq. ft. on the 5th floor of 221 to 225 West 17th st to The International Confection Co. for a term of years; the 1st loft in the building at the northeast corner of 14th st and 10th av to the Empire Construction Co.; to Herman Appie the 5-sty building, 209 West 18th st; to John Kennedy 7,000 sq. ft. on the 1st loft in 325 to 329 Lafayette st for a term of years; the store in 731 Washington st to Victor Wittner, and the 3d loft in 870 Broadway for Joseph Ross to H. Pastman.

THE FIBERLOID CO. leased from the Fifth Avenue and Twelfth Street Co. the 2d loft at 53 and 55 5th av for a term of ten years, at an aggregate rent of \$100,000. Frederick Southack and Alwyn Ball, Jr., were the brokers in the transaction.

J. ARTHUR FISCHER leased for the N. Y. Photodrome Co. the 1st loft in the building 533 6th av to the Greek Club of New York for a term of years; also to C. Albertuzzi the 4-sty dwelling at 221 East 38th st for Michael McBride; also to Mrs. Florenz the dwelling house at 51 West 36th st for a term of years for Michael Coleman; also to Mrs. Mary Ryder for F. S. Justice the 3-sty dwelling at 412 West 34th st for three years; also to Nina Oaring the dwelling house at 166 West 50th st; and to the White Plains Auto-Despatch the 2-sty garage building at 383 St. Nicholas av.

PEASE & ELLIMAN leased in the new Aeolian Building at 25 West 42d st and 32 West 43d st space to the following: Louis Kommenich, leader of the New York Oratorio Society; Samuel W. Brady, B. F. Johnson, Gustav L. Becker, Dr. Franklin Lawson, Dudley Buck, Dr. Norman Mattison, Dr. Much, G. V. Rich, and M. L. Amigot.

MARK RAFALSKY & CO. leased for Martin H. Goodkind to S. Rider the 4-sty dwelling 149 West 85th st for a term of years.

JOHN R. McMURRAY leased for a long term of years the 4-sty altered dwelling, 16 West 37th st. The lease was made to protect the light on the westerly side of the 12-sty building, 12 and 14 West 37th st, leased by Mr. McMurray last October for 21 years at an aggregate rental of \$500,000.

THE REAL ESTATE MANAGEMENT CO. leased for the Pembroke Realty Co. the store and basement in 4019 Broadway to John O'Connor for ten years for cafe purposes; also for a similar term the store in 4009 Broadway for the Livingston Construction Co. to Henry Beck, and two dwellings at 117 and 119 West 95th st for a client to Mrs. S. V. B. Robinson.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the following apartments; to James C. Cooley, in 122 East 82d st to Fel-lows Morgan in 829 Park av; to Crawford Burton in 144 East 56th st; to G. E. House in 145 East 35th st; to Henry M. Ward in 829 Park av; to H. N. and W. C. Allan in 144 West 55th st; to Mrs. Charles Bliss in 144 West 55th st; to C. T. Farrelly in 43 East 82d st; to A. W. Barnes in 471 Park av; to A. M. Carr in 122 East 82d st; to P. B. Weld in 145 East 35th st; to Hugo de Fritsch in 138 East 40th st; to Dr. W. B. Force in 47 East 58th st.

HEIL & STERN leased for the Morewood Realty Holding Co. the 4th loft in 826 and 828 Broadway to Deitz Bros.; for L. H. & N. W. Co. the 6th loft in 130 and 132 West 25th st to the Brill & Kaplan Co.; for Nameloc Co. the 10th loft in 49 and 51 West 23d st to the Parisian Chic Hand Embroidery Co.; for Michael Coleman the store in 34 West 24th st to Samuel Greenberg.

S. E. KELLY & CO. and EMERSON LATTING leased for the Collingwood Realty Co. the three houses at 52, 54 and 56 West 36th st for a term of ten years with the privilege of renewal of eleven years, at an aggregate rental of about \$250,000. Premises will be immediately altered into stores and apartments.

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PEASE & ELLIMAN leased 18 West 50th st for Mrs. E. A. Morgan to Augustine J. Smith, of the banking firm of Taylor, Smith & Hard, for a long term of years; in conjunction with Payson McL. Merrill, 29 East 61st st for W. A. Hall to Mrs. Russell Colt (Ethel Barrymore) for a long term of years; a large duplex apartment in 901 Lexington av for Mrs. Robert Cornell, wife of Magistrate Cornell, to Francis P. Garvin; apartment in 104 East 40th st for Ferguson Brothers & Forshay to J. B. Haywood, and store in 278 7th av for Joseph Apse to Samuel Goldfarb.

SLAWSON & HOBBS rented the following dwellings: 266 West 94th st to W. E. Smith, 47 West 94th st to K. Vermit, 134 West 85th st to R. Bissell, 301 West 86th st to R. J. Bolles, 319 West 78th st to A. J. Alexander, 161 West 78th st to M. Elias, 339 West 85th st to L. C. Prince, 334 West 86th st to P. C. Bodine, 828 West End av to Dr. R. A. Koeler, 246 and 248 West 76th st to R. A. Symes, 242 West 76th st to Henry Schwarz, 153 West 86th st to A. J. Jones, 110 West 76th st to R. C. Burney, 258 West 94th st to A. G. James, 136 West 70th st to A. D. Mix, and 131 West 93d st to A. D. Clark; also 228 West 72d st, a 5-sty American basement dwelling, for J. A. Hershheim at an aggregate rental of \$25,000.

THE LOTON H. SLAWSON CO. leased in 116 to 120 West 32d st and 119 to 123 West 31st st the 3d floor to the Hotel Utilities Co.; also the 4th floor to Frank Seaman for ten years, and 1,200 sq. ft. of space on the 16th floor to the Dry Goods Publishing Co.; also in 17 Madison av, the 3d floor to the Manhattan Fire Alarm Co.; office space to Lincoln, Steele & Fleming Co., to T. R. Maurice, and additional space to the Porto Rican-American Tobacco Co.

THE DUROSS CO. leased for the Monahan Express Co. 6,000 sq. ft. in the 5th loft of 221 to 225 West 17th st to the International Confection Co., a domestic corporation, for a term of years; also the 1st loft, northeast corner 14th st and 10th av to the Empire Construction Co.; also to Herman Appie 209 West 18th st, a 5-sty building, for a term of 10 years; also to John Kennedy 7,000 sq. ft. in the 1st loft 325 to 329 Lafayette st for a term of years; also the store in 731 Washington st to Victor Wittner; also the 3d loft in 870 Broadway for Jos. Ross to H. Pastman.

SAMUEL H. MARTIN sublet for William Kellar the 3-sty dwelling at 104 West 81st st to Charles Kraushar.

THE NEW YORK CO. leased the 3-sty dwelling at 1894 Lexington av to Otto Will.

PEASE & ELLIMAN leased 332 West 84th st to L. Leerburger; 331 West 76th st to B. Curtis, and the garage 206 West 76th st to Chapin & Fritshman; also in conjunction with S. Osgood Pell & Co. the 5-sty dwelling 3 East 81st st for Mrs. Maxine Elliott to Mrs. George Whelan and the 4-sty dwelling 53 West 37th st for L. H. Babcock to Hyman Sussman.

THE RULAND & WHITING CO. leased the store and basement 332 Canal st to Wolf Ain & Co.; the 4th loft in 530 and 532 East 72d st to the Automobile Fault Finder & Anti-Forgery Electric Pen Co.; lofts in 143 Bleecker st to A. V. Victorious & Co. and John Cappello, and a loft in 79 Cortlandt st to the Willert Paper Co.

L. J. PHILLIPS & CO. rented the following private houses: 236 West 75th st for E. S. Connors to H. J. Eckstein; 250 West 75th st for Arthur Lewis to Dora Osborne; 318 West 72d st for estate of O. J. Ryan to S. Lichtenstein; 111 West 86th st for Albert Hirsch to L. P. Feustman; 163 West 86th st for Atlantic Realty Co. to Lucy Phister; 3 West 73d st for Levine heirs to Isaac Rosenfield; 21 West 74th st for A. Gutwillig to May Kendig; 110 West 94th st for A. D. Cushing to Henrietta Nugent; 140 West 93d st for Frances Lord to Otto Sampter; 331 West 78th st for George J.

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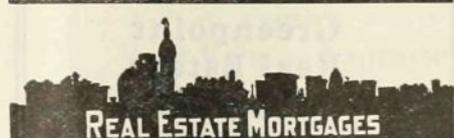
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letter to Francis Smith; 278 West 71st st for
Eliza Griswold to Sarah Apgar; 45 West 94th
st for Mrs. Jane Ruddle to Mrs. D. Coleman;
148 West 79th st for Joseph Lichtenauer to
Mary Galvin; 265 West 84th st to Dr. Pine E.
Bush; 117 West 88th st for Waunegan Realty
Co. to Louis W. Meyer, and 310 West 87th st
for Brixton Co. to Frederick Lowenfeld.

JAMES E. BARRY & CO. leased for a term
of years for the Pembroke Realty Co. the store
at the southwest corner of 169th st and Broad-
way for use as a cafe; also for Thomas Len-
ane the building 1226 St. Nicholas av.

PETER GILSEY & CO. leased the 6th loft
in the building at the southeast corner of 7th
av and 14th st to L. F. Raichlen for 5 years.

HALSEY & FLINT rented the following space
in their new building at the northwest corner
of 48th st and Madison av; stores to Dachtera
Brothers, opticians; to Erina, interior decor-
ator; to Robert Frank, the Artist's Shop;
also apartments to Margaret Rutledge and Mrs.
G. C. Snyder.

H. H. HAZELTON & C. R. LEVY leased for
Schwab Brothers, of Switzerland, to E. Pen-
loso 175 and 177 West 93d st, two private
dwellings, on plot 32x100, for 15 years. The
lessee will alter the dwellings into apartments.

HEIL & STERN leased for Building & En-
gineering Co. in their new building 40 to 46
West 25th st the 8th loft, 10,000 sq. ft., for a
long term of years to H. Jacoby & Co.

GEORGE NEIMAN leased to Goodman, Cohen
& Co. for 17 years at 213 Green st, 10,000 sq.
ft. in 121 to 127 West 27th st.

JOHN V. S. ODDIE and MOOYER & MAR-
STON rented 6 West 49th st to Edward W. C.
Arnold.

L. J. PHILLIPS & CO. rented the following
dwellings: 236 West 75th st to H. J. Eckstein;
250 West 75th st to Dora Osborne; 318 West
72d st to S. Lichtenstann; 111 West 86th st
to L. P. Feustman; 163 West 86th st
to Lucy Phister; 3 West 73d st to Isaac Rosen-
field; 21 West 74th st to May Kendig; 110 West
94th st to Henrietta Nugent; 140 West 93d st
to Otto Sampter; 331 West 78th st to Francis
Smith; 278 West 71st st to Sarah Apgar; 45
West 94th st to Mrs. D. Coleman; 148 West
West 79th st to Mary Galvin; 265 West 84th
st to Dr. Pine E. Bush; 117 West 88th st to
Louis W. Meyer, and 310 West 87th st to Fred-
erick Lowenfeld.

LOUIS SCHRAG leased for Sarah A. Brown
the dwelling 127 West 22d st to Max Weber;
also for Agnes Lynch the dwelling 148 West 22d
st to Etienne David.

SLAWSON & HOBBS leased for a term of
years a store in the new building at the south-
east corner of Amsterdam av and 74th st.

WORTHINGTON WHITEHOUSE leased the
dwelling at 14 East 65th st to Albert Eugene
Gallatin.

LEASES—BROOKLYN.

THE L. L. WALDORF CO. leased the fol-
lowing: 582 5th st, the first apartment to Mrs.
Amelia Mayer at \$900 per annum; the 2½-
sty brownstone private dwelling 466 2d st for
William M. Winans to James O'Donnell; 514
5th st to 4th apartment east for a client;
also in the same building the 3d apartment
east; for Valentine Neuberger the 1st apart-
ment west 523 5th st to Richard Gano; also
for the same owner the 3d apartment west 525
5th st; also for Elizabeth Davitt the 1st apart-
ment at 294 7th av; also for Valentine Neu-
berger the 2d flat north 228 7th av; also at
598 6th st, near Prospect Park West the 2d
apartment west to Wm. McClunn; also at 594
6th st for the estate of Chas. Feltman the 1st
apartment west.

REAL ESTATE NOTES.

WILLIAM BETTMANN has moved his offices to
1122 Madison av, near 84th st.

HARRY E. ZITTEL was the broker in the
recent purchase by the City of New York of 155
and 157 East 86th st as a site for a 2-sty Sixth
district municipal court house.

HENRY PIERSON & CO., INC., have been
appointed managing agents for Oxford and Cam-
bridge Hall, two new 36-elevator apartments at
Prospect Park Plaza; also 943 President st, near
9th av, Brooklyn, a new apartment building re-
cently erected.

THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO. has been appointed agent of the
apartment house to be built at 42 East 66th st.

DAVID L. WOOLLALL negotiated the sale for
Francis Boyd of the plot 50x100 on the north side
of 178th st, 100 ft. east of Park av, to John
H. Buscall, who will build a 5-sty 20-family
house.

HENRY I. COOPER, recently with the firm of
Mark Rafalsky & Co., is now associated with
the firm of Electus T. Backus.

HENRY OPPENHEIMER, of 35 Nassau st,
has taken charge of the mortgage department of
the Sussman-Rosenberg Co.

PEASE & ELLIMAN have been appointed
agents for the estate of Joseph Jefferson, the
well-known actor, of the large apartment house,
The La Scala, at 465 Central Park West.

IVOR BACHE CLARKE negotiated the \$250,-
000 mortgage given by the Title Guarantee and
Trust Co. on the property at 724 5th av.

N. BRIGHAM HALL & WM. D. BLOODGOOD
announce that Raymond Albertson, formerly
with the Ernestus Gulick Co., is now associated
with them in their rental department.

ALFRED MARLING, of the real estate firm
of H. S. Ely & Co., 21 Liberty st, is abroad.
A brief note from him is dated Daish's Hotel,
Shanklin, Isle of Wight.

JAMES L. WELLS CO. have been appointed
agents for the Odell Estate, which includes 302,
304, 306, 308, 310, 312 Alexander av and 335
and 337 East 140th st.

THE 610 RIVERSIDE DRIVE CO. has been
incorporated at Albany, presumably to take
over the property at that address, which is the
northeast corner of Riverside Drive and 138th
st. The property consists of a 6-sty elevator
apartment house known as the Imperial Arms,
fronting 100.8 ft. on Riverside Drive and 122.6
ft. on 138th st. Title now stands in the name
of Margaret Morrison.

CITY'S MARKET POLICY.

**What May Be Expected From a Public
Market on the Harlem.**

A paper setting forth the benefits which
the public could expect from a large public
market for The Bronx, situated on the
Harlem River, prepared by Borough Pres-
ident Cyrus C. Miller, also contains a
report of the measures in vogue in other
cities, especially European capitals, to
maintain public markets.

Discussing the peculiar need for a
market on the Harlem River, in The
Bronx, President Miller says that little,
if anything, has been done thus far to
improve the distribution of farm products
quickly and cheaply among consumers in
the city of New York. The city has out-
grown its distributing facilities.

To the first cost of farm products must
be added the unnecessary cost of crude
methods of distribution. This adds to
the cost of living and tends to under-
consumption of products. The more a
man must pay for his food the less he
uses of it. With better distributing facili-
ties our citizens could get their food
more cheaply and therefore have more
of it and greater variety for the same
amount of money that they now spend.

The middleman, who is blamed for
much of the increase in the cost of farm
products, is the victim of a bad system.
To the profit which he must make to en-
able him to live he must add all the cost
of trucking, storage and various other
charges, which are not a profit to him,
but which go to make his toll higher.

In the Borough of Manhattan from
110th street north to the Harlem River
there are 810,000 people; in the Borough
of The Bronx there are 450,000 people, and
in New Rochelle, Mt. Vernon and Yonkers
there are approximately 130,000 more,
making a total of 1,390,000 people, and
this number is increasing rapidly. Within
this thickly populated territory the facili-
ties for distributing food supplies are
little short of absurd. For instance, quan-
tities of fish are brought in every day
from New England to the freight termi-
nal on the Harlem River, and because of
the lack of marketing facilities there
must be loaded on a barge and taken
down to the fish market, to be sold there
and carted back uptown.

This is typical of the local condition
that we hope to remedy by establishing
in the lower Bronx, on the Harlem River,
at a point of convenient access to the
railroads and to communication by wa-
ter, a municipal market or distributing
depot for food products, that will bring
the farmer and the consumer a step closer
together and eliminate a few of the in-
termediate expenses that are increasing
the cost of food. A similar wholesale dis-
tributing market probably will be neces-
sary for every borough, and perhaps two
for Manhattan. Markets, to be of real
value to the people, must be near the
centers of population, as the present New
York markets are not.

This is not a "muck-raking" movement
directed against the middleman. In the
natural development of the organization
of business the middlemen have attained
their place in the distributing system, and
in the complexity of modern conditions
they are a necessity. We cannot buy
fresh fruit and vegetables directly from
the producers in the middle of winter, be-
cause we are too far from the source of
supply. There must be intermediate deal-
ers, and our only complaint is that their
expenses are too high. One authority
gives a number of instances of the piling
up of intermediate charges, such as: Ar-
kansas apples sold by the farmer last
year for \$1.50 a barrel and retailed in
New York for \$1.25 a dozen, or \$35 a bar-
rel; cauliflower sold by the farmer for
one cent a head and retailed here for
15 cents a head, etc., etc.

Whether we think that many of the
middlemen are making too much money
or not—and in spite of the popular out-
cry there are still many of us who do not
think this—almost all will agree that for
us here in New York food would cost less
if passed through fewer hands and that
prices would more easily adjust them-
selves to their proper levels if there were
a central receiving and distributing depot
where a steady supply of goods could be
received in large quantities and all grades
be sure of a market.

Recent publications on the question of

municipal markets for farm products may give the impression that such markets will remove the middleman. A person might gain merit for a minute in announcing that he had discovered a method whereby he could eliminate the middleman, but business is an unemotional thing, full of hard facts, one of which is that the middleman will be here doing a middling (and perhaps first-class) business long after the voice of the person who has eliminated him has ceased to attract notice. Certain services of middlemen are necessary, and, in so far as they perform services, their existence will continue.

For instance, the middlemen of New York, finding that the potato crop last year was short, did not wait until prices soared to prohibitive figures in New York, but sent to Europe for supplies to fill the deficiency and imported a great quantity of potatoes, which have kept the market here somewhat near the normal. This is a distinct service which entitles the one performing it to reward. The shipper's agent who goes into the country and offers spot cash to the farmer for his products is likewise a middleman who under some circumstances performs a service. The farmer needs cash and is unwilling to take the chance of sending his goods to market, so he accepts the offer of the shipper's agent. It may be that when a large market is established to which the farmer can send his produce direct that the shipper's agent will be eliminated, but the probability is that cash will be just as potent in the years to come as it is now.

When money is scarce in this country so that our manufacturers find it hard to get it in order to carry on their work, the banker buys money in Europe, brings it here and sells it to our manufacturers, thereby relieving the strain on business. This is the work of a middleman and is a service for which the banker is paid. Theoretically there is nothing to prevent the borrower going directly to the lender, but it is not the rule of business. Brokers are necessary. * * *

Where, then, is the saving to be made from the large municipal market? It is in the fact that all the unnecessary light-erage, trucking, handling and jobbing would be eliminated and a direct line made between the farm and the consumer. Also, if the farmer is assured of a steady demand for his products at a fair price he will raise them in greater quantity and will be able to sell them at a reasonable rate. The small toll which each man will impose for the necessary service which he renders is little indeed compared to the amount which is imposed now unnecessarily by reason of bad handling facilities. I believe that an average of 45 per cent. is added to the cost of the goods between the time they reach the city and the time they get to the consumer. In some instances this percentage is much larger. The price of the goods in the market will be fixed by the auction sales, at which the retailer may buy if he wishes. But when extra services are rendered by the middlemen such as I have described, the buyer will pay an extra percentage for such services. In the complicated life of modern cities some middlemen are necessary. All that we can hope to do is to cut out the unnecessary ones and to limit the expenses of handling the goods.

The Best Light at Least Cost.

Every manager knows the dollars and cents value of good office lighting. The problem is simply, how can we get the best light at the least cost? The answer may be given in these words: Utilize all of the light you have, not wasting any of it. Prismatic globes and reflectors will not make light, but they will save the light you are now wasting. Take an ordinary incandescent lamp, for example: This lamp, does not give light equally in all directions, but, to the contrary, throws its greatest candle power straight sideways, and diminishes in all other directions. The sixteen candle power lamp gives sixteen candle power sideways, but only eight candle power straight downward, and between eight and sixteen candle power at the various angles, so if in your office you hang a bare lamp straight pendant about two-thirds of the light goes up toward the ceiling and to the side walls, and only a small percentage of it goes downward to illuminate your desks. In other words, you are wasting from one-half to two-thirds of the light you are paying for when you do not combine the proper lamp with the proper reflector or shade. In order to get the highest efficiency in lighting it is necessary to direct and distribute the light exactly where it is wanted and in the proper amounts. —J. J. Forbrich, at the Building Managers' Convention.

LAW DEPARTMENT.

Assignment of Lien.

A case which was heard on appeal by the Appellate Division, Second Department, presented the question whether the assignment of a mechanic's lien by a contractor to a creditor for a valuable consideration, viz., in payment of a bona fide indebtedness, is valid against subcontractors filing mechanics' liens against the same premises after the making and filing of the said assignment. The court held in the affirmative.

On Filing Liens.

If no action is commenced to enforce a mechanic's lien within three months after filing the lien, it may be discharged and the lienor is deprived of any rights thereunder in an action brought by another lienor to foreclose his lien (Lien Law, sec. 18, subdiv. 2). An undertaking given by a contractor to release the lien of a sub-contractor does not extend the three months' limitation.

Lienors who, before the expiration of their liens, appear in an action brought by another lienor to foreclose his lien may have their rights adjusted therein in the order of their priority without bringing independent actions for that purpose. (Lien Law, sec. 45.)

The statute in regard to filing liens is permissive. The right to file a lien under contracts for public improvements does not expire until thirty days after the improvement is completed and accepted. Such authority would seem to include the right to file a second lien within the time so provided, at least to cure an irregularity in the lien first filed, or to reassert a lien when the prior one had been lost by delay in its enforcement.

These principles of law were enunciated by the Court of Appeals of the State of New York in the case of the Berger Manufacturing Company, respondent, vs. the City of New York and others, defendants.

An Elevated Railroad Case.

The Appellate Division of the Supreme Court, First Department, has decided in the favor of the Farmers' Loan Company, as trustee, against the New York Elevated Railroad Company and others, that the railroad along the Bowery was erected without due consent of the abutting owners wherever the condition was "that the road be erected in the center of the street." But as more than twenty years have elapsed since the erection of the railroad, the company has acquired an easement by prescription as against such abutting owner and his successors who cannot, after the lapse of such period, maintain an action for damages to incorporated rights.

The judgment of the lower court in favor of the Farmers' Loan and Trust Company was therefore reversed and a new trial ordered.

Rights of Abutting Owners.

Where the title to a highway is in the abutting owners, subject to the easement of the public, and an electric light company, without having procured a right so to do from such owners either by grant or condemnation, erects its poles and wires conveying current to a distant point and not for lighting the highway upon which erected, the company's act is an invasion of the rights of such owners.

An abutting owner who also owns the bed of the street may enjoin its use for any purpose not consistent with those uses to which streets are ordinarily subject.

While electric light poles may be erected upon a street for use in lighting the street, they cannot be erected there for the accommodation of citizens desiring electricity in their residences without compensation to abutting owners.

Justice Benedict, in special term of the Supreme Court, Second Department, decides to the above effect in the proceedings which four citizens of Quogue brought against the Suffolk Light, Heat and Power Company, and has granted a temporary injunction.

The object of the defendant corporation in the present case is not one connected with and incidental to the lighting of this street in Quogue, but it is to carry its electric current through Quogue until it shall reach Westhampton and Westhampton Reach. This, the court says, is an additional burden with corresponding benefit to plaintiffs, because this particular road is already lighted by a local gas company with a franchise from the Town of Southampton, which still has several years to run. Justice Benedict adds:

"If it is of great consequence to the defendant corporation to erect its poles through the hamlet of Quogue the courts

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are open to it to acquire by condemnation proceedings upon making just compensation to the abutting owners for the additional burden imposed, a right of way. Or, if that method be felt to be too burdensome, it can doubtless go around and not through the hamlet of Quogue.

"Whatever may be said as to the right of an abutting, that is, one who owns only to the margin of the street, to bring an action to enjoin an encroachment upon a street for purposes inconsistent with those uses to which streets have ordinarily been subjected, it is perfectly clear that an abutting owner who also has the ownership of the bed of the highway, has the right to maintain such action."

Equitable Will Buy Farm Mortgages.

The Equitable Life Assurance Society is about to extend its investment field to include farm mortgages. Its proposed new step is causing some anxiety to railway officials, who see in it a possibly serious curtailment of the demand for railway bonds, in which the great life insurance companies have for many years been among the most extensive investors.

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. 30, 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.
- *Lafayette st, 387-9 (*), sec 4th (No 22), 37.11x120x50.11x120.7, 2 & 3-sty bk loft & str bldg; also LAFAYETTE ST, 383, es, 61.2 s 4th, runs s19x120xn28.7xw10.8xs23.3 xw110 to beg, 3-sty bk loft & str bldg; due, \$80,109.92; T&c, \$6,050; Wm Jay trste. 86,750
 - (Corrects error in issue of June 8, when description read Lafayette st, 378-9). 86,750
 - *Lafayette st, 383, see Lafayette, 387-9.
 - *Reservoir Oval, E, ns, 59.4 e Tryon av, see Tryon av, es, 110.11 n Reservoir Oval E.
 - *4TH st, 22 E, see Lafayette, 387-9.
 - *43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft bldg & 2-sty bk rear stable; due, \$17,611.38; T&c, \$7,439.60; sub to first mtg of \$40,000; adj to Sept11.
 - *75TH st, 329 E (*) ns, 228.4 w 1 av, 28.4x102.2, 4-sty stn tnt; due, \$14,932.20; T &c, \$1,300; Loretta I Gallagher. 15,000
 - *114TH st, 31 W (*), ns, 435 w 5 av, 20x 100.11, 5-sty bk tnt; due, \$19,295.87; T&c, \$800; Agnes H Nohn. 15,000
 - *132D st, 51-5 W (*), ns, 485 w 5 av, 50x 99.11, 6-sty bk tnt & str; due, \$9,497.60; T&c, \$2,014.84; Sigmund Ashner. 52,500
 - *142D st E, swc Concord av, see Concord av, 355.
 - *144TH st, 160 E, see Mott av, 384-90.
 - *179TH st, 815 W, see Pinehurst av, 40-54.
 - *180TH st, 820 W, see Pinehurst av, 40-54.
 - *Concord av, 337, ws, 173.4 s 142d, 16.8x 100, 3-sty bk dwg; due, \$5,423.27; T&c, \$190; adj to Sept25.
 - *Concord av, 355, swc 142d, 20x100, 2-sty & b bk dwg; due, \$5,488.94; T&c, \$1,035.88; withdrawn.
 - *Forest av, 1037-9 (*) ws, 123.5 n 165th, 55x98.6, 2-2-sty & b fr dwgs; due, \$2,262.06; T&c, \$388.92; sub to four prior mtgs aggregating \$10,600; Jacob M Mandelbaum. 12,544
 - *Mott av, 384-90 (*), see 144th (No 160), 100x100, 2-5-sty bk tnts, str on cor; due, \$6,476.13; T&c, \$—; sub to first mtgs aggregating \$72,000; Jno E Simons. 75,500
 - *Pinehurst av, 40-54, nwc 179th (No 815), 200.5 to 180th (No 820), x112.11x200x100, 2-5-sty bk tnts; due, \$801.25; T&c, \$—; right, title, &c; Geo H Storm, party in interest. 258,750
 - *Tryon av, (*) es, 110.11 n Reservoir Oval E, 36.9x148.4 to Reservoir Oval E x20.2x110.1; vacant; due, \$253.62; T&c, \$17.22; David Herman. 1,125

- J. H. MAYERS.
- *186TH st, 601 E, see Arthur av, 2372.
 - *Arthur av, 2372, (*) nec 186th (No 601), 25x85.3x25x85.4, vacant; due, \$3,794.33; T &c, \$1,350; Julia Gleason. 5,300
- HENRY BRADY.
- *19TH st, 151-3 W, ns, 195.5 e 7 av, 46.2x 90.1x43.4x90, 12-sty bk loft & str bldg; due, \$3,346.74; T&c, \$—; sub to three mtgs aggregating \$85,478; J W Hatt. 90,000
 - *144TH st, 469 W, ns, 83 e Ams av, 17.6x 99.11, 3-sty & b stn dwg; due, \$3,141.71; T&c, \$7.80; sub to a first mtg of \$12,000; readvertised for Sept16.
- | | |
|-----------------------------|------------|
| Total | 525,719 |
| Corresponding week 1911.. | 224,245 |
| Jan. 1, 1912, to date..... | 35,578,479 |
| Corresponding period 1911.. | 33,248,594 |

AUCTION SALES OF THE WEEK.
BROOKLYN.

*The following are the sales that have taken place during the week ending Aug. 28, 1912.

- WM. H. SMITH.
- Carroll st (*), ss, 184 w Utica av, 60x 208.4x—x— & being lot 30, blk 1:14, sec 5; foreclosure of tax lien; Chas E Ingersoll. 1,000
 - Cooper st (*), ses, 168.2 sw Bushwick av, 34x100; Barbara A Schwille. 11,200
 - Jorammon st, ns, 272.4 w Court, 21.11x 97.3; Hilda S F Grey, defendant. 17,500
 - Raleigh pl, ws, 39.6 s Martense, 19.6x 100; Geo Johnston. 4,020
 - W 5TH st (*), es, 150 s Av T, 20x100; Mortgage Securities Co of NY. 3,500
 - 43D st, nes, 140 se 17 av, 40x60.4; withdrawn.
 - 48TH st (*), ns, 160 w 9 av, 40x100.2 & being lot 50, blk 769, sec 3; foreclosure of tax lien; Tax Lien Co of NY. 400
 - 71ST st (*), nes, 105.9 se Mackay pl, 40 x98.8x irreg; Howard D Hammond. 6,800
 - 72D st, ss, 200 w 1 av, 20x100; adj sine die.
 - 76TH st, sws, 311 nw 18 av, 80x100; adj to Sept25.
 - Church av, swc Ocean av, 67.10x101.5; adj to Sept18.
 - Linden av (*), ss, 396.10 e Bedford av, 20x130; Cath E Geisler. 9,500
 - Ocean av, nwc Newkirk av, 91.5x105x 120x60.7; adj sine die.
 - Rogers av (*), ws, 50 n Hawthorne, 19.6x81.7; also ROGERS AV, ws, 89 n Hawthorne, 19.6x81.7; Horace I Moyer et al. 11,300
 - Rogers av, ws, 89 n Hawthorne, see Rogers av, ws, 50 n Hawthorne.
 - Saratoga av, es, 95.7 n Park pl, 80x100; Isaac Levingson & David Schneider. 4,650

- JAMES L. BRUMLEY.
- Robinson st, ss, 52 w Bedford av, 75x 100, vacant; withdrawn.
 - 78TH st, sws, 220 nw 19 av, 120x100; Jno G Traver. 3,575
 - Road (*) from Village of Flatlands to Varken's Hook, nes, intersec nwc Flatlands av, runs nw—xne— to cl E 88th, x se to Flatlands av xsw— to beg; Herbert C Smith. 7,500
 - Voriker's Hook rd, nes, adj land of Cornelius Waldron, see parcel of land beg at a pt at ws of land of Abr Matthews.
 - Parcel (*) of land beg at a point at wc of land of Abr Matthews, distant 39.4 sw E 88th, runs ne326.1xse262.8xsw326.1xsw 266.5 to beg; also VORIKERS HOOK RD, nes, adj land of Cornelius Waldron, runs ne381.1xse267.11xsw442.9xsw283.9 to beg; Herbert C Smith. 11,000

- WM. P. RAE CO.
- Prescott pl, ws, 75 s Herkimer, see Ralph av, es, 167 s Herkimer.
 - Sackett st (*), ss, bet Nevins st & 3 av, lot 17; foreclosure of tax lien; Tax Lien Co of N Y. 400
 - E 58TH st (*), es, 280 n Av N, 40x100; foreclosure of tax lien; Harry G Ferguson. 200
 - Flatbush av (*), ws, 220 s Av P, 20x 100; Bennaro Gragnano. 4,200
 - Ralph av (*), es, 167 s Herkimer, 43.7x 61.5x40x50; also PRESCOTT PL, ws, 75 s Herkimer, 92x90x69x23.10; Christina Adler et al. 11,000
- CHARLES SHONGOOD.
- Fulton st (*), sec Saratoga av, 40.4x 64; Fundy Co. 20,000
 - 57TH st, ss, 140 e 13 av, 20x100; F Lundy. 5,140
 - Beverly rd (*), nec E 21st, 100.9x100; Fundy Co. 85,000
 - 72D st, ss, 100 w 1 av, 20x100; adj sine die.
 - Poster av (*), nws, 60 ne 101st, 40x 100; Greenpoint Polish Cooperative Savings & Loan Assn. 125
 - Newkirk av (*), nwc Rogers av, 100x 100; Eliz Amrhein. 40,000
 - Rogers av, es, 75 s Sterling, 25x100; C C Jacobs. 1,500
 - 17TH av (*), nws, 80.2 sw 59th, 20x100; Florence A Redfield. 4,050
- | | |
|------------------------------|-----------|
| Total | \$263,540 |
| Corresponding week 1911..... | 189,960 |

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. 31 & SEPT. 2.

No Legal Sales advertised for these days.

SEPT. 3.

- 76TH st, 171 W, ns, 100 e Ams av, 20x 102.2; 4-sty & b bk dwg; Sheriff's sale A R T &c which Manuel E Amador had on

June 14 '12 or since; Olcott, Mestre & Gonzalez (A), 32 Bway; Julius Harburger, sheriff; Henry Brady.

SEPT. 4.

Ludlow st, 138-40, es, 102.6 n Rivington 48x89; 6-sty bk tnt & str; Moses M Valente agt Paul Shalet et al; M S & I S Isaacs (A), 52 William; Jas M S McDonough (R); due, \$21,644.13; T&c, \$1,452.02; sub to pr mtg \$57,000; Herbert A Sherman.

126TH st, 117 W; ns, 196.5 w Lenox av, 17.10x99.11; 3-sty & b stn dwg; Martin T Manton agt Ada Furlong et al; Wm J McArthur (A); Benj N Cardozo (R); (partition) Jos P Day.

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

2D av, 912-4, es, 75.4 s 49th, 33.4x100; 6-sty bk tnt & str; Orphans Homes & Asylum of Protestant Episcopal Church in NY agt Michele Voccoli et al; DeWitt, Lockman & DeWitt (A), 88 Nassau; Geo E Morgan (R); due, \$37,430.85; T&c, \$1,623.34; D Phoenix Ingraham.

SEPT. 5.

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

Burnside av, 101, see Morris av, 2054-6.

Morris av, 2054-6, on map 2050-6, nec Burnside av (No 101) 94x20.2x91.1x20.4; 3-sty bk tnt & str; Henry R Sutphen et al agt Modena Realty Co et al; Jno V Irwin (A), 203 Bway; Leopold W Harburger (R); due, \$13,920.70; T&c, \$445.99; Jos P Day.

Pilgrim av, ws, 21 s Liberty, 45x100x50x 100, Throggs Neck; Eudora A Cornelius et al agt Elda E Shaffer et al; C W H Arnold (A), 54 Market, Poughkeepsie, NY; Wm J Reid (R); due, \$1,196.69; T&c, \$20.86; Jno S Mapes.

SEPT. 6.

Boone av, 1513, on map 1505, ws, 100 s 172d, 25x100; 3-sty fr dwg; M Anderson Snow, trste agt Benj Viau et al; Milo J White (A); 22 W 1st, Mt Vernon, NY; Chase Mellen (R); due, \$6,726.95; T&c, \$210.60; Herbert A Sherman.

Home st, ns, 25 e Fox, 50x91.2x42.9x97.2; vacant; Abr Fox et al agt Eva Siegel et al; Wm Weiss (A), 61 Park row; Denis O'L Cohalan (R); due, \$2,693.87; T&c, \$216.83; sub to 1st mtg \$4,500; mtg recorded June 23 '11; Jos P Day.

113TH st, 230 W, ss, 200 w 7 av, 50x 100.11; 6-sty bk tnt; Josephine E Carpenter, trste & agt M R L Building Co et al; W B & G F Chamberlin (A); Edw D Dowling (R); due, \$68,861.63; T & c, \$2,342.52; Bryan L Kennelly.

SEPT. 7 & 9.

No Legal Sales advertised for these days.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

AUG. 31 & Sept. 2.

No Legal Sales advertised for these days.

SEPT. 3.

St. Andrews pl, ws, 83.7 s Herkimer, 18x 85; Jas J Dugan agt Francis T Heaney et al; Action No 1; Tuttle & Coughlan (A); 154 Nassau, Manhattan; Edw Kelly (R); Wm H Smith.

St Andrews pl, ws, 101.7 s Herkimer, 18x85; Same agt same; Action No 2; Same (A); Same (R); Wm H Smith.

Eastern Parkway, ss, 20 e Albany av, 40x120.7; also EASTERN PKWAY, ss, 120 e Albany av, 20x120.7; also EASTERN PKWAY, ss, 160 e Albany av, 40x120.7; Emil Mayer agt Kronengold Constr Co et al; Harry E Lewis (A), 215 Montague; Robt H Koehler (R); Wm H Smith.

St Marks av, ss, 100 e Nostrand av, 33.4 x100; Jas B Coombs et al agt Temple Realty Co et al; Andrew F Van Thun, Jr (A), 189 Montague; Eugene F O'Connor (R); Wm H Smith.

SEPT. 4.

Hooper st, swc Harrison av, 33.6x100x irreg; Tessie Koropcheck agt Benj Fechter et al; Aeonson & Salant (A), 34 Pine, Manhattan; Edw Kelly (R); Wm H Smith.

Beach 46TH st, ss, 326 w Surf av, 60x 118.1; Mary A Williams agt Katherine Lindemann et al; Arthur D Greenfield (A), 32 Bway, Manhattan; Geo E Waldo (R); Wm P Rae.

53D st, ns, 180 e 7 av, 20x100.2; Lizzie Prinz agt Harry W Lippman et al; Action No 1; Clarence F Corner (A), 375 Pearl; Ernest P Seelman (R); Wm H Smith.

53D st, ss, 160 e 7 av, 20x100.2; Same agt same; Action No 2; Same (A); Geo R Adams (R); Wm H Smith.

59TH st, sec 13 av, 100x100; Henry Evers agt Jos Paladino et al; Effingham L Holywell (A), 44 Court; Cornelius B Van Brunt (R); Wm H Smith.

Fort Hamilton av, ws, 20.10 s 97th, 20x 82; E Covert Hulst agt Jas Warnock et al;

Henry J Davenport (A), 375 Pearl; Seymour K Fuller (R); Wm H Smith.

Nostrand av, es, 140 s Maple, 20x100; Johanna Balaban agt Aaron Smilowitz et al; Myron Krieger (A), 220 Bway, Manhattan; Grover M Moscowitz (R); Chas Shongood.

14TH av, nws, intersec sws 42d, 20.2x 80; Danl W McWilliams trste agt Maurice Mayersohn et al; Henry M Bellinger Jr (A), 135 Bway, Manhattan; Wallace N Vreeland (R); Wm H Smith.

Lots 320 & 321, block 7, map of 937 lots of New Utrecht Impvt Co; also BAY 13TH st, ses, 95 sw 86th, 40x108.4; J Ten Eyck Litchfield agt Chas R Macaulay et al; Albert A Hovell (A), 177 Montague; Hugo Hirsh (R) Wm H Smith.

SEPT. 5.

George st, ses, 275 sw Knickerbocker av, 25x100; German Savings Bank of Bklyn agt Harris Meyer et al; Fisher & Voltz (A), 84 Bway; Jos F Maguire (R); Wm H Smith.

Noll st, nws, 155 ne Hamburg av, 49.9x 21.6 to Flushing av; Fannie E Christian agt Max Goldstein et al; Connor V Brower (A), 44 Court; Eugene F O'Connor, Jr (R); Wm H Smith.

Waldorf et, ss, 200 w 17th, 54x115; Stephen D Pyle agt Wm A Brown et al; Harvey O Dobson (A), 189 Montague; Chas F Murphy (R); Jas L Brumley.

E 5TH st, sec Johnson's lane, —x250x 295.5; Mary A Farley agt Patk J Carlin et al; Jno O Farrell (A), Narrows av & 74th; Wm H Raftery (R); Wm H Smith.

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

13TH st, ns, 236 w 3 av, 280x100; Albert C Aubery et al agt Anna Cohn et al; Edw L Collier (A), 40 Court; Harry W Kouwenhoven (R); Wm H Smith.

W 15TH st, ws, 880 n Neptune av, 87x 104.3; Chas A Mitchell et al agt Alfredo Santa et al; Jos G Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

19TH st, nes, 175 nw 5 av, 25x100; Thos Rorenowski agt Windsor Bldg Co et al; Foswell H Carpenter (A), 367 Fulton; Chas Harwood (R); Wm H Smith.

20TH st, ss, 125 w 5 av, 12.6x100; Jos Hay agt Abr Katz et al; Van Alen & Dyckman (A), 215 Montague st; Albt E Richardson (R); Wm H Smith.

8TH st, ns, 110 w 10 av, 30x100; also 85TH st, ns, 80 w 10 av, 30x100; Gustav Rvittner agt Mary McPartland et al; McLaughlin & Stern (A), 15 William, Manhattan; Walter E. Warner (R); Wm H Smith.

Lots 35 to 38 & sw 1/2 of lot 34 adj lot 37, map of Est of Stephen Abrams; also PARCEL OF LAND beg at boundary line bet lands of Wm Hopkins & Joel Skidmore, runs n & nw—xswxse—to beg salt meadows &c; Melvin Brown agt Jno H Boppell Jr et al; Jas A Sheehan (A), 44 Court; Jno T Eno (R); Wm H Smith.

SEPT. 6.

39TH st, nes, 290 nw 8 av, 60x100.2; Ida Ginsberg agt Anna Lebsky et al; Ginsburg & Pickler (A), 116 Nassau, Manhattan; Jacob A Freedman (R); Chas Shongood.

74TH st, nes, 346.10 se 4 av, 20x90x20x 89.10; Rose Ashmun agt Wm H Fleming et al; Action No 2; K C & M V McDonald (A); 189 Montague; Harry L Thompson (P); Wm H Smith.

Fort Hamilton av, es, 81.4 s 75th, 20.4x 104.11; Moy M Bertoes agt McKinley Park Holding Co et al; Chas A Clavton (A), 44 Court; Wm A Robinson (R); Thos Hovendon.

New York av, ws, 267.6 s Av G, 40x102.6; Elizabeth Clark agt Irene Hennig et al; Edwin Kempton (A), 175 Rensen; Jacob L Holtzman (R); Wm P Rae.

Rockaway av, ws, 20 n Lincoln pl, 20x94; Chas H Barney et al agt Harry C Partridge et al; Edwin Kempton (A), 175 Rensen; Howard E Greene (R) Wm P Rae.

Rockaway av, ws, 225.6 n Hegeman av, 20x100; Jno Auer agt Louis Leist et al; Chas H Levy (A), 26 Court; Alvah W Burlingame (R); Wm P Rae.

SEPT. 7.

No Legal Sales advertised for this day.

SEPT. 9.

Fulton st, swc Rockaway av, 20x80; Cath Imhof agt Christina Feldman et al; Theo Burgmyer (A), 40 Court; Jos F Maguire (R); Wm H Smith.

Marion st, ns, 275 w Rockaway av, 25x 100; Conrad G Saxer agt Margarate A McFadden et al; Aug G Beyer (A), 1323 Greene av; Lewis C Grover (R); Wm H Smith.

E 15TH st, nec White, 136.11x—; also E 15TH ST, nwc White, 136.11x19.6; also E 16TH ST, nwc White, 80x—; Wood Harmon Warrantly Corp agt Creekhurst Realty Co et al; Isaac Roth (A), 261 Bway, Manhattan; J Gardner Stevenson (R); Wm P Rae.

E 31ST st, ws, 200 n Vernon av, 20x100; Lucy E Ongley agt Leah Langdon et al; Edmund J Donegan (A), 189 Montague; Abr Rockmore (R); Wm H Smith.

60TH st, ns, 260 w 18 av, 20x100.2; Francis F Ripley agt Almerinda Prete et al; Henry J Davenport (A), 875 Pearl; Bernard I Finkelstein (R); Wm H Smith.

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THE RECORD AND GUIDE

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

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

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One day this week not a single private sale in Manhattan was reported. Manhattan brokers are just now busy with leases or away on vacations. The sales budget for this borough is generally at its shortest just before Labor Day.

The Sage Foundation Homes Company, which is developing Forest Hills Gardens, L. I., has let contracts for new groups of houses bringing the total number, completed and under way, up to 126. A pretty good record for a development which started selling homes only about a year ago.

The purchase this week of a tract of 225 acres at Woodbury, by a client of Worthington Whitehouse for development into a country estate, reflects a notable current real estate tendency on Long Island. The country estate movement there has been pushed eastward rapidly of late by the multiplying suburban developments nearer the city line. The purchase referred to is on the Jericho turnpike, where several other well-known New Yorkers have bought this year, beyond the Westbury and Wheatly Hills sections.

The strike of the sand and excavation teamsters, which started Wednesday on the new Lexington avenue subway, has spread to all parts of the city, holding up work on all the new subways, including the Fourth avenue tunnel in Brooklyn, as well as on a large proportion of the contracts in Manhattan, where excavation for new buildings or foundation work is going on. Strikes are generally looked for when business prospects improve, and it seems to be about time to organize a new General Arbitration Board, planned on such lines that it cannot be overthrown by the courts.

Police Commissioner Waldo's published list of owners of premises containing buildings or apartments raided by the police as gambling houses doesn't seem to be a very serious indictment of property holders in this town. Against the great majority of the raids noted stand such entries as "no arrests" and "discharged." The convictions are so remarkably few that, if the list was intended to prove diligence and competence on the part of the police, it has signally failed of its purpose. Without obtaining legal evidence from the police, property owners can hardly be expected to take the risk of damage suits by breaking leases. Or is it the Commissioner's idea that property owners should hire private detectives to secure evidence which the police fail to get?

For the better part of a generation new ideas of importance in household economy have been evolved by apartment house builders rather than by builders of private houses. At present, however, the tendency appears to be in the opposite direction, creative ideas of the kind in question being exemplified mainly in suburban construction. The latest novelty that has come to our attention is to be introduced at the Estates of Great Neck, the developers of which are to build a servants' club house for the use of employees of residents there. Newspapers and magazines in various languages will be on file, and evening entertainments will be provided in the form of dances, lectures, recitations, and so on. Finally, instruction in domestic science is to be offered, a feature which should add to the value of the club.

The Influence of the Pennsylvania Station on Adjacent Real Estate.

In an interview published in one of the daily journals, Mr. Wilbur C. Goodale, of the Seventh Avenue Association criticises the Pennsylvania Railroad Company for its failure to promote the interests of the district in the immediate vicinity of the terminal. He points out that the original plans of the railroad company were based upon the expectation that the blocks to the east, north and south of the station would be improved with handsome buildings, and that the neighborhood would become available for good retail stores, hotels, theatres and restaurants. An enormous sum of money was invested in a monumental terminal, the effect of which was bound to be much less impressive amid dingy surroundings; and it was assumed that the railroad proposed to lend its assistance to the development of the district by encouraging the use of the station and by the improvement of its own surplus property. Nothing of the kind has occurred.

The railroad has, according to Mr. Goodale, discouraged the use of its terminal by diverting all of its New Jersey commutation traffic to the McAdoo system, and by a super-charge on all tickets which enable passengers to travel in or out of the Seventh avenue terminal. The consequence is that the station is not accommodating one-twentieth of the traffic which it is capable of accommodating.

The company, moreover, has neither made any plans of its own for the improvement of its property opposite the station nor encouraged its improvement by offering it at a fair price. Not one handsome building has been erected in the vicinity, which probably owes its existence to the construction of the terminal. The district to the south of the station is being improved with mercantile and manufacturing buildings, and within a few years improvements of this character will be spread over the entire neighborhood. Seventh avenue itself has not been occupied as yet with many mercantile buildings, and there is some chance that it may become available for a certain amount of retail trade, but it is almost certain that south of 31st street it will be improved with the usual type of mercantile buildings, twelve stories or more in height. North of 33d street prices are too high for the profitable improvement of sites with structures intended for the benefit of the wholesale trade. There is every reason to believe that eventually these blocks will be useful for more remunerative business purposes. But as yet not one successful enterprise has been started that affords encouragement to the neighboring property owners.

The Record and Guide does not feel as confident as Mr. Goodale that the policy of the Pennsylvania Railroad Company with respect to the use of its terminal is a mistake. The officials of the company must have considered the whole situation very carefully, and must have decided that in the long run the policy it has adopted would be best for the stockholders of the railroad. The reasons which determined them to adopt this policy have never been announced, and it may seem difficult to account for a course of action that has undoubtedly cut down very considerably the number of passengers which might have used the terminal. A plausible explanation is not, however, impossible. A company like the Pennsylvania, which expects to be doing business one hundred years from now, has to plan for the future as well as the present—for the time when the population of New York will be four times what it is at present and when the population of the country will require the running of many more through trains than it does at present. If the company encouraged the commuters on both its New Jersey and Long Island lines to use the terminal, the time might come within twenty-five or thirty years, when the terminal would be inadequate to handle the traffic. It must be remembered that it has only a pair of tunnels to New Jersey, and that the express traffic with the South and the West, which these tunnels have to accommodate is enormous and is constantly growing. We can very well understand that the officials of the company proposed

above all to avoid the possible result of being obliged to increase the capacity of its terminal at the end of thirty years or more. Considering the probable value of real estate in the neighborhood at that time, and considering the number of costly buildings erected thereupon, the expense of such an increase would be prohibitive.

So far as Long Island is concerned, the company cannot be accused of any lack of energy in the development of its traffic opportunities. It is charging the passengers a little more, but it is gradually placing at their disposal a very much better service. It is practically reconstructing the Long Island Railroad and providing it with a wholly new equipment. It is steadily increasing the area of electrification and doing away with the impediments to a most efficient service. Traffic is not increasing as rapidly as it should in response to these improvements, chiefly because the terminal is not properly connected with the rapid transit system of the whole city; but this handicap is by way of being removed. By the time the Seventh Avenue subway is in operation, the Long Island Railroad will have been made over throughout the suburban zone, and a prodigious increase of traffic will be the result. The time is undoubtedly coming when the number of suburban passengers from Long Island who arrive at 33d street and Seventh avenue will not be far inferior to the number who come through the Grand Central station.

The mere fact, however, that these passengers will take or leave Long Island trains at the 33d street terminal will do nothing for real estate on Seventh avenue and thereabouts. The great majority of them will not appear above the surface. They will reach the station or depart from it in subway cars, and those who do not take cars will for the most part come and go in cabs. The menace of street traffic will be comparatively small. Property in that neighborhood will not be benefited by the street traffic, but it will be benefited by being brought into closer transit connection with the cheap land of the outlying districts of Long Island. This connection will mean that the wage earners in that part of Manhattan can find better and cheaper homes than formerly—which will be beneficial to the business of the neighborhood. It will also mean that the stores and other businesses that have goods or services to sell in that vicinity will draw their customers from a much larger area and a much larger number of families. In this respect the Pennsylvania terminal is only one of a number of influences which are bound eventually to make Seventh avenue and its vicinity a most desirable neighborhood in which to transact certain kinds of business. The vicinity of 34th street and Broadway is destined to become a traffic centre of corresponding importance to 42d street and Park avenue. It will have the advantage of express stations on two subways, one of which reaches the financial district and the Bronx and the other taps the most densely settled portions of Queens and Brooklyn. It will be connected with the whole of suburban Long Island and New Jersey by the closest of bonds, and it will be well served by the surface cars. There can be no doubt that eventually its business importance will be superior to that of many districts which have of late years been preferred to it.

There is, we believe, only one respect, in which the Pennsylvania Railroad Company has pursued an unwise policy. It should have arranged for the construction of a business men's hotel on its property opposite the station. The site would have been admirable for the purpose, because it would have been central, while at the same time relatively inexpensive. A moderate scale of prices would have brought to it a large clientele, and the railroad company would have been the chief beneficiary, because the majority of its patrons would have travelled on the Pennsylvania Railroad. But the neighborhood would have benefited also. A well populated hotel always encourages the establishment of many businesses in its vicinity; and a Pennsylvania Terminal Hotel would have been no exception to the rule.

No Provision for a New Post Office.

Congress has adjourned without having made any provision for a new Federal court house or a new post-office building downtown. Not only did it make no provision, but it did not even seriously consider the making of any provision. The proposed appropriation never even got by one committee of the House. It is true that its fate was shared by many similar projects. Congress was niggardly in its appropriations for new public buildings all over the country, and according to the methods of that body, the failure of the Omnibus Public Building Bill involved the failure of all individual items of particular projects—no matter how meritorious. Such bills can be passed only by log-rolling methods. Possibly the New York representatives can by the use of such methods have an appropriation for a new court house and post-office included in the Omnibus Bill, which is likely to be passed at the next session of Congress, but we doubt it. Members from the South and West will be hard to convince of the desirability of tearing down the post-office and building a substitute. In so far as the plan for a civic centre near the new county court house depends on the cooperation of the general government, it will have to be abandoned. The county court house will have to be erected without the accompaniments and surroundings which would redeem the dingy neighborhood in which it will be situated. The one way in which the city officials could possibly persuade Congress to consent to the removal of the post-office would be by providing sites for one or both of the new buildings, and such an expense the City can scarcely afford. It might provide the space for a Federal court house, but hardly for the post-office.

The Week in Real Estate.

The current week, as was to be expected, has been a quiet one in the brokerage branch of the real estate market. Many sales brokers plan to include Labor Day in their vacation, with the result that the last week in August and the first week in September probably find fewer such brokers in town than any other fortnight of the year. The volume and character of the current trading have therefore little significance as regards market conditions.

This is more particularly true of "city" property. Suburban residence property is likely to command special attention just at this time. The news of the week is consequently seasonably normal in disclosing relatively fewer sales in Manhattan than in the outlying boroughs and in the suburbs. That the scarcity of sales in Manhattan is a purely temporary matter is shown by the fact that there was no corresponding decline in Manhattan leases, the fall renting business being in full swing at present.

In view of the disturbing effect of vacation customs on the sale of city property, the most accurate index to underlying market conditions was presented this week by the inquiry for building materials. As the demand for money from the West eased up, the inquiry for building materials took a stronger tone in the metropolitan district. It is unusual that a change in the financial situation is so quickly followed by inquiry for materials, but the remarkable strength of structural steel and the heavy demand for pig iron from steel and equipment companies, together with the notable stability of other lines, have put investors upon the alert, and they are not overlooking any opportunity for getting in on the ground floor on materials, anticipating an advance in prices after the general elections in November.

All departments are apparently preparing for bigger and better things. Pig iron is in greater demand than it has been in more than a year, despite the fact that steel equipment companies and hardware producers are loaded up on speculation. On steel-making iron the inquiry runs way into the middle of next year. So strong has the steel market become that the United States Steel Corporation and some of the independent companies have actually sidetracked some speculative inquiries for steel buildings. This has been necessary to insure deliveries, even though belated, to A No. 1 projects and to old customers.

The slump in the demand for Hudson River common brick is not due, as would naturally be supposed, to a reaction in the construction market, but rather to

manipulation on the part of jobbers and dealers (who, by purchasing "foreign" brick, hope to crowd the Hudson River market so that the present price of \$6.75 to \$7 will crumble. Should this occur, speculative buying and stacking would be sure to result. Inasmuch as the North River producers have been able to turn out only about 60 per cent. of normal capacity, any heavy speculative buying between now and November 1 would be sure to produce a serious brick famine in February, March and April, with prices at prohibitive rates.

The Hudson River manufacturers, as well as the leading Raritan River brick companies supplying the metropolitan market, are anticipating a banner year in 1913, and they will not be inclined to sell their brick this fall at prices below those now ruling, because the shortage of labor which has been felt in brick and clay working plants in all sections supplying this market has kept the output way below normal. In the Hudson River district plants which have ten machines are only operating four, and in the Raritan district plants are only operating about one-third of capacity, because they cannot get men enough to operate more fully.

The brick interests are not the only ones who are looking for a good building year in 1913, because lumber interests are tightening their quotations, especially since there has been such a marked improvement in demand during the last two weeks. This has been so general as to give the agents here to believe that dealers are making speculative purchases in standard building grades, such as flooring, siding, shingles, wainscoting and timber. Prices are still holding firm, but producers are watching the market closely.

Stone, sand, cement and terra cotta are also reported to be in a stiffening market as far as demand is concerned. Dealers expect an early advance in Portland cement, and fireproofing is expected to move up in the near future.

The American Steel and Wire Company has put up the price of mesh reinforcement about two dollars a ton, and it is not improbable that a further advance will be made, especially since the quotations made by this company are subject to change without notice.

The whole building material market seems to be concentrated upon plans to be prepared for an exceptional construction year in 1913. The evidence is found in the behavior of the pig iron market, the independence of the steel companies, the firmness of the common brick market, despite manipulation which at any other time would at least be disquieting, the readiness with which building money for use after January 1 can be procured, the inquiries from manufacturing and commercial concerns for new building projects, after March 1, 1913; the firmer tone of the lumber interests and the stability of the paint and varnish lines, despite the drop in the price of linseed oil.

Shore Road and Bay Ridge.

Editor of the Record and Guide:

I am prompted to address you by the editorial comment in your issue of the 27th ult., wherein you make the allusion to the Shore road here quoted:

"It is evident that with adequate transit the existing low prices for building sites will not last long. There is every inducement for builders to take in hand the creation of a second Riverside Drive on the Shore road." And this statement, I perceive is based upon your knowledge of the fact that the Public Service Commission has announced its intention to open on the 12th of September the bids for the construction of the two southernmost sections of the Fourth avenue subway, which will complete this subway to Fort Hamilton, thus assuring "adequate" rapid transit to the whole of southern Brooklyn, a large area, which includes Bay Ridge and the Shore road.

It is well known that the contractors who built the preceding sections are prepared to "jump at" this new job, which is an easy one; therefore it is believed that they can readily push their work to a finish in fifteen months, so that by the end of the next year the Fourth avenue subway can well be in operation, reducing the time from southern Brooklyn to either lower or upper Manhattan, by express trains, to thirty minutes or less.

Southern Brooklyn has long and impatiently waited for this consummation of its desire for quick modern transit, but, as matters now have turned out, this great division of the city will, after all, be the first to benefit by the dual transit plans—years ahead of any other.

While the focus of attraction in Bay Ridge will always be the Shore road, the section itself, viewed from the residential standpoint, is exceedingly inviting to

the home-seeker and builder; with its charming blocks of detached homes on streets and avenues, and real rapid transit now practically attained, Bay Ridge is to-day the most desirable suburb of the city, none excepted. The lay of the land is particularly good, gently sloping from the ridge to the bays, making a perfect drainage; it has the best water in the city, the climate is exceptionally salubrious, and its material and social conditions are excellent. Moreover, owing to the long suspense in transit development, there has been no boom inflation of values, and the prices at which lots and houses can to-day be purchased are, in fact, lower than in other sections much less favored by nature and location, and where the advent of quick transit to Manhattan is still in the distant future.

Speaking of the Shore road, officially known as the Bay Ridge Parkway, no mere description by word can do justice to its beauties. Let your reader take the Fifth avenue elevated to Fort Hamilton, walk along the Shore road and judge for himself; it will be worth his while, for there is nothing to compare with this road for scenic charm and interest. The nearest comparison probably is the Riverside Drive, but the latter lacks almost entirely the living interest which the world's grand shipping, passing to and fro in New York harbor, lends to the Shore road views.

Being myself a long-time resident of the Shore road, my opinions may possibly appear prejudiced in its favor, therefore I prefer to quote the views that have occasionally appeared in the metropolitan press. Thus the New York Herald says:

"If New York harbor is the most beautiful in the world—and the fact is generally admitted—then Bay Ridge Parkway will be the most beautiful shore drive when the improvements being made by the Department of Parks are completed: a rival of the drives about the Bay of Naples; the finest shore boulevard in America."

The Brooklyn Daily Eagle has this to say:

"A superb panorama, far excelling the outlook from any park or point of observation contiguous to any great city in the world. Here is a parkway with prospects incomparably more magnificent than those of Riverside Drive. The work of widening and improving the driveway has been in progress for several years. When completed it will be the finest in the world."

And the World, speaking likewise of the Shore road, says:

"The Manhattanese can be relied on to perceive and utter the truth. Riverside Drive—there's no comparison at all. This view from Bay Ridge (shore) is the most wonderful, the most inspiring, in all the world. No city ever had any such panorama outspread before it; none ever will. It (the Shore road) ought to be built up with the most beautiful marble palaces, each with its lovely garden, its graceful statues."

Finally, there is on record the valuable testimony of the late Abraham Abraham, one of the best citizens of our generation, and who was a man of great discernment. In an interview, contemplating the Fourth avenue subway project, he was quoted as follows:

"This subway means the building up of the most beautiful residential district in Greater New York, the region bordering the magnificent Shore Driveway and along and between the great parkways that are planned, or completed, in a system of drives that will be world famous."

The Shore road consists of a parkway skirting the shores of the upper Bay, the Narrows, and the lower Bay from 66th street to Fort Hamilton, on a bluff varying in height up to perhaps 90 feet above the water. This entire waterfront was purchased by the city for park purposes at an initial expense of four million dollars, and is now in course of development, according to the plans of Frederic Law Olmstead (the greatest landscape architect of his period), at an additional cost of some seven or eight million dollars when completed.

It will be noted in this relation that there are only about 375 twenty-foot lots fronting on the Shore road. Calculating the city's total expenditure on the Shore road to be something like even million dollars, it will be seen that this is an average of about \$30,000 for each of these front lots. Bearing in mind their unequalled advantages for residential purposes, it will be of interest to know that these front lots, such as are for sale, can to-day be bought at from \$4,000 to \$6,000 a lot, and the adjoining rear lots at \$1,500 to \$2,000. These figures indicate that the attitude of the market has been a halting one, due to the delay in securing improved transit.

It goes without saying that, as there is now definite assurance of the subway

to Fort Hamilton, there is bound to come shortly a strong impetus and revival in the real estate situation of the Bay Ridge and Shore road sections.

Already many beautiful and costly private residences adorn the Shore road; more will come, and, judging by the tendency of the times, we shall doubtless before long also witness the erection of some high-class apartment houses, for which no more desirable and select sites exist anywhere in the city than at certain points of the Shore road, where all conditions, climatic and otherwise, combine to create one of the choicest residential locations.

LOUIS C. LINDEMAN.
New York, Aug. 26.

Values in 56th Street.

Editor of the RECORD AND GUIDE:

In your issue of July 13 you say that in 56th street, west of Fifth avenue, lot prices range from \$5,000 to \$6,000 per front foot, running up to \$7,000 a front foot near Fifth avenue, and down to \$4,500 near Sixth avenue. I take exception to this, inasmuch as No. 5 West 56th street, 25x100, 150 feet west of Fifth avenue, sold in June, 1912, for \$130,000, or very little over \$5,000 per front foot.

No. 19 West 56th street, 25x100, 325 feet west of Fifth avenue, sold in March of this year for \$92,500, or \$3,700 per front foot, and No. 44 West 56th street, 25.6x100, 295 feet east of Sixth avenue, sold for \$77,500, or very little over \$3,000 per front foot.

I think, therefore, that your article is very misleading to any layman who might happen to read it.

A CONSTANT READER.

New York, Aug. 7.

[The difficulty of fixing with any degree of accuracy prices on leading thoroughfares subject to various influences is frequently demonstrated in the widely differing opinions of expert appraisers. The prices quoted by our correspondent for lots on Fifty-sixth street were paid in connection with transactions that were closed before the decision of the Court of Appeals had been handed down, affirming the legality of the proposed subway contracts. We are assured by well-posted brokers that the prices quoted in our issue of July 13 fairly state the current quotations of owners.—Ed.]

Proper Dimension for Suburban Plots.

It is a much debated question how large a plot a man should purchase when he decides to remove to the country, build his own house, and commute. Naturally, it greatly depends on the size and style of house that a man wants to put up and on whether he intends to take care of the garden and lawn himself. Fully as many persons buy too little land as the number who buy too much. There is a well-grounded aversion on the part of purchasers to continue those conditions they are leaving the city in order to escape from. They want elbow room, room for the children to play, and space for a garden. This they cannot possibly obtain on any plot less than 50x125 feet, and even more ground is preferable when it is remembered that the average frontage of an ordinary eight or nine-room house is from 24 to 34 feet.

On the other hand, it is sometimes uncomfortable to have so much land that it becomes laborious or expensive to keep in proper order. The person who is obsessed with the idea that he cannot do with less than an acre of ground has frequently very little idea of what a plot of ground of that size really means. It is better to have a little less land, that one can comfortably care for. For the average person a plot of land 75 feet wide by 150 feet deep will be found just about right. This is about a quarter of an acre.—Nutley Realty News.

Auction at Edgemere Crest.

Maximilian Toch, the paint manufacturer; I. Reensburg, the tobacco manufacturer; Brian G. Hughes, who makes paper boxes and is a buyer at every big lot sale; Gen. Buchner and Louis Spellman were big buyers at the auction sale of lots conducted by Joseph P. Day at Edgemere Crest, L. I., last Saturday. Mr. Toch plans to build a residence on the block front of nine lots which he bought, on the north side of Edgemere avenue, between Hudson and Dickerson avenues. One hundred and eighty lots were sold, for the total sum of \$140,000, or an average of \$777 per lot. Among the purchasers were a number of builders.

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		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
Total No.	99	122	99	122
Assessed value	\$2,926,000	\$4,462,500	\$2,926,000	\$4,462,500
No. with consideration	13	8	13	8
Consideration	\$326,200	\$521,400	\$326,200	\$521,400
Assessed value	\$3,270,000	\$4,330,000	\$3,270,000	\$4,330,000
Jan. 1 to Aug. 29		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
Total No.	6,207	6,532	6,207	6,532
Assessed value	\$499,848,045	\$367,195,635	\$499,848,045	\$367,195,635
No. with consideration	657	562	657	562
Consideration	\$42,442,690	\$34,452,963	\$42,442,690	\$34,452,963
Assessed value	\$41,259,700	\$31,034,075	\$41,259,700	\$31,034,075

MORTGAGES

	1912		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
Total No.	70	76	70	76
Amount	\$1,049,488	\$2,253,130	\$1,049,488	\$2,253,130
To Banks & Ins. Cos.	17	19	17	19
Amount	\$317,000	\$406,000	\$317,000	\$406,000
No. at 6%	24	29	24	29
Amount	\$314,488	\$482,248	\$314,488	\$482,248
No. of 5 1/2%	1	.....	1	.....
Amount	\$5,000	.....	\$5,000	.....
No. at 5%	20	22	20	22
Amount	\$474,000	\$680,500	\$474,000	\$680,500
No. at 4 1/2%	9	7	9	7
Amount	\$79,500	\$579,000	\$79,500	\$579,000
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual rates	.....	1	.....	1
Amount	.....	\$80,000	.....	\$80,000
Interest not given	16	17	16	17
Amount	\$176,500	\$431,382	\$176,500	\$431,382
Jan. 1 to Aug. 29		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
Total No.	4,260	5,169	4,260	5,169
Amount	\$232,495,045	\$182,371,538	\$232,495,045	\$182,371,538
To Banks & Ins. Cos.	927	1,147	927	1,147
Amount	\$147,426,403	\$85,016,394	\$147,426,403	\$85,016,394

MORTGAGE EXTENSIONS

	1912		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
Total No.	16	25	16	25
Amount	\$386,250	\$842,666	\$386,250	\$842,666
To Banks & Ins. Co.	4	4	4	4
Amount	\$119,000	\$401,500	\$119,000	\$401,500
Jan. 1 to Aug. 29		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
Total No.	1,542	1,613	1,542	1,613
Amount	\$52,371,954	\$62,928,442	\$52,371,954	\$62,928,442
To Banks & Ins. Cos.	465	558	465	558
Amount	\$32,841,100	\$35,147,205	\$32,841,100	\$35,147,205

BUILDING PERMITS

	1912		1911	
	Aug. 24 to 30	Aug. 26 to Sept. 1	Aug. 24 to 30	Aug. 26 to Sept. 1
New buildings	10	14	10	14
Cost	\$783,250	\$1,368,500	\$783,250	\$1,368,500
Alterations	139,582	\$543,807	139,582	\$543,807
Jan. 1 to Aug. 30		Jan. 1 to Sept. 1		Jan. 1 to Sept. 1
New buildings	379	601	379	601
Cost	\$83,161,735	\$67,401,430	\$83,161,735	\$67,401,430
Alterations	\$8,151,810	\$9,082,822	\$8,151,810	\$9,082,822

BRONX CONVEYANCES

	1912		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
Total No.	93	99	93	99
No. with consideration	9	4	9	4
Consideration	\$55,831	\$77,055	\$55,831	\$77,055
Jan. 1 to Aug. 29		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
Total No.	5,109	4,860	5,109	4,860
No. with consideration	1,356	335	1,356	335
Consideration	\$7,093,425	\$3,305,525	\$7,093,425	\$3,305,525

MORTGAGES

	1912		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
Total No.	78	98	78	98
Amount	\$629,994	\$726,891	\$629,994	\$726,891
To Banks & Ins. Cos.	8	12	8	12
Amount	\$65,750	\$175,800	\$65,750	\$175,800
No. at 6%	24	45	24	45
Amount	\$226,950	\$223,141	\$226,950	\$223,141
No. at 5 1/2%	6	14	6	14
Amount	\$13,875	\$124,500	\$13,875	\$124,500
No. at 5%	16	15	16	15
Amount	\$171,145	\$242,300	\$171,145	\$242,300
Unusual rates	3	.....	3	.....
Amount	\$12,024	.....	\$12,024	.....
Interest not given	29	24	29	24
Amount	\$206,000	\$132,950	\$206,000	\$132,950
Jan. 1 to Aug. 29		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
Total No.	4,058	4,256	4,058	4,256
Amount	\$37,577,000	\$38,601,248	\$37,577,000	\$38,601,248
To Banks & Ins. Co's	378	504	378	504
Amount	\$7,610,568	\$8,832,450	\$7,610,568	\$8,832,450

MORTGAGE EXTENSIONS

	1912		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
Total No.	14	6	14	6
Amount	\$124,500	\$139,000	\$124,500	\$139,000
To Banks & Ins. Cos.	.....	1	.....	1
Amount	.....	\$38,000	.....	\$38,000
Jan. 1 to Aug. 20		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
Total No.	468	432	468	432
Amount	\$7,243,346	\$7,282,144	\$7,243,346	\$7,282,144
To Banks & Ins. Cos.	85	87	85	87
Amount	\$2,850,390	\$3,164,850	\$2,850,390	\$3,164,850

BUILDING PERMITS

	1912		1911	
	Aug. 24 to 30	Aug. 26 to Sept. 1	Aug. 24 to 30	Aug. 26 to Sept. 1
New buildings	23	45	23	45
Cost	\$578,600	\$1,323,150	\$578,600	\$1,323,150
Alterations	\$14,200	\$2,550	\$14,200	\$2,550
Jan. 1 to Aug. 30		Jan. 1 to Sept. 1		Jan. 1 to Sept. 1
New buildings	953	936	953	936
Cost	\$25,817,985	\$16,536,435	\$25,817,985	\$16,536,435
Alterations	\$793,240	\$921,432	\$793,240	\$921,432

BROOKLYN CONVEYANCES

	1912		1911	
	Aug. 22 to 28	Aug. 24 to 30	Aug. 22 to 28	Aug. 24 to 30
Total No.	311	392	311	392
No. with consideration	18	22	18	22
Consideration	\$87,985	\$101,275	\$87,985	\$101,275
Jan. 1 to Aug. 28		Jan. 1 to Aug. 30		Jan. 1 to Aug. 30
Total No.	16,569	17,099	16,569	17,099
No. with consideration	1,065	1,075	1,065	1,075
Consideration	\$9,411,295	\$8,967,282	\$9,411,295	\$8,967,282

MORTGAGES

	1912		1911	
	Aug. 22 to 28	Aug. 24 to 30	Aug. 22 to 28	Aug. 24 to 30
Total No.	239	325	239	325
Amount	\$842,532	\$1,241,885	\$842,532	\$1,241,885
To Banks & Ins. Cos.	62	77	62	77
Amount	\$293,124	\$403,266	\$293,124	\$403,266
No. at 6%	150	184	150	184
Amount	\$486,582	\$630,490	\$486,582	\$630,490
No. at 5 1/2%	23	50	23	50
Amount	\$61,200	\$191,850	\$61,200	\$191,850
No. at 5%	57	78	57	78
Amount	\$234,300	\$394,356	\$234,300	\$394,356
Unusual rates	1	1	1	1
Amount	\$17,000	\$5,000	\$17,000	\$5,000
Interest not given	8	12	8	12
Amount	\$43,450	\$20,189	\$43,450	\$20,189
Jan. 1 to Aug. 28		Jan. 1 to Aug. 30		Jan. 1 to Aug. 30
Total No.	13,209	15,050	13,209	15,050
Amount	\$54,424,693	\$67,660,013	\$54,424,693	\$67,660,013
To Banks & Ins. Cos.	3,268	.....	3,268	.....
Amount	\$32,615,472	.....	\$32,615,472	.....

BUILDING PERMITS

	1912		1911	
	Aug. 23 to 29	Aug. 24 to 30	Aug. 23 to 29	Aug. 24 to 30
New buildings	95	93	95	93
Cost	\$478,675	\$1,264,275	\$478,675	\$1,264,275
Alterations	\$124,540	\$100,190	\$124,540	\$100,190
Jan. 1 to Aug. 29		Jan. 1 to Aug. 30		Jan. 1 to Aug. 30
New buildings	3,856	3,433	3,856	3,433
Cost	\$27,698,228	\$22,855,743	\$27,698,228	\$22,855,743
Alterations	\$3,177,563	\$3,656,350	\$3,177,563	\$3,656,350

QUEENS

BUILDING PERMITS

	1912		1911	
	Aug. 23 to 29	Aug. 25 to 31	Aug. 23 to 29	Aug. 25 to 31
New buildings	98	74	98	74
Cost	\$352,315	\$206,990	\$352,315	\$206,990
Alterations	\$24,125	\$3,680	\$24,125	\$3,680
Jan. 1 to Aug. 29		Jan. 1 to Aug. 31		Jan. 1 to Aug. 31
New buildings	3,193	3,947	3,193	3,947
Cost	\$13,058,884	\$16,620,308	\$13,058,884	\$16,620,308
Alterations	\$609,675	\$568,952	\$609,675	\$568,952</

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

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

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

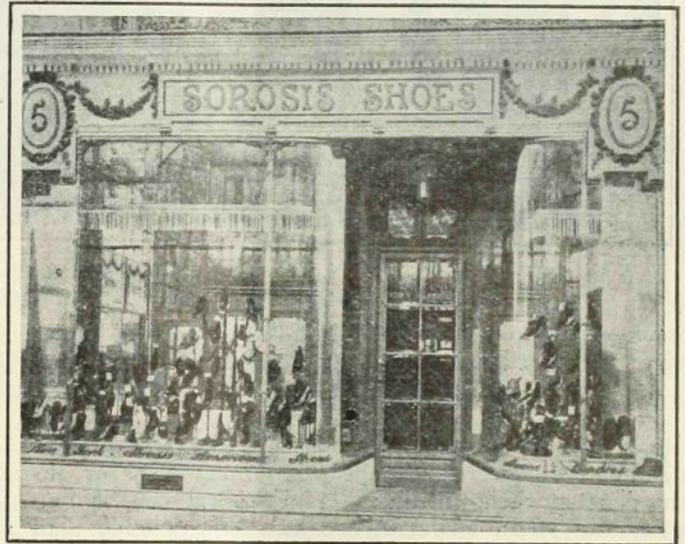
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GENERAL STORES—DEPARTMENT STORES.

THE main difference between a local shop and a general store, "between which there is no actual line of demarcation," is the character of the business carried on. In the former, the purchasing is done in person and the goods are frequently carried away by the purchasers. In the latter it will be found necessary to deliver to the homes of the purchasers a large part of the goods sold. Orders will frequently be by telephone or mail; everything will be done on a larger scale. It will, therefore, be necessary to provide facilities for the receiving, storage and distribution of goods. In large stores, either a side street or a private passage way in the building itself may be used for this purpose. The department store, of which the first in New York City was built by A. T. Stewart, at the corner of Broadway and Chambers street in 1848, has special requirements by reason of its size, the number of its customers and employees, and the numerous different classes of goods dealt in.

The principal requirement, subject to its being readily accessible, is the largest possible unrestricted floor area. This is due to the impracticability of exceeding a certain number of stories in such buildings, owing to the increased expense for elevator service and the inconvenience to customers. In an article entitled "All Kinds of a Store" referring to Macy's, in its issue of August, 1902, the "Architectural Record" has the following: "The consequence is that a department store is limited in height. Unlike an office building it cannot be prontably built higher than a comparatively low number of stories and it is probable that the nine stories of the new Macy building represented, under present circumstances, the limit of useful and profitable height. The primary requirement of a department store building may consequently be defined as the largest possible floor space confined to the fewest possible stories."

Other requirements call for the greatest possible amount of natural light; hence the largest department stores are built occupying whole blocks, drawing light from the streets on all frontages; ease of communica-



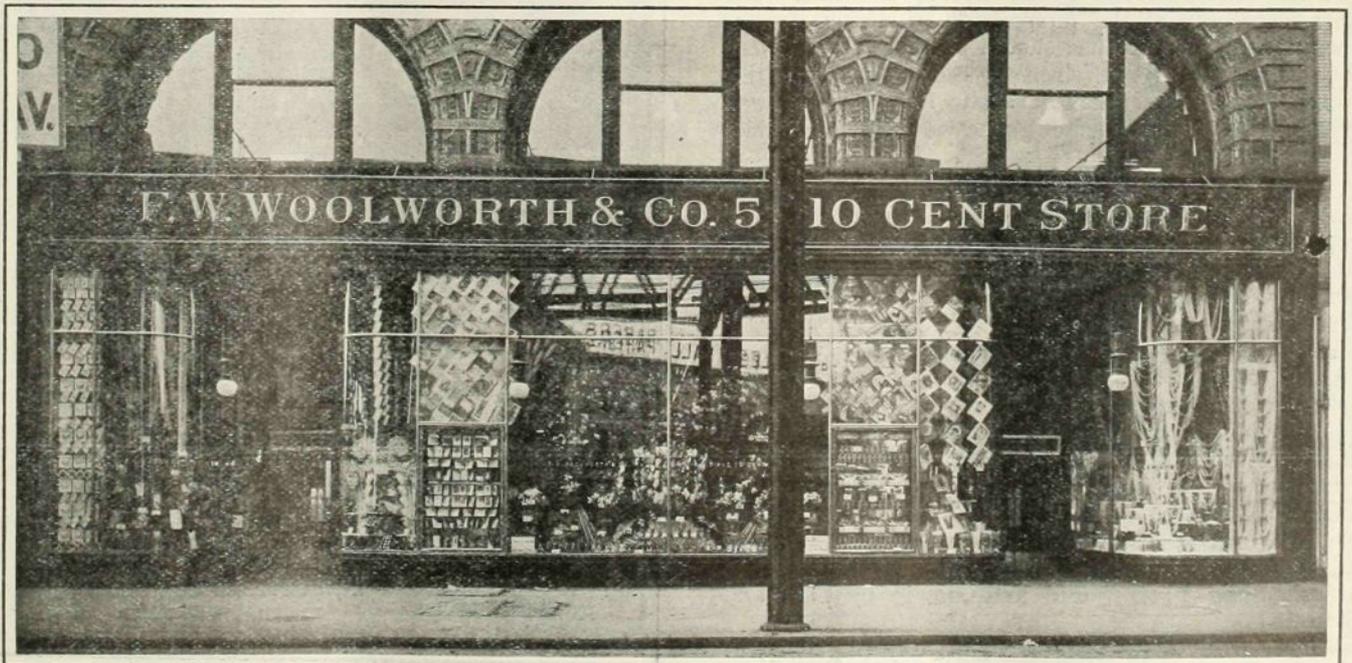
A GOOD STORE FRONT.

Easy of access, well lighted, and affording an attractive framing for the goods on display. Paris, France.

tion between floors by means of passenger elevators, escalators, stairways; large aisles for circulation between counters; protection against fire, the consequences of which would be serious when the large area and the number of persons exposed is taken into consideration.

After the customers, employees have to be taken care of and proper facilities provided to ensure their comfort and efficiency.

The article quoted above gives some figures which may be of interest in this connection: "The Macy building has nine floors above ground, two below, each floor containing about 70,000 square feet; the number of customers runs from 25,000 to 40,000 a day. There are sixteen passenger elevators, twelve for customers and four for employees, two elevators for furniture and three for general freight. The employees in the busiest



A GOOD COMMERCIAL SHOW WINDOW

Allows a large number of small articles to be displayed. The plate glass is curved at entrance. Fulton St., Brooklyn, N. Y.



A GOOD COMMERCIAL STORE FRONT.

Gives an uninterrupted stretch of display window, a good entrance at the sidewalk level, and plenty of light. West 23d St., New York, N. Y.

seasons amount to about 4,000, and three thousand horsepower are developed by the engines."

ACCESS.

It is important that all shops be easily accessible to intending purchasers, and the presence of steps or obstructions at their entrances is injurious; one or two descending steps, however, are less objectionable than when they ascend, but an entrance on the same level or but slightly above the sidewalk is preferable in all cases. The necessity for ease of access extends also to the sidewalks in front of shops; obstacles such as sidewalk lights set in projecting frames, trap doors leading to cellars, sidewalk elevators, etc., cause passing people to turn aside to avoid them and prevent them from examining closely the goods displayed for sale in these windows. The position of the entrance should be plainly evident; one of ample size will be sufficient in the smaller shops, where there is not great activity. Where the traffic is greater, two at least should be supplied, one for incoming, the other for outgoing customers, and a vestibule or recess should be provided to prevent overcrowding. The use of revolving doors where there is much traffic is open to the objection that they admit only a single file at a time, also that they are apt to cause confusion when used by those unaccustomed to them.

Facilities should be provided, after entering, for a proper circulation between the counters, permitting the fullest inspection of the goods offered for sale. On corners, especially at the intersection of active streets, the position of the entrance should be carefully studied. If one street has more strength than the other, the entrance should be reached from it; if the streets are of equal strength, a corner entrance would be advisable.

DISPLAY.

The importance of adequate show windows to shop fronts for the proper display and advertisement of goods for sale, cannot be too much insisted on. Also that there is some variation in this respect in the requirements of different businesses.

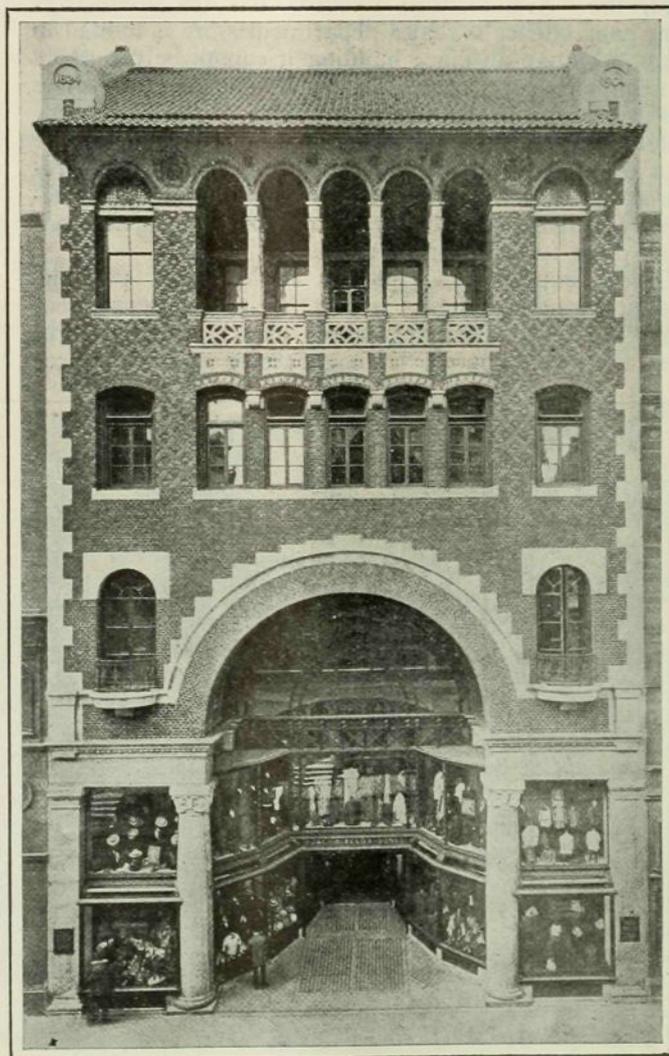
The great importance which the advertising value of the show window assumes from the standpoint of the shopkeeper is evidenced by the fact that in many large stores this will be enclosed, backed with mirrors to reflect goods exhibited and will thus admit no natural light to the interior of the store, which will depend entirely on artificial lighting.

There are three distinct types of show windows: 1st, straight fronts; 2nd, recessed; 3rd, projecting. (See "English Shop Fronts, Old and New," by Dan and Willmoth.)

Straight front show windows, generally placed at, or slightly back of, the building line afford good light and bring the goods displayed well within the view of the passing public; on account of their cheaper cost and the

desire to obtain unbroken spaces for display they are the common type and most in use.

Recessed fronts may be entirely or partly recessed, affording an additional amount of show window, better access and standing room for inspection; the light is not as good as in straight fronts but with some goods, which are damaged by exposure to too much light, this may be an advantage. Sometimes it is deemed advisable to recess the entire front, or to form a passage way to the store, lined on both sides with show windows, sacrificing the necessary floor space for the sake of the extra display; this may be advantageous in some cases, where the street traffic is heavy.



A POOR FRONT COMMERCIALY.

An extended display is secured at the expense of floor space and loss of light under archway. Chestnut St., Philadelphia, Pa.

MAIN FIRE-ESCAPES.

Fire Towers and Fire Walls in Business Buildings—Outside Stairs.

One of the points where building construction has advanced rapidly of late has been in the design of fire-escapes. The Fire Prevention Bureau of the Fire Department now exercises supervision over the construction and maintenance of fire-escapes on all classes of buildings other than tenements, but until the new law went into operation, a few months ago, the several Building Bureaus were charged with the duty. Some of the things which in former times went by the name of fire-escapes have not for several years been allowed on new buildings.

Ordinary outside fire-escapes usually consisted of a system of iron balconies at the several stories above the first, connected by stairs and provided with a movable ladder to be let down, in an emergency, from the lowest balcony to the ground. In order that this ladder should be light enough to handle, both its length and its strength were limited. Even then such ladders were often too heavy to be safely handled by people forced in an emergency to use fire-escapes and unaccustomed to lifting heavy weights. Reports were not infrequent to the effect that the firemen were called upon to take people down from the fire-escapes.

In the balanced drop-ladder which the Superintendent of Buildings, R. P. Miller, introduced in Manhattan Borough the counter weights help to lighten the burden to such an extent that any one can handle the ladder easily, and the guides in which they slide make control of them more certain.

While the balanced ladder has been a decided improvement, it does not supply the defect inherent in all ladders, i. e., the material reduction in the exit capacity of a fire-escape at the point where capacity is most needed. The balanced stair having equal or greater capacity than the stairs connecting the balconies above meets this objection. The Superintendents of Buildings endeavored, therefore, to require a balanced stair on every building where a large number of people must be taken care of.

The balancing of either a drop-ladder or a stair has incidentally permitted a

avail and outside stairs have been required. (See illustration.)

Fire-Towers.

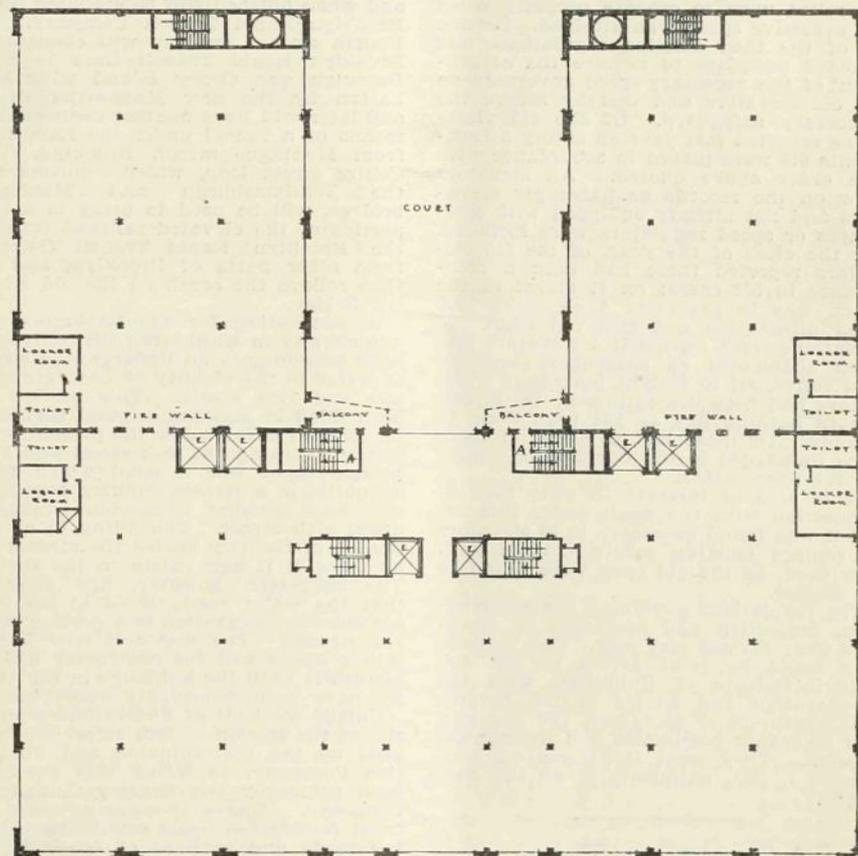
All outside means of escape are liable to be obstructed in winter by ice and snow, and at any time may be rendered useless by smoke or flame issuing from windows at or near which they are located. These difficulties are met by the so-called fire-towers, which have been in successful use for some years in Philadelphia and have been used in a few instances in this city. (See illustration.)

Bridges connecting two buildings have sometimes been resorted to. They afford an excellent means of escape and generally benefit both buildings. This means of safe exit can only be secured, however,

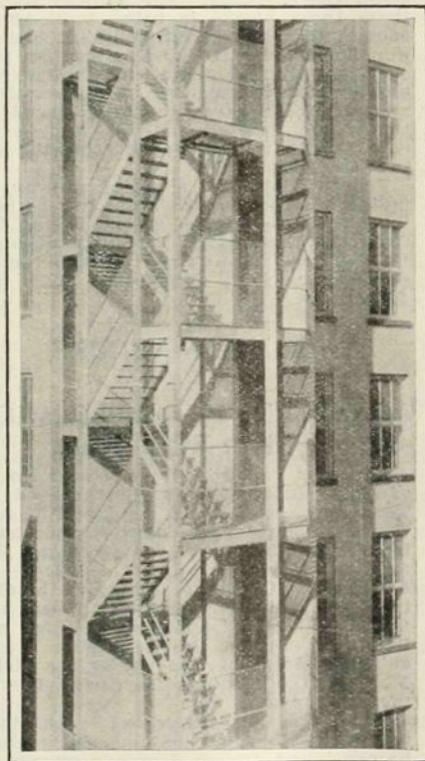
ELEVATOR INSPECTIONS.

Ten Thousand Passenger Elevators in Manhattan—More Inspectors Needed.

While the number of elevators subject to periodic inspection by the building bureau has steadily increased, the number of inspectors has not increased in the same ratio, nor uniformly. For the coming year provision has been made in the budget for only twenty inspectors in Manhattan. Assuming the same increase for the year 1912 in the number of new elevators as took place in 1911, there will be about 10,000 passenger elevators in Manhattan at the end of this year. That is about 500 elevators for each inspector,



FLOOR PLAN SHOWING POSITION OF FIRE TOWER AND FIRE WALL. (A)—Fire Tower. (E)—Elevators.



OUTSIDE STAIRS—A MODERN FIRE-ESCAPE FOR BUSINESS BUILDINGS.

greater height for the lowest balcony above the street level. On account of this height limitation, resort was often had to intermediate platforms.

The capacity of the ordinary fire-escape is limited by the steep and narrow stairs connecting the balconies. There is the further disadvantage that people are not accustomed to them, and locomotion on them is therefore slow. For factories, schools or other buildings where large numbers of people are liable to congregate the ordinary fire-escape is of little

value when there is one owner for both buildings, or when an agreement can be had between two owners.

In many buildings the existing exit facilities were found adequate, but their value was much affected by the fact that the stairs were open throughout the building, exposing all above to the smoke of any fire that might occur in any particular story and thus cutting off their safe egress. In such cases Superintendent Miller endeavored to have interior stairs inclosed in fireproof partitions and so to afford the occupants a temporary safeguard, at least while they were using the stairs.

In some cases where adequate facilities had perhaps been provided no proper exit was found at the street level. This omission defeated in a measure the purpose of an otherwise satisfactory stairs. In such cases passages of fireproof construction connecting with the street have been secured.

Fire walls are now used to divide a building into sections and are provided with fireproof doors in the openings. By this arrangement it is only necessary to pass to the other side of the wall in order to escape a fire and obtain safe egress without hurry or excitement by means of the stairs.

Many existing fire-escapes were found to be almost useless on account of obstruction caused by fire-shutters. This was corrected wherever possible by replacing the shutters by windows of metal frame and sash, glazed with wireglass. This also meets in a measure the danger already noted of fire-escapes being cut off by flame issuing from windows leading to fire-escapes.

Where it has been found impracticable to enclose interior staircases in fireproof partitions an equivalent safeguard has been sometimes secured by placing self-closing fireproof doors across corridors.

It is found desirable in many cases to have the doors from lofts open outward into the stair halls, and in order to avoid obstructing halls or stairs, vestibules have been ordered.

says Superintendent Rudolph P. Miller of the Bureau of Buildings.

The building code (sec. 101) contemplates an inspection of every elevator once in three months. This means 2,000 inspections per man, not including the examination and testing of every new freight elevator installed and the investigation of complaints. After deducting Sundays, holidays, the vacation period and other absences, an inspector is on duty about 290 days per year, averaging about 6½ hours per day. A little less than an hour would be allowed for each inspection, including the time required for making the report and for going from one location to another. A thorough inspection, such as is required by the rules and practice of the bureau, consists in carefully examining the lifting and other cables for their full lengths, inspecting all parts of the sheaves and operating machinery and testing the safety devices and controls.

During the year 1911 the average number of inspections was larger than ever before, and yet this meant a systematic inspection only once every four months.

Provision should be made, the Superintendent of Buildings believes, for additional inspectors in Manhattan, so that there may be only about 350 elevators for each man; or the code should be amended so as to require less frequent inspections. The latter alternative would be the more desirable, if accompanied by a rigid enforcement of prescribed penalties.

The average cost of elevator inspection in Manhattan for the past ten years is \$1.28 for each inspection. It is reported that Superintendent Miller will recommend that a charge covering this cost could properly be made against the owners of the buildings. This is done in Chicago, Philadelphia and some other cities.

In 1910 a campaign was waged against the old style traveling sheave strap in use on the vertical hydraulic elevators, because of accidents that were found to be due to their inherent weakness and frequent failure. At the beginning of the year 1911 only 69 cases of their use

SUBWAY CONSTRUCTION.

Unique Methods of Underpinning—An Underground Stream.

Thirteen and one-half miles of four-track subway is now under construction in Manhattan, The Bronx and Brooklyn, under contracts aggregating about \$62,000,000. Five thousand men are engaged every day on the work. This includes about eight miles of four-track subway on the Lexington avenue line, four miles of four-track subway on the Fourth avenue line in Brooklyn, and one and one-half miles of four-track subway on the Centre street loop in Manhattan.

The Fourth avenue subway and the Centre street loop are nearly completed, and when finished will be operated by the Brooklyn Rapid Transit Company. The Fourth avenue subway will connect the Brooklyn Rapid Transit lines to South Brooklyn and Coney Island with Manhattan by the new Manhattan Bridge, and later will have another connection by means of a tunnel under the East River from Montague street, Brooklyn. The Centre street loop, which connects with the Williamsburgh and Manhattan bridges, will be used to bring in a large portion of the elevated railroad traffic of the Brooklyn Rapid Transit Company from other parts of Brooklyn, and will thus relieve the crush on the old Brooklyn Bridge.

In excavating for the Lexington avenue subway in Manhattan the contractors have encountered an underground stream of water in the vicinity of Lexington avenue and 57th street. This section has been filled in and the original surface of the ground is far below the present street level. Years ago at 59th street and Fifth avenue there was a pond which found an outlet in a stream running southeasterly and crossing Lexington avenue at about 57th street. The filling in of that section of the city buried the stream and no trace of it now exists on the surface. The engineers, however, are confident that the water encountered in the present subway excavation is a portion of the old stream. The water is now flowing into a sewer and the contractor will not disturb it until the buildings in the vicinity have been thoroughly underpinned.

Unique methods of underpinning on the site of the station at 59th street are being used by the Underpinning and Foundation Company, to whom this work has been sublet by the Bradley Contracting Company. Under the party walls and front foundation walls small excavations are made and sections of ten-inch pipe are introduced and pushed down through the soil by means of jacks placed between the top of the pipe and the bottom of the foundation walls. After one section is jacked down the jack is removed and another section is coupled on by means of an inside sleeve, and the process con-

tinued until the pipes reach the rock eighteen feet below the surface on the west side and twenty-four feet down on the east side.

The earth is then removed from inside the pipes, which are then filled with concrete. An iron pipe is placed on top of the pipe and on this are imposed beams centering on the pipe and projecting in both directions. All this, including the

top of the pipe and iron beams, is incased in concrete and the space from the top to the bottom of the foundation wall filled with brick or concrete. This work is about one-third completed between 29th and 63rd streets.

The excavation for the upper deck has been practically completed from 46th to 66th street and the construction of the reinforced concrete side wall has been commenced. Of the total work, the earth excavation is about 18 per cent., the rock excavation 12 per cent. and the deep tunnel 5 per cent. completed. Average number of men employed, 417.

At 74th street the contractor, Patrick McGovern, has in use a telfer which is similar to a traveling crane. It lifts off the trucks the large steel buckets, known as "battleships," and lowers them directly on to cars in the cut where they are filled with excavated material. The "battleships" are then hoisted by the telfer out of the shaft and carried along to the awaiting trucks, to which they are lowered and driven away.

The sections of the Fourth avenue subway in Brooklyn that are now finished were built in a little over two years, and the prospects are that the Fulton street and Ashland place portion will require about the same time to complete, say, near the close of this year.

At Flatbush avenue the new structure was built by tunneling under the west end of the Atlantic avenue station of the present subway. The tunneling methods were ingenious and attracted the attention of engineers generally. The present subway was again encountered at the turn from Flatbush avenue extension into Fulton street. At this point the new subway runs alongside the old one and is considerably below it, so that it was necessary to underpin it. As the old subway also carries the Fulton street elevated railway, it will be noted that great care is necessary. During the underpinning operations all Manhattan-bound subway trains will continue to use the second track, and this is the reason why trains are now stopping at the inside westbound platform at Nevins street.

In Fulton street there is a stretch of about 1,000 feet of the largest, deepest and most difficult subway work yet attempted anywhere. There are six and eight tracks occupying two levels. Ground water was encountered before sub-grade was reached, and as the material is sand, all adjacent buildings had to be underpinned in advance; some of the underpinning piers extending as much as 55 feet below the sidewalk. The subway roof in these three blocks is being built strong enough to carry future building foundations. The massive girders for this purpose, and for the support of the two elevated railways crossing in Fulton street and Hudson avenue, must be placed between the bracing timbers and under cover of the roadway supporting the surface car tracks.

The two levels of elevated railway are maintained on heavy frame towers resting on double lines of steel girders. The front portions of the Crescent and Majestic Theatres were shored up over the excavation without interfering with performances.

TEAMSTERS' STRIKE

Affects Building and Subway Excavations—Higher Wages Asked.

An order issued by Local Union No. 506 of the International Brotherhood of Teamsters, stopped all sand and excavation teamsters from doing further hauling for members of the Contractors' Protective Association.

Eugene P. Clarke, secretary of the Contractors' Protective Association, said that practically all excavation work for new buildings and on the Lexington avenue subway had been tied up by the strike. Most of the strikers, he declared, were non-union men.

"We had an agreement with these teamsters which expired last November," he continued, "when demands were made for a new agreement embracing higher wages and new working conditions. We were willing to grant the wage demand, but the other conditions imposed were such that if we had granted them it would have amounted to a virtual surrender of the management of our businesses to the union."

Frank Tobin, business manager of Local 506 of the International Brotherhood of Teamsters, said that it had been decided to call out 5,000 coal teamsters if the demands of the excavation teamsters were not granted within three days. He added that if necessary the asphalt teamsters and other branches of the union would quit, and that the strike would be made general throughout the city.

still remained, so that violation notices with respect to these was practically discontinued. During 1911 all but ten of the remaining sheave straps were replaced. These ten are in three buildings, of which one is vacant, and the elevators have not been in use for some time. In the other two cases the Corporation Counsel has been asked to proceed against the owners.

An order issued on April 26, 1911, to the effect that every elevator used for passenger or employee service should be equipped with a governor or speed regulator suitably connected to the safety device on car has been the cause of many violation notices.

It was found after the investigation of certain elevator accidents that many of the safeties in use, by reason of deterioration or from other causes, could not be relied upon to operate properly when an excessive speed was attained. Section 12 of the then existing regulations was deemed adequate to require the attachment of the necessary speed governors on all old elevators and thereby secure the necessary safeguard. Of the 646 violations reported last year on safety attachments 615 were placed in accordance with the order above quoted. All elevators now on the records as passenger elevators and not already equipped with governors or speed regulators were included. By the close of the year, of the 615 elevators reported there had been a compliance in 502 cases; on 41 elevators the work was in progress; 4 elevators had been dismantled and removed since the violations were reported; 2 elevators had been abandoned as passenger elevators and converted to freight purposes; 4 elevators had been discontinued. On 62 elevators nothing has as yet been done to comply. Of these last 62 cases, 41 have been forwarded to the Corporation Counsel for prosecution.

It is also of interest to note that in connection with the work under this order it was found necessary in 39 elevators to replace existing safety devices with new ones, as the old ones were found to be useless.

The regulations governing the construction, inspection and operation of elevators were revised last year. The revision was made by joint action of the five Superintendents of Buildings, with the co-operation and advice of the several manufacturers of elevators, the casualty and insurance companies and mechanical experts. They went into force on September 1, 1911, uniformly in all the boroughs.

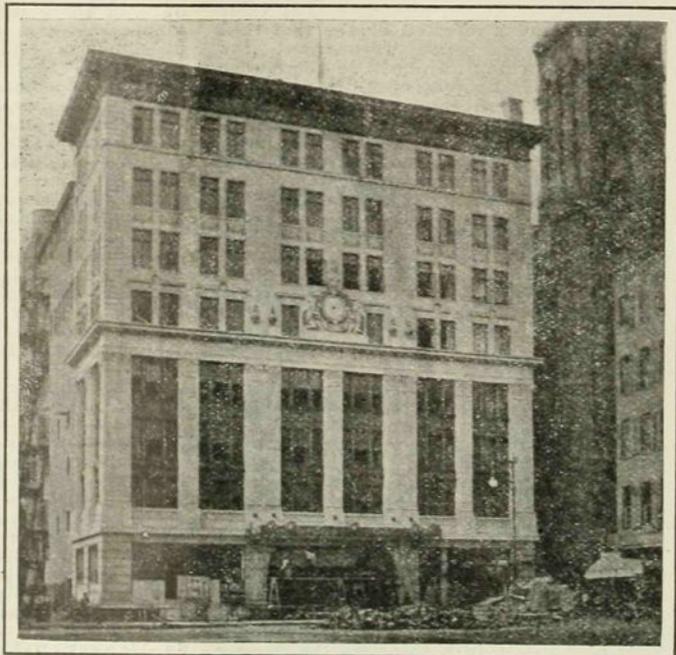
A Second Avenue Theatre.

As you go down Second avenue a large white building, larger and more imposing than any in the neighborhood, looms up at the very end of the wide thoroughfare, facing north on Houston street. The cars turn aside to avoid running into it. It is a theatre and office building, which Louis Minsky is completing, and which he has leased for a term of twenty-one years to Thomashefsky, Willner & Adler.

For its surroundings it is a remarkable building. It has features which would make it notable anywhere. The Houston street frontage is 100 feet and the depth in Chrystie street is 169. On the Houston street frontage is an eight-story fireproof loft and office building, complete in all its appointments.

The building is built on plot 42x85. The theatre proper is in the rear of the office building, is reached through a lobby 40 feet wide and seats 2,100 people. The stage is very large and the interior decorations elaborate. One of the main features will be a pipe organ built under the orchestra.

There is also a theatre on the roof, which differs from the ordinary roof gardens in that it is entirely enclosed and can be used the year round. The roof garden is reached by separate elevators. The fireproof compartment to be used for the moving picture apparatus is suspended from the roof of the building and is so constructed that it can be practically entirely open during the warm weather.



NEW THEATRE FOR THE LOWER EAST SIDE.
Houston Street, foot of Second Avenue.

continued until the pipes reach the rock eighteen feet below the surface on the west side and twenty-four feet down on the east side.

The earth is then removed from inside the pipes, which are then filled with concrete. An iron pipe is placed on top of the pipe and on this are imposed beams centering on the pipe and projecting in both directions. All this, including the

BUILDING MATERIALS.

New Prices on Mesh Reinforcement.

Common Brick Continues in an Easy Market—Lumber Reports Active Demand—Money More Plentiful Here.

THE building material situation in the metropolitan district during the month of August has maintained a very high tension. Prices have been stiff out of all proportion to precedents for this usually inactive month. We have seen steel climb to higher price levels without the demand being affected. We have seen big steel companies turn aside inquiries for speculative structurals because they have been unable to make deliveries on a No. 1 business, and we have also seen lumber advance in price and demand at a time when dealers usually are cautious in making sales. Portland cement has come into a stiffer market and hardware and building equipment in general have not only been in heavy demand, but have also been maintained at stiff prices.

The month has witnessed a most remarkable fluctuation in common brick, opening strong at \$7 top, with manufacturers clamoring for higher prices from the distributing agents here. The demand has greatly eased. Under normal circumstances this demand would have been maintained throughout the month and prices doubtless by this time would have been at \$7.25 a thousand, if not higher, had manipulation not been resorted to by purchasers in view of the fact that a decision on the inquiry into the affairs of the Greater New York Brick Company is expected by the middle of next month. In consequence of the possible effect by an adverse or a favorable decision upon the legality of the existence of the Greater New York Brick Company, dealers have been heavy purchasers of "foreign brick" and large consumers have been buying direct from some of the plants outside of the Hudson River district. The purpose of course has been to force down the price of Hudson River commons, in an attempt to disrupt the market as it was disrupted every once in a while prior to July 1, 1911. As a matter of fact this action upon the part of the dealers and purchasers is having a very favorable influence upon the Hudson River situation, since shortage of labor this summer has permitted manufacturers to purchase only about 60 per cent. of the quantity of brick manufactured last year.

Should Hudson River prices drop at this time a wild buying movement of a speculative nature would ensue, good Hudson brick would be indiscriminately stacked and by the opening of next spring prices for first class Hudson River brick would be at famine levels. It is the purpose of the manufacturers to prevent a corner upon the Hudson common brick market this winter in view of the fact that the demand for all brick has been extremely heavy in the recent past and the prospects are that it will be heavier in the future.

It is of utmost importance that there be no drain upon the Hudson River brick sheds at this time. There is little probability that prices will be changed in the immediate future and dealers and consumers may as well make up their minds to buy their brick at the present levels as at any other time.

The general building market bespeaks an active fall. Stocks are not high anywhere with the single exception of pig iron and steel, but the heavy reserves now carried by these interests should be discounted because the demand for finished products during the next quarter is sufficient to more than take care of the supply of raw materials they now have in yard. It is common to find operations in New York and in suburban districts, which are actually held up for want of structural steel, with the result that there is a slump in certain other lines. In the matter of Portland cement there is plenty available but the market conditions are unsuitable as far as handling is concerned, because it is generally expected that the approach of winter will witness a further stiffening in quotations for this commodity.

In oils, such as used in paints and varnishes, there is a lowering tendency. City boiled linseed oil is now quoted at 68 and 69, which is a drop of 4 cents since the first of the month and city boiled American seed is 69 and 70 cents. The demand is moderate. The cause of this slump is the recent receipt at Duluth of large consignments of seed. This should have the effect of steadying the paint market so that finished products on new orders should be on an easy basis. Consumers,

however, should not expect to have their painting done at levels much below those quoted previously or earlier in the year for the reason that there is a big demand for all kinds of paints and varnishes. Contractors are busier now than they have been at any time so far this year. The money situation as it affects building is somewhat easier than it was a fortnight ago. The banks have fewer calls for money for use in the West with the result that loans during the last week have been easier to obtain on desirable operations.

Brick.

Common brick is in an easy market. North River prices are unchanged, despite pressure on the part of producers upon the distributors to raise them, and upon the part of the dealer to force them lower. Raritans are riding along on a stimulated buying movement, as are certain Long Island brick which have been brought into some parts of the city in large quantities lately. Transactions in this market last week follow:

1912.		
Left over, Aug. 17-25.	Arrived.	Sold.
Monday	16	11
Tuesday	3	7
Wednesday	7	5
Thursday	5	7
Friday	17	7
Saturday	12	9
	60	46

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7; Raritans, \$6.15 to \$7. (Wholesale, dock, N. Y. Add dealers' profit and cartage charges for retail prices.) Left over, Aug. 24-31.

1911.		
Left over, Aug. 14-18.	Arrived.	Sold.
Monday	13	20
Tuesday	4	15
Wednesday	9	8
Thursday	18	10
Friday	7	9
Saturday	5	2
	56	64

Condition of market, brisk. Prices: Hudsons, \$5.87½ to \$6.25; Raritans, \$5.50 to \$6.75.

The front brick situation is still strong, although the volume of new business being taken is considerably less than earlier in the season. Deliveries are now being made on operations which have been in progress of construction during the summer. Prices are steady, without much change.

Building Metals.

A further improvement in the steel market was reported this week. The United States Steel Company and some of the independents have been refusing orders recently which appeared to be of a speculative character. This weeding out prices is due to difficulty in making deliveries even two or three months behind schedules for consumers, and they are more concerned over making deliveries for present than over prices. Some of the companies are cautious about taking future contracts because of the increasing uncertainties as to deliveries and the rise of the prospective price advances again in the near future. Most of the independent companies have followed the lead of the American Steel and Wire Company in advancing prices.

To show that the strengthening of the building material market is general throughout the country the Chicago warehouses this week advanced the price of bars, plates and structurals a dollar a ton, thus putting bars on the basis of \$1.85 per 100 pounds, and the other products at \$1.95. This is the highest price put out by Chicago jobbers since 1907.

Pig iron prices are steadily advancing. An advance of 25 cents a ton was made at Buffalo on Wednesday for foundry iron, and Southern Virginia iron 50 cents a ton. The local market has been strong and active lately, with an advance of 25 to 50 cents a ton reported.

Of special interest to the consuming trade in the East on all iron going from Buena Vista and other locations of iron furnaces in Virginia was the fact that the Interstate Commerce Commission this week suspended the proposed rate of 20 cents a ton in freight rates, effective from September 1 to December 30.

The traffic on which the rate is increased moves by way of Norfolk, and heretofore has taken a lower rate on account of water competition at Norfolk. The advance was affected merely of illuminating the water competition roads, thus making the rate \$3.35 a ton instead of \$3.15. Protests of jobbers and consumers induced the commission to suspend the increase and order an investigation.

Concrete Reinforcement.

The American Steel & Wire Company has announced the following prices on standard styles of triangle mesh for immediate acceptance only and subject to change without notice. The following

prices represent an advance of \$2 a ton over schedule of American Steel & Wire Company, dated June 26, 1911. These quotations are given by the 100 square feet.

Style No.	Cross section area per foot width.	Car-load lots.	L. C. L. and over 10,000 square feet.	Less than 10,000 sq. ft. quantities.
*4	.102	\$1.00	\$1.23	\$1.45
5	.077	.80	.97	1.14
6	.058	.63	.77	.91
*7	.041	.49	.60	.71
*23	.170	1.69	2.05	2.42
24	.142	1.46	1.77	2.08
25	.124	1.29	1.57	1.85
*26	.110	1.17	1.42	1.68
27	.085	.96	1.17	1.38
28	.066	.80	.97	1.14
29	.049	.63	.80	.94
31	.261	2.49	3.02	3.56
32	.225	2.16	2.62	3.08
33	.196	1.93	2.34	2.75
34	.146	1.48	1.80	2.12
35	.109	1.17	1.42	1.68
*36	.075	.87	1.05	1.24
*38	.380	3.55	4.30	5.06
39	.325	3.05	3.70	4.36
40	.283	2.68	3.25	3.82
41	.208	2.05	2.48	2.92
*42	.151	1.55	1.88	2.22
43	.101	1.10	1.34	1.58

Quotations marked with an (*) asterisk are usually carried in stock. Prices on special reinforcements 2-inch mesh will be given as required. These quotations are f. o. b. mill Pittsburgh, Pa. When shipped from De Kalb, Ill., count 18 cents per 100 pounds advance. The terms are due net 60 days, subject to discount of 2 per cent. if paid within 10 days of date of invoice. This grade of reinforcement is made regular in 18, 22, 26, 30, 34, 38, 42, 46, 50, 54 and 58 inches. Rolls are made regularly in standard lengths of 150, 200 and 300 feet. For cutting to lengths not shorter than 6 feet an extra charge of 10 per cent. is made.

Lumber.

The lumber situation is more brisk. In the retail department most of the lumber yards are reporting an active call, with competition rather keen. This probably is due to the fact that most of the operations now going on in the suburbs are being rushed to completion for fall occupancy. For this reason the wholesale market prices as a rule are running firm and the prospects are that prices will continue to remain strong during September, at any rate. This is due in a large part to the conditions governing supplies at mill points and because supplies in the hands of buyers are less than normal. Prompt shipments are being made and good lumber is not over-plentiful. The prospects for a good fall business are bright. The market in detail is reported as follows:

Spruce is holding firm on all classes of stock.

There is a fair movement of yellow pine, but the business being placed runs largely to rush shipments. Prices at mill points are stronger than in the buying markets, and for that reason dealers are buying very largely, only on the basis of actual needs, but the demands which are being made upon the mills for supplies is sufficient to fill sawing capacity and creates considerable bookings ahead, and this condition gives every indication of a very firm fall market.

Hardwood lumber is enjoying its full share of business. Good lumber is very firm in price, with the lower grades in very fair call. Stocks are not accumulating at mill points. In fact, good lumber is scarce, while supplies in the hands of the yards and local manufacturing trade are below normal. With these conditions hardwoods give every evidence of maintaining a firm position in the market for the balance of the year.

The demand for hemlock is very fair and prices are holding reasonably firm. The mills have ample sawing, and with the approach of the fall season there appears to be ground for the belief that prices will advance from fifty cents to a dollar.

White pine is moving freely; yard stocks are light and prices are fairly firm. Buying is confined largely to actual wants, but the aggregate is sufficient to keep the market in good shape.

North Carolina pine is moving in good volume and prices are well held. Slight concessions are noted here and there on some better grade stocks, but, taken as a whole, the general situation, both at the buying as well as the manufacturing end, seems to give little excuse for any price concessions.

The cypress market shows some improvement in regard to demand and prices hold fairly firm. There is very little big business being booked, but the movement of stock in small lots through the local wholesale distributing facilities shows up well in the aggregate. Indications point to a considerable better fall market than has prevailed during the summer.

CURRENT BUILDING OPERATIONS

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

Bids to Close on Prison Buildings.

The New York State Prison Department, James P. Scott, Superintendent, Capitol Building, Albany, announces that bids for the construction of the Great Meadow Prison Buildings at Comstock, New York, will close at 12 o'clock noon on September 4. Herman W. Hoefler, Capitol, Albany, is State Architect. A. Pasquini, 1123 Broadway, N. Y. C., has part of the general contract. Those submitting bids for the additional work are: Maurice Mead, 226 Orange street, Albany; Champion Iron Company, Kenton, O.; the American Bridge Company, 39 Church street, New York; Callanan & Prescott, Albany; The Connors Bros. Company, Lowell, Mass.; C. C. Keenan, Madison avenue, N. Y. C., and Frank B. Gore, 280 Broadway, N. Y. C.

John F. Stevens Gets \$1,500,000 Contract.

The Ontario Power Company, General Francis V. Greene, president, 60 Wall street, Manhattan, has awarded to John F. Stevens, 55 Wall street, the general contract to erect a new concrete and steel hydro electric plant on the Salmon River, near Pulaski, New York. The structure will be 2 stories in height, 200x250 feet, with a dam 1,000 feet long of concrete. Further details have not yet been decided. The cost is estimated at about \$1,500,000. William Barclay Parsons, 60 Wall street, N. Y. C., is engineer in charge.

Y. M. C. A. Building for Perth Amboy.

The board of directors of the Y. M. C. A., Rector and Smith streets, Perth Amboy, contemplates the erection of an institution building at Jefferson street and Madison avenue, this city. The committee has purchased the property and is now raising funds for a building containing class rooms, gymnasium and swimming tank. It is undecided when the project will go ahead, as nothing has been determined. Directors are Herman Ellis, Albert Leon, Samuel Levine, J. Slebiedien, S. Spitzer, and Dr. B. Felman.

Big Addition to Chemical Plant.

The American Agricultural Chemical Company, 2 Rector street, Manhattan—Peter B. Bradley, president; Horace Bowker, secretary, and Thomas A. Doe, treasurer—will start immediately the erection of a new fireproof chemical plant, 3 stories, 60x355 feet, of reinforced concrete construction, and a power house, 80x106 feet, at Blissville, L. I. A. H. Nickerson, 92 State street, Boston, Mass., is chief engineer. The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract.

Bush Terminal May Build at Bayonne.

The Bush Terminal Company, of Brooklyn, through Vice-President J. A. Nash of the company, has made application for 2,500 feet of shore front property at the foot of East 49th street, Bayonne, New Jersey. It is reported that the company will erect a huge plant, much larger than the Brooklyn plant. The application has been received by Secretary John C. Payne of the Riparian Commission in Jersey City, and will come up for consideration by the board at the next meeting in September.

Contract for City Hall Work.

The J. Dall Construction Company, 10 East 23d street, received the general contract this week for extensive changes to the first floor and basement of the City Hall, to cost about \$100,000. Mrs. Russell Sage, 604 Fifth avenue, has appropriated the necessary funds for part of the work. Grosvenor Atterbury, 20 West 43d street, has charge.

Figuring for Loew's New Theatre.

Thomas W. Lamb, 501 Fifth avenue, is taking bids this week for the erection of the new theatre, which the Loew's Theatrical Enterprise, 260 West 42d street—Marcus Loew, president; Nicholas M. Schenck, secretary—is to erect at 1538 Third avenue through to 168-180 East 87th street, at a cost of \$150,000. Among those figuring are the Libman Contracting Co. and Fleischmann Bros.

The Willard Parker Hospital Addition.

The Willard Parker Hospital Association, foot of East 16th street, opened bids on Tuesday of this week for the construction of the new dormitory addition to the Willard Parker Hospital to be erected on a plot 50x100 feet, 6 stories in height. Richard E. Heningham, 1 Madison avenue, was low bidder at \$105,765. The next lowest bid was from the Ruggles Robinson Company, 331 Madison avenue, at \$109,975. The third lowest bid was submitted by the American Concrete Steel Co., of Newark, N. J., at \$125,600. Clinton & Russell, 32 Nassau street, are the architects.

CONTEMPLATED CONSTRUCTION

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Steel work is up to the third tier on the apartment house at 361-375 Park av. 101-117 East 52d st and 100-112 East 53d st, for the Montana Realty Co., 384 Park av and 135 Broadway, owner. Rouse & Goldstone, 38-40 West 32d st, architects. S. C. Weiskopf, 68 William st, steel engineer. Chauncey Matlock, 68 William st, heating engineer. T. H. Stevens, 114 East 28th st, plumbing engineer. J. McKeefrey, 1416 Broadway, has the mason work. N. Reisler Iron Works, Willow av and 137th st, has the ornamental iron work. Cost, \$2,250,000.

22D ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 4-sty brick apartment, 23x94 ft., and stable, to be erected at 417 East 22d st for the Cordvilla Realty Co., on premises, owner. Cost, \$15,000.

8TH ST.—The Owners Building Co., Samuel A. Herzog, president, 43 Cedar st, owner, is taking bids on mason work for the 13-sty apartment, 76x100 ft., at the northwest corner of 8th st and Central Park West, from plans by Schwartz & Gross, 437 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Owner builds.

BROADWAY.—Rouse & Goldstone, 38-40 West 32d st, are taking bids for alterations to the 9-sty apartment house at 1767-1769 Broadway for the Rutland Leasing Co., 149 Broadway, owner, Leo M. Klein, president, Samuel Jackson, secretary and treasurer. W. C. Tucker, 156 5th av, sanitary engineer.

120TH ST.—The Edmund Francis Realty Co., Albert E. Hartcorn, 20 Nassau st, president, will erect a 10-sty apartment house, 101x125 ft., at the northeast corner of 120th st and Amsterdam av from plans by Geo. Fred Pelham, 507 5th av, architect. Cost, \$600,000.

MADISON ST.—Alfred L. Kehoe & Co., 1 Beekman st, have completed plans for the 4-sty tenement, 23.10x58.2 ft., to be erected at 183 Madison st for Harris Goldman, 73 Allen st, owner. Cost, \$35,000.

7TH AV.—G. & E. Blum, 505 5th av, have completed plans for the 12-sty apartment house, 50.2x82 ft., to be erected on the west side of 7th av, 100.5 ft. south of 54th st, for the Adlen Construction Co., 501 5th av, owner. Cost, \$250,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house, 102.2x150 ft., to be erected at the northwest corner of West End av and 85th st for the West End & 85th St. Co., northeast corner of 85th st and West End av, owner. Cost, \$1,100,000.

PARK AV.—O. Lowinson, 5 West 31st st, has completed plans for the 12-sty apartment house, 53.3x80 ft., to be erected at 929-31 Park av for the 929 Park Av. Co., 29 West 34th st, owner. Cost, \$200,000.

DWELLINGS.

73D ST.—James Gamble Rogers, 11 East 24th st, is preparing plans for alterations to the 4-sty brick and stone residence at 120 East 73d st for James T. Torry, 60 Wall st, owner.

HALLS AND CLUBS.

AMSTERDAM AV.—Foundations are under way for a 2 and 3-sty marble and granite synod hall to be erected at Amsterdam av and Cathedral Parkway for the Cathedral of St. John the Devine, on premises, Bishop D. H. Greer, 7 Gramercy Park—Cram, Good-rue & Ferguson, 15 Beacon st, Boston, Mass., architects. W. Shelton Swallow Co., 507 5th av, general contractor.

LIBRARIES.

40TH ST.—Excavating is under way for the 3-sty Carnegie library, 40x100 ft., in the north side of 40th st, 100 ft. east of 10th av, for the N. Y. Public Library, 42d st and 5th av, J. B. Billings, director, 425 Lafayette st. Walter Cook & W. A. Welch, 3 West 29th st, architects. R. Deeves & Son, 309 Broadway, general contractors. J. H. MacDonald, 357 West 16th st, carpenter.

MUNICIPAL WORK.

167TH ST.—J. Kraus, Arsenal Building, 5th av and 64th st, architect, is preparing plans for a playground building and shelter house at 167th st and Broadway for the City of New York, Department of Parks, Arsenal Building, 5th av and 64th st, owner, Chas. B. Stover, president. Cost, \$18,000.

JOHN JAY PARK.—J. Kraus, Arsenal Building, 64th st and 5th av, is preparing plans for a 2½-sty playground building and comfort sta-

tion, 40x80 ft., at John Jay Park for the Department of Parks, Arsenal Building, 64th st and 5th av, owner. Cost, \$40,000.

COOPER SQ.—T. E. Videto, architect for the Department of Parks, is preparing plans for an underground comfort station to be erected in Cooper sq. White granite will be used.

PUBLIC BUILDINGS.

88TH ST.—Donald P. Hart, 3 West 29th st, has completed plans for a civil court house to be erected at 155-157 East 88th st for T. J. Oakley and Philip Rhinelander, 36 West 52d st, owners. To be known as the Sixth District Municipal Court. Cost, \$25,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education August 26 for the general construction of P. S. 102. J. F. Walsh & Bro. were low bidders, \$185,800; for plumbing and drainage of same school, A. J. Ormond Co., \$14,639.

STABLES AND GARAGES.

57TH ST.—Additional figures are being received for the 4-sty brick garage, 100x200 ft., to be erected in the south side of 57th st, through to 56th st, 175 ft. west of 11th av, for the Mason & Seaman Transportation Co., 662 West 57th st, owner. F. A. Rooke, 489 5th av, architect. Cost, \$200,000.

STORES, OFFICES AND LOFTS.

40TH ST.—Steel work is under way for the 24-sty loft building, 50x75 ft., at 110-112 West 40th st for Edward A. Browning, 18 West 75th st, owner. Buchman & Fox, 11 East 59th st, architects. Chauncey Matlock, 225 5th av, steam engineer. Ashley & Kaufman, 417 5th av, electrical engineers. Jacob A. Zimmermann, 505 5th av, has the mason work; Chas. H. Darmstadt, 352 West 43d st, the plumbing, and the Howden Tile Co., 1182 Broadway, the interior tile work.

24TH ST.—Steel work is under way for the 12-sty store and loft building, 50x85 ft., at 121-123 East 24th st for D. & M. Co., Henry B. Mulliken, president, Edgar J. Moeller, vice-president, B. Mordecai, treasurer. Mulliken & Moeller, 103 Park av, architects. Fullman Construction Co., 103 Park av, has the mason work. Cost, \$125,000.

BANK ST.—Foundations are under way for the 6-sty brick loft building, 50x75 ft., at 155-157 Bank st for George F. Morgan, St. Denis Hotel, Broadway and 11th st, owner. J. B. Snook & Sons, 261 Broadway, architects. Charles H. Peckworth, 631 Hudson st, general contractor for foundations. Springstead & Adamson, 434 East 107th st, have the carpenter work; Robert Law, 89 Barrow st, the plumbing, and MacDougall & Potter Co., 606 West 55th st, the steel work. Cost, \$54,000.

5TH AV.—Steel work is under way for the 10-sty office building, 53x100 ft., at 597-599 5th av for Chas. Scribner's Sons, 153 5th av, owner. Chas. Scribner, president; Ernest Flagg, 109 Broad st, architect. John T. Brady & Co., 103 Park av, have the mason work.

9TH ST.—Work has started on alterations to the department store at 9th to 10th sts Broadway to 4th av, for T. A. Stewart Realty Co., on premises, owner. Chas. C. Thain, 4 East 42d st, architect; Theodore Starrett Co., 103 Park av, general contractor. Cost, \$8,000.

25TH ST.—Gross & Kleinberger, Bible House, have completed plans for a 12-sty office building, 25x86 ft., to be erected at 11 West 25th st for the Eleven West Twenty-fifth Street Co., 538 West 136th st, owner, who builds. Cost, \$105,000.

EXCHANGE PL.—Alfred Bossom, 366 5th av, is preparing plans for alterations to the office building at 43-49 Exchange pl for the Wall St. Exchange Building Association, on premises, John W. McKinnon, president, Frank C. Pringle, secretary. S. H. P. Pell & Co., 43 Exchange pl, lessee.

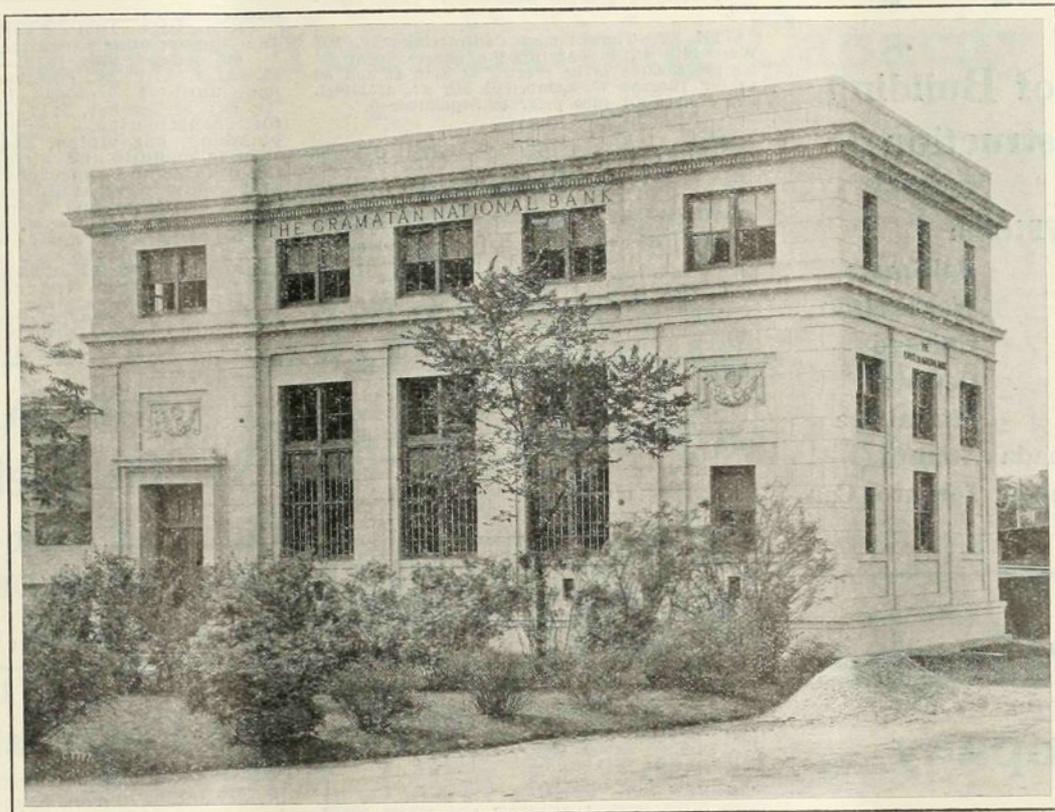
64TH ST.—Excavating is under way for the 2-sty brick automobile building, 95x75 ft., to be erected at 241-245 West 64th st for the Bournville Realty Co., 250 West 64th st, owner. Wm. Higginson, 21 Park Row, architect. F. J. Ashfield & Sons, 350 Fulton st, Brooklyn, general contractors.

MADISON AV.—Foundations are under way for the addition to the 2-sty store and office at 331 Madison av for Charles & Co., 44 East 43d st, owner. H. Clark, president, J. Charles, secretary. Chas. I. Berg, 329 Madison av, architect. Ruggles Robinson Co., 331 Madison av, general contractor.

BROADWAY.—Griggs & Holbrook, 3 South William st, steam and electrical engineers, are preparing plans for the office building to be erected at 57-61 Broadway for the Adams Express Building Co., 141 Broadway, owner, who builds. Harry F. Disoway, president, Wm. Philbrick, secretary. Francis H. Kimball, 71 Broadway, architect. S. C. Weiskopf, 68 William st, steel engineer. W. G. Tucker, 156 5th av, sanitary engineer. Holbrook, Cabot & Rollins, 331 Madison av, are contractors for foundation.

THEATRES.

AV B.—Excavating is under way for the brick, limestone and terra cotta theatre at AV B and 5th st for the Maroma Amusement Co., 260 West 42d st, owner, Marcus Loew, presi-



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dent. Thomas Lamb, 501 5th av, architect;
Fleischmann Bros. Co., 507 5th av, general con-
tractors.

BROADWAY.—Steel work is under way for the 2-sty theatre, 219x288 ft., at Broadway, St. Nicholas av, between 165th and 166th sts, for the 165th St. & Broadway Realty Co., 501 5th av, owner. Thomas W. Lamb, 501 5th av, architect. The Libman Contracting Co., 107 West 46th st, general contractor. Cost, \$150,000.

87TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre to be erected at 87th st and 3d av for Thomas W. Lamb, 501 5th av, architect, and desires all subs prior to September 5.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

161ST ST.—Foundations have been completed for two 6-sty apartments and stores at the northwest corner of 161st st and Elton av for the Chas. Streeter Construction Co., 432 East 158th st, owner. Fred Hammond, 391 East 149th st, architect. Owner builds. Cost, \$100,000.

PARK AV.—Steel work is up to the fourth tier for the 6-sty flat and store at the northeast corner of Park av and 179th st for E. A. Cohen, 198 Broadway, N. Y. C., owner. C. E. Meyers, 1 Union sq, architect. Owner builds. Weinstein Bros., 1397 Stebbins av, have the mason work. Cost, \$42,000.

INTERVALE AV.—Mary C. Bishop, 168th st and Webster av, owner, contemplates the erection of a 6-sty apartment house, 50x100 ft., on Intervale av, 225 ft. south of 165th st. No architect selected. Cost, \$60,000.

187TH ST.—Work is up to the third tier on the two 5-sty brick tenements, 35x90 ft., at the southeast corner of 187th st and Hoffman st for Scalzo & Mungo, 707 East 187th st, owners. M. W. Del Gaudio, 401 Tremont av, architect. Cost, \$70,000.

WHITLOCK AV.—Foundations are about completed for three 5-sty brick apartments at the southeast corner of Whitlock av and Tiffany st for the Lockwith Construction Co., Chas. Graham, president, 630 Faile st, owner, who builds. James Kelly, 907 East 156th st, mason. Cost, \$45,000.

BERGEN AV.—Foundations are under way for three 5-sty brick apartments and stores, 40x72 ft., at the southwest corner of Bergen av and 152d st for the Conron Bros. Co., 10th av and 13th st, owner. Chas. Schaefer, Jr., 401 Tremont av, architect. Chas. Streeter Co., 432 East 158th st, general contractor. Cost, \$120,000.

FREEMAN ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 5-sty apartment, 36x77 ft., to be erected at the southwest corner of Freeman st and Prospect av for the Marmay Construction Co., 172d st and Shakespear av, owner, who builds.

DWELLINGS.

HOLLERS AV.—Excavating is under way for the hollow tile and stucco residence on the north side of Hollers av, 25 ft. west of Delavall av, for Donato Gucco, 308 East 108th st, owner. M. W. Del Gaudio, 401 Tremont av, architect. Cost, \$5,000. Owner builds.

MULINER AV.—Henry Nordheim, 1087 Tremont av, has completed plans for three 2½-sty frame residences to be erected on the east side of Muliner av, 165 ft. north of Neil av for Moran, Hahn & Moran, 700 Morris Park av, owners. Cost, \$6,000 each.

QUIMBY AV.—Anton Pirner, 2066 Blackrock av, has completed plans for a 2-sty frame residence, 21x40 ft., to be erected on the south side of Quimby av, 450 ft. west of Havemeyer av, for Gustave Yoerges, 2224 Hermany av, owner and builder. Cost, \$4,000.

WESTCHESTER AV.—Work has not yet been started on the 1-sty frame store and residence, 50x60 ft., on the west side of Westchester av, 50 ft. north of Zerega av, for Chas. E. Devermann, 2059 Watson av, owner. Anton Pirner, 2066 Blackrock av, architect. Cost, \$6,000.

HOSPITALS AND ASYLUMS.

CROTONA AV.—Figures are being received for an addition to the Fordham Hospital at Crotona av and Southern boulevard for the City of New York, Department of Bellevue and Allied Hospitals, owner. Raymond F. Almirall, 185 Madison av, architect. Cost, \$35,000.

GUN HILL RD.—Foundations are completed for the invalids home on the south side of Gun Hill rd, from Woodlawn rd to Rochambeau av South to 210th st, West Bronx, for the Montefiore Home for Chronic Invalids, Broadway and 138th st, owner. Arnold W. Brunner, 320 5th av, and Buchman & Fox, 11 East 59th st, associate architects. A. N. Feldman, 126 Liberty st, steam engineer. Hedden Construction Co., 1 Madison av, general contractor.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—E. A. W. & W. Wilkens, 284 Alexander av, owners, will soon take bids on the general contract for the 1-sty brick stores, taxpayer, 40x60 ft., to be erected on Westchester av, 17 ft. south of St. Ann's av, from plans by B. W. Berger & Son, Bible House, architects. Cost, \$6,000.

JEROME AV.—Excavating is under way for two 1-sty brick stores and residences, 37x75 ft., on the east side of Jerome av, 33 ft. north of Tremont av, for Louis Schrag, 142 West 23d st, owner. Moore & Landsiedel, 148th st and 3d av, architects. G. Killinberg, 1379 Taylor av, general contractor. Chas. Kinsler, Unionport rd, has the roofing work, and F. A. Buser, 1319 Taylor av, the plumbing. Cost, \$10,000.

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 26, 1912.—**SEALED PROPOSALS** will be received in this office until 3 o'clock P. M. on the 7th day of October, 1912, and then opened, for construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring interior lighting fixtures and approaches) of the United States post office at Butler, Pa. The building is one story and basement and unfinished attic, and has a ground area of approximately 6,000 square feet. First floor only fireproof; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Butler, Pa., or at this office, at the discretion of the Supervising Architect.

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THEATRES.

155TH ST.—Additional figures are being received for the 2-sty brick theatre, 80x175 ft., to be erected at the northwest corner of 155th st and Westchester av for the Municipal Art Co., 130 Broome st, owner. S. Friedman, president. S. Sugar, 104 West 42d st, architect.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

AMES ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement, 50x88 ft., to be erected in the east side of Ames st, 292 ft. south of Pitkin av, for Ralph Sterling, Inc., 509 Sutter av, owner, who builds. Cost, \$25,000.

SNYDER AV.—Farber & Nurick, 1028 Gates av, are preparing plans for a 3-sty brick apartment house, 40x81 ft., to be erected at the southeast corner of Snyder av and East 32d st for Jacob Moss, owner. Cost, \$20,000.

BROOKLYN.—Adelsohn & Feinberg, 1774 Pitkin av, are preparing plans for a 4-sty brick tenement, 25x89 ft., for Harry Levine, Tompkins av, between Hart and Pulaski sts, owner. Cost, \$15,000.

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

DWELLINGS.

AV K.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for ten 2-sty brick residences, 20x36 ft., to be erected on the south side of Av K from East 35th st to East 34th st, for W. J. Reineking, 128 Rutland rd, owner. Cost, \$3,500 each.

CARROLL ST.—The Renton Building Co., 1123 Lincoln pl, owner, will erect three 2-sty brick residences, 20x52 ft., in the south side of Carroll st, 140 ft. east of Nostrand av, from plans by B. Hudson, 319 9th st, architect. Cost, \$13,500.

BAY 47TH ST.—Moore & Landsiedel, 158th st and 3d av, N. Y. C., are preparing plans for a 2-sty brick residence, 23x53 ft., to be erected in the north side of Bay 47th st, east of Cropsey st, for Thos. D'Antiello, 87 Bay 47th st, owner, who builds. Cost, \$5,000.

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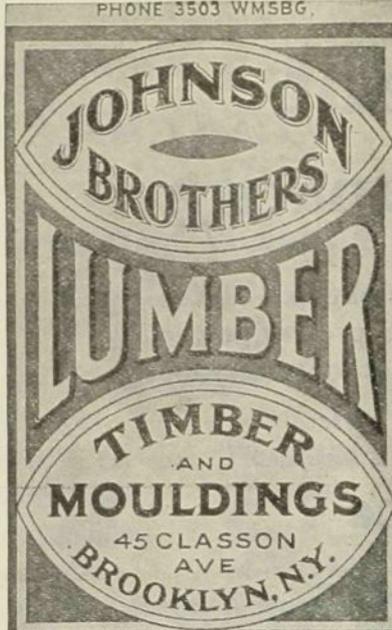
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OCEAN PARKWAY.—The Craftsmen Archi-
tects, 1960 Coney Island av, have completed
plans for ten 2 and 2½-sty bungalows to be
erected on the east side of Ocean Parkway
and Av S, for S. Wilcox, care of architect,
owner. Cost, \$9,000 each.

FACTORIES AND WAREHOUSES.

62D ST.—Excavating is under way for the
factory in the south side of 62d st, 100 ft. east
of 6th av, for the J. M. Huber Co., 150 Worth
st, N. Y. C. E. Gundlock, 185 Madison av, N.
Y. C., architect. Wills & Marvin Co., 1170
Broadway, N. Y. C., general contractors. The
Eastern Steel Co., 60 Broadway, N. Y. C., has
the structural steel and iron work. Cost,
\$48,000.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—Joseph Jennings, at \$14,237,
was low bidder for the alteration of sewer lines
and outside tanks at the Kingston Av. Hospital,
Kingston av and Fenimore st, Brooklyn, for
the Department of Health.

BROOKLYN.—J. F. Walsh & Bro., 193 Lex-
ington av, N. Y. C., were low bidders, at \$84,-
390, for the addition to the Psychopathic Ward
of the Kings County Hospital for the City of
New York, Department of Public Charities,
Michael J. Drummond, commissioner, foot of
East 26th st, N. Y. C., owner. Frank J.
Helmle, 190 Montague st, architect. Cost,
\$75,000.

MUNICIPAL WORK.

BROOKLYN.—The City of Brooklyn, Alfred
E. Steers, president, Borough Hall, room 2, is
taking bids to close at 11 a. m. September 4,
for regulating, grading and curbing on the
east side of the centre line Sea View av, Wake-
man pl, and the north side of 41st st. Security
required is \$3,000.

PUBLIC BUILDINGS.

MANHATTAN AV.—Walter B. Wills, 1181
Myrtle av, is preparing plans for a 2-sty brick
post office building, 44x97 ft., to be erected on
the east side of Manhattan av, 150 ft. south of
Messerole av, for Peter C. Heidelberger, 1085
Manhattan av, owner. U. S. Government, Wash-
ington, D. C., lessee. Cost, \$10,000.

STABLES AND GARAGES.

FLUSHING AV.—W. B. Wills, 1181 Myrtle
av, is preparing revised plans for a 4-sty brick
stable, 83x79 ft., to be erected on the south side
of Flushing av, 26 ft. east of Ryerson st, for
Louis Medler, 506 Hart st, owner. Cost, \$20,-
000. Bids received about Sept. 1.

CANAL AV.—The Department of Street
Cleaning, owner, is taking bids to close Sep-
tember 10 at 12 m. for the 3-sty brick stable to
be erected at the southeast corner of Canal av
and East 3d st from plans by D. Everett Waid,
1 Madison av, N. Y. C., architect.

BROOKLYN.—J. S. Kennedy, 44 Court st,
architect, is taking bids for the erection of a
1-sty brick stable, 68x36 ft. for J. F. Byron,
care of architect, owner.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST.—Excavating is under way
for the 4-sty brick and store and boarding
house, 19x64 ft., at 342 Livingston st for M. E.
Bretz, 276 Garfield pl, Brooklyn, owner. Gil-
lespie & Carrell, 1123 Broadway, N. Y. C.,
architects. Meek Bros., 473 52d st, Brooklyn,
have the plumbing work, and Meyer & Anselm
Iron Works, 173 Van Sinderen av, the steel
work.

BLAKE AV.—Cohn Bros., 361 Stone av, are
preparing plans for a 6-sty brick and stucco
loft building, 100x100 ft., to be erected at the
northwest corner of Blake av and Junius st
for A. Koepfel, 608 Stone av, Brooklyn. Cost,
\$45,000.

8TH AV.—F. W. Braune, 459 41st st, Brook-
lyn, has completed plans for alterations to the
saloon at the southwest corner of 8th av and
42d st for Theodore P. Varwerk, on premises,
owner who builds and will take bids on subs
immediately. Cost, \$3,000.

CORTELYOU RD.—W. B. Ebinger, 1316 Cor-
teyou rd, owner, is taking bids on the gen-
eral contract for a 2-sty brick bakery, 59x132
ft., to be erected at 1316 Cortelyou rd, from
plans by C. D. Cooley, 496 Bellaire av, Brook-
line, Pittsburgh, Pa., architect. Cost, \$15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
QUEENS, L. I.—Excavating is under way for
six 3-sty brick tenements, 20x63 ft., on the
west side of 14th av, 100 ft. north of Graham
av, for Joseph B. Stillman, 16 Court st, Brook-
lyn, owner. S. Millman & Son, 1780 Pitkin av,
Brooklyn, architects. Owner builds. Cost,
\$36,000.

LONG ISLAND CITY.—G. W. Curry, 1 Bridge
Plaza, L. I. City, general contractor, is taking
bids on all subs for forty-six 3-sty brick tenement-
ments, 20x68 ft., to be erected at 14th and
Graham av for J. B. Stillman, 16 Court st,
Brooklyn, owner. S. Millman & Son, 1780 Pit-
kin av, Brooklyn, architects. Cost, \$8,000.

CHURCHES.

MORRIS PARK, L. I.—H. T. Jeffrey & Son,
923 Lefferts av, architects, have plans out for
bids for a 2-sty frame church, 73x72 ft., to be
erected at Johnson and Beaufort av for the
Morris Park M. E. Church, Rev. J. H. Chad-
wick, pastor. Cost, \$12,000.

DWELLINGS.

JAMAICA, L. I.—John Morgona, Washington
av, near South st, owner, is taking bids for
six 2½-sty frame residences, 18x34 ft., to be
erected at Washington av and South st from
plans by Edw. Jackson, this place, architect.
Cost, \$3,000 each.

PIPING ROCK, L. I.—Foundations are under
way for a 2½-sty brick and stone residence,
50x90 ft., for John G. Bergquist, 4920 Green-
wood av, Chicago, Ill., owner. MacClure &
Spahr, 320 4th st, Pittsburgh, Pa., architects.
Harvey Murdock, 116 Nassau st, general con-
tractor. J. K. Davis, Roslyn, L. I., has the
mason work.

UNION COURSE, L. I.—Herman Bolge, 94 3d
st, owner, is taking bids for the 2½-sty resi-
dence, 21x46 ft., to be erected in 3d st from
plans by Edw. Jackson, Jamaica av, Richmond
Hill, L. I., and 606 World Building, N. Y. C.,
architect. Cost, \$4,000.

FOREST HILLS, L. I.—The Sage Foundation
Homes Co., 47 West 34th st, N. Y. C., owner,
is taking bids for four 2½-sty terra cotta block
residences to be erected here from plans by G.
Atterbury, 20 West 43d st, N. Y. C., architect.
Cost, \$10,000.

WOODHAVEN, L. I.—Foundations are under
way for ten 2-sty brick residences, 20x55 ft.,
on Fulton av, northwest corner of Benedict av,
for the Franz Realty Co., 593 Hamburg av,
Brooklyn, owner. Frederick J. Dassau, 1373
Broadway, Brooklyn, architect. Owner builds.

JAMAICA, L. I.—John Morgona, Washington
av, near South st, owner, is taking bids for the
2-sty frame residence, 22x39 ft., to be erected
on Washington av, near South st, from plans
by Edw. Jackson, Jamaica av, Richmond Hill,
architect. Cost, \$4,000.

ELMHURST, L. I.—Foundations are under
way for a 2½-sty brick residence, 36x31 ft.,
at the northeast corner of Lamont av and 9th
st for the Cord Meyer Co., of this place, owner.
W. S. Worrall, Jr., 13 Jackson av, Corona, L.
I., architect. Cost, \$8,000. Owner builds.

LOCUST VALLEY, L. I.—Foundations are
under way for a 2½-sty frame residence, stable
and garage for John Anderson, 187 Hancock st,
Brooklyn, owner. H. Craig Severance & Walter
Schumm, 21 West 45th st, architects. Harvey
Murdock, 116 Nassau st, N. Y. C., general
contractor. B. F. McCauley, Oyster Bay, L. I.,
has the mason work, and A. E. Hausen, Glen
Cove, L. I., the carpentry.

ROCKAWAY BEACH, L. I.—Philip Caplan,
Rockaway Beach, L. I., is preparing plans for
a 2½-sty hollow tile residence, 36x55 ft., to be
erected on Park av. Cost, \$9,000.

ARVERNE, L. I.—Foundations are under way
for a 2-sty frame store and residence, 47x45
ft., at the southeast corner of Amstel Boul-
levard and Summerfield av for John Schaefer,
592 Boulevard, Rockaway Beach, L. I., owner.
W. E. Dirtz, 119 North Remington av, Rock-
away Beach, architect. F. Rasmussen, Bond
av and Boulevard, Rockaway Beach, has the
general contract. Cost, \$6,500.

QUEENS, L. I.—L. Schilling, Van Sicklen
av, Brooklyn, has completed plans for two 2-
sty frame residences, 20x30 ft., to be erected
on the east side of Leggett av, 1.116 ft. north
of Jamaica av, for Ernest Sutterlin, 13 Russell
pl, Brooklyn. Cost, \$3,500 each.

JAMAICA, L. I.—The Realty Associates, 176
Remsen st, Brooklyn, Frank Bailey, president,
contemplates the erection of a number of 1-
family brick houses here on property recently
purchased from the Everett Realty & Construc-
tion Co., Flatiron Building, N. Y. C.

LONG ISLAND CITY.—James D. Trask,
Highlands, N. J., owner, is taking bids on the
general contract for a 3-sty brick residence,
31x50 ft., to be erected in the west side of
Anabel st, 65 ft. south of Jackson av, from
plans by Edward Rose & Son, Grand st, Elm-
hurst, architects. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

FARMINGDALE, L. I.—Figures are being re-
ceived for the 1-sty brick factory, 88x275 ft.,
to be erected here for the Remington Standard
Motor Co., 1787 Broadway, N. Y. C., Edwin C.
Hill, 1 West 34th st, N. Y. C., owner, Henry A.
Dumper, this place, architect.

MUNICIPAL WORK.

VERNON AV.—The City of New York, Mau-
rice E. Conolly, president, Borough Hall, L.
I. City, owner, is taking bids to close Sept.
5 at 11 a. m. for regulating, repaving with im-
proved granite blocks, split and redressed on
concrete foundation; regulating, curbing and
laying sidewalks and crosswalks on Vernon
av, Sherman st, Boulevard and Marion st.

MISCELLANEOUS.

COLD SPRING HARBOR, L. I.—Chas. G.
Armstrong, 149 Broadway, N. Y. C., consulting
engineer, is preparing plans and will call for
bids about September 15 for the experiment sta-
tion to be erected here for the Carnegie Station
for Experiment.

Richmond.

POWER HOUSES.

WHITLOCK, S. I.—I. M. De Varona, 21 Park
Row, N. Y. C., engineer, has completed plans
for a 1-sty concrete pumping station, 25x30 ft.,
to be erected at the northwest corner of South-
field Boulevard and Emmett av for the De-
partment of Water Supply, Gas and Electricity,
21 Park Row, N. Y. C., owner, Henry S. Thomp-
son, commissioner. Cost, \$6,000.

NEW DORP, S. I.—I. M. De Varona, 21 Park
Row, N. Y. C., engineer, has completed plans
for a 1-sty concrete pumping station, 25x30 ft.,
to be erected on the west side of Southfield
Boulevard, 450 ft. from New Dorp lane, for the
Department of Water Supply, Gas and Elec-
tricity, 21 Park Row, N. Y. C., owner, Henry
S. Thompson, commissioner. Cost, \$6,000.

GRANT CITY, S. I.—I. M. De Varona, 21
Park Row, N. Y. C., engineer, has completed
plans for a 1-sty pumping station, 25x30 ft.,
to be erected on Southfield Boulevard, 360 ft.
north of Evergreen av, for the Department of
Water Supply, Gas and Electricity, 21 Park
Row, N. Y. C., owner, Henry S. Thompson,
commissioner. Cost, \$6,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.
PASSAIC, N. J.—A. Ginsburg, 225 Main av,
architect, is taking bids for alterations to the
tenement at 168-174 2d st for Stein & Belin, at
site, owners.

PASSAIC, N. J.—Excavating has started for a
3-sty frame tenement, 24x88 ft., at Marshall st
and Highland av for Abraham Kurlowitz,
owner, care of A. Preiskel, Hobart Trust Build-

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ing, Passaic, architect. L. Gloomkin, at site, has mason work, and A. Sluzkin, at site, carpentry. Cost, \$8,000.

NEWARK, N. J.—Excavating is under way for a 4-sty brick flat, 25x85 ft., to be erected at 9 South Orange av., for Max Rothhouse, on premises, owner. Cohen & Bessman, 91 Mercer st., architects. Pellegrino Pellecchia, 21 Mt. Prospect av., general contractor. Cost, \$14,000.

GARWOOD, N. J.—E. R. Collins & Son, 306 West North av., Westfield, are preparing plans for a 3-sty frame store and flat, 34x58 ft., to be erected on Myrtle av. Cost, \$5,000.

PEEKSKILL, N. Y.—Plans are completed for a 2½-sty frame apartment, 40x70 ft., to be erected in Depew st for James Dempsey, this place, owner. Wiberley & Baxter, general contractors. Cost, \$18,000.

PEEKSKILL, N. Y.—Harry Elwich, owner, contemplates the erection of a 3-sty store and apartment in Main st from plans by Wiberley & Baxter, architects.

BANKS.

EAST ORANGE, N. J.—Stanley Wilson, Park st, architect, is taking bids for the 1-sty bank building to be erected at Dodd and Prospect sts for Winthrop Waite, care of architect, owner. Cost, \$20,000.

CHURCHES.

NEW HARTFORD, N. Y.—G. Edwin Jackson, Clarendon Building, Utica, has been selected architect for alterations to the 1½-sty frame church, 25x50 ft., for St. Stephen's Episcopal Church, Rev. Frederick E. Eastman, 25 Oxford rd., pastor. Cost, \$5,000.

BUFFALO, N. Y.—Jacob Oberkircher, 46 Orange st, Buffalo, is taking bids for the 1-sty frame chapel, 28x42 ft., to be erected at Suffolk and Georgetown sts, for the Home Mission Reformed Church, owner. Cost, \$5,000.

CALDWELL, N. J.—E. E. Twist, 229 Main av., Passaic, N. J., architect, is taking bids for an addition to the 2-sty hollow tile and stucco church, 42x42 ft., at Bloomfield and Forest avs for the Caldwell Baptist Church, Rev. H. S. Quillin, pastor. Cost, \$10,000.

MECHANICSVILLE, N. Y.—Walls are up to the roof for the 1½-sty stone church, 90x150 ft., at Adams and Main sts, for St. Paul the Apostle R. C. Church, Rev. D. J. O'Sullivan, pastor. Loth & Milliman, 253 Broadway, Troy, architects. James Dollard Co., Broadway and River sts, Troy, general contractor. Chas. W. Duncan, Hill st, Troy, has the carpenter work. Cost, \$75,000.

DWELLINGS.

MILLBROOK, N. Y.—Hiss & Weeks, 452 5th av., N. Y. C., are preparing plans for a 1 and 2-sty Italian residence, 250x35 ft., for Alfred E. Dietrich, Millbrook, N. Y., owner. Mead & Taft, Cornwall, N. Y., general contractors.

ROSELLE, N. J.—Excavating is under way for the 2-sty frame residence, 22x32 ft., in Spruce st, near Webster av., for Hannah M. Barker, 198 Randolph av., Jersey City, owner. I. W. Wood, Jr., 37 East 40th st., Bayonne, general contractor. Cost, \$3,500.

WHITE PLAINS, N. Y.—F. H. Brown, Railroad av., architect, is taking bids on general contract for a 2½-sty frame residence, 20x50 ft., to be erected on Highland av for D. M. Quirk, this place, owner. Cost, \$5,000.

HOLLYWOOD HEIGHTS, N. J.—L. A. Hull, 107 Halsey st, Newark, is preparing plans for a 2½-sty frame and stucco residence, 28x24 ft., to be erected here for B. Hockenbury, 299 Avon av., owner. Cost, \$4,000.

NEWARK, N. J.—E. V. Warren, 22 Clinton st, has completed plans for a 2½-sty frame residence, 22x50 ft., to be erected at 67 Chelsea av for John Mudron, 33 Lincoln st, owner. Cost, \$5,000.

NEWARK, N. J.—Work will soon start on the two 2½-sty frame residences, 24x56 ft., at 402-406 Hunterdon st for Bronstein & Feinsod, 385 South 8th st, owners. Cohen & Bessman, 89 Mercer st, architects. Owner builds. Cost, \$5,500 each.

KEARNEY, N. J.—Work will soon start on the 2½-sty frame residence, 26x42 ft., on Laurel av, for Eleanor P. Robas, of this place, owner. Daniel Mellis, general contractor. Cost, \$6,000.

MONTCLAIR, N. J.—Foundations are under way for a 2½-sty frame residence, 26x20 ft., on Maple av for Panico & Leola, 46 Monroe pl, owners. D. Rizzoli, 238 Washington st, Newark, architect. Owners build. Cost, \$4,000.

MONTCLAIR, N. J.—Foundations are under way for a 2½-sty frame residence, 21x26 ft., at 27 Mission st for Fred Mason, at site, owner.

Julius Muller, 12 Muller st, has the mason work, and Geo. D. Dodd, 110 Glen Ridge av., Montclair, the carpentry. Cost, \$4,000.

MOUNT VERNON, N. Y.—Milligan Co., 154 East 1st st, has completed plans for a hollow tile residence, 30x36 ft., to be erected on Oakwood Heights for H. Randolph Whitman, 225 5th av., N. Y. C., and Glen av, this place, owner. Architect builds. Cost, \$17,000.

ENGLEWOOD, N. J.—Edgar Boody, Hillside av., owner, is taking bids on a 2½-sty frame and stucco residence, 32x37 ft., from plans by E. S. Child, 29 Broadway, N. Y. C., architect.

VERONA, N. J.—Foundations are under way for a 2½-sty frame residence, 30x26 ft., on Hillsdale av, for Matilda Tundahl, this place, owner. Cost, \$5,000.

PITTSFORD, N. Y.—Rees & Ade, 541 Granite Building, Rochester, are preparing plans for a 2½-sty residence, 34x40 ft., to be erected at the Long Meadow Tract, near Rochester, for R. W. Butler, owner. Cost, \$7,000.

JAMESTOWN, N. Y.—Freeburg & Fidler, Fenton Building, are preparing plans for a 2½-sty brick, veneer and shingle residence, 33x37 ft., to be erected in 6th st, corner Spring st, for Mrs. Eisenberg, care of architects, owner. Cost, \$8,000.

JAMESTOWN, N. Y.—Freeburg & Fidler, Fenton Building, are preparing plans for a 2½-sty frame residence, 26x37 ft., to be erected at the corner of 5th and Spring sts for Frank Cadwell, 416 Lakeview av., owner. Cost, \$6,500.

BUFFALO, N. Y.—Lansing, Bley & Lyman, 212 Prudential Building, architects, are taking bids for a 2½-sty brick residence, 71x52 ft., to be erected on Lincoln Parkway for E. B. Stevens, 688 7th st, owner. Cost, \$25,000.

LARCHMONT, N. Y.—E. R. Van Sickle, 10 East 33d st, owner, is taking bids on the general contract for a frame 2½-sty residence 39x26 ft., to be erected on Murray av. Cost, \$7,000.

NEW ROCHELLE, N. Y.—A. Sundberg, Huguenot st, is preparing plans for an addition to the 2½-sty frame residence on 5th av. Cost, \$3,000.

NEW ROCHELLE, N. Y.—Gus Kiltthau, Huguenot st, has completed revised plans for a 2½-sty frame bungalow 22x34 ft., to be erected on 5th av, for J. J. O'Connor, 221 Huguenot st, owner. Cost, \$4,000.

PEEKSKILL, N. Y.—Plans are completed for a 2½-sty frame cottage, 22x26 ft., for St. Mary's Convent, Sister Mary Theodora, superintendent. M. Hoyt, general contractor. Cost, \$3,000.

NEW ROCHELLE, N. Y.—Barnard & Wilder, 46 Lawton st, are preparing plans for four 2½-sty frame residences, 27x72 ft., to be erected on Forest Heights for Walter H. Flandreau, 9 Sicles av., owner. Cost, \$36,000.

WATCHUNG MTS., N. J.—Louis K. Hyde, head of the Union County Investment Co., 149 North st, Plainfield, N. J., contemplates the erection of a home here at a cost of \$100,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Work will soon start on the addition to the factory in Chandler st for the Buffalo Weaving & Belting Co., 169 Chandler st. G. Morton Wolfe, 638 Ellicott sq, architect. Geo. Schaaaf & Sons, 262 Kingsley st, contractors for mill building. Cost, \$40,000.

HARRISON, N. J.—Foundations are under way for additional buildings to the factory on Middlesex av for the Hvatt Roller Bearing Co., on premises, C. I. Shirley, superintendent in charge. David Henry Building Co., Ordway Building, Newark, and Main st, Paterson, general contractor.

JERSEY CITY, N. J.—Additional figures are being received for the 3-sty brick and stone warehouse, 100x100 ft., to be erected in Academy st, adjoining the P. R. R., for W. J. Cussem, 412 Grand st, owner. C. F. Long, 1 Montgomery st, architect. Cost, \$30,000.

NEWARK, N. J.—J. G. Brown, Philadelphia, Pa., has completed plans for a 3-sty brick factory for the Newark Cork Works, 43 Barbara Market, Newark, owner.

NEWARK, N. J.—Russel G. Gory, 39 Cortland st, engineer for power plant, is preparing plans for an additional building and addition to the factory at 401-405 High st and 158-190 Summit st for Weingarten Bros., on premises, owners. W. E. Waldron, 738 Broad st, architect. E. M. Waldron, Ordway Building, Market and Beaver sts, general contractor. Cost, \$65,000.

PEEKSKILL, N. Y.—Plans are completed for a factory building, 49x60 ft., for the Fleischmann Manufacturing Co., this place, owner. P. A. Drum has taken the mason work. Cost, \$10,000.



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PLAINFIELD, N. J.—The Spicer Manufacturing Co., 308 West 4th st. owner, contemplates the erection of a 2-sty brick factory from plans by Day & Zimmermann, 608 Chestnut st, Philadelphia, Pa., architects and engineers.

JAMESBURG, N. J.—Additional figures are being received for the 1-sty brick factory to be erected here for the Excel Motor Truck Co., this place, owner, George M. Bartlett, 103 Park av, N. Y. C., architect.

PERTH AMBOY, N. J.—Work has started on the 2-sty brick and concrete manufacturing plant for Rosseller & Haslaker Co., at site, owners. The Mercer Construction Co., Perth Amboy, is general contractor. Cost, \$25,000.

WATERTOWN, N. Y.—Armour & Co., 30 Church st, N. Y. C., owner, are taking bids for the 2-sty and basement brick refrigerating plant, 60x100 ft., to be erected at 163 Anthony st. Cost, \$50,000.

HALLS AND CLUBS.

NEWARK, N. J.—Work will soon start for the 2-sty labor lyceum building, 68x123 ft., at 704-708 South 14th st, for the Newark Labor Lyceum Association, 593 South 10th st, owner. L. Baumann, secretary. F. H. Ogden Co., Union Building, engineer. Oscar Staeger, 448 South 9th st, has the mason work. Russell Robinson Co., 109 Frelinghuysen av, carpentry. Cost, \$27,000.

HARMON, N. Y.—G. W. Kittredge, care of owners, chief engineer, is preparing plans for a 3-sty brick and frame R. R. Y. M. C. A. Building, to be erected here for the N. Y. Central R. R. Co., 70 East 45th st, owner. W. C. Brown, president. Cost, \$20,000.

ELMA, N. Y.—Harris & Merritt, Erie Co. Bank Building, Buffalo, are preparing plans for a 2-sty club house, 40x70 ft., for the Town Hall Association, of this place, owner. Cost, \$6,000.

ELMORA, N. J.—Work has been started on an addition to the club house for the Elmora Country Club, Gerard Smith, vice-president, at site, owner. H. N. Dederick & Son, general contractors. Cost, \$5,000.

RUTHERFORD, N. J.—The Boiling Spring Lodge, 152 F. & A. M., Rutherford, owner, is taking bids on the Masonic hall to be erected on Park av, near Highland Cross, from plans by Charles B. Waterhouse, 257 Main av, Passaic, architect.

YONKERS, N. Y.—Plans are being prepared for alterations to the dance hall at 332 Main st for the Yonkers Brewery, Chicken Island, owner, who will take bids.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—Plans for the erection of the Samaritan Hospital buildings have been indefinitely postponed. Alida Van Schoenhoven, 65 1st st, donor. Geo. B. Post & Sons, 341 5th av, N. Y. C., architects. R. D. Kimball Co., 15 West 38th st, N. Y. C., engineer for power plant, steam and electricity. Cost, \$500,000.

PLAINFIELD, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., architects, are taking bids for the additional buildings to the Muhlenberg Hospital, Frank H. Hubbard, civil engineer. Geo. P. Mellick, chairman of building committee.

TROY, N. Y.—Work has not yet been started on the new Troy hospital to be erected on the east side of Oakwood av, north of Hoosick st, for the Sisters of Charity, Mother Anne in charge, Troy, N. Y., owner. M. L. & H. G. Emery, Bible House, N. Y. C., and Drislane Block, Albany, N. Y., architects. C. P. Boland Co., 30 4th st, Troy, general contractors. Cost, \$350,000.

OTISVILLE, N. Y.—Wm. Horne Co., 71 West 132d st, N. Y. C., was low bidder for the gate house, dredging, pipe work, line, reinforcing and paving at the Tuberculosis Sanatorium for the Department of Health, southwest corner of Centre and Walker sts, N. Y. C., Ernst J. Lederle, Ph.D., president.

WESTCHESTER, N. Y.—James Brite, 1170 Broadway, N. Y. C., is preparing plans for the new tuberculosis hospital to be erected by the County of Westchester Board of Supervisors, Alex. M. Crane, Scarsdale, N. Y., chairman of building committee. No site has been selected.

WHITE PLAINS, N. Y.—Foundations are under way for a 3-sty convalescent home, 115x126 ft., for The Rest for Convalescents, Mrs. John P. Duncan, Plaza Hotel, 5th av and 59th st, N. Y. C., and Mrs. Alex. McLean, Gramatan Hotel, Bronxville, N. Y. L. C. Holden, 103 Park av, N. Y. C., architect. Theo. Starrett Co., 103 Park av, general contractor. W. D. Upjohn, Tarrytown rd, Elmsford, N. Y., contractor for excavating and foundations. Cost, \$200,000.

HOTELS.

TROY, N. Y.—Loth & Millman, 295 Broadway, Troy, have been selected architects for remodeling Dailey's Hotel on Pawling av, near Winter st, for William Dailey, on premises, owner.

HASTINGS-ON-HUDSON, N. Y.—E. Frank, 45 Warburton av, Yonkers, architect, is taking bids on the general contract for a 4-sty brick and frame hotel, 30x147 ft., to be erected on Railroad av by Powell Haatell, 60 Constant st, owner. Cost, \$60,000.

LIBRARIES.

RIDGEFIELD PARK, N. J.—The Free Library Association of Ridgefield Park, H. M. Dutt, this place, president, A. Richardson, chairman of building committee, has purchased property on Bergen av for the purpose of erecting a library. No architect has been selected. Estimated cost is \$10,000.

MUNICIPAL WORK.

VERONA, N. J.—The Board of Chosen Freeholders of Essex County, Court House, Newark, N. J., owner, is taking bids for paving Lakeside av to Sunset av, from plans by Jas. Owen, Court House, county engineer. Cost, \$30,000.

BROOKPORT, N. Y.—Witmer & Brown, Chapin Block, Buffalo, engineers, are preparing plans for the water system, including pumping

station, filter plant, storage reservoir, about 14 miles distributing system and fire hydrants from Lake Ontario for the Village of Brockport, L. G. Gordon, president. Bids will probably be called for this fall. Cost, \$275,000.

HOBOKEN, N. J.—The Hamburg-American Line Steamship Co., foot of 1st st, contemplates the erection of pier extensions from plans by R. P. & J. H. Staats, 29 Broadway, engineers. Project is before the war department for approval.

BLOOMFIELD, N. J.—The Town of Bloomfield, N. J. W. Hauser, Mayor, Ray Davis, clerk, is taking bids to close September 3 for concrete curbs and gutters on Arlington av, from plans by Ernest Bachlein, Bloomfield Bank Building, engineer.

SCHENECTADY, N. Y.—The New York State Department of Public Works, Duncan W. Peck, superintendent, Capitol, Albany, owner, is taking bids to close September 10 at 12 m. for the Barge Canal Terminal No. 8, a harbor and dock wall on the Binne Kill between State and Fulton sts. John A. O'Connor, Lyon Block, Albany, engineer.

WHITEHALL, N. Y.—The Town of Whitehall, care of H. E. Sullivan or C. E. Holden, this place, owner, is taking bids for a 2-sty brick fire engine station to be erected here from plans by S. O. Burdick, Mead Building, Rutland, Vt., architect.

NEW ROCHELLE, N. Y.—The Board of Public Works of the City of New Rochelle, Hermann T. Vulte, chairman, is taking bids to close Sept. 8 at 8 p. m. for constructing curbs, gutters and concrete sidewalks on Highland av from plans by James K. Wilkes, 202 Centre av, chief engineer.

LINDEN, N. J.—The Township Committee of Linden, J. L. Winaus, chairman, Town Hall, is taking bids to close Sept. 3 at 8 p. m. for the sidewalks to be erected at Morris, Wood and Gibbons sts from plans by J. L. Bauer, 120 Broad st, Elizabeth, N. J., engineer.

SOUTH RIVER, N. J.—The Borough of South River, Joseph Mark, Mayor, Chas. Anderson, clerk, is taking bids to close Sept. 9 at 8 p. m. for the sewage disposal plant to be installed from plans by Clyde Potts, 30 Church st, N. Y. C., consulting engineer. Cost, \$15,000.

PANWOOD, N. J.—The Board of Chosen Freeholders of Union County, Court House, owner, is taking bids to close Sept. 3 at 3 p. m. for resurfacing and road improvements on South av from plans by J. L. Bauer, 120 Broad st, Elizabeth, engineer. Cost, \$25,000.

CRANFORD, N. J.—The Board of Chosen Freeholders of Union County, Court House, owner, is taking bids to close Sept. 3 at 3 p. m. for paving North av from plans by J. L. Bauer, 120 Broad st, Elizabeth, engineer.

POWER HOUSES.

GUTTENBERG, N. J.—Excavating is under way for the 1 and 2-sty power house No. 221, 27x52 ft., to be erected here for the American Cotton Oil Co., 27 Beaver st, N. Y. C., Robert F. Munroe, president; Justus E. Ralph, secretary. A. M. Moss, 149 Broadway, N. Y. C., engineer. J. E. Bowe, Clifton Park, Weehawken, N. J., contractor. Theo. Starrett Co., 103 Park av, N. Y. C., general contractor. Cost, \$25,000.

NEAR GOVERNEUR, N. Y.—The Fullerville Power Co., of this place, contemplates the erection of a hydro electric development at Fullerville from plans by Jerry Finch, care of owner, engineer. The plant consists of a concrete dam and power house.

PUBLIC BUILDINGS.

NEWARK, N. J.—Excavating is under way for the 1-sty brick and stone public bath house, 91x66 ft., at Montgomery and Charlton sts, for the Common Council of the City of Newark, Richard W. Erler, 45 Clinton st, Newark, architect. Frank Sutton, 80 Broadway, steam and electrical engineer. Wm. G. Sharwell & Co., 377 North 5th st, general contractor. David C. Seymour, 47 Lawrence st, has the heating work; Braun & Chamberlin, 589 Main st, East Orange, painting; Baier & Conrad, 338 Hunterdon st, sheet metal work and Payne Bros., Emmett st, steel and iron work. Cost, \$95,000.

OLEAN, N. Y.—H. J. Kaufman, North Union st, is preparing plans for remodeling the City Hall and jail here for the City of Olean, P. C. Foley, Mayor, G. M. Lundy, clerk, City Hall.

SCHOOLS AND COLLEGES.

ITHACA, N. Y.—Wm. H. Miller, Sage Building, Ithaca, N. Y., architect, is taking bids on a 3-sty brick and hollow tile school, 140x240 ft., for the Board of Education of Ithaca, owner, R. B. Williams, president.

BELLEVILLE, N. J.—The Board of Education of the Town of Belleville is taking competitive sketches for the public school to be erected in Essex County. Cost, \$10,000.

LYNDHURST, N. J.—Ernest Sibley & Wm. W. Rasmussen, associate architects, Pallsade, N. J., have completed plans for a 3-sty brick school, 61x108 ft., to be erected on Ridge rd, 100 ft. south of Summer av, for the Board of Education of Lyndhurst, E. B. Wood, president. Cost, \$45,000.

LEONIA, N. J.—Ernest Sibley, Pallsade, N. J., and W. W. Rasmussen, 345 5th av, N. Y. C., architects, are preparing plans for a 3-sty concrete and brick high school, 132x68 ft., to be erected in Christy st for the Board of Education of Leonia, M. Ebnas, Leonia, chairman of building committee. Cost, \$50,000.

ENGLEWOOD, N. J.—J. J. Ferry, of this place, is preparing sketches for alterations to the brick school in Lincoln st for the Board of Education of Englewood, Mr. Sherman, superintendent of schools. Cost, \$6,000.

ALBANY, N. Y.—H. W. Wilkinson, 15 West 38th st, N. Y. C., architect, is taking bids to close September 9 for an addition to the Osborn School and library, Albany. Cost, \$20,000.

OLD FORGE, N. Y.—The following bids were received by the Board of Education of Old Forge for rebuilding the public school. J. W.

Wert, Tupper Lake, \$26,985, low bidder for building complete; Williams & Charlebois, Wattertown, N. Y., \$24,107, low bidder for building only; James Hunter Heating & Construction Co., 209 Broadway, Albany, \$3,775 for heating and ventilating; Reiser & Muller, Saranac Lake, \$306.14 for electrical work.

NEWARK, N. J.—Abel Bottoms & Son, 41 South 15th st, Philadelphia, Pa., were low bidders, at \$178,019, for the addition to the public school in Newton st, for the Board of Education of Newark, F. F. Guild, president. E. F. Guilbert, City Hall, architect. Geo. W. Knigh, City Hall, engineer. Cost, \$180,000.

FAR HILLS, N. J.—Competitive sketches are being received by the Board of Education of Far Hills, R. B. Runyon, chairman, for a 2-sty brick or concrete school with 8 rooms. Cost, \$50,000.

STABLES AND GARAGES.

CRANFORD, N. J.—Foundations are under way for a stable for T. A. Sperry, 217 Prospect st, owner. Oakley & Son, 280 North Broad st, Elizabeth, N. J., architects. M. Byrnes Building Co., 430 Westfield av, Elizabeth, general contractor. Chas. Ellbacher, 275 Morris av, Elizabeth, has the mason work, and John Doyle the heating contract.

YONKERS, N. Y.—Plans have been completed for the 1½-sty stucco garage, 15x19 ft., with shingle roof, to be erected at Colonial Heights, for R. Lonejoy, Livingston Terrace, owner, who builds.

STORES, OFFICES AND LOFTS.

SCHENECTADY, N. Y.—E. L. Davis, 159 Clinton st, is preparing plans for a 3-sty brick and stone store and office building, 62x100 ft., to be erected in Clinton near State st, for William F. Fitzgerald, Gazette Building, owner. Cost, \$25,000. Bids will be taken about Sept. 1.

OGDENSBURGH, N. Y.—John A. Wert, 35 Fayette st, has received the general contract to erect the 2-sty brick store and loft building, 75x100 ft., in Isabella st for Levi Hasbrouck, Hasbrouck Block, owner. Edgar A. Newell Co., Hasbrouck Block, lessee, Williams & Johnson, 40 Ford st, architects. Cost, \$25,000.

NEW CANAAN, CONN.—McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are preparing plans for an addition to the telephone building of the Southern New England Telephone Co., Stamford, Conn., owner.

CALDWELL, N. J.—Excavating is under way for two 2-sty stores on Bloomfield av for L. H. Budd, at site, owner and builder. Lynn Lockwood, this place, architect. Cost, \$5,000.

THEATRES.

KEYPORT, N. J.—Foundations are under way for a 2-sty brick and stone theatre for R. R. Decker, at site, owner. Coleman Gray, Hackensack, N. J., architect. Dal Young, Keyport, N. J., general contractor. Browne Bros., Keyport, N. J., have mason work. Cost, \$20,000.

MT. VERNON, N. Y.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre and office building to be erected on 4th av, Stevens av, Valentine and 5th avs, for F. F. Proctor, owner. Arland W. Johnson, architect, and desires all subs prior to August 31.

YONKERS, N. Y.—E. Frank, 21 Fernbrook st, is preparing plans for a 4-sty brick moving picture theatre and apartments on Riverdale av, between Pier and Morris avs, for R. E. Walde, 1149 Manhattan av, Brooklyn, owner. Cost, \$18,000.

MISCELLANEOUS.

GREEN ISLAND, N. Y.—Plans are being prepared for a 2½-sty brick and frame freight house for the Delaware & Hudson Co., Geo. F. Burgess, chief engineer, D. & H. Building, Albany, N. Y., owner. Cost, \$5,000.

ILION, N. Y.—The Utica Gas & Electrical Co., M. Jesse Brayton, general superintendent, 222 Genesee st, owner, is taking bids on the general contract for an addition to the transformer house. Cost, \$6,000.

UTICA, N. Y.—D. R. Collin, care of owner, has completed plans for structural steel and timber platform canopies for the N. Y. Central & R. Co., 70 East 45th st, N. Y. C. Cost, \$25,000.

Contracts Awarded.

APARTMENTS FLATS AND TENEMENTS.

73D ST.—Saffir & Spitzer, at site, have received the general contract for alterations to the tenement at 215 East 73d st from plans by C. M. Straub, 147 4th av, architect. Cost, \$5,000.

ROCHESTER, N. Y.—Robert E. Grager, 640 Genesee st, has received the carpenter work, and J. W. Lake, at site, the masonry, for the 4-sty and basement apartment house, 35x72 ft., in Court st, near William st for Keenan & Keenan, 226 Powers Building, owners. Leo Brazill, 14 Lake View Terrace, Rochester, architect. Cost, \$22,000.

17TH ST.—Wheeler & McDowell Co., 417 Canal st, have received the wiring contract for alterations to the residence which is being converted into apartments at the northeast corner of 17th st and Irving pl for John S. Foster, 54 Irving pl, owner. Chas. C. Thain, 4-6 East 42d st, architect. Theo. Starrett Co., 103 Park av, general contractor. Cost, \$20,000.

YONKERS, N. Y.—John Voss, 14 Wood pl, has received the carpenter work for the brick apartment being erected in New Main st for George T. Kelly, John st, owner.

92D ST.—H. E. Champoli Operating Co., 116 West 190th st, has received the contract to erect the brick work necessary for the 12-sty apartment house at the southwest corner of 92d st and West End av for the A. C. & H. M. Hall Realty Co., Broadway and 112th st, owner. G. Ajello, 1 West 34th st, architect.

CHURCHES.

RIDGEWOOD, N. J.—Peter H. Zabriskie, of this place, has received the general contract, and Loftus Phillips & Sons, 468 Broadway, Paterson, the mason work for the church to be

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erected at Doremus st and Lenox av for the Evangelic Lutheran Bethlehem Church, owner. Herman Fritz, 237 Main av, Passaic, architect. Cost, \$6,000.

UNION COURSE, L. I.—Wm. Kennedy Construction Co., 215 Montague st, Brooklyn, has received the general contract for alterations to the 1-sty frame church, 46x64 ft., at the northwest corner of Shaw av and 5th st for the First M. E. Church. The Brooklyn Church Society, 246 Clinton st, Brooklyn, owner. Gillespie & Carrel, 1123 Broadway, architects. Cost, \$8,000.

DWELLINGS.

SETON AV.—Rudolf Swenson, Dyre av, Wakefield, has received the general contract to erect a 2½-sty frame residence, 21x30 ft., on the west side of Seton av, 100 ft. north of Randall av, for John Spellman, 4254 Byron av, owner. Henry Nordheim, 1087 Tremont av, architect. Cost, \$5,000.

DOUGLAS MANOR, L. I.—F. Lurz, 1 Plain st, Elmhurst, L. I., has received the general contract to erect the 2½-sty brick residence, 40x25 ft., on Hillside av for J. Hart Welsh, owner. Cost, \$8,500.

ROCHESTER, N. Y.—Henry S. De Wolf, 179 Weldon st, has received the mason work for a 2-sty frame double house, 28x46 ft., to be erected in Weldon st for Sidney H De Wolf, 247 Weldon st, owner and carpenter. Cost, \$6,000.

FOREST HILLS, L. I.—Frank Lurz, Elmhurst, L. I., has received the general contract to erect the 2½-sty brick residence, 24x50 ft., in the north side of Austin st, 30 ft. west of Windsor pl, for E. H. Schweiber, Forest Hills, owner. W. S. Worrall, Jr., 13 West Jackson av, Corona, architect. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

WESTFIELD, N. Y.—The Jameson Roofing Co., Builders' Exchange, Buffalo, has received the roofing work, and Marsch & Co., Ellicott sq, Buffalo, the painting for the 2-sty reinforced concrete factory, 110x160 ft., for the Welch Grape Juice Co., Westfield, owner. The Duro-lithic Co., 460 Ellicott sq, Buffalo, general contractor.

UTICA, N. Y.—H. C. Peterson & Co., 221 Park av, Utica, has received the heating and plumbing contract for the brick cold storage building to be erected here for the Utica State Hospital. Herman W. Hoefler, Capitol, Albany, architect. R. Richards & Son, 42 Elizabeth st, general contractors.

POUGHKEEPSIE, N. Y.—Merrick Fireproofing Co., 1 Broadway, has received the general contract to erect a 3-sty reinforced concrete building for R. U. Delapena & Co., 15 Jay st, N. Y. C. P. M. Lloyd, 1 Washington st architect. Paul J. Piatti 27 West 34th st, N. Y. C., steam engineer. Cost, \$7,000.

24TH ST.—Amolsky Bros, at site, have received the general contract to erect a 3-sty additional building to the factory at 514-516 West 24th st for Joseph N. Courtrade, 518 West 24th st, owner. John Hauser, 360 West 125th st, architect. Cost, \$10,000.

46TH ST.—Alexander Brown, Jr., 33 East 20th st, has received the general contract to erect the 6-sty warehouse, 75x100 ft., at 616-620 West 46th st for the 616-620 West 46th St. Realty Co., 1402-1404 Times Building, owner. C. H. King, vice-president. Thos. J. Duff, 407 West 14th st, architect.

HOSPITALS AND ASYLUMS.

SYRACUSE, N. Y.—Wm. H. Posthill, 322 Merriman av, has received the mason work, and Geo. H. Mahlerwein, 606 South Clinton st, the carpentry for the 3½-sty brick infirmary, 57x38 ft., in East Genesee st for the Onondaga Orphans Home, Mrs. F. H. Hiscock, chairman of building committee, James st, owner. Russell & King, 602 Snow Building, architects. Cost, \$15,000.

MANOR RD.—Luke A. Burke & Sons Co., 25 West 42d st, have received the contract for boiler and accessories at the Sea View Hospital on Manor rd, S. L., about 2,500 ft. south of Bradley av, for the city, foot of East 26th st, N. Y. C. Raymond F. Almirall, 185 Madison av, architect.

HOTELS.

32D ST.—James Elgar, 103 Park av, has received the carpenter work for the brick and stone cafe and restaurant building at 32 East 32d st. Samuel K. Jacobs, 81 Greene st, owner of land. James Rappe, 386 4th av, lessee of land and owner of building. T. J. Brady, Jr., 1170 Broadway, general contractor. David Stone, 127 Bible House, architect.

MUNICIPAL WORK.

NEW YORK STATE.—Barley & Ingersoll, Rochester, N. Y., have received the general contract for contract 101 of the Erie Canal, consisting of the construction of a steel highway bridge superstructure at the Three River. John A. Bense, Capitol, Albany, State engineer.

PUBLIC BUILDINGS.

31ST ST.—Gaites, Peace & Co., 661 Manhattan av, Brooklyn, have received the contract for lighting fixtures necessary for the post office building at 8th av, 31st to 33d sts, for the U. S. Government. McKim, Mead & White, 160 5th av, architects. J. E. Woodwell & L. B. Marks, 103 Park av, steam and electrical engineers. Geo. A. Fry, Custom House, chief engineer. Geo. A. Fuller Co., 111 Broadway, general contractor. Sloane & Moller, Inc., 316 East 65th st, carpenters. Cost, \$4,500,000.

YONKERS, N. Y.—Cassidy & Son, 135 West 23d st, N. Y. C., have received the contract for installing lighting fixtures in the City Hall for the City of Yonkers, owner. J. V. Mahoney, secretary, Board of Contract and Supply, City Hall, Yonkers.

STABLES AND GARAGES.

JAMESTOWN, N. Y.—The Jamestown Construction Co., of this place, has received the general contract to erect the 2-sty brick and steel garage, 56x43 ft., on Lakeview av for

Ralph C. Shelden, 110 Lakeview av, owner. C. C. Pederson, corner of 3d and Main sts, architect. Cost, \$9,000.

SUMMIT, N. J.—W. L. Browne, 215 Passaic av, has received the mason work, and W. A. Hay, 245 Valley st, Orange, the carpentry for a 1-sty hollow tile and stucco garage to be erected here for W. L. Kitchell, owner, care of B. V. White, 110 East 23d st, N. Y. C., architect. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—S. Solfenelli Co., Mamaroneck, N. Y., has received the contract for the construction of the Del Guidice Building, at the southeast corner of Martine av and Brookfield st.

29TH ST.—Wenemer Bros., Inc., 103 Park av, have received the mason work, and Wm. Sommerville, 317 East 122d st, the carpentry for the 12-sty store and loft building, 50x100 ft., to be erected at 116-118 West 29th st, for the Nameco Construction Co., Michael Coleman, president, 165 Broadway, owner. Schwartz & Gross and B. N. Marcus, 347 5th av, associate architects.

THEATRES.

NEWARK, N. J.—John T. Read, 312 Sussex av, has received the mason work, and H. M. Doremus Co., 36 Orange st, the carpentry for the moving picture theatre to be erected at 78-80 Bellevue av for John C. Eisele, of Eisele & King, 752 Broad st, owner. Nathan Myers, Court Theatre Building, architect. Cost, \$23,000.

14TH ST.—The Superior Cornice & Skylight Works, Inc., 214-216 East 127th st, has received the roofing and sheet metal work for the theatre at 214 East 14th st. George Keister, 12 West 31st st, architect. Bids are wanted by these contractors on roofing at once.

146TH ST.—The Superior Cornice & Skylight Works, Inc., 214-216 East 127th st, has received the roofing and sheet metal work for the theatre at the northeast corner of 146th st and Broadway. Thomas W. Lamb, 501 5th av, architect. Bids are wanted by these contractors on roofing at once.

7TH AV.—Isaac A. Hopper, Inc., 231 West 125th st, is general contractor for the 2-sty brick theatre, 88x144 ft., being erected at the southwest corner of 7th av and 116th st for Robert S. Marvin, 340 Riverside Drive, owner, and not the Libman Contracting Co. as incorrectly stated in issue of Aug. 17. Cost, \$150,000.

3D AV.—The Acme Metal Ceiling Co., 117-119th sts and 2d av, has received the general contract for alterations to the store at 2138 3d av, converting it into a moving picture theatre for the Degelman Realty Co., 2148-50 3d av, owner. John H. Degelman, president, Geo. W. Weill, secretary. B. & L. P. Waither, 147 East 125th st, architects. Cost, \$9,000.

FULTON ST.—Chas. Muttke, 15 Hull st, has received the general contract for alterations to the store in the south side of Fulton st, 150 ft. west of Saratoga av, converting it into a moving picture theatre for John F. Perry, 192 Rockaway av, owner. Chas. Infanger & Son, 2634 Atlantic av, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

EDGEcombe AV, s w cor 159th st, 5-sty ten, 25x94.5; cost, \$30,000; owner, Daniel Coffey, 166th st and Amsterdam av; F. J. Schefcik, Park av and 176th st. Plan No. 525.

PINEHURST AV, n e cor 180th st, 6-sty tenement, 100x90.5x88.1, slag roof; cost, \$120,000; owner, Emmary Realty Co., 802 West 181st st; architect, Geo. F. Pelham, 507 5th av. Plan No. 528.

FACTORIES AND WAREHOUSES.

MANGIN ST, s e cor East Houston st, 2-sty storage and shed, 25x96; cost, \$1,250; owner, Julius Rayner, foot East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 524.

STABLES AND GARAGES.

22D ST, 417 EAST, 4-sty stable and dwelling, 23.6x94.9; cost \$185,000; owner, Codevilla Realty Co., 638 West 131st st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 522.

STORES, OFFICES AND LOFTS.

31ST ST, 109 E, 3-sty loft, 22x90.9; cost, \$18,000; owner, Japan Paper Co., 34 Union sq; architect, F. P. Kelley, 3 West 29th st. Plan No. 520.

53TH ST, 24 EAST, 6-sty store and loft, 20x74, slag roof; cost, \$30,000; owner, Federal Estates Corp., 135 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 527.

88TH ST, 155-157 EAST, 2-sty stores, 50x85.8; cost, \$25,000; owner, T. J. Oakley Rhinelander, 36 West 52d st; architect, D. P. Hart, 323 West 85th st. Plan No. 521.

5TH AV, 584, 6-sty store and loft, 27x93, slag roof; cost, \$10,000; owner, Federal Estates Corp., 135 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 526.

THEATRES.

SUFFOLK ST, 171, 1-sty moving picture show, 24x100; cost, \$4,000; owner, Louis Krellberg, 299 Broadway; architect, S. Sass, 32 Union sq. Plan No. 523.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

165TH ST, s e cor Grant av, three brick tenements, one 5-sty, two 4-sty, slag roof, sizes irregular; total cost, \$85,000; owners, Mitchell & McDermott Const. Co., 1094 So. Boulevard; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 673.

KELLY ST, w s, 131.4 e 163d st, three 5-sty brick tenements, 45x89, slag roof; total cost, \$120,000; owners, Sinbar Realty Co., Meyer Solomon, 931 So. Boulevard, Pres.; architects, Kreyenborg Archtl. Co., 1330 Wilkins av. Plan No. 674.

LORILLARD PL, w s, 47.98 s 188th st, 5-sty brick tenement, tin roof, 32.66x78; cost, \$25,000; owners, Flavius Imp. Co., Salvatore Fasany, 663 Crescent av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 679.

167TH ST, s w cor West Farms rd, 5-sty brick tenement, plastic slate roof, 84.1 1/4 x90; cost, \$60,000; owners, V. B. Constn. Co., Vincent Bonagur, 789 Home st, president and architect. Plan No. 690.

DWELLINGS.

BUSH ST, s s, 32.56 e Creston av, two 2-sty and attic frame dwelling, shingle roof, 22x39; total cost, \$13,000; owner, Frank A. Schorer, 2019 Jerome av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 684.

216TH ST, n s, 125 w Laconia av, 2-sty brick dwelling, tin roof, 20x50; cost, \$5,000; owner, Dominick Delo, 22 Leroy st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 680.

FIELDSTONE RD, w s, 87 s Faraday av, 2-sty frame dwelling, tin roof, 21x46; cost, \$4,000; owners, Mary and Catherine Canavan, 51 Linden st, Yonkers; architect, Wm. Greenless, 429 East 238th st. Plan No. 678.

MULINER AV, w s, 183.32 n Neil av, 2 1/2-sty frame dwelling, shingle roof, 20.6x29; cost, \$5,000; owners, Moran, Hahn & Moran, 700 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 685.

MULINER AV, w s, 258.32 n Neil av, 2 1/2-sty frame dwelling, shingle roof, 20.6x29; cost, \$5,000; owners, Moran, Hahn & Moran, 700 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 686.

WILLIAMSBRIDGE RD, e s, 1671 s Bronx and Pelham Parkway, 1-sty frame dwelling, 16x48; cost, \$500; owner, Giuseppe Falasco, 1831 Eastchester rd; architect, Henry Nordheim, 1087 Tremont av. Plan No. 687.

SCHOOLS AND COLLEGES.

KELLY ST, n s, 105 e Av St John, 5-sty brick school, slag and tile roof, 200x91; cost, \$255,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 677.

STABLES AND GARAGES.

EXTERIOR ST, e s, 294 s 138th st, 2-sty frame stable, galvanized iron roof, 18x109; cost, \$5,000; owner, B. L. Eaton, on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 676.

STORES AND DWELLINGS.

EASTCHESTER RD, e s, 75 n Chester st, 2-sty frame store and dwelling, tin roof, 22x48; cost, \$4,000; owner, H. H. Isch, Williamsbridge; architect, P. Gillis Fitzpatrick, 3755 Barnes av. Plan No. 683.

MORRIS PARK AV, s s, 50 w Holland av, 1-sty frame stores, gravel roof, 50x50; cost, \$3,500; owner, Anton Landgrebe, 1724 Barnes av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 689.

STORES, OFFICES AND LOFTS.

SIMPSON ST, n w cor 169th st, 1-sty brick stores, plastic slate roof, 71.8x71.8; cost, \$6,000; owner, Frederick McCarthy, 163d st and Stebbins av; architects, Koppe & Daube, 830 Westchester av. Plan No. 675.

BEAVER ST, 23-25, New st, 58-62, 12-sty store and loft, 49.4x irregular; cost, \$500,000; owner, Brody, Adler & Koch Co., 38 West 32d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 529.

THEATRES.

SO. BOULEVARD, w s, 122.37 n Wilkins av, 1-sty brick theatre, slag roof, 30.18x126.42; cost, \$12,000; owner, Wm. T. Sullivan, 1182 West Farms rd; architect, Norman Lederer, 1341 So. Boulevard. Plan No. 681.

MISCELLANEOUS.

177TH ST, n w cor So. Boulevard, 1-sty frame shed, 40x17; cost, \$300; Lessie Fritz Schroeder, 1961 So. Boulevard; architect, Franz Wolfgang, 535 East 177th st. Plan No. 682.

SEDGWICK AV, w s, 444.08 s Kingsbridge rd, 1-sty frame carriage house, 12x18; cost, \$300; owners, Bronxmont Realty Co., A. W. Eustace, 2611 Sedgwick av, president; architect, B. Ebeling, 1136 Walker av. Plan No. 688.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SOUTH 1ST ST, s s, 150 e Roebing st, 6-sty brick tenements, 50x87, gravel roof, 35 families; cost, \$35,000; owner, Mornat Realty Co., 74-6 Broadway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5167.

EAST 22D ST, w s, 94.11 n Foster av, 4-sty brick tenement, 22x65.10, slag roof, 4 families; cost, \$30,000; owner, A. W. J. Pohl, 56 Pine st, N. Y.; architect, R. W. Byers, 59 Pearl st, N. Y. Plan No. 5206.

BEDFORD AV, s w c Dean st, 6-sty brick tenement, 76.8x88; tar and gravel roof, 33 families; cost, \$100,000; owner, Levy Bros Realty Co., 5 Beekman st, N. Y.; architects, Cohn Bros., 361 Stone av. Plan No. 5212.

85TH ST, n s, 280 e 22d av, 4-sty brick tenement, 32x69.6, tar and gravel roof, 8 families; cost, \$15,000; owner, Nathan Edison, 1485 Bath av; architect, C Schubert, 13th av cor 86th st. Plan No. 5242.

PENNSYLVANIA AV, w s, 50 s Liberty av, 4-sty brick tenement, 41.1x88.1, gravel roof, 16 families; cost, \$20,000; owner, Howard Lincoln (Inc), 1768 Prospect Park; architect, Otto Infanger & Son, 2634 Atlantic av. Plan No. 5264.

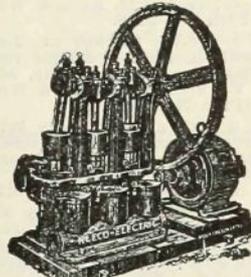
DWELLINGS.

PRESIDENT ST, n s, 100 e New York av, two 2 1/2-sty brick dwellings, 20x55, slag and felt roof, 1 family each; total cost, \$22,000; owner,

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Julius J. Kunder & ano, 963 Kent av; architect, Axel S. Hedman, 371 Fulton st. Plan No. 5165.

ST. NICHOLAS AV, n e s, 20 s e Greene av, 2-sty brick dwelling, 20x60, tar and gravel roof, 2 families; cost, \$4,000; owner, Wm. Mogk, 594 Decatur st; architects, Slee & Bryson, 153 Montague st. Plan No. 5182.

FORBELL AV, w s, 20.3 n Magenta st, nine 2-sty brick dwellings, 17.9x31, tin roof, 1 family each; total cost, \$20,250; owner, Magenta Development Co., —; architect, Henry Rockmore, 1729 President st. Plan No. 5172.

WEST 17TH ST, e s, 480 n Av Z, 2-sty and attic frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,800; owner, Wm. Leahy, 34th st & Broadway, N. Y.; architects, Koch & Wagner, 26 Court st. Plan No. 5199.

WEST 20TH ST, w s, 100 n Mermaid av, four 2½-sty frame dwellings, 18.6x50, tar and gravel roof, 2 families each; total cost, \$10,000; owner, Mark Carjallo, West 23d st & R. R. av; architects, Jas. McDonald & Son, Surf av & West 24th st. Plan No. 5195.

28TH AV, s s, 366.3 e Harway av, 2-sty and attic frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,800; owner, Wm. Leahy, 34th st & Broadway, N. Y.; architects, Koch & Wagner, 26 Court st. Plan No. 5201.

BAY 49TH ST, n s, 556.9 e Harway av, 2-sty and attic frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,800; owner, Wm. Leahy, 34th st & Broadway, N. Y.; architects, Koch & Wagner, 26 Court st. Plan No. 5200.

BAY 49TH ST, s s, 478.7 e Harway av, 2-sty and attic frame dwelling, 16x24.4, shingle roof, 1 family; cost, \$2,800; owner, Wm. Leahy, 34th st & Broadway, N. Y.; architects, Koch & Wagner, 26 Court st. Plan No. 5198.

73D ST, s s, 340 w 13th av, four 2-sty brick dwellings, 15x43, tar and gravel roof, 1 family each; total cost, \$8,000; owner, John Nisians Const. Co., 5912 New Utrecht av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 5196.

EAST 24TH ST, e s, 220 s Av M, 2-sty and attic frame dwelling, 21.8x35, shingle roof, one family; cost, \$4,500; owner, F. B. Morris, 188 Fenimore st; architects, Slee & Bryson, 153 Montague st. Plan No. 5229.

28TH AV, w s, 100 n Cropsy av, 1-sty frame dwelling, 20x50, tar and gravel roof, one family; cost, \$2,000; owner, Giro Orsu, 2725 Cropsy av; architects, McClosky & Boyle, 367 Fulton st. Plan No. 5228.

WEST 35TH ST, w s, 70 n Railroad av, two 2-sty frame dwellings, 15x56, shingle roof, one family each; total cost, \$5,600; owner, Emma Holler, West 30th st near Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5219.

CROWN ST, n s, 160 w Bedford av, 2-sty brick dwelling, 20x36, tar and gravel roof, one family; cost, \$3,000; owner, James Middelnuo, 679 Franklin av; architect, Jas. F. Bly, 422 St. Mars av. Plan No. 5249.

BAY 11TH ST, e s, 280 s Benson av, two 2-sty frame dwellings, 20x30, tar and gravel roof, one family each; total cost, \$7,000; owner, Nathan Edison, 1485 Bath av; architect, C. Schubert, 13th av cor 86th st. Plan No. 5239.

WEST 17TH ST, w s, 190 n Av Z, 2-sty frame dwelling, 22x52, tar and gravel roof, two families; cost, \$3,000; owner, Vincenzo La Monte, 2725 Cropsy av; architects, McClosky & Boyle, 367 Fulton st. Plan No. 5248.

EAST 45TH ST, w s, 217 s Flatlands av, two 2-sty and attic frame dwellings, 16x36, shingle roof, two families each; total cost, \$5,000; owner, United Realty Alliance, 350 Fulton st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 5235.

EAST 45TH ST, w s, 297 s Flatlands av, two 2-sty and attic frame dwellings, 16x36, shingle roof, one family each; total cost, \$5,000; owner, United Realty Alliance, 350 Fulton st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 5234.

EAST 46TH ST, w s, 172 s Av L, two 2-sty and attic frame dwellings, 16x36, shingle roof, two families each; total cost, \$5,000; owner, United Realty Alliance, 350 Fulton st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 5236.

56TH ST, s s, 270 e 16th av, three 2-sty brick dwellings, 13.4x55, tin roof, two families each; total cost, \$6,000; owner, Julius Scher, 69th st and New Utrecht av; architect, Fred J. Dessau, 1373 Broadway. Plan No. 5246.

VAN SICKLEN AV, e s, 135 s Av T, eight 2-sty frame dwellings, 18x35, tin roof, one family each; total cost, \$24,000; owner, Lyn Constn. Co., 32d st and Av N; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 5241.

61ST ST, n s, 260 e 6 av, four 2-sty brick dwellings, 20x52, tar and gravel roof, two families each; total cost, \$18,000; owner, Geo. A. Bunnell, 418 6th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 5262.

66TH ST, s s, 240 w 19th av, seven 2-sty frame dwellings, 16.8x42, tin roof, one family each; total cost, \$21,000; owner, Realty Sureties (Inc), 1827 63d st; architects, Cohn Bros., 361 Stone av. Plan No. 5275.

68TH ST, n s, 380 e 12th av, 2-sty frame dwelling, 20x40, tin roof, two families; cost, \$3,000; owner, Rocco Montamariano, 6408 14th av; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 5268.

GRANT AV, w s, 100 s Liberty av, eleven 2-sty brick dwellings, 18.2x52.6, tar and gravel roof, two families each; total cost, \$38,500; owners, Jos. Deinhart & Bros., 2488 Pitkin av; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 5265.

FACTORIES AND WAREHOUSES.

BAY 31ST ST, w s, 320 s Benson av, 1-sty frame storage, 14x19, slag roof; cost, \$125; owner, Saml. Brill, 215 Bay 23d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5162.

JOHNSON AV, s s, 168.9 w Bogart st, 2-sty brick cold storage, 25x50, tar and gravel roof; cost, \$2,000; owner, Robt. Plant, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5204.

STABLES AND GARAGES.

PRESIDENT ST, n s, 100 e New York av, two 1-sty brick garages, 15x19, slag roof; cost, \$800; owners, Julius J. Kander & ano, 963 Kent av; architect, Axel S. Hedman, 371 Fulton st. Plan No. 5166.

ST. NICHOLAS AV, n e cor Greene av, 2-sty brick garage and dwelling, 20x80, tar and gravel roof, 1 family; cost, \$5,000; owner, Wm. E. Lippold, 197 St. Nicholas av; architects, Slee & Bryson, 153 Montague st. Plan No. 5181.

LOGAN ST, 159, 1-sty frame wagon room, 20x18, tin roof; cost, \$250; owner, R. W. Sandiford, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 5216.

EAST 7TH ST, w s, 380 s Beverley rd, 1-sty frame garage, 12x15, shingle and metal roof; cost, \$100; owner, August Wuest, 324 East 7th st; architect, Benjamin F. Hudson, 548 2d st. Plan No. 5220.

ROBINSON ST, n s, 212.6 w Nostrand av, 2-sty brick stable, 40x20, tin roof; cost, \$2,000; owner, Frederick H. Maass, 216½ Greene av; architect, Ashley A. Formoso, 235 Lenox rd. Plan No. 5243.

EAST 21ST ST, w s, 150 n Newkirk av, 1-sty frame garage, 12x18, shingle roof; cost, \$500; owner, John J. Bigelow, 624 East 21st st; architect, Arthur H. Strong, 600 East 18th st. Plan No. 5270.

EAST 22D ST, w s, 240 s Av J, 1-sty frame garage, 12x18; shingle roof; cost, \$500; owner, Arthur M. Strong, 600 East 18th st; architect, Arthur H. Strong, 600 East 18th st. Plan No. 5271.

STORES AND DWELLINGS.

SURF AV, n e cor West 28th st, 3-sty brick store and dwelling, 18x65, tar and gravel roof, 2 families; cost, \$7,000; owner, Antonio Rossi, 2727 Surf av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5158.

SURF AV, n s, 18 e West 28th st, 3-sty brick store and dwelling, 19.9x64, tar and gravel roof, 2 families; cost, \$7,000; owner, Antonio Rossi, 2727 Surf av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5159.

70TH ST, n e cor New Utrecht av, 3-sty brick store and dwelling, 20x41.11, tar and gravel roof, two families; cost, \$6,000; owner, Julius Scher, 69th st and New Utrecht av; architect, Fred. J. Dessau, 1373 Broadway. Plan No. 5245.

70TH ST, n s, 48.1 e New Utrecht av, 2-sty brick store and dwelling, 40x29, tar and gravel roof, two families; cost, \$5,500; owner, Julius Scher, 69th st and New Utrecht av; architect, Fred. J. Dessau, 1373 Broadway. Plan No. 5244.

CROPSY AV, s s, 19.4 e Bay 30th st, two 3-sty brick store and dwelling, 19.4x41, tar and gravel roof, two families each; total cost, \$5,000; owner, Antonino Galante, 153 1st av, N. Y.; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 5247.

STORES, OFFICES AND LOFTS.

HENRY ST, e s, 60.3 n 2d pl, 1-sty brick store, 17.3x25.6, tin roof; cost, \$1,600; owner, John Isola, 2 2d pl; architect, John Burke, 603 East 22d st. Plan No. 5250.

THEATRES.

GRAVESEND AV, n w cor Washington av, 1-sty frame moving pictures, 42x80, shingle and felt roof; cost, \$7,500; owner, Edmund Wilson, 768 Ocean Parkway; architect, C. Schubert, 13th av, cor 86th st. Plan No. 5168.

SUTTER AV, s s, 75 e Barbey st, 1-sty frame moving pictures, 20x100, tin roof; cost, \$1,000; owner, Samuel Glassman, 493 Warwick st; architect, Max Cohn, 433 Glenmore av. Plan No. 5223.

MISCELLANEOUS.

EAST 35th st, w s, 40 s Av H, 1-sty brick wood dry kiln, 46x59.4, tar and gravel roof; cost, \$4,000; owner, Benj. Hitchings, 3413 Av H; architect, Benj. Driesler, 153 Remsen st. Plan No. 5160.

SPENCER ST, NO. 93, 1-sty frame toilet, 6.3x7.3, tar and gravel roof; cost, \$150; owner, Frank Ledonico, 464 Flushing av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5225.

Queens.

CHURCHES.

FLUSHING.—Queens av, s e cor Fresh Meadow rd, 2-sty brick chapel and office, 93x53, gravel roof; cost, \$34,000; owner, Flushing Cemetery Assn.; architects, York & Sawyer, 50 East 41st st, N. Y. C. Plan No. 2687.

MORRIS PARK.—Johnson av, n w cor Beaufort st, 2-sty frame church, 67x71, shingle roof; cost, \$12,000; owner, Morris Park M. E. Church, Morris Park, L. I.; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2726.

DWELLINGS.

ARVERNE.—Clarence av, e s, 480 n Morris av, five 2½-sty frame dwellings, 28x25, shingle roof, 1 family; cost, \$20,000; owner, Arverne Const. Co., 411 Grand st, N. Y. C.; architect, Benj. Driesler, 153 Remsen st, Brooklyn. Plan Nos. 2651-2-3-4-5.

CORONA.—Henry st, w s, 100 n Park av, 2-sty frame dwelling, 20x54, tin roof, 2 families; cost, \$3,700; owner, Thomas Daly, Junction av, near Park av, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 2684.

COLLEGE POINT.—North Boulevard, n s, 133 e College av, 2½-sty brick dwelling, 40x40, shingle roof, 1 family; cost, \$5,000; owner, Frederick E. Triebel, Av D & 8th st, College Point; architect, James R. Gordon, 507 5th av, N. Y. C. Plan No. 2662.

COLLEGE POINT.—7th av, n s, 25 e 15th av, and 7th av, n s, 50 w 16th av, three 2-sty frame dwellings, 20x46, shingle roofing, 1 family; cost, \$10,500; owner, Jacob Greaser, 13th st & 5th av, College Point; architect, E. Leo McCracken, Manhattan court, College Point. Plan Nos. 2659-2660-2661.

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CREEDMORE.—Bangs av. e s, 75 s Hospital Grounds, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$1,500; owner, R. A. Graf, Creedmore, L. I.; architect, I. M. Parry, Floral Park. Plan No. 2656.

DUNTON.—1st st. n s, 125 w Wells av, 2 1/2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,000; owner, Marie E. Erikson, Gaston av, Dunton; architect, Erik E. Erikson, Gaston av, Dunton. Plan No. 2658.

ELMHURST.—Remsen av. w s, 300 s Washington st, 1-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$1,000; owner, Nicholas Kress, 446 East 164th st. N. Y. C.; architect, Jos. Kenyon, 174 Cauldwell av, Elmhurst. Plan No. 2678.

JAMAICA.—Terrace av. s s, 106 w Flushing av, 2 1/2-sty frame dwelling, 24x38, shingle roof, 1 family; cost, \$6,000; owner, Clinton Terrace Co., 12 Clinton Terrace, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 2666.

JAMAICA.—Grand av. e s, 120 n Highland av, 2 1/2-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$4,200; three dwellings, \$12,600; owner, Wilner Construction Co., 258 Thadford st. Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 2668-69-70.

JAMAICA.—Wyckoff av. n e cor Sylvester av, 2 1/2-sty frame dwelling, 19x38, shingle roof, 1 family; cost, \$2,200; owner, S. Kaweski, 10 Sylvester av, Jamaica; architect, Chas. Glaab, 38 Lincoln av, Jamaica. Plan No. 2676.

RICHMOND HILL SOUTH.—Hawtree av. n e cor Hamilton av, 1 1/2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$3,500; owner, Charlotte K. Ericson, Hamilton st near Sutter av, Richmond Hill; architect, Emil J. Ericson, 640 Fulton st, Brooklyn. Plan No. 2657.

RIDGEWOOD.—Harman st. s e s, 317 s w Forest av, 2-sty brick dwelling, 22x63, tin roof, 2 families; cost, \$5,000; owner, Jos. Henne- rich, Forest av, Ridgewood; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2688.

RIDGEWOOD.—Cypress Hills Plank rd s w cor Prospect st, 2-sty brick dwelling, 25x55, tar and gravel roof, 2 families; cost, \$6,000; owner, Henry J. Kaerber, 98 Adelphi st Brooklyn; architect, Fred W. Kaerber, 533A Quincy st, Brooklyn. Plan No. 2663.

SOUTH OZONE PARK.—Boos av. w s, 540 s Rockaway rd, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner, Charles Boos, Morris Park; architect, George Stahl, 1524 Welcome pl, Ozone Park. Plan No. 2674.

SOUTH OZONE PARK.—Boos av. w s, 576 s Rockaway rd, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner, Chas. H. Williams, 1529 Clinton av, South Ozone Park; architect, George Stahl, 1524 Welcome pl, Ozone Park. Plan No. 2673.

UNION COURSE.—Rector st. e s, 476 s Jamaica av, two 2-sty frame dwellings, 17x58, tar and gravel roof, 2 families; cost, \$6,000; owner, Henry Mollenhauer, Jr., 136 Broadway, Brooklyn; architect, George E. Crane, 67 Well- ington st, Richmond Hill. Plan No. 2667.

WOODHAVEN.—Shoe and Leather st. n s, 150 w 3d st, ten 2-sty frame dwellings, 18x32, tin roof, 2 families; cost, \$20,000; owner, J. Brown, Shoe and Leather st, Woodhaven; architect, Angelo Cehio, 3948 Broadway, Woodhaven. Plan No. 2689.

WOODSIDE.—Jackson av and Newtown rd, erect frame sign board, 500x12; cost, \$200; owners, Disoway & Fisher, 1075 3d av, N. Y. C. Plan No. 2665.

FLUSHING.—20th st. w s, 220 n Cypress av, 2 1/2-sty frame dwelling, 36x40, shingle roof, two families; cost, \$7,000; owner, George T. Rey- nolds, 20th st, Flushing; architect, Phillip H. Deim, 342 Napier av, Woodhaven. Plan No. 2695.

FOREST HILLS.—Kelvin st. s s, 100 w Colonial av, 1 1/2-sty brick dwelling, 33x29, shingle roof, one family; cost, \$3,000; owner, Cord Meyer Development Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 2696.

FOREST HILLS.—Gown st. n s, 100 w Sem- inole av, 2-sty brick dwelling, 29x30, Spanish tile roof, one family; cost, \$5,000; owner, Cord Meyer Development Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 2697.

JAMAICA.—Hillside av. s w cor Alsop av, ten 2-sty brick dwellings, 20x55, tin roof, two families; cost, \$50,000; owner, Louis Schwab, 618 Lefferts av, Richmond Hill; architect, Freder- ick Wormberger, 3222 Jamaica av, Richmond Hill. Plan Nos. 2698-99-2700-01-02.

NEPONSET.—Ontario st. e s, 488 s Wash- ington av, two 2-sty brick dwellings, 63x60, tile roof, one family; cost, \$10,000; owner, Neponset Building Co., Neponset, L. I.; architect, L. E. Loeb, 37 East 28th st, N. Y. C. Plan No. 2583.

RICHMOND HILL.—Welling st. e s, 275 s At- lantic av, 2-sty frame dwelling, 19x55, tin roof, two families; cost, \$3,500; owner, Lydia P. Hall, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 2692.

SPRINGFIELD.—Higbie av. s s, 1302 e New York av, 2 1/2-sty frame dwelling, 18x31, shingle roof, one family; cost, \$2,000; owner, Isabella Mott, Cherry av, Springfield; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 2694.

COLLEGE POINT.—Av D. n s, 161 w College av, 2 1/2-sty frame dwelling, 18x36, shingle roof, one family; cost, \$2,800; owner, Frederick Schneider, Av D, College Point; architect, J. P. Hansen, 16th st, College Point. Plan No. 2704.

COLLEGE POINT.—5th av. n s, 100 e 20th st, 2-sty frame dwelling, 19x33, tin roof, two families; cost, \$2,500; owner, C. Wolf, 980 1st av, N. Y. C.; architect, G. M. Andrews, 31 11th st, College Point. Plan No. 2705.

FOREST HILLS.—Slocum Crescent, n e s, 100 s e Bow st, 2 1/2-sty brick dwelling, 22x32, tile roof, one family; cost, \$6,000; owner, Sage Foundation Homes Co, 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2709.



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RECORD AND GUIDE

FLUSHING.—16th st, w s, 105 s Sandford av, 2½-sty frame dwelling, 20x36, shingle roof, one family; cost, \$3,500; owner, Sandford Av Realty Co., 55 South 17th St, Flushing; architect, I. Huppert, same address. Plan No. 2708.

WOODHAVEN.—Dumas pl, w s, 106 n Ferris st, 2½-sty frame dwelling, 26x30; shingle roof, one family; cost, \$5,000; owner, Henry A. Wuest, 55 Franklin st, Brooklyn; architect, Robert E. Noback, 194 Ridgewood av, Brooklyn. Plan No. 2706.

BELLAIRE.—Euclid av, w s, 180 n Queens Parkway, 2½-sty frame dwelling, 24x28, shingle roof, one family; cost, \$3,500; owner, Mrs. Grace R. Stewart, Hollis and Euclid avs, Bellaire; architects, Van Buskirk & Leslie, 180 Montague st, Brooklyn. Plan No. 2714.

JAMAICA.—Allen st, e s, 100 s South st, 2½-sty frame dwelling, 16x33, shingle roof, one family; cost, \$2,000; owner, Max Gross, South and West sts, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 2713.

JAMAICA.—Scudder st, s s, 375 e Rockaway rd, ten 2-sty frame dwellings, 16x34, shingle roof, one family; cost, \$20,000; owner, T. Parker, 258 Union Hall st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 2715 to 2724.

OZONE PARK.—Grafton av, s s, 70 w Oakley av, 2-sty frame dwelling, 18x33, shingle roof; cost, \$2,500, one family; owner, Chas. T. Varin, Oakley av, Ozone Park; architect, George Stahl, 1524 Welcome pl, Ozone Park. Plan No. 2672.

RICHMOND HILL.—Elm st, s e cor Broadway, 2-sty frame dwelling, 22x50, tin roof, two families; cost, \$3,500; owner, H. C. Riis, Hollis, L. I.; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2725.

ROCKAWAY BEACH.—Boulevard, n s, 50 w Neptune av, ten 2-sty frame dwellings, 15x19, shingle roof, one family; cost, \$6,000; owner, Mrs. F. Goldman, Rockaway Beach; architect, Philip Caplan, 497 Boulevard, Rockaway Beach. Plan No. 2711.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Star av, cor Beaver st, 6-sty brick factory, 75x327, asbestos shingle roof; cost, \$50,000; owner, General Vehicle Co., Borden av, Long Island City; architect, Harris Richard, Philadelphia, Pa. Plan No. 2675.

ROCKAWAY BEACH.—Burroughs av, s s, 50 w Pleasant av, 1-sty frame lumber storage, 40x20, paper roof; cost, \$500; owner, C. Crabbe Co., on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 2677.

WHITESTONE.—20th st and 11th av, 1-sty brick factory, 75x100, tar and gravel roof; no cost given; owner, John Lachner, Whitestone; architect, S. G. Dare, Whitestone. Plan No. 2690.

JAMAICA.—Archer pl, s s, 490 e Van Wyck av, 1-sty frame storage house, 16x33, paroid roof; cost, \$125; owner, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 2671.

STABLES AND GARAGES.

FOREST HILLS.—Greenway North, s e cor Upton st, 1-sty brick garage, 15x19, tile roof; cost, \$1,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2710.

JAMAICA.—Canonbury rd, n s, 252 e Warwick av, 1-sty brick garage, 12x16, shingle roof; cost, \$80; owner, Jos. Schilder, Canonbury rd, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 2712.

STORES AND DWELLINGS.

JAMAICA.—Beaver st, s e s, 50 s e Rockaway rd, 2-sty brick store and dwelling, 25x50, tin roof, two families; cost, \$3,000; owner, Alexandro Matto, 77 Rockaway rd, Jamaica; architect, Angelo Cehio, 3248 Broadway, Woodhaven. Plan No. 2693.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Boulevard, e s, 230 n Potter av, 2-sty frame temporary office, 36x16, rubberoid roof; cost, \$500; owner, New York Connecting R. R., 165 Broadway, N. Y. C.; architect, owner. Plan No. 2707.

MISCELLANEOUS.

CORONA.—Washington st, w s, 234 n Jackson av, 1-sty frame shed, 20x20, paper roof; cost, \$200; owner, F. Sprage, Clinton st, Corona. Plan No. 2664.

FLUSHING.—Phoenix Dock, five temporary sheds for asphalt plant, frame; cost, \$1,600; owner, Cleveland Trinidad Paving Co., 420 Lakeside av, Cleveland, Ohio. Plan Nos. 2679-80-81-82-83.

ROCKAWAY PARK.—Foot of Thetis av, erect two sheet iron tool houses, 26x10; cost, \$400; owner, Riter-Conley Mfg. Co., 50 Church st, N. Y. C. Plan Nos. 2685-6.

LONG ISLAND CITY.—Vernon av (under Quunesboro Bridge), 1-sty temporary toilet for employees, 12x10; cost, \$100; owner, Department Bridges, 21 Park Row, N. Y. C. Plan No. 2691.

MASPETH.—Flushing av, s e s, 400 n Metropolitan av, 1-sty frame shed, 40x10, asbestos roof; cost, \$300; owner, Richey, Browne & Donald Co., Inc., Flushing av, Maspeth. Plan No. 2703.

JAMAICA.—Johnson av, s s, 48 w Bryant av, erect frame fence; cost, \$10; owner, Jos. Hay, Dakota av, Richmond Hill. Plan No. 2727.

Richmond. DWELLINGS.

BENTLEY AV. w, 223 n Amboy rd, Tottenville, 2-sty frame dwelling, 24x32; cost, \$2,800; owner, Bertha Stanton, Tottenville; architect and builder, E. R. Paugh, Tottenville. Plan No. 569.

HOPPING AV. s s, 100 e Patten, Tottenville, 2-sty frame dwelling, 29x24; cost, \$3,300; owner and architect, John Avery, Tottenville; builders, Depuy & Jensen, Tottenville. Plan No. 570.

SHORE RD. s s, 100 e Kreisher la, Kreisherville, 1-sty frame store, 18x28; cost, \$200; owner, N. Johns, Kreisherville; builders, Depuy & Jensen, Tottenville. Plan No. 566.

MISCELLANEOUS.

LEVERMONT AV. e s, 75 n Caswell av, Westerleigh, 1-sty frame barn; cost, \$300; owner and builder, Thos. J. Wearrin, Westerleigh. Plan No. 568.

DEKALB AV. e s, cor Nesper av, Stapleton, 1-sty frame chicken house, 10x20; cost, \$50; owner and builder, Emil Semptliber, Stapleton. Plan No. 567.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ALBANY ST. 2, Greenwich st, 114-122, changes to windows, partitions, columns to 12-sty office; cost, \$15,000; owner, Equitable Life Assurance Society of N. Y.; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 2293.

CANAL ST. s w cor Eldridge st, extension, partitions, columns to 3-sty factory; cost, \$15,000; owner, Estate Samuel D. Babcock, 32 Liberty st; architect, Henry J. Feiser, 206 Jane st, Weehawken, N. J. Plan No. 2292.

CEDAR ST. 51-59, Liberty st, 20-32, change fronts, partitions to 9-15-sty offices; cost, \$1,500; owner, Mutual Life Ins. Co., 32 Nassau st; architect, J. J. Downey, 410 West 34th st. Plan No. 2300.

CORTLANDT ST. 39-41, change store fronts, columns to 12-sty office and store; cost, \$7,000; owner, J. Monroe Taylor Estate, Syracuse, N. Y.; architect, M. J. McQuillan, 100 William st. Plan No. 2310.

ELIZABETH ST. 281, East Houston st, 64-72, partitions, windows to 4-sty tenement; cost, \$500; owner, Estate Jacob Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2256.

GOLD ST. 85, Spruce st, 41, change windows, front to 6-sty loft; cost, \$1,000; owner, L. F. Robertson & Son, on premises; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 2265.

GRAND ST. 390-392, alter roof to 6-sty store and tenement; cost, \$150; owner, Harry Fischel, World Bldg.; architect, M. J. Harrison, 230 Grand st. Plan No. 2295.

GREENWICH ST. 220, shaft, tank to 6-sty loft; cost, \$600; owner, Agnes Hall, 215 Washington st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2291.

LIBERTY ST. 16, vault lights to 5-sty office; cost, \$200; owner, Mutual Life Ins. Co., 32 Nassau st; architect, J. J. Downey, 410 West 34th st. Plan No. 2314.

OLIVER ST. 39, partitions, cut openings, toilets to 2-sty club and tenement; cost, \$250; owners, E. M. Woodruff & M. L. Woodruff, 251 West 14th st; architects, Lee & Samenfeld, 741 McDonough st. Plan No. 2278.

PARK PL. 26-28, Barclay st, 21-23, change windows to 5-sty loft; cost, \$700; owner, Wm. A. Douglas, 257 Broadway; architect, J. J. Lawlor, 360 West 23d st. Plan No. 2249.

PIKE ST. 18, partitions to 4-sty tenement; cost, \$100; owner, Bessie Frank, on premises; architects, Horenberger & Bards, 122 Bowery. Plan No. 2263.

ROOSEVELT ST. 53, New Bowery, 13, partitions, windows to 3-sty hotel; cost, \$200; owner, Martin Tully, on premises; architect, E. Schweickhardt, 53 Roosevelt st. Plan No. 2303.

SCAMMEL ST. 28, partitions, windows to 6-sty tenement; cost, \$500; owner, Sam Adler, 185 Rivington st; architect, Morris Schwartz, 194 Bowery. Plan No. 2262.

2D ST. 175, new shaft, dumbwaiter to 5-sty tenement and store; cost, \$800; owner, Matilda White, 255 West 108th st; architect, N. Langer, 81 East 125th st. Plan No. 2300.

6TH ST. 805 East, rear, alter shed; cost, \$400; owner, H. S. Weed, 111 Broadway; architect, J. A. P. Spencer, 83 East 6th st. Plan No. 2258.

14TH ST. 44 East, change windows, store fronts to 6-sty store and loft; cost, \$1,500; owner, Estate Wm. Astor, 23 West 26th st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 2285.

14TH ST. 243 East, partitions, change front to 4-sty dwelling; cost, \$1,000; owner, John A. Auger, 243 East 14th st; architect, C. B. Meyers, 1 Union sq. Plan No. 2282.

14TH ST. 44 East, partitions, windows to 6-sty store and loft; cost, \$1,500; owner, Wm. Astor Estate, 23 West 26th st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 2285.

15TH ST. 2-4 East, change vault to 11-sty loft; cost, \$2,000; owner, The Van Beuren Estate, 65 5th av; architect, Chas. Volz, 2 West 45th st. Plan No. 2280.

17TH ST. 113 East, partitions, windows, column to 5-sty club; cost, \$10,000; owner, N. Y. Edison Co., 55 Duane st; architect, Wm. Weiss-emberger, Jr., 55 Duane st. Plan No. 2286.

18TH ST. 151 East, partitions to 3-sty dwelling; cost, \$150; owner, Nathan Fernbacher, on premises; architect, C. B. Meyers, 1 Union sq. Plan No. 2252.

19TH ST. 280 West, partitions, windows to 3-sty store and dwelling; cost, \$1,000; owner, Dennis Dowd, 169 West 18th st; architect, C. Kern, 424 East 92d st. Plan No. 2283.

19TH ST. 335-337 West, partitions, windows to 3 & 4-sty shop and dwelling; cost, \$1,000; owner, Andrew Greis, on premises; architect, Max Muller, 115 Nassau st. Plan No. 2259.

22D ST. 306 West, change windows, partitions to 3-sty loft; cost, \$1,000; owner, Julia E. Shotland, 275 5th av; architect, T. W. Lamb, 501 5th av. Plan No. 2299.

24TH ST. 34 West, partitions, windows to 4-sty store and dwelling; cost, \$150; owner, Michael Coleman, 49 West 23d st; architect, L. A. Shelart, 194 Bowery. Plan No. 2305.

27TH ST. 104-108 West, partitions to 12-sty loft; cost, \$1,200; owner, Israel Unterberg, 11 West 86th st; architect, R. J. Mansfield, 135 William st. Plan No. 2302.

34TH ST. n e cor 35th st, change windows, partitions to 11-sty office; cost, \$5,000; owner, Wm. R. H. Martin Trust, on premises; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 2264.

37TH ST. 232-234 East, partitions, windows, skylights, piers to 4-sty carpenter shop and office; cost, \$500; owner, Chas. Grimmer & Son, 232 East 37th st; architect, John V. Van Pelt, 381 4th av. Plan No. 2307.

44TH ST. 47 East, windows, partitions to 4-sty show rooms; cost, \$1,200; owner, Chas. A. Dards, 146 Summit av; Mt. Vernon, N. Y.; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2257.

48TH ST. 526-530 West, erect balconies to 2-sty laundry; cost, \$407; owner, Estate Wm. Astor, 23 West 26th st; architect, Geo. A. Fetting, 23 West 26th st. Plan No. 2311.

58TH ST. 214 East, partitions, windows to 3-sty dwelling; cost, \$600; owner, Wm. Beck, 979 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 2308.

63D ST. n w cor Amsterdam av, windows, toilets to 5-sty store and tenement; cost, \$2,500; owner, Peter Doelger, 407 East 53th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2248.

81ST ST. 352 East, partitions to 4-sty tenement; cost, \$100; owner, Max Marx, Pine Hill, Ulster Co., N. Y.; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2255.

138TH ST. 31 West, change windows to 2-sty hall; cost, \$15; owner, Chas. H. Meyer, 221 Cherry st; architect, E. R. Williams, 461 Lenox av. Plan No. 2284.

BROADWAY. n w cor 11th st, windows, partitions to 5-sty store and loft; cost, \$2,000; owner, Rubin Sadonsky, on premises; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 2261.

BROADWAY. s w cor Liberty st, change windows to 18-sty office; cost, \$5,000; owner, Sherman Sq. Realty Corp., on premises; architect, F. H. Kimball, 71 Broadway. Plan No. 2260.

BROADWAY. s e cor Duane st, windows, fronts to 16-sty office; cost, \$1,150; owner, Estate J. J. Astor, 23 West 26th st; architect, F. G. Noble, 17 Madison av. Plan No. 2250.

BROADWAY. s w cor Duane st, change fronts to 18-sty office and store; cost, \$3,700; owner, Barclay Realty Co., on premises; architects, Barney & Colt, 40 West 38th st. Plan No. 2301.

BROADWAY. 4281-4283, sign to 2-sty store; cost, \$150; owner, L. E. Levy, 206 Broadway; architect, W. A. Faxon, 2376 3d av. Plan No. 2306.

MADISON AV. n e cor 75th st, alter windows to 4-sty stores and apartments; cost, \$200; owner, Edward N. C. Arnold, West Islip, L. I.; architect, S. Gage, 340 Madison av. Plan No. 2312.

MADISON AV. 315, partitions, windows, toilets to 5-sty store and office; cost, \$2,000; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 2253.

PARK AV. s e cor 125th st, partitions to two 4-sty hotel; cost, \$300; owner, Geo. Ehret, 235 East 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 2254.

PARK AV. n e cor 83d st, partitions, windows to 9-sty apartment house; cost, \$500; owner, Milton Eisman, 54 Lafayette st; architects, Schwartz & Gross, 347 5th av. Plan No. 2304.

PARK AV. 25, alter walls to 5-sty dwelling; cost, \$600; owner, Chas. H. Chetwood, 25 Park av; architect, Chas. E. Miller, 111 Nassau st. Plan No. 2313.

3D AV. n w cor 28th st, partitions, windows, toilets to 3-5-sty tenement; cost, \$1,000; owner, Ocean Crest Realty Co., 35 West 30th st; architect, T. W. Lamb, 501 5th av. Plan No. 2247.

5TH AV. 429, windows, partitions to 4-sty studio and store; cost, \$4,000; owner, Henry Bergh, 27 East 26th st; architect, H. M. Baer, 21 West 45th st. Plan No. 2251.

5TH AV. 1364-1366, toilets to 3-sty store and picture show; cost, \$500; owner, John McCarthy, 725 Broadway; architect, S. Sass, 32 Union sq. Plan No. 2279.

5TH AV. 69, partitions, interior changes to 6-sty bank and loft; cost, \$5,000; owner, The Security Bank of N. Y., on premises; architect, L. E. Maurer, 1493 Broadway. Plan No. 2246.

5TH AV. n w cor 34th st, change interior to 4-sty bank and office; cost, \$10,000; owner, Columbia-Knickerbocker Trust Co., on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 2266.

11TH ST. 768, partitions, windows, toilets to 4-sty tenement; cost, \$500; owner, Henry Kesting, 768 11th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2281.

BLACKWELL'S ISLAND. w s, opp East 69th st, partitions to 3-sty dormitory; cost, \$3,000; owner, Dept. of Public Charities, foot East 26th st; architect, Sylvester A. Taggart, foot East 26th st. Plan No. 2268.

4TH ST. 349 East, 3-sty rear extension, 16.6x30, partitions to 3-sty tenement; cost, \$6,000; owners, I. Zippert & Joseph Joachim, 351 East 4th st; architect, M. J. Harrison, 230 Grand st. Plan No. 2294.

14TH ST. 218 East, partitions, toilets, windows to 4-sty tenement; cost, \$2,000; owner, Herman Siroito, on premises; architect, Chas. H. Dietrich, 300 East 74th st. Plan No. 2272.

20TH ST. 524-528 East, interior changes to 2-sty stable, storage and shop; cost, \$2,000; owner, J. Brookman, 88 Wall st; architect, R. Rohl, 128 Bible House. Plan No. 2275.

35TH ST, 248 West, partitions, windows to 3-sty store and tenement; cost, \$600; owner, Allesson Holding Co., 280 Broadway; architect, Frank Hausle, 81 East 125th st. Plan No. 2298.

44TH ST, 238-242 West, interior changes to 3-sty theatre; cost, \$500; owner, J. J. Astor Estate; architects, Hoffman & Ingalls, 527 5th av. Plan No. 2273.

95TH ST, 117-119 West, windows to two 4-sty dwellings; cost, \$75; owner, Robt. J. H. Powell, 19 Cedar st; architect, H. Nordheim, 1087 Tremont av. Plan No. 2269.

106TH ST, 2-34 West, 105th st, 1-35 West, pent house to 4-sty hospital; cost, \$750; owner, General Memorial Hospital, on premises; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 2296.

125TH ST, 211 West, 126th st, 204-224 West, interior changes to 5-sty opera house and hall; cost, \$2,500; owner, Estate Benj. Lichtenstein; architect, W. H. McElfrick, 707 7th av. Plan No. 2276.

125TH ST, 169 East, windows, partitions to 3-sty store; cost, \$1,200; owners, Sullivan & Krauss, 44th st & Broadway; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 2290.

BROADWAY, 194-196, sign to 3-sty store; cost, \$150; owner, Childs Co., 200 5th av. Plan No. 2287.

BROADWAY, 1789-1795, change windows, partitions to 1-sty office and studio; cost, \$1,000; owner, Wm. R. Hearst, 80 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2270.

BROADWAY, n w cor 8th st, partitions, change windows to 6-sty store and office; cost, \$2,500; owner, John Daniel Estate, 31 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2289.

2D AV, 99, partitions, windows to 5-sty store and tenement; cost, \$735; owner, Israel Rosenberg, 35 West 114th st; architect, C. M. Straub, 147 4th av. Plan No. 2277.

3D AV, 1542, partitions, windows to 2-sty store and dwelling; cost, \$1,500; owner, H. Livingston Center, Colorado Springs, Col.; architect, R. Rohl, 128 Bible House. Plan No. 2288.

5TH AV, 123-125, alter stoop to two 5-sty stores and offices; cost, \$1,500; owners, E. F. Floyd Estate, 31 Liberty st, and Edward DePeyster, Livingston, 17 West 30th st; architect, C. Volz, 2 West 45th st. Plan No. 2297.

6TH AV, 480, partitions, windows to 4-sty cafe and store; cost, \$1,700; owner, Chas. W. Wettjen, Closter, N. J.; architect, Isaac Blumenthal, 228 7th av. Plan No. 2267.

7TH AV, 473, partitions, windows to 4-sty store and tenement; cost, \$300; owner, T. Kick, 142 West 92d st; architect, C. B. Brun, 1 Madison av. Plan No. 2274.

11TH AV, 618, partitions to 4-sty store and tenement; cost, \$250; owner, John T. Brennan, on premises; architect, Sterling Architectural Co., 65 Court st, Brooklyn. Plan No. 2271.

Bronx.

149TH ST, n s, 20 w Trinity av, move 2-sty frame dwelling; cost, \$1,000; owner, C. A. Layton, 665 East 149th st; architect, Charles Anderson & Co., 380 East 149th st. Plan No. 400.

169TH ST, 921, new windows, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Ernst Schade, on premises; architect, Chas. Dahlhauser, 910 East 169th st. Plan No. 402.

BELMONT AV, No. 2510, 1-sty frame extension, 10x10, to 2-sty frame dwelling; cost, \$500; owner, Teresa De Angelo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 405.

GUN HILL RD, 632, move 3-sty frame store and dwelling; cost, \$1,000; owner, Isaac N. Heberd, 1 West 83d st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 406.

INWOOD AV, No. 1546, new partitions to 2-sty frame tenement; cost, \$500; owner, Sol Steinfeld, 600 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 403.

PARK AV AND 168TH ST, new toilets, new steam heating plant to 1-sty frame railroad station; cost, \$1,100; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 395.

PARK AND PELHAM AVS, new toilets, new steam heating plant to 1-sty frame railroad station; cost, \$1,300; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 399.

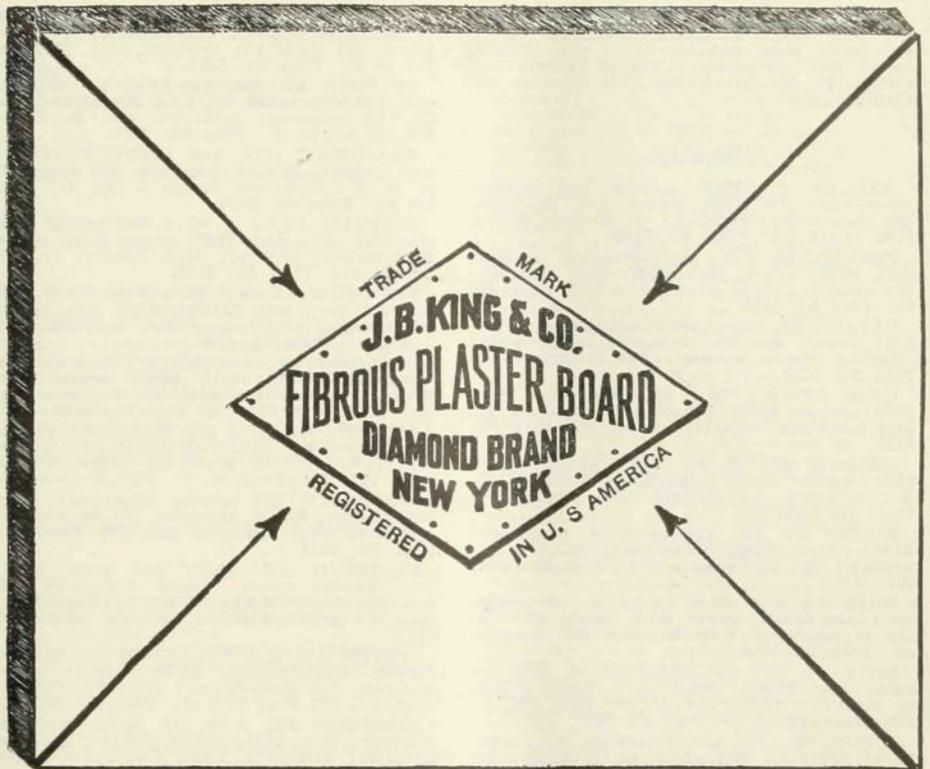
PARK AND WENDOVER AVS, new toilets, new steam heating plant to 1-sty frame railroad station; cost, \$1,300; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 396.

PARK AV AND 177TH ST, new toilets and new steam heating plant to 1-sty frame railroad station; cost, \$1,300; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 397.

PARK AV AND 183D ST, new toilets, new steam heating plant to 1-sty frame railroad station; cost, \$1,100; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 398.

PARK AV AND 162D ST, new toilets, new steam heating plant to 1-sty frame railroad station; cost, \$1,300; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 394.

WHITE PLAINS RD, 3851, new store windows to 2 1/2-sty frame store and dwelling; cost, \$300; owners, Barbara Trumpler Estate, 681 East 221st st; architect, Geo. P. Crosier, 222d st and White Plains av. Plan No. 401.



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WHITE PLAINS AV, e s, 175.65 n Locust av, 1-sty frame extension, 25.09x21.44, to 3-sty frame store and tenement; cost, \$3,000; owner, Geo. Puckhafer, 429 East 143d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 404.

Brooklyn.

BERGEN ST, 1974, exterior and interior alterations; cost, \$750; owner, Abr. Bernstein, 350 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5163.

BERGEN ST, 758, new extension, 20x14.6; cost, \$500; owner, Hyman Weimer, 1429 36th st; architect, Chas. Gens, Jr., 1129 East 22d st. Plan No. 5238.

BAYARD ST, 142-4, new extension; cost, \$1,000; owner, Morrison Langson, on premises; architect, Morris Schwartz, 194 Bowery, N. Y. Plan No. 5273.

COOK ST, 230, new plumbing, etc.; cost, \$100; owner, Katie Schaefer, 23 Bleecker st; architect, Wm. Debus, 86 Cedar st. Plan No. 5173.

DEGRAW ST, 356, repair fire damage; cost, \$150; owner, Israel Mindell, 83 Reade st, N. Y.; architect, L. Deutsch, 354 Degraw st. Plan No. 5202.

HENRY ST, 32, new chimney, etc.; cost, \$150; owner, Sarah Brickman, 192 18th st; architect, W. J. Conway, 400 Union st. Plan No. 5170.

HOYT ST, e s, 71 s Fulton st, new shaft, etc.; cost, \$1,700; owner, A. I. Namm, 452 Fulton st; architect, Gust Seaberg, 407 Douglass st. Plan No. 5237.

HOYT ST, n e cor Livingston st, new elevator; cost, \$3,500; owner, A. I. Namm & Son, on premises; builder, A. E. See Elec. El. Co., 220 Broadway, N. Y. Plan No. 5263.

JUDGE ST, 13, new plumbing, etc.; cost, \$300; Christian Witterbolt, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 5277.

LORIMER ST, s w cor Meserole ave, new extension; cost, \$1,500; owner, Lexington Council K. of C., —; architect, Stephen Gill, 157 Meserole av. Plan No. 5185.

MAUJER ST, 41, new extension, 22x98; cost, \$4,000; owner, Benj. Dunsy, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 5272.

MONTAGUE ST, 12, interior alterations and plumbing; cost, \$10,500; owner, Rebecca M. Birmingham, 132 Montague st; architect, Henry H. Holly, 39 West 27th st, N. Y. Plan No. 5224.

MORTON ST, 29, exterior and interior alterations; cost, \$700; owner, Wm. Johann, 33 Morton st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 5214.

NELSON ST, s s, 122.4 w Hicks st, new extension, 20.4x4; cost, \$1,200; owner, Jere Byrne, 58 Nelson st; architect, Freeman Imperato, 356 Fulton st. Plan No. 5230.

NOLL ST, n s, 100 e Bushwick av, interior alterations; cost, \$2,500; owners, Obermeyer & Liebman, Noll and Bremen sts; architect, F. Wunder & Son, 957 Broadway. Plan No. 5221.

OAKLAND ST, 84, new windows, etc.; cost, \$100; owner, Stanislaw Jablanska, on premises; architect, Jas. McKillop, 154 India st. Plan No. 5254.

OSBORNE ST, 283, exterior and interior alterations; cost, \$350; owner, Isadore Cohen, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5161.

PROSPECT PL, s s, 150 e Buffalo av, new plumbing, etc.; cost, \$110; owner, John Domino, 1561 Prospect pl; architect, Wm. Hessler, 151 Buffalo av. Plan No. 5231.

SAND ST, 67, new extension, 17.6x15.10; cost, \$2,500; owner, Carrie Marx, 224 Fulton st; architect, Fred A. Dassau, 1373 Broadway. Plan No. 5213.

SMITH ST, n w cor Halleck st, new extension; cost, \$2,000; owner, Barrett Mfg. Co., 17 Battery pl, N. Y.; architect, A. MacCubbin, same address. Plan No. 5203.

SOUTH OXFORD ST, 153, new extension, 15x16; cost, \$1,000; owner, H. Twitchel, on premises; architects, Hopkins & McEntee, 37 East 28th st, N. Y. Plan No. 5188.

WALCOTT ST, n s, 140 e Van Brunt st, new plumbing; cost, \$120; owner, Wm. Lewis, 84 Walcott st; architect, Harry Kaplan, 146 Varet st. Plan No. 5197.

WASHINGTON ST, n e cor York st, new tank; cost, —; owners, Ketcham & McDougal, on premises; architect, Felber Eng. Co., 103 Park Row, N. Y. Plan No. 5251.

WEST 15TH ST, w s, 100 n Mermaid av, new extension, 14x49.6; cost, \$800; owner, Francesco Demast, on premises; architect, Jas. McDonald & Son, Surf av & West 24th st. Plan No. 5194.

15TH ST, s s, 35.6 e Prospect Park West, interior alterations; cost, \$2,000; owner, Marx Hartman, on premises; architects, McCloskey & Boyle, 367 Fulton st. Plan No. 5208.

WEST 19TH ST, w s, 227 n Mermaid av, interior alterations; cost, \$800; owner, Frank Patino, on premises; architects, Jas. McDonald & Son, Surf av & West 24th st. Plan No. 5192.

SAME PROPERTY, new extension, 18.6x8.6; cost, \$1,200; owner and architect, as above. Plan No. 5193.

27TH ST, s s, 185 w 4th av, new extension, 17.6x3.10; cost, \$100; owner, Mario Accaro, 178 27th st; architects, Lospia & Salvati, 525 Grand st. Plan No. 5256.

61ST ST, 1365, new plumbing, etc.; cost, \$300; owner, Louise Santi, on premises; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 5174.

65TH ST, n s, 321.6 e 6th av, exterior and interior alterations; cost, \$600; owner, Michael Napolio, on premises; architect, C. Schubert, 13th av, cor 86th st. Plan No. 5169.

AV C, s e cor East 16th st, new extension, 17.10x12; cost, \$300; owner, Henry F. Newberry, 142 Park pl; architect, Jos. Hartung, 548 2d st. Plan No. 5222.

BEDFORD AV, 703, new extension, 200x126; cost, \$69,000; owner, N. Y. & Brooklyn Casket Co., on premises; architect, Jas. B. Baker, 156 5th av, N. Y. Plan No. 5157.

BROADWAY, 1371, new electric sign; cost, \$200; owner, Ben H. Kaufman, 123 West 42d st, N. Y.; architects, Strauss & Co., 442 West 42d st. Plan No. 5226.

BUFFALO AV, e s, 60 s Sterling pl, new plumbing, etc.; cost, \$125; owner, Thos. Burke, on premises; architect, Wm. Hessler, Jr., 151 Buffalo av. Plan No. 5179.

BUSHWICK AV, n s, 83 w Palmetto st, new windows, etc.; cost, \$2,000; owner, Jos. Lichel, on premises; architects, Farber & Nurik, 1028 Gates av. Plan No. 5259.

CANARSIE AV, w s, 209 s Tilden av, new extension, 28.6x16; cost, \$600; owner, Thos. Tilden, on premises; architect, Richard Marzari, 2818 West 16th st. Plan No. 5232.

CLINTON AV, n e cor Willoughby av, interior plumbing, etc.; cost, \$500; owner, Herbert L. Pratt, on premises; architect, Jas. Britt, 1170 Broadway, N. Y. Plan No. —.

DRIGGS AV, 193, interior alterations; cost, \$280; owner, Ed. S. Anderson, 142 Norman av; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 5211.

FLATBUSH AV, 19-21, new store front; cost, \$2,000; owner, Realty Associates, 162 Remsen st; architects, John T. Woodruff & Sons, 11 Bridge Plaza, L. I. City. Plan No. 5175.

FOSTER AV, s s, 80 e Albany av, new extension, 5.6x27; cost, \$1,500; owner, Peter Marshall, 610 East 43d st; architect, Frederic Ober, Jr., 611 East 38th st. Plan No. 5269.

KINGSTON AV, s w cor Maple st, raise building; cost, \$500; owner, Jacob Siber, on premises; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 5191.

LEXINGTON AV, 203, new toilet compartment; cost, \$75; owner, Bernard Mendelsohn, on premises; architects, Lespia & Salvati, 525 Grand st. Plan No. 5178.

MANHATTAN AV, s e cor Montrose av, new store front; cost, \$100; owner, Most Holy Trinity R. C. Church; architect, Francis J. Berlenbach, 260 Graham av. Plan No. 5233.

RALPH AV, 60, new plumbing, etc.; cost, \$300; owner, Harry Victor, on premises; architect, David A. Lucas, 98 3d st. Plan No. 5187.

RUGBY RD, 25, new extension, 7.8x30; cost, \$250; owner, Fred S. Manson, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 5205.

SARATOGA AV, 597, new extension, 13x2.9; cost, \$200; owner, Benj. Shapiro, on premises; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 5176.

STONE AV, e s, 100 s Fulton st, new extension, 20x20; cost, \$800; owner, Harry Meisner, on premises; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 5190.

WYCKOFF AV, n w cor Stockholm st, new extension, 3.6x4; cost, \$100; owner, Matthias Figuera, 14 Stuyvesant av; architect, John C. Hesterman, 172-4 Hamburg av. Plan No. 5183.

5TH AV, w s, 100 n 90th st, new extension, 15.8x15.4; cost, \$500; owner, Dominick Mazzie, 8910 5th av; architect, Harry Rucker, 9109 4th av. Plan No. 5218.

8TH AV, 4202, new extension, 40.2x40.6; cost, \$3,200; owner, Theodore P. Vorwerk, on premises; architect, Chas. Braun, 459 41st st. Plan No. 5180.

Queens.

ELMHURST.—Shell rd, n s, nw cor Hillcrest av, erect new stone foundation and install new plumbing; cost, \$400; owner, Samuel Lotlian, 405 West 48th st, N. Y. C.; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 826.

EVERGREEN.—Cypress av, e s, 60 n Summerfield st, install new plumbing; cost, \$100; owner, Estate of J. Geo. Grauer, Cypress av, Evergreen. Plan No. 849.

EVERGREEN.—Decatur st, s s, 150 e Covert av, install new plumbing; cost, \$70; owner, Geo. Glencopp, 115 George st, Evergreen. Plan No. 861.

FAR ROCKAWAY.—White st, n s, 300 w Mott av, install new plumbing; cost, \$100; owner, Catherine Realty Co., Far Rockaway. Plan No. 843.

FAR ROCKAWAY.—Horton pl, 15, erect new stone foundation; cost, \$300; owner, John Seetan, Far Rockaway. Plan No. 860.

FAR ROCKAWAY.—Clark av, s s, 140 e Central av, erect two new dormer windows; cost, \$175; owner, J. J. Campbell, Cedarhurst, L. I. Plan No. 827.

FLUSHING.—Grove st, 86, cut door in cellar wall, and erect new stairs; cost, \$10; owner, Thomas Scott, 86 Grove st, Flushing. Plan No. 846.

HOLLIS.—Atlantic av, s w cor Hollis av, general repairs after fire damage; cost, \$3,050; owner, Jos. T. Bernasheff, Atlantic av, Hollis. Plan No. 852.

JAMAICA.—No. Washington st, 12, erect new moving picture booth; cost, \$150; owner, Jamaica Holding Co., 317 Fulton st, Jamaica. Plan No. 847.

JAMAICA.—Fulton st, n s, 150 w Grand st, erect new front for open airdrome; cost, \$75; owner, Miss Ida Mayer, Hardenbrook av, Jamaica. Plan No. 837.

LAUREL HILL.—Washington av, w s, 125 n L. I. R. R., general repairs after fire damage; cost, \$500; owner, General Chemical Co., Laurel Hill. Plan No. 844.

LONG ISLAND CITY.—Queens st, 10, erect new stone foundation; cost, \$300; owner, Mrs. R. Lynam, 330 Jackson av, L. I. C. Plan No. 845.

LONG ISLAND CITY.—Webster av, 137, install new plumbing; cost, \$75; owner, Hugh Sheridan, 237 Lockwood st, L. I. C. Plan No. 848.

LONG ISLAND CITY.—Van Pelt st, 24, 2-sty frame extension on rear, 9x20, gravel roof; cost, \$1,000; owner, Mary Driscoll, 555 Hunters Point av, L. I. C.; architects, P. Tillion & Son, 381 Fulton st, Jamaica. Plan No. 853.

LONG ISLAND CITY.—11th av, 441-443, 1-sty frame extension, rear, 10x26, tin roof; cost, \$100; owner, M. Burger, 443 11th av, L. I. C. Plan No. 858.

LONG ISLAND CITY.—Willow st, 37, install new plumbing; cost, \$50; owner, Francesco Curcia, 239 Franklin st, L. I. C. Plan No. 824.

LONG ISLAND CITY.—West av, 140, general repairs; cost, \$300; owner, India Wharf Brewing Co., 60 Hamilton av, Brooklyn. Plan No. 830.

LONG ISLAND CITY.—Hunter av, s w cor Henry st, 1-sty concrete extension, 25x50, tar roof; cost, \$525; owner, Florence Eakins, 321 West 27th st, N. Y. C. Plan No. 841.

LONG ISLAND CITY.—Borden av, 840, new steel electric sign; cost, \$100; owner, Katherine Lantry, 707 Lexington av, N. Y. C. Plan No. 840.

LONG ISLAND CITY.—Vernon av, 685, erect new steel electric sign; cost, \$80; owner, Patrick J. McIntyre, 581 Jackson av, L. I. C. Plan No. 842.

LONG ISLAND CITY.—William st, w s, 200 s Wilbur av, install new plumbing; cost, \$75; owner, Chas. Kleinhach, 149 William st, L. I. C. Plan No. 831.

LONG ISLAND CITY.—William st, w s, 75 n Jane st, install new plumbing; cost, \$75; owner, Mary Nordt, 129 William st, L. I. C. Plan No. 832.

LONG ISLAND CITY.—Steinway av, 691, take down portion of buildings on account of encroachment; cost, \$850; owner, Stuyvesant Real Estate Co., Philadelphia, Pa. Plan No. 823.

LONG ISLAND CITY.—Vernon av, w s, 150 n 13th st, install new plumbing; cost, \$1,500; owner, Atlantic Macorina Co., on premises. Plan No. 822.

LONG ISLAND CITY.—4th av, w s, 150 s Walcot av, dig new cellar and erect stone foundation; cost, \$300; owner, Mary Kempf, 194 Park pl, L. I. C. Plan No. 838.

LONG ISLAND CITY.—11th av, w s, 553 n Jamaica av, erect new stone foundation; cost, \$400; owner, Mrs. W. L. Geifel, 473 Grand av, L. I. C. Plan No. 839.

RICHMOND HILL.—Jamaica av, 3314, new steel sign; cost, \$50; owner, Chas. Marschausen, 296 Jefferson av, Richmond Hill. Plan No. 828.

RICHMOND HILL.—Johnson av, e s, 284 s Atlantic av, 2½-sty frame extension, 22x14, shingle roof; cost, \$1,500; new plumbing; owner, D. Kuhn, Johnson av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 820.

RICHMOND HILL.—Grant av, w s, 125 n Orchard av, erect new stone foundation; cost, \$275; owner, Henry J. Gies, 1112 DeKalb av, Brooklyn. Plan No. 850.

RICHMOND HILL.—Jamaica av, 2125, erect new moving picture booth; cost, \$450; owner, Peter Glass, 2125 Jamaica av, Richmond Hill. Plan No. 851.

RIDGEWOOD.—Forest av, 155, new steel electric sign; cost, \$15; owner, Andrew Goetz, on premises. Plan No. 854.

RIDGEWOOD.—Cooper av, s e cor Fosdick av, install new plumbing; cost, \$50; owner, W. C. Schening, on premises. Plan No. 862.

RIDGEWOOD.—Grandview av, e s, 50 n Linden st, install new plumbing; cost, \$100; owners, Balch & Co., on premises. Plan No. 834.

ROCKAWAY BEACH.—Boulevard, 208, new electric sign; cost, \$35; owner, Frank Curley, Rockaway Beach. Plan No. 829.

SPRINGFIELD.—Rockaway turnpike, s s, 75 e Dock rd, erect new concrete block foundation; cost, \$350; owner, Thomas Carroll, Springfield Dock. Plan No. 859.

UNION COURSE.—Shaw av, n w cor 5th st, 1½-sty frame extension rear, 46x34, shingle roof, interior repairs, new plumbing; cost, \$8,000; owner, Brooklyn Church Society, 240 Garfield pl, Brooklyn; architects, Gillespie & Carroll, Montague & Court sts, Brooklyn. Plan No. 835.

WHITESTONE.—8th av, e s, 75 s 19th st, cut new cellar way; cost, \$50; owner, Mrs. K. M. Bowne, 380 Longwood av, Boston, Mass. Plan No. 855.

WINFIELD.—Prospect st, n s, 304 e Fisk av, erect new stone foundation; cost, \$300; owner, Geo. J. Schaeble, Shell rd, Winfield. Plan No. 836.

WINFIELD.—Franklin st, 250, erect new stone foundation; cost, \$85; owner, Christian Hound, Shell rd, Winfield. Plan No. 833.

WINFIELD.—Shell rd, n s, 100 w 19th st, erect new brick retaining wall; cost, \$175; owner, W. B. Handy, Shell rd, Winfield. Plan No. 821.

WINFIELD.—Worthington st, w s, 300 n Woodside av, 1-sty frame extension, front, 28x8, tin roof; cost, \$300; owner, John Urban, on premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 825.

WOODHAVEN.—Lott av, e s, 275 s Jamaica av, erect brick cistern; cost, \$90; owner, Andrew Mayer, 24 Arlington st, Brooklyn. Plan No. 819.

WOODSIDE.—Grant av, e s, 140 n Thompson av, general repairs; cost, \$225; owner, Bertha Stern, 5th st, Woodside. Plan No. 856.

EVERGREEN.—Charlotte pl, w s, 330 s Dill pl, general repairs to factory after fire; cost, \$500; owner, John T. Huner, on premises. Plan No. 867.

(Continued on page 423.)

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McLaughlin & Co., A. W., 128 Broadway.
McMahon, J. T., 188 Montague st, Bklyn.
N. Y. Real Estate Security Co., 42 Bway.

Paint

Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.

Painting

Oliver, W. H., 104 University pl.

Plumbers

Haase, W. A., 1513 3d ave.

Pumps (Electric)

George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)

American Real Estate Co., 527 5th ave.
Ames & Co., 26 West 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 West 23d st.
Archibald, Wm. H., 316 West 23d st.
Armstrong, J., 1984 8d ave.
Ashforth, A. B., 10 East 33d st.
Bailey, F. S., 162 East 23d st.
Bechmann, A. G., 1055 So. Boulevard.
Boylan, J. J., 403 West 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 West 40th st.
Brown, Inc., W. E. & W. I., 3428 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 796 6th ave.
Cokeley, W. A., Grand Central Term., Manhtn
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 West 23d st.
Davies, J. C., 149th st and 8d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearas & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duff & Conger, Madison ave and 86th st.
Duross Company, 155 West 14th st.
Eckerson, J. C. R., 35 West 30th st.
Eckhardt, P. C., 693 9th ave.
Edgar, Herman, L. R., 81 Nassau st.
Ellieman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 West 40th st.
Frost, Palmer & Co., 1183 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave & 123d st.
Hart, Chas., 58 East 8th st.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 28 Liberty st.

Jackson, H. C., 1419 Wilkins ave.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 West 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 West 42d st.
Lummas, B. R., 25 West 33d st.
McLaughlin, T. F., 2687 Broadway.
McNally, G. V., 47 West 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 West 30th st.
Ogden & Clarkson, 17 West 30th st.
O'Hara Bros., Webster ave & 200th st.
Palmer, E. D., 179 Columbus av.
Payton, Jr., P. A., 67 West 134th st.
Pease & Ellman, 340 Madison ave.
Pfomm, F. & G., 9 West 29th st.
Polak, E., 149th st and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 West 125th st.
Price, George, 138th st and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Roome & Co., W. J., 177 Madison ave.
Ruland & Whiting Co., 15 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 West 34th st.
Schrag, L., 142 West 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 East 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 East 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Welll Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Wilcox & Shelton, 245 West 125th st.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st., Bklyn.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Welsch, S., 207 Montague st.

(Richmond)

Drake, J. Sterling, 29 Broadway, N. Y. C.

(Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.
Windsor Land & Impt. Co., Times Bldg., Bway.
& 42d st.

Real Estate Operators.

Alliance Realty Co., 115 Broadway.
City Investment Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Reports (Building)

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

Roofers and Materials

Commonwealth Roofing Co., 17 Battery Pl.

Slate

Johnson, E. J., 38 Park Row.

Stone Renovating.

Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Testing Laboratories

Electrical Testing Laboratories, 80th st and
East End ave.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Vault Lights

Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st, Bk.

Wall Paper

Colonial Wall Paper Co., 29 DeKalb ave., Bk.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency (*) means not summoned. (†) signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

Aug.	Abramowitz, Lazar—B Singer	66.04	24	Einstein, Arvilla—B Altman	88.78	24	Krumm, Geo—W W Farley	1,820.97
26	Austin, Margt—Theo Ludwig & Co.	68.41	27	Ernest H Fleishman Co—Geo M Still Inc	251.31	26	Kelly, Jno—F Hein	522.87
26	Ader, Jos—F C Hollister	183.24	29	Eaton, Seymour & Shoppers Guild—T Willis	511.75	26	Kennedy, Jno J & Gerald Cruise—T Broadhead	204.23
27	Astron, Henry—John J Mitchell Co.	26.71	29	Emerich, Jos—J Cannaviello	89.22	26	Kula, Jacob—Warner Sugar Refining Co	235.34
29	Adams, Helen—Ludwig Baumann & Co.	30.44	29	Eigen, Wm—I O Schiff et al.	113.44	27	Klein, Rose & Morris Siegel—People of State N Y	500.00
30	Agid, Saml—Chas Brust—L Rosenthal	111.91	29	Eckhoff, Jno—C H Tammany	328.27	29	Kahn, Isaac—J Molley et al.	31.31
30	Ahearn, Henry E—S C Silver	780.82	24	Freundlich, Marcus—R Solomowitz et al.	226.34	29	Kelly, Hugh P—Julius Kessler & Co.	120.77
24	Bulman, Henry T—S Sargow	25.96	24	Figundio, Wm—J Griffin et al.	113.52	30	Kutner, Rudolph & Jno Levy—M M Chetkin	40.06
27	Brooke, Charlton P—Connecticut Cab Co.	26.01	24	Fischer, David—I Klein	22.65	24	Lichtman, Jos—Ostrich & Fancy Feather Co	35.91
27	Barber, Barney—J Shyev	91.28	26	Frankfurter, Louis—A S Hoyd	64.26	24	Lexander, Gustaf A—American Funding Corpn	48.26
27	Botti, Giacchino—G Olace	132.35	26	Fuhrer, Rebecca—H W Ricklefs	6,036.92	24	Lementine, Abr—I Weinman	139.72
27	Burns, Wm H—H Toch et al.	30.46	26	Fisher, Albt—Pennsylvania Oil Wks Co	27.13	24	Luciani, Jos—Chicago Varnish Co	153.81
27	Bowsky, Harry F—Johnston Heating Co	105.90	26	Friedenberg, Edw—G G Benjamin	76.01	26	Leuchtenberg, Wm E & Wm E Leuchtenberg Co—Nat'l Nassau Bank of N Y	794.02
27	Bailey, Fredk B—B Jacobs	143.44	26	Frank, Louis J—R E Hutcheson	532.09	26	La Rue, Sarah R—H L Siebold	519.41
28	Berman, Max—Standard Varnish Works	37.01	27	Fox, Gustav J—J Stackell	254.65	26	Latschaw, Emily—F Early	82.14
28	Barrett, Max—Pimsler Bros Co.	44.04	28	Falkenstein, Ludwig—North American Accident Ins Co	29.41	26	Landerberg, Hyman—B Singer	70.99
28	Baker, Frank C—E Caldwell	6,000.00	28	Freedman, Frank—A B Berk	29.31	27	Levanstein, Isaac—Van Zandt, Jacobs & Co	40.81
28	Bosoin, Isidor—A Cohen	100.03	28	Felsch, Jacob—D B Fleming & Sons	95.25	27	Leavy, Eliz—W C Bentel	51.94
28	Bode, Henry & Wm C Lange—A Dryfoos et al.	149.24	28	Faerber, Karl—F Reinert	521.81	27	Lee, Philip—N Y Tel Co	27.05
29	Boehm, Danl P—B Judas	7.41	28	Fihret, Rebecca—J F Lovejoy et al.	63.52	28	Langlois, Ernest—Herringbone Metal Lath Co	556.88
29	Berg, Jno O—T Berg	74.10	29	Forster, Jno B—Swift & Co.	296.82	28	Lewis, Saml—Mechanical Equipment Co	36.76
29	Bornstein, Saml E—Superior Mfg Co.	34.41	29	Forfey, Frank—M Shulman	382.09	28	Lowe, Wm E—Olin J Stephens Inc.	182.77
29	Block, Louis M—I O Schiff et al.	70.97	29	Friedenberg, Simon—J C Grasmuk	29.29	29	Landau, Dolphie—Interstate Electric Novelty Co.	83.07
29	Berger, Nathan—J A Richard et al.	29.85	29	Fuchs, Louis—A Samish	479.67	29	Liman, David—Becker Bros	116.23
29	Blodgett, David R—A Blum	71.85	29	Fox, Fred—Weatherspoon Plaster Mills Inc	371.18	29	Loewi, Mortimer—Stoddard Motor Co.	282.67
30	Berman, David E—Torsion Balance Co	25.91	29	Francolini, Matilda—A Loscalzo	358.74	29	Linton, Jno F—Kindelberger & Robinson	61.66
30	Berbohm, Henry M—L Finkelstein	128.76	30	Flick, Julia—Lehn & Fink	194.61	29	Landau, Dolfi—Eclipse Light Co.	79.49
30	Borkstrom, Arthur—N Y Telephone Co	45.06	30	Fell, Bessie M—N Y Telephone Co	19.71	30	Locatelli, Domenico—H J Gazzalo et al.	369.85
30	Brennan, Jas—T J Connell	107.55	30	Felker, Curt C—C Macdonald	1,058.18	30	Same—Mayer Bros Co.	114.29
30	Boyer, Wilbur S—E S Simpkins	102.34	30	Pay, Timothy F—Title Guar & Trust Co	136.70	30	Lesser, Jos S & Morris—M Bernard et al.	99,246.03
30	Blinn, Howard W—Maas & Waldstein Co.	73.21	30	Fredman, Dora & Jos—J Bach	16,420.34	30	Lawson, Wm—C H Freeman	1,855.12
30	Beneschofsky, Morris—Reuckheim Bros & Eckstein	69.56	24	Goldberg, Lawrence—C Finger et al.	26.65	30	Lavin, Harry—H R Dry Goods Supply Co	26.01
30	Bonacci, Domenick—Bessemer Limestone Co	2,572.78	24	Gibson, Thos—Corn Exchange Bank	1,015.64	30	Levine, Wm S—S Levine	85.47
24	Crommelius, Frank M—F H Calcott & Co	62.15	24	Gallauner, Edmund—A F Schmitt	22.42	24	Marcowitz, Emile—M Abramovici	34.71
24	Costa, Mary—H Koehler & Co.	399.76	24	Gold, Schloime—B Singer	587.75	24	Morris, Lillian—A M Cone	34.35
24	Cohen, Harris—S Abramowitz	178.80	24	Giller, Nathan—Bankler & Rogoff	119.75	26	Morey, Danl H—Doubleday, Page & Co	145.47
24	Cronin, Jno—J A Emerson et al	141.86	27	Gorham, Frank B—L Lamchick et al.	847.65	26	Miller, Sampson I—J Baumgardner	160.73
27	Chapkowsky, Mayer—A Weinberg	1,060.70	27	Griebel, Clifford H—H C Demorest admr	553.26	26	Maxwell, Wm J—C Z Wells	257.91
27	Cummings, Jere W—Ferd Munch Brewery	3,450.75	27	Giffkins, Jno C & Nathnl A Wilkes—L A Cook	1,297.29	27	McCaffery, Jas—J Hagen	128.91
27	Cole, R J—J P Jansen	572.91	27	Guthy, Peter—Fidelity & Casualty Co of N Y	4,993.43	27	Morrell, Fredk C—S Klein et al.	16.81
27	Campbell, Harry J—E Olson	75.42	27	Gately, Annie—Burns Bros	31.28	27	McClatchey, Thos—Federal Sign System Electric	52.92
27	Chonanus, Henry Richards—C Mayer	201.52	28	Gottschalk, Nancy—Preservaline Mfg Co	90.61	27	Marasco, Chas J—New Harlem Caruso Taxi Service	37.41
28	Collett, Ralph L—N Y Tel Co.	69.49	28	Goldberger, Bernard—M Moskowitz	37.41	27	Meehan, Jos F—N Y Tel Co.	66.57
28	Charlwood, Laurence J—J L Powers	42.17	28	Gulino, Giovanni—Steel & Masonry Contg Co	23.26	27	McClure, Reuben R—same	16.63
28	Cantey, Hamilton B—W G Kyle	208.35	29	Gates, Frank H—A Bell	45.29	27	Mager, Henry—J Antonier	112.22
28	Currie, Frederic, Alan E Philbuck & Henry R Aadler—D Holland	50.00	29	Gallanner, Edmund—A Bell	50.76	27	Milmoie, Kath—M E Brown	469.41
29	Crippen, Henry D—C Klingenstein et al.	448.38	29	Goluboff, Jacob—G Frankel et al.	27.41	28	Marcus, Leon—L Williams et al.	81.30
29	Calhoun, J. Edw—Hudson Trust Co.	321.31	29	Goldschmidt, Rachel—A Hirsch et al.	193.36	28	Maher, Christopher—T Farrell	47.40
29	Cohen, Morris—C W Honeyman	29.72	29	Guinn, Herbert S—Maderis Mamore Ry Co.	150.00	28	Miller, Charlotte & Jonathan—A Rosself	240.97
29	Clark, Lyman—I Witkind et al.	321.22	30	Garrison, Willard—National Nassau Bank of N Y	274.23	28	Morris, Adolph—M D Brill et al.	53.30
29	Clark, Walter B—G W Lynch	421.31	24	Haber, Leo—L Slutzky	331.70	28	Manning, Jno P—M & J Weingarten	98.45
30	Collins, Mary L admx—L Gottschalk	260.32	24	Hasbrouck, Minnie A—A Hecht	2,209.08	29	Marshall, Wilbur A—National Surety Co.	779.40
30	Carpenter, Chas E—Hansen Shackelton & Ward	84.66	26	Hauptman, Rosa M—A S Hoyd	97.67	29	Martin, Aubrey H—G E Armstrong	278.23
24	Dunham, Ernest F—A B Berk	393.51	26	Hein, Willard—Stadler & Stadler	109.31	29	same—same	362.21
24	Davis, Clifford & Grace B—D H Hirsch	168.61	26	Hogan, Jno V—Aiple Hemmelmann Real Estate Co	491.47	30	Moran, Bernard T—N Y Tel Co.	22.25
24	Domenikos, Sotirios—V Domenikos	72.17	27	Hart, Hiram H—L A Beers	189.09	30	Mackey, Jas H—Same	17.24
26	D'Azza, Giovanni—French-American Wine Co	291.36	27	Hampson, Jos H—J J Kennedy	351.10	30	Mayer, Danl—Same	16.53
26	De Falco, Munzio—A Starace	342.56	27	Hurwitz, Saml—Steinberg Bros.	31.04	30	Mulcahy, Edw—Morgan & Wright	75.16
27	Delaney, Mary & Abr—People of the State of N Y	500.00	27	Halpin, Mary L indiv as sole extrx Eliz A Cleary, City NY; Antonio Fenili & State N Y—J J McManus, exr	3,948.71	30	Marquard, Richd—S J Silverman	38.42
27	Dunbar, Richd B—Martin & Hoyt Co Inc	66.01	27	Halloway, Wm E—Carnegie Trust Co	112.33	30	McDermott, Roderick—B Sorkin	69.61
27	Dannenbaum, Chas J—Saks & Co.	46.40	27	Heckel, Anton—Rock Island Button Co	92.67	26	Nicholas, Jessie H or Jesse H Shern—F C Hollister	183.24
27	Dean, Hugh M—J M Campbell et al.	243.24	27	Herrmann, Chas N—Schweitzer	39.32	26	Neusenfeld, Saml—H H Grimm et al.	48.43
27	Dunlea, Thos J—Hollywood Co.	173.56	27	Harvey, Wallwyn—S S White Dental Mfg Co	108.60	27	Neilson, Chas—L Cedarbloom	67.12
27	Dannenbaum, Chas J—Auto Supply Co	159.99	28	Heensath, Jno—J Scholl et al.	184.99	28	Noik, Isidor—F Leake et al.	462.19
28	Dalberg, Melvin H—Van Cortlandt Operating Co	35.32	28	Hart, Louis—North American Accident Ins Co of Chicago, Ill.	29.41	28	Norton, Mary admrx—Borough Express Co	145.00
28	Dunn, Walter—Osborne Co.	54.21	29	Hill, Roberta M C—R J Hickson	118.65	28	Neville, Michl K—E Trotta	215.71
28	Dougherty, Jno & Herman Gold—Geller	50.65	29	Hyams, Leonard—J A Cook	231.65	28	Nute, Ella J—E C Hahn	665.03
28	Delaney, Mary & Abr Gabriell—People, &c	500.00	29	Hubert, Henry* & Elwood Fry—H Mueller Mfg Co	234.79	26	O'Brien, Wm A—F Horkimer	1,297.32
29	Di Bella, Salvatore—M Bachrach	62.94	29	Haidig, Martin—B K Bloch	153.01	29	O'Shaughnessy, Michael—Empire State Liquor Co.	294.41
29	Dietz, Amy* & Horatio—A D F Randolph	169.43	30	Haas, Simon—N Y Telephone Co	21.04	24	Perozzi, Jos—M Goldstein	101.41
30	Daly, Wm—Regal Hoof Pad Co.	125.61	30	Heliman, Max—S Levy	24.28	24	Papagelis, Jaharias—J R Roosevelt et al.	179.71
			30	Heckel, Geo—S Weil	29.81	24	Pembleton, Maggie—American Radiator Co	209.86
			30	Halper, Jacob—S W Johnson	47.01	24	Poirot, Marion—Star Co.	costs, 27.72
			30	Hicks, Jas P & Arthur A Johnson—Goodwin Sand & Gravel Co.	774.71	27	Post, Wm S—Western Union Telegraph Co	107.88
			26	Israel, Nathan—F L Hall et al exrs	1,356.30	27	Penfield, Wm W & Thos D—Mount Pleasant Bank	248.05
			27	Jandorf, Louis C—E E Kleiner et al.	944.43	28	Post, Alfd—N Y Tel Co.	25.23
			27	Jayne, Wm A—Amer Agricultural Chemical Co	304.60	28	Pengel, Walter P—Jno W Masur & Son	106.48
			27	Jones, Lena—S Hecht et al.	75.65	29	Pelham, Walter—R Kinzinger	42.40
			27	Jungmann, Julius—S Wyeth	4,272.39	30	Previtti, Frank—N Y Tel Co.	14.84
			28	Jackson, Edgar R—Wallace Appleton Co	620.02	30	Porter, Geo G—B Altman & Co.	258.49
			28	Jennings, W Smith—Astor Mfg Co.	280.74	24	Rosenberg, Sidney—Schutz Bros.	49.62
			29	Jakobson, Adolph S—Interstate Electric Novelty Co.	93.40	26	Rickards, Alfd J—O J Gude Co, NY.	206.50
			30	Johns, Edw C—C H Turner	1,204.85	26	Rook, Fredk S—Wyckoff, Church & Partridge, Inc	281.67
			24	Kahn, Isaac—J A Harris	127.16	26	Roux, Mary—Chebra Holche Zedek	47.78
			24	Kurzrok, Raphael—Empire Door & Trim Co	219.00	27	Rothberg, Herman—N Y Tel Co.	95.38
			24	Kaplan, Morris—Tannenbaum & Bachman	88.86	27	Reed, Geo H—R R Stillman	55.00
						27	Ryder, J Wm—Stevens Grease & Oil Co	134.47
						28	Reinitz, Morris & Adolph—Corn Products Refining Co	99.76

28 Richardson, Chas T—H R Hansen et al 74.95
 28 Rosenfeld, Saml D—G A Raftery 419.72
 28 Rosenfeld, Saml D & Mall Malnick—same 267.22
 29 Ricci, Rocco M—Lion Brewery of N Y 146.99
 29 Rao, Matteo—M Bachrach 25.55
 29 Rosenbauer, Clemens—R Fixel 272.95
 29 Raabe, Wm—Hudson Trust Co 416.85
 30 Rosen, Jas—N Y Tel Co 30.14
 30 Rudnick, Jacob—J Ellman 27.31
 30 Rotner, Morris—Kalt Lumber Co 512.15
 30 Riddell, Thos—S W Johnson 76.19
 30 Rosenstein, Julius—J Gurfein 33.65
 30 Siegel, Hyman—Shapiro & Katz 31.95
 24 Schwartz, Julius M—Jos B Friedlander Co 290.82
 24 Solomowitz, Harry—A Chorost 104.41
 24 Stratton, Evelyn K—S A Powell 1,416.60
 26 Studnitz, Anna—Idella Mfg Co 72.31
 26 Scheuer, Jno H—J D Bailey & Co 135.50
 26 Schwartz, Jos & Isadore—L Turle 105.64
 26 Smith, Frank J & Jno C Brethauer—R F Spencer 116.67
 26 Steinberg, Eugene & Moritz—Dull Miller Co 5,094.33
 26 Spang, Henry R—Yale Woolen Mills 63.25
 26 Steinberg, Eugene—C Hoffman 7,519.21
 27 Shaw, Fredk & Patk F Cotter—Ellison Constn Co 569.15
 27 Shaw, Walter H—Kayser & Allman 64.17
 27 Schatz, Hyman & David Cantor—H A Beiler 28.06
 27 Stroh, Andw—D Coulter et al 103.45
 27 Stroh, Augusta—same 669.26
 27 Strauss, Annie—J Prince 1,684.92
 27 Shea, Florence—James, Sunshine I James & Jos E Shea—A Strauss 416.16
 28 Schaefer, Rudolph L—Krieger Shoe Co 131.51
 28 Stevens, Geo C—R R Vehie 34.66
 28 Stern, Alex—Kyer Lopez & Co 72.75
 28 Shea, Michl J—J F Ropke 62.91
 28 Samuel, Albt D—Jno Budd Co 172.03
 28 Sahler, Clarence A—Olin J Stephens Inc 298.12
 28 Shapiro, Isaac—P A McGolrick 87.31
 28 Shirmer, Geo P—Udall & Ballou 80.78
 28 Sieglar, Max—Rausch & Co 2,436.30
 28 Steinberg, Simon—J E Bates 2,123.97
 28 Santo, Alfredo & Giuseppe—G Aquino 180.23
 28 Sands, Philip—H Koopman 49.77
 28 Segelholm, Louis & Eva—H Cohn 139.26
 28 Schmidt, Clara A—F Block 283.76
 28 Samuels, Saml—Empire Flour Co 70.81
 29 Sisson, Luther—E J Reilly 288.70
 29 Sullivan, Chas A—O Krenser 266.27
 30 Schwam, Julia—M Schwam 976.70
 30 Scoville, Eugene—Sample & Co 114.59
 30 Schulze, Frank—Wm A Miles & Co 40.28
 30 Schurkin, Barney—O Wiltshchek 157.51
 30 Smith, Gouverneur E Stuart, D Walker & Geo J Dettmar—First National Bank of Amityville 1,540.07
 30 Scholer, Arthur—C Werner 48.83
 30 Sobel, Benj—S C Bernstein 21.65
 30 Stoddard, Chas H—Pittsburgh Life Trust Co 74.51
 30 Schaefer, Jos & Martha—N Y Tel Co 14.97
 30 Schermaster, Louis—N Y Lubricating Oil Co 28.81
 30 Sonnenstrahl, Abr—Fiss, Doerr & Carroll Horse Co 123.68
 30 Schroeder, Edw H—H Weber 66.80
 30 Simons, Fredk, Jas J Dowsey & Chas H Stahl—Martindale Mercantile Agency 20.56
 30 Sultzer, Ernst—W S Kollisch et al 270.41
 30 Schwartz, Richd—S Wolff 36.47
 30 Spiegel, Jacques—M Levine et al 40.66
 27 Tropaner, Morris Jacob & Levy Krim—J Nemetz 80.00
 27 Toohy, Michl & Jno Fitzgerald—People of the State of N Y 300.00
 27 Turk, Robt L—N Y Tel Co 64.64
 28 Tarshis, Abr—S R Mathtysse 469.57
 28 Tingley, Richd H—Acker, Merrill & Condit Co 60.21
 28 Teperson, Saml D—S Cohen 62.69
 28 Tiktinsky, Jacob—C Spichecker 311.34
 29 Tavid, Abr—J Boyer 67.03
 29 Trennert, Carl & Abe M Schmulowitz—S H Cohn 472.45
 30 Ullica, Juan J—L N Worth 184.52
 24 Vogelbach, Adolph—A Plumacher et al 35.16
 24 Von Dietsch, Henry A—F M Tiemann 153.62
 30 Von Dewitz, Hroft—T M Grace 198.41
 24 Wallas, Chas H—I Haft 214.41
 24 Wahls, Carl L—Lembeck & Betz Eagle Brewing Co 681.08
 24 Winters, Edw O & Theo Schofield—International Provision Co 158.39
 26 Wiener, Maurice or Maurice Wainer—L Rosenzweig 347.91
 26 Wallace, Wm A—J M Minugh Co 177.15
 26 Widdi, Danl—Emmanuel Bros 51.71
 26 Wesnofsky, Martin Jr—Butler Bros 99.48
 27 Waverly Electric Vehicle Co—S W Stern 320.67
 27 Whitfield, Geo B—Thomas Motor Co of N Y 492.64
 27 Weisner, Bertha—National Guage Co 47.30
 27 Willerhausen, Louisa—C Nally 284.01
 27 Weisberg, Jacob—German Exchange Bank 394.49
 27 Weisberg, Jacob A—same 513.11
 28 Weintraub, Max—A Cohen 52.36
 28 Walther, Chas—Bronx Roofing & Waterproofing Co 42.76
 26 Wolff, Geo S—J E Pearson 63.22
 30 Weissman, Henry—Kempner Thomas Co 39.74
 30 Wolf, Jos—L Gurfein 304.79
 30 Weinstein, Israel & Neary—M Freundenheim et al 539.03
 24 Young, Eliz A—F Lutz 418.58

26 Zeichner, Hirsch & Morris Kern—H S Levy 1,378.35
 29 Zippolis, Kopal & Nathan Moldawer—J O Schiff et al 46.12
 30 Zwiren, Jacob—A Danzig et al 132.49

CORPORATIONS.

24 Crown Pharmacal Co—American Stopper Co 168.07
 24 Dana & Peckner—W G H Randolph 496.48
 24 Pangill Commercial Photograph Co—Hill Pub Co 41.74
 24 New England Casualty Co & Henry Dixon—People, &c 3,000.00
 24 New England Casualty Co, Jas Lethridge & Wm Adams—same 3,000.00
 24 Pursell Mfg Co—Allen Day Co 242.54
 26 Bronx Bazaar Inc—Weiss & Klaw Co 63.06
 27 Cherry-Driscoll Co—Metal Stamping Co 878.41
 27 F Berger & Co—N Y Tel Co 32.32
 27 Fernando W Benner Co—same 39.50
 27 J R Bellis Co—Consolidated Stamp Mfg Co 46.68
 27 Motor Car Exchange Inc & Fredk F Goodman—J D Emmet 430.98
 27 Roller Bearing Co of America—F J Bernard 47.47
 27 R T Mitchell Realty Co—A F Austin 14.81
 27 U S Parlor Suit Co—I Nemetz 80.00
 28 Auto Foto Co—American Art Sign Co 528.05
 28 Alexander Dickson Co—G Howard 564.56
 28 Alexander Development Co, Jas Fanning, Emil Fanning & Pocano Realty Co—Harlem River Lumber & Woodworking Co 132.51
 28 Entertainment Supply Co—Samuel Envelope Co 53.26
 28 Katonah Constn Co, Pauline Avallone & Jas S Cully—Federal Tile Co 833.45
 28 N Y Press Co—G W Galloway 48.64
 28 Sanitary Storage Warehouse & Carpet Cleaning Co—Lee Lash Co 84.37
 29 Holland Domsrke Foundry Co—N Y Sand & Facing Co 129.43
 29 Swett & Cutler Co—Lackawanna Steel Co 449.53
 29 J C Gavigan & Co—A E Marling et al 1,737.70
 29 Manchester Leasing Co—P Miklowotz 281.91
 29 Empire State Surety Co—J S Shea 950.02
 29 Elmer Realty Co & Jno H Reiher—Harlem Supply Co 289.59
 29 "Hudsons"—C S Bird 92.42
 29 Flexid Co—Swan & Finch Co 28.13
 29 Corse Payton Amusement Co, Inc—Twenty-third Street Opera House Co 3,192.79
 30 American Exchange Realty Co—J Haggerty costs, 13.66
 30 Brown Realty Co—Fundy Co 13,378.87
 30 Consolidated Provision Co & Ludwig de Leopold—Commercial Trust Co 115.15
 30 Eisenhut Mineral Water Co, Inc—Mass & Waldstein Extract Co 69.56
 30 Lake Hopatcong Land Co—Fifth Av Building Co 76.32
 30 N Y Photo Play Co—N Y Tel Co 49.83
 30 Quick Transit Realty Co—T H Baldwin et al 22.40
 30 Safety Train Control Co—N Y Tel Co 28.97
 30 Seitz Brewing Co—H & H Reiners of Bklyn, NY, U S A 121.91

Borough of Brooklyn.

Aug.
 23 Adams, Lee—Michaels Bros 40.40
 22 Baker, Frank C—E Caldwell as exr, &c, Harry H Baker 6,000.00
 22 Berliner, Isidor L Sher 156.20
 22 Byrne, Francis J—J F Schwaweke 78.35
 22 Bunnie Andw—Olana & Craig 224.48
 22 Bals, Conrad—W Baur 60.53
 23 Bova, Frank & Emilie—Welz & Zerweck 215.40
 24 Bova, Frank—Welz & Zerweck 176.90
 26 Buckingham, Edw T—Wood Bros 99.09
 27 Biderman, Julius—G H Ittleman 40.40
 27 Brinkmen, Fredk—Nelson Bros Coal Co 27.67
 28 Beebe, Raymond H—Robt W Cole (Inc) 384.65
 28 Bergman, Henry—Title G & T Co 176.36
 28 same—same 126.07
 23 Collins, Chas W—O J Stephens (Inc) 7,103.31
 23 Condon, Patk—Congress Bwg Co, Ltd 91.58
 24 Cassidy, Edw J—Geo Koch & Son 40.63
 24 Carpalowsky, Sarah—S Eishowsky & Bro 161.17
 24 Contn, Frank T—S C G Bass 130.35
 26 Charlwood, Laurence J—Josephine L Powers 42.17
 26 Cummings, Jere W—Ferd Munch Bwy ano 450.75
 26 Connor, Arthur—Margt Schwarz 59.97
 26 Cohen, Davis—Lina Sobel 496.45
 26 Carroll, Irving—American Taximeter Co 143.31
 28 Claussen, Max—O B Coates & Co 252.21
 28 Culver, Clayton K—J Meurer 42.98
 28 Donovan, Timothy—V J McQuade 102.78
 26 Dicker, Saml—M Rose 76.28
 27 Delson, Max—J Campbell & ano 112.40
 27 Di Bella, Salvatore—M Bacharach 62.94
 28 Dowding, Chas A, doing bus Bedford Electrical Co—Fletcher Stanley Co 173.74
 22 Ellis, P Dwight—E Roesler 96.65
 22 Edelman, Keve—L Sher 156.20
 24 Essman, Henry—J Lieb 35.58
 26 Epstein, *Nathan & David—G Weeden et al 196.81
 23 Frost, Marguerite S—Mary L'Allemand 628.82
 23 Goldberger, Benj M—C Tolleris 84.40
 23 Gurski, Jos—Brislin Co 201.13
 23 same—same 380.65
 24 Gray, Wm—J F Bush 648.36
 27 Granau, Fredk—F A Alford Co 78.70

27 Garrity, Jno—S Kaplan 30.65
 28 Gantzer, Ernst & Fredk—Stewart Distilling Co 119.61
 28 Gantzer Bros—Stewart Distilling Co 119.61
 28 Goldberg, Meyer & Abr—Title G & T Co 165.46
 28 Goldberg & Goldberg & Henry Bergman—Title G & T Co 165.46
 28 Goldberg, Abr & Benj—Title G & T Co 176.36
 22 Hoppe, Chas A—Max Baer & ano 33.20
 22 Haber, Leo—S Slatzky 331.70
 23 Hallahan, Wm H—J Mason 42.60
 23 Hart, Bridget—J Fredrickson 198.02
 27 Herrmann, Chas—N Schweitzer 39.32
 28 Herberger, Adam—F Herberger 94.43
 28 Heker, Marcus—C Rothfeld 64.96
 28 Jewell, Thos J & Harold—T J Lipton 30.75
 22 Klapp, Louis—Jersey City Galvanizing Co 248.93
 22 Koeniz, Alois—Margt Lindner 100.18
 22 Katz, Mary—T Feldman 100.00
 23 Klinke, Otto F & Mary—H Stengel Jr 29.40
 24 Korn, Morris—H S Levy 1,378.35
 26 Kosminski, Louis—C L Bauman & Co 79.86
 26 Kurzrok, Raphael—Empire Door & Trim Co 219.06
 27 Kohn, Ignatz—H Chalmers 160.25
 27 Klein, Louis—E N Fitzpatrick 34.33
 26 Lang, Morris—G Wedeen & ano 196.81
 26 Latshaw, Emily—Fannie Earley 82.14
 26 Le Court, J Wm V—Proses Bros 73.54
 26 Leventhal, Saml E—Wm R Warner & Co (Inc) 72.51
 27 Lexander, Gustaf A—American Funding Corp 48.26
 28 Lauer, Lazarus—C Rothfeld 64.96
 28 Levin, Sigmund—Title G & T Co 126.07
 28 Lustig, Maxwell—Art Metal Works 154.19
 22 Meyers, Chas F—Eagle White Lead Co 66.08
 22 Miller, Hyman B—J Feldman 100.72
 22 McCarthy, Wm T—Richardson & Boynton Co 63.00
 23 Mandel, Adolph S—Jacob Dold Packing Co 84.40
 23 Maloney, Helen—Michaels Bros 106.90
 23 Maurer, Henry B—F Bleisman 60.52
 23 Mairozzo, Christopher—A W Schmidt Jr 38.40
 26 Mandel, Abr—Consolidated Oil Co 52.65
 26 Milliken, Saml H—H W Adams & Son (Inc) 170.94
 26 Muller, Jno P—G B Van Wart 69.42
 28 Mohin, Michl—L Lionette & ano 144.27
 28 Molloy, Augustine J—J Larkin 97.22
 22 O'Keefe, Jere—Cramer Furn Co 48.52
 27 O'Connor, Edmund—Eliz Brunner 350.00
 23 Parrish, Edw—Doggett & Miller Co 91.89
 23 Prevor, Jacob—Peoples Trust Co 178.28
 27 Peyser, Jacob M—American Bonding Co 25.81
 28 Perozzi, Jos—M Goldstein 101.41
 22 Russell, Jno L—J F Schmadeke 137.48
 26 Roberts, Evelyn—D Charnas et al 64.40
 26 Rao, Matteo—M Bacharach 25.55
 27 Reilly, Jno F—A C Maerke 29.40
 27 Rosario, Armato—Simonetti Co 875.11
 27 Reece, Herbt B—J Larkin 158.12
 28 Rasmussen, Anton & Sophie—C Bogsted 194.96
 28 Rupp, Richd C—Caroline F Rupp 155.05
 26 Robinson, Fredk—J Meurer 83.79
 22 Schnepf, Nicholas—R Weinstein by gdn 519.40
 22 Silverman, Isaac—B Englander 69.40
 22 Seckel, Walter C—Pine Oil Co 595.29
 22 Sharlach, Saml & Minnie—B Siminofsky 167.40
 22 Schlitz, Jno—J Corday 150.35
 23 Seitz, Michl—Olga Wolkenmuth 4,293.78
 24 Shaheen, Assy, Geo & *Toofk—A G Mootainy 2,583.31
 24 Stratton, Evelyn K—S A Powell 1,416.60
 24 Smith, H Rosalind F—A H Stein 129.41
 24 Schwartz, Julius M—Jos B Friedlander Co 290.82
 26 Seril, Raphael—G Wedeen & ano 196.81
 26 Steinic, Louis—Lina Sobel 496.45
 26 Swan, Kingsley—E M Knox Retail Hat Co 81.36
 27 Sellers, Patk—B Evertsen & ano 70.57
 27 Smith, Leonard—M Glass 132.94
 27 Solmonowitz, Harry—A Chorost 104.41
 27 Sparke, Louisa—G H Ittleman 29.40
 28 Scholer, Arthur—C Werner 48.83
 28 Seid, Saml—M Jarmulowsky 33.54
 28 Smith, Geo A—J Larkin 169.34
 28 Tasker, Wm F—Peoples Trust Co 475.07
 28 Thomas, Gustav A—R F Stevens Co 118.38
 22 Wallace, Howard G—P Humbert Jr 123.13
 22 Whittall, Danl—Hammerschlag Mfg Co 77.94
 24 Woelber, Herman M—G A Beyer & ano 3,843.98
 26 Wallace, Wm A—J M Minugh Co 177.15
 27 Watine, Saml—M Glass 132.94
 27 Weiss, Adolph & Regina—Henry Roth Bldg Co 234.40
 28 Wood, Jno D—D P Bryon 104.02
 28 Wadsworth, Alfred E—J Larkin 127.70
 24 Zeichner, Hirsch—H S Levy 1,378.35

CORPORATIONS.

22 Himmelstein & Arker Co—Title Ins Co N Y D 810.67
 22 Imatia Lodge No 1 Finish Aid Society—Sophia Waaramaki 70.90
 22 Martin Amusement Co—Hazel Hawkins 44.67
 22 National Waist Co—Geo Weiderman Electric Co 78.61
 22 Sulsky Bros—Typewriter Sales Co 19.40
 23 Boone Constn Co—J J Andreas 593.42
 23 Farmers Loan & Trust Co—R L Beecher 19,009.88
 23 Quick Transit Realty Co—T H Baldwin & ano 22.40
 23 U S Filter Co—F J Herr 137.90

24 Briggs, Hussey Co—Parshelsky Bros	94.11
26 Cohen & Steinick—Lena Sobel	496.45
26 Luna Park Co—J H Clonen	5,107.88
26 Mohawk Garage Inc—Baker, Vawter Co	50.20
26 Namon Gervertz Co—F Buttinsky	125.40
26*Epstein, Nathan & Bro—G Wedeen & ano	196.81
28*Vesta Lumber Co—M Goldstein	101.41
28 Danl Almond Co—United Stove & Repair Co	45.85
28 Jewell, T J & Son—T J Lipton	30.75

SATISFIED JUDGMENTS.

Manhattan and Bronx.

AUGUST 24, 26, 27, 28, 29, 30.

Adams, Lorenzo B—L Bossert et al; 1911	278.78
Aris, Wm A—Ephraim—R W Straus et al; 1912	13.20
Burkard, Thelka E—F Bloch; 1912	244.41
Bowen, Harry A—S F Sullivan; 1911	422.64
Cooke, Geo—J Sims; 1912	45.05
Corson, Isaac—City of NY; 1911	64.41
*Demmerle, Theo E—City NY; 1908	210.80
*Same—same; 1908	198.95
Dioguardi, Salvatore—Francis C Neale Inc; 1909	60.86
*Dominick, Walter P—J H Hauser; 1912	524.41
Edson, David O—Plaza Operating Co; 1912	103.32
Edson, David O—C W Schumann et al; 1912	104.56
Elman, Saml D & Saml Epstein—H Mindlin et al; 1909	457.66
Same—same; 1909	340.81
Epstein, Louis—Curtis-Blaisdell Co; 1912	137.66
Feinstein, Elk—S Berkowitz et al; 1912	64.75
Feinblatt, Abr—I Unterberg et al; 1912	69.47
Frachman, Jacob—J Arnauer; 1912	28.35
Foglia, Savorio—N Pannuto et al; 1911	117.70
Same—same; 1910	748.70
Gill, W Crosbie—Autotype Co; 1911	136.28
Gilbert, Fred M—S B Lilienstern; 1912	324.40
Given, Jno L—Scandinavian Belting Co; 1912	112.91
Gifford, Robt W—M E Gifford; 1912	68.48
Hind, Albt W—W Moller; 1912	31.62
Horton, Thos R—C Immer; 1909	53.84
Same—C R Guerin; 1908	179.01
*Hyman, Benj & Louis David—People of State NY; 1912	200.00
*Hagididakis, Bazili—G N Acriveri; 1908; costs	108.85
*Hecht, Sol—B Lustgarten et al; 1911	872.35
Heller, Morris—Warner Bros Co; 1912	75.78
Inglis, Jno, David Inglis & Margt S Gillespie—L Inglis; 1912	12.97
Johnson, Gustav A—Morse & Rogers; 1912	109.33
Levy, Aaron J—Edw Thompson Co; 1909	157.38
Levenson, Morris—T J Mooney; 1912	2,342.42
*Lehman, Henry—J H Scudder; 1911	97.96
Modersohn, Anna—J & E Eager Co; 1912	122.00
Mohl, Jno—J Walheim; 1911	64.41
Meyer, Theo A—Clinton Wire Cloth Co; 1910	343.27
O'Keefe, Thos—J Hughes; 1912	46.73
Parsons, Carl—M A Strum; 1911	142.31
Peirez, Woolf—S Goldman; 1910	91.56
Pollek, Philip—W S Rafferty et al; 1910	249.49
Reid, Alex F Jr—S H P Pell & Co; 1912	269.99
Rinzler, Simon & Israel Wolfish—S Rakowitz; 1912	120.42
Reynolds, De Elbert A—Richmond Borough National Bank; 1909	903.38
Rathbone, Eva C & Howard P—Wilkes-Barre Realty Co; 1912	159.96
Rubin, Jos P Bliss; 1912	119.65
Sands, Philip—E P Remington; 1912	208.95
Sturtzberg, Carl—N Buckman; 1912	110.30
*Streifer, Jno—Fred W Upham Lumber Co; 1903	215.70
*Same—H A Sperry; 1904	26.64
*Stibel, Saml J—D B Simpson; 1908	225.38
*Siro, Stephen—City of NY; 1908	213.41
Senowitz, Julius—L Rosenblum; 1909	65.65
Schmidt, May—M J Sprickerhoff; 1912	88.43
Schmalzreid, Carl—W H Raiser; 1912	31.31
Smith, Edw—Cafeta Importing Co; 1912	76.06
*Schuessler, Jno & Wm Buhl—People, & C 1912	1,000.00
*Sherer, Wm—H C Everdell; 1912	7,194.97
Taylor, Louis M—I Klein; 1912	78.40
Trott, Gerard—Francis C Neale Inc; 1909	131.67
Valentine, E Russell—Estates Settlement Co; 1911	467.58
Weissberger, Herman—K Goldfischer; 1911	631.78

CORPORATIONS.

Great Eastern Tel Co—L F Messer et al; 1911	1,359.02
Kerby Constn Co—J W Grannis; 1912; costs	65.50
Empire Elevator Co—General Electric Co; 1912	53.41
Murray Hill Transfer Co & Benj Redler—A Lindner; 1912	59.33
National Surety Co—G H Bristor; 1912	1,080.02

Borough of Brooklyn.

AUG. 22, 23, 24, 26, 27 & 28.

Adams, Lorenzo B—L Bossert & ano; 1911	278.78
Becker, Harry & Jacob Levy—M A Markhelm; 1912	724.30
Blakely, Harold O—J H Hoffman, Jr; 1912	141.31
Brodsky, Louis B—Title Guar & Trust Co; 1911	405.16
Chodas, Saml—M Kronheim; 1912	138.40
Doyle, Chas J—Grace L Horton; 1911	125.00
Elman, Saml L & Saml Epstein—H Mindlin & ano; 1909	457.66
Same—same; 1909	340.81
Heise, Isaac—H Wetzel; 1911	350.10
Kukler, Isaac & Kuckler Catch Co—C A Wilson; 1912	29.40
Meyer, Fred G & Caroline—G Knauth; 1912	519.42
McKeon, Michl J—H Knebel; 1912	421.55
*Petrecello, Angelo—Tenement House Dept; 1910	60.00
Quaranto, Gaetano—Danl Moynahan as Collector Assessments & Arrears; 1912	106.67
Rahinsky, Morris & Annie—Newman & Reikes; 1908	64.41
Rosenberg, Max, Isidor Grief & Sophie Schoenfeld—Geo H Ittelman; 1909	60.65
*Seidman, Morris—City NY; 1911	260.00
Smith, Wm S & Robt—P Ollikainen; 1912	52.41
Stark, David—A C Asche; 1908	382.10
Simonetti, Tomaso—K C & M V McDonald; 1912	50.15
*Siro, Stephen—City NY	213.41
Toner, Bridget—E W Briggs; 1912	24.08
Van Pelt, Wm S—Florence Focht; 1912	162.73
Vogel, Jno—F Fraas & ano; 1907	32.66

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

AUG. 22 & 23.

No Judgments in Foreclosure Suits filed these days.

3D av, es, 25.9 s 98th, 25x83.9; Henry H Jackson agt Moses Pearlman et al; Stephen H Jackson (A); Wm Klein (R); due, \$6,169.00.

AUG. 26.

52D st, ns, 156.6 e 1 av, 18.9x96; Martin J Keogh agt Chas A Gerlach et al; De Forest Bros (A); due, \$11,259.72.

166TH st, ns, 200 e Ams av, 50x76.6; Priscilla T P Starin et al agt Trial Realty Co; Jesse G Roe (A); Chas B McLaughlin (R); due, \$35,571.64.

AUG. 27.

Marian st, ws, 172 s Kossuth av, 137.7 x144.4; Kate A Brennan agt Frank B Doughty; Grant Squires (A); Jos S McDonogh (R); due, \$4,095.33.

AUG. 28.

7TH av, 376-8; Anna Sands agt Dora Friede et al; Wm A Brown (A); Jno H Rogan (R); due, \$26,034.37.

LIS PENDENS.

Manhattan and Bronx.

AUG. 24.

Greene st, 42-50; Mary A Watson agt Sarah E Watson et al (partition); J G Roe, atty.

AUG. 26.

Old Broadway, es, 50.2 s Bloomingdale rd, 25.1x100; also WHITE PLAINS RD, n wc Nereid av, 100.3x82.11; Eliza Hart et al agt Emma C Gibson et al (partition); Simpson & Cardozo, attys.

Tremont av, ns, 100 w Prospect av, 25x100; P J Heaney Co agt Albt Saggese et al (action to impress trust; Weschler & Rothschild, attys.

AUG. 27.

Fulton av, ws, 100 s 171st, 50x137.6x irreg; Parshelsky Bros Inc agt Bethel Constn Co (action to foreclose mechanic's lien); Rosenthal & Steckler, attys.

James st, 72 & Oak st, 36 1/2; Francis B Chedsey agt Martin Garone et al; J B Taylor, atty.

Tiffany st, es, lots 1 & 2, bet 165th & 167th, —x—; Lien Securities Co agt Martin J Early et al (foreclosure of tax lien); Saxe & Powell, attys.

Lot 69, blk 1867, sect 7; David Lippman agt Roma H Meade et al (foreclosure of tax lien; H Swain, atty.

AUG. 28.

Croton Aqueduct, swc Fordham rd, 88.11 x118.8; Richd E Thibaut Inc agt Juliette Constn Co et al (action to foreclose mechanic's lien); Philbin, Beekman, Menken & Griscom, attys.

Decatur av, es, 300 s Woodlawn rd, 50 x120; Alice E Keller agt Annie D'Ambr (notice of levy); J Sapinsky, atty.

AUG. 29.

Henry st, 320; Jacob Vlcter et al agt Rose Gershowitz et al; action to foreclose mechanics lien; H Greenberg, atty.

27TH st, 519 W; People of the State of N Y agt Jno H Wynn; notice of levy; C S Whitman, atty.

27TH st, 519 W; People of the State of N Y agt Jno H Wynn; notice of levy; C S Whitman, atty.

234TH st, ns, 460 e Katonah av, 50x100; also 240TH ST, ns, Lots 182, 183, 184 & 185, map of Hyatt Farm, 24th Ward; Chas P Howland trustee agt Gilbert C Brown et al; action to compel cancellation of mtgs, &c; Pruyn & Whittlesey, attys.

AUG. 30.

2D av, swc 2d, 50x89; also PARCEL of land beg at a point 91.1 s 2d & 91 nw 2 av, 3.2x20.1x5.9x20.5; also EXTRA PL, e s, adj land of Augustus Weinkoop, 25x 43.3x irreg; also 1ST ST, ns, 119.6 w 2 av, 16.3x75; also 1ST ST, ns, 39 e Extra pl, 14x60x irreg; also 1ST ST, ns, 70 w 2 av, 33.3x75; also 1ST ST, nes, 103.3 nw 2 av, 16.3x75; also EXTRA PL, es, 58.8 n 1st, 48x25; also EXTRA PL, 2 & 4; also PARCEL of land beg at point 82.9 s 2d & 131.10 w 2 av, 12.6x37; also 1ST ST, ns, 135.9 w 2 av, 16.2x75; also 2D ST, ss, 110.5 w 2 av, 20.5x91.4; Louis Loewenthal agt Geo F Johnson (action to foreclose mechanic's lien; I Loewenthal, atty.

8TH av, 143, & 17TH st, 305-9 W; B Masor & Co Inc agt St Anna Bldg Co et al (action to establish lien); M Monfried, atty.

Borough of Brooklyn.

AUG. 22.

E 7TH st, es, 170 n Av U, 18x120.6; Home Title Ins Co agt Leo T Corcoran et al; H J Davenport, atty.

Trotman st, nws, 250 sw Hamburg av, 25x100; Annie Dougan agt Louis Tangruza et al; H L Thompson, atty.

Beach 46TH st, ss, 240 w Surf av, 80x—x—x—; Kath T Martin et al agt Kath Lindemann et al; E C Delavan, Jr, atty.

Beach 46TH st, ss, 160 w Surf av, 80x—x—x—; same agt same; same agt same.

Sheridan av, es, 180 n Glenmore av, 20 x100; Virginia D Hopie agt Jennie Teplitz et al; H L Thompson, atty.

36TH st, nes, 200 se 14 av, 20x100.2; Caroline Goepfert agt Esther B Johnson et al; Morschauser & Mack, attys.

Sheridan av, es, 280 n Glenmore av, 20 x100; Richd J Murphy agt Jennie Teplitz et al; H L Thompson, atty.

79TH st, nes, 100 nw 14 av, 18.6x100; Wm H Beam as trustee, &c, Julia S Bryant agt Salle Bldg Co et al; J Theall, atty.

Union st, sws, 154.9 se 6 av, 31.1x95; Jno C Morton agt Jos H McGowan et al; Roy, Watson & N, attys.

40TH st, ns, 200 w 6 av, 20x100.2; Title Guar & Trust Co agt Chas Morrison & wife; T F Redmond, attys.

79TH st, nes, 118.6 nw 14 av, 18.6x100; Wm H Beam as trustee, &c, Jno S Bryant agt Salle Bldg Co et al; J Theall, atty.

Spencer st, ws, 175 s Tillary, 19.3x100; Jno R Maxson & wife agt Robt A Maxson et al (partition); H E Lewis, atty.

S 9TH st, 217; Bensonhurst Co agt Paul M Jones as exr, &c, Robt Jones et al (set aside deed); J P Judge, atty.

Eastern pkway, ss, 63.3 w Utica av, runs s225.3 to Union xw40xn225.3 to pkway xe 40 to beg; Clarence C Pinneo agt Sophie Wilhelms et al; Rabe & Keller, atty.

Hendrix st, es, 100 n Livonia av, 40x100; Louis Cohn agt Jos Turkish et al (partition); amended; M Borowsky, atty.

56TH st, ss, 306.8 e 15 av, 33.4x100; Anna C Hull agt Leon Greenberg et al; Foley, Powell & Hacker, attys.

44TH st, ns, 200 w 14 av, 200x100.2; Jacob Moss agt Greystone Holding Co et al; J Sapinsky, tty.

76TH st, sws, 391 nw 18 av, 20x100; Mary C Ham agt Emily Warner et al; Reeves & Todd, attys.

AUG. 23.

E 29TH st, swc Av D, 25x80; Evelyn P Behman & ano as exrs, &c, agt Sadon Realty & Constn Co et al; Hirsh & Neuman, attys.

Rockaway av, ws, 105.6 n Hegeman av, 20x100; Jno Auer agt Mary Steinfeld et al; C H Levy, atty.

Graham av, es, 74.10 n Stagg, 25.1x75; Jno G Hess agt Ernest A Harting et al; L Levy, atty.

Grand av, es, 96.6 n Prospect pl, 16x55; Chas E Maxwell et al agt Sufierd Realty Co et al; M Monfried, atty.

Sterling pl, nes, 100 w Saratoga av, 143.2 x100x110.1x175; Emma Mock agt Rose Tობack et al; I Siegeltuch, atty.

Jerome st, ws, 265 s Hegeman av, 20x100; Sidney A Clarkson agt Martha Levy et al; H W McChesney, atty.

40TH st, nes, 140 nw 13 av, 20x95.2; Theo C Uthink & ano agt Moses Napelbaum et al; H O Patterson, atty.

5TH av, sec 1st, 23x91.9; Jno H Doscher & ano as exrs Jno Doscher agt Mary A McNamara; F Obernier, atty.

Meadow rd, swc Old Mill rd, runs w 304.5x530.3xe250xn100xe100 to rd xn510.7 to beg; also MEADOW RD, sec land of Pauch, 226x754x229x776; also OLD MILL RD, swc rd lying bet land herein described and land heirs of H Van Wicklen, contains 10 acres; also PLOT bounded n by land Benj Denton xe by land of H Sandman, &c, contains 2 7/4-1,000 acres; Ladislaus W Schwenk agt Boleslaus Puchalski et al (partition); I L Broadwin, atty.

79TH st, ns, 174 w 14 av, 18.6x100; Jennie S Mason agt Salle Bldg Co et al; Stitt & Phillips, attys.

79TH st, ns, 155.6 w 14 av, 18.6x100; Jas S Strong agt same; same attys.

79TH st, ns, 137 w 14 av, 18.6x100; same agt same; same attys.

Lafayette av, ns, 275 e Tompkins av, 25x100; Morris Blum agt Mary E Walter; A I Nova, atty.

79TH st, ns, 192.6 w 14 av, 18.6x100; Jennie S Mason agt Salle Bldg Co et al; Stitt & Phillips, attys.

McDonough st, sec Patchen av, 20x80; Marie L Harrison agt Wm H Osborn et al; Cary & Carroll, attys.

Newell st, es, 225 n Norman av, 15x100; Eliz R Schmitt agt Thos J Mahoney et al; M F McGoldrick, atty.

Livonia av, swc Ames, 200x100.3; Title Guar & Trust Co agt Arthur H Selinger et al; T F Redmond, atty.

Gravesend av, es, 740 n Av C, 20.6x45; Geo H Brockway agt Isidor Vqitchok et al; Caldwell & Holmes, attys.

Bay Pkway, nws, 180 sw Benson av, 40x96.8; Pinover Constn Co agt Bernard S Kaplan et al; Seley & Levine, attys.

Barbey st, es, 85 n Vienna av, 20x100; Sidney A Clarkson agt Martha Levy et al; H W McChesney, atty.

AUG. 24.

E 21ST st, es, 160 n Beverley rd, 17.3x 129.2x42.3x122.6; Henry P Ansonge agt Hanway Realty Co et al; L Karasik, atty.

1ST pl, ns, 108 e Court, 25x100; Wm P Hill agt Angiolina Savarese et al; C A Clayton, atty.

20TH av, ws, 20 s 63d, 20x50; P J Carlin, Bldg Supt, agt Empire Lumber Co & ano (unsafe bldg); corp counsel.

20TH av, ws, 40 s 63d, 20x50; same agt Morris Sussman; same atty.

20TH av, swc 63d, 20x50; same agt same; same atty.

S 8TH st, ss, 125.4 e Wythe av, 22x90; Fannie Kletzky as admrx, & Wolf Kletzky agt Ethel Bunstock; M A Rabinovitch, atty.

Smith st, ws, 133.3 s 4th pl, 25x100; also SMITH ST, ws, 113.3 s 4th pl, 20x100; also SMITH ST, ws, 158.3 s 4th pl, 25x100; Francis G McGrath agt Michl J McGrath et al (partition); E F Driggs, atty.

AUG. 26.

Lot 2 of the uplands or tillage on map of division of estates of the late Johannes H Lott et al; Andw Ditmas agt Stinton Realty Co et al; Snedeker & Snedeker, attys.

Williams pl, es, 195.4 s Jamaica Plank rd, 25x100; also SNEDEKER AV, ws, 150 s Glenmore av, 50x100; Albt W Palmer agt Clara M Palmer et al (partition); H E Fajans, atty.

E 2D st, ws, 80 s Beverly rd, 20x100; Jno P Lind agt Meyer Realty Co et al; T H Nekton, atty.

11TH av, es, 90 s 65th, 30x100; Albt F Egelhoff agt Marie Musso et al; J Moroney, atty.

Pacific st, ss, 75 w Utica av, 83.2x107.2; Antonia Felgenhauer agt Annie Holston et al; E W Stratman, atty.

Pacific st, ss, 158.2 w Utica av, 83.3x 107.2; same agt same; same atty.

W 5TH st, ws, 270 n Av T, 18x100; Thos F Smith agt Edna S Gelhardt et al; H J Davenport, atty.

Sterling pl, sws, 94.7 se 7 av, 21.6x100; Louis T Duryea et al agt Eliz Liftchild et al; R B Honeyman, atty.

Rogers av, ws, 40 s Sterling, 20x82; Home Title Ins Co agt Gabrielle A Kahaly et al; H J Davenport, atty.

E 14TH st, ws, 380 s Av R, 50x100; Helen J Metcalf agt Jno Murphy et al; H L Thompson, atty.

Herkimer st, ns, 150 w Bedford av, 16.8 x100; Mary R King agt Wm H Mellish et al; Cary & Carroll, attys.

E 12TH st, ws, 120 n Av H, 40x100; Jno St Lawrence as exr, & Emily E Gallagher agt Eliza Hutton et al; J D Prince, Jr, atty.

Bristol st, es, 200.3 s Dumont av, 20x 100; State Bank agt Saml Strauser et al; J J Schwartz, atty.

Huntington st, nec Court, 21.10x80; Estates Settlement Co agt Jas J Duffy et al; Carrington & Pierce, attys.

AUG. 27.

73D st, ns, 220 e 10 av, 30x100; Wm T Pratt & ano agt Mary Geayer et al; Burlingame & Sheffield, attys.

Hicks st, 309; Eliz V H Nicholson agt Jos Rezouk et al; P Carpenter, atty.

6TH av, ws, 50.2 n 20th, 25x75; Myron Straus agt Anton R Blum et al (amended); M Monfried, atty.

Lewis av, ws, 60 s Pulaski, 40x75; Margaretha Mogk agt Joe Ruttenberg et al; C Oechler, atty.

West st, es, 140 s Ditmas av, 30x100; Title Guar & Trust Co agt Edw J Atwood et al; T F Redmond, atty.

Clarendon rd, ss, 40 e E 25th, 40x100; Title Guar & Trust Co agt Stephanie M Kern et al; T F Redmond, atty.

Bay 14TH st, ses, 274 sw 86th, 26x108.4; Annie O'Brien agt Harry Rosenfeld et al; T F Redmond, atty.

Tompkins av, 342; Marie L C Kinkel agt Isaac O Clarke et al; J C Kinkel, atty.

3D av, ws, 65 s 77th, 20x80; Peter H Reppenhagen agt Cath Seeger et al; Reynolds & Geis, attys.

13TH st, ss, 147.10 w 5 av, 18.9x100; Bklyn Society for Prevention of Cruelty to Children agt Jos B Gmelch et al; H L Thompson, atty.

74TH st, ns, 96 w 5 av, runs n 91.11xw —xs90.5 to st xe200 to beg; Bascom H Birney & ano agt Wm H Fleming et al; H L Thompson, atty.

38TH st, ss, 280 w 13 av, 24x95.2; Geo L Nichols as trste, & c, Mary A Nichols agt Rose Minden et al; H L Thompson, atty.

Lots 17 & 22, on allotment & division of Hugh Garretson's Meadow; Jno Johnston agt Melya J Wilgus et al (partition); Davison & Underhill, attys.

Lot 18 on same map; same agt Geo L Lott et al (partition); same attys.

Lot 36 on same map; same agt Fredk Nostrand et al (partition); same attys.

Lots 1, 11 & 12 on same map; same agt Edw C M Fitzgerald et al (partition); same attys.

Lot 16 on the allotment & division of Hugh Garretson's Meadow; Jno Johnston agt Louisa C Stillwell et al (partition); Davison & Underhill, attys.

Lots 24, 27, 29, 30 & 34 on same map; same agt Lillian Hewlett et al (partition); same attys.

Lot 23 on same map; same agt Walter D Emmons et al (partition); same attys.

Lot 37 on same map; same agt Anna M Coad et al (partition); same attys.

Lots 4 & 20 on same map; same agt Harmon V Storm et al (partition); same attys.

Lot 5 on same map; same agt Maud Guest et al (partition); same attys.

Lot 10 on same map; same agt Emma Hicks et al (partition); same attys.

Lots 6 & 39 on same map; same agt Sarah E Bennett et al (partition); same attys.

Lot 32 on same map; same agt Lee J Vance et al (partition); same attys.

Carroll st, ns, 11.11 w Albany av, 110x 134.4x80x137.4; also CARROLL ST, nwc Albany av, runs n108xw35.5x109x11.11; Alonzo E De Baun agt Fred W Pardee et al (partition); C C Suffren, atty.

Bedford av, es, from President to Carroll, —x—; Construction, Material & Coal Co agt Ontario Bldg Co (enforcing lien); A H Spiegelgass, atty.

Plot bounded se by Av B & sw by E 94th xnw lot 58, blg 4754 xne lot 53, same blk, 80x100; also PLOT bounded se by Church av xsw lot 50 blk 4692 xnw lot 52, blk 4692 xne lot 47, being 40x100; Wm Beaman agt Wm Hoehle et al; J C Stein, atty.

AUG. 28.

St Marks av, ss, 250 w Rockaway av, 25x105x29.7x89.1; Selah B Strong as trste agt Beckie Getzoff et al (amended); S B Strong, 3d, atty.

Blake av, nec Van Sinderen av, 100x200; Betsey Spiero agt M Neufeld & Sons (inc) et al; H Cook, atty.

Skillman st, es, 165.7 s Park av, 16.8x 100; Sebastiano Rizzo agt Domenico Rizzo et al (partition); Stewart & Ross, attys.

Troutman st, 287; Chas A Mayer & ano agt Pauline E Meyer et al; Jonas, Lazansky & N, attys.

4TH av, nec 4th av, runs e100xn25.2xw68 xs0.6xw32 to avxs24.8 to beg; Isaac Metzger agt Mary J Dobbin & ano; I F Redmond, atty.

N 7TH st, nes, 180 ne Union av, 22x80.6x 23x71.8; Michl McGahey agt Lydia H Harris et al; H Peake, atty.

E 14TH st, ws, 140 s Av P, 19.10x100; Grace R Griffith agt Pier Luigi Focardi et al; H L Thompson, atty.

Sterling pl, ss, 100 e Underhill av, 19.2x 123.6 Peekskill Savings Bank agt Emma A Comstock et al; H L Thompson, atty.

Myrtle av, ss, 366.3 e Marcy av, 39.6x100; Bond & Mtg Guar Co agt Gertrude Horowitz et al; T F Redmond, atty.

2D st, sws, 288.6 se 7 av, 19.6x95; Maria L Atwater agt Edna Jeffery; J T Ackerman, atty.

Livonia av, ns, 75 w Watkins st, 25x100; Saml H Cheson et al agt Max Levenberg et al; D B Getz, atty.

St James pl, ws, 175.11 n Atlantic av, 17x95; Fredk B Ryan agt Louis F Burchard et al; C F Corner, atty.

Wyckoff la, ws, 175 n Liberty av, 50x100; Pennington Whitehead as trste agt Lena S Cole et al; Duer, Strong & Whitehead, attys.

FORECLOSURE SUITS. Manhattan and Bronx.

AUG. 24.

9TH st, 726 E; Ratschel Joseph agt Ottillie Block et al; S J Rawak, atty.

147TH st, ss, 165 w Brook av, 25x100; Jennie Currier et al agt Moritz Weil et al; Pressinger & Newcombe, attys.

White Plains rd, 3666; Thos A Mead agt Adelaide Burlando et al; C G Wheeler, atty.

Jennings st, 752; Noah Benevolent Widow & Orphan Assn agt Agnes M Pragnell et al; H Lewis, atty.

120TH st, ss, 131.8 e Park av, 20.10x100; Emigrant Indus Savgs Bank agt Chas W Bauschat et al; R & E J O'Gorman, attys.

Rutgers st, 22; Jos H Schwartz agt Eva Felfer et al; Krakower & Peters, attys.

AUG. 26.

131ST st, 148 W; Estelle Scholle gdn agt Julius Wolff et al; Lachman & Goldsmith, attys.

131ST st, 150 W; Norman H Scholle agt Julius Wolff et al; Lachman & Goldsmith, attys.

6TH st, 705-7 E; Isaac Pick agt Harry Miller et al; Kantrowitz & Esberg, attys.

Henry st, 37; Louis Jarmulowsky agt Kotjen-Realty Co et al; M Clark, atty.

125TH st, ns, 155 e 3 av, 100x99.11; Blanche B Neukirch agt Wm J McHugh et al; Leventritt, Cook & Nathan, attys.

6TH st, 712-4 E; Samson Rosenfield agt Harry Miller et al; Kantrowitz & Esberg, attys.

AUG. 27.

Mulberry st, swc Delancey, 35.1x100.1x irreg; The State Bank agt Michele Eri-gante et al (amended); J A Kohn, atty.

Wadsworth av, ws, 60.2 n 185th, 154.5x 150x irreg; Benj Blossom agt Alanson P White et al; Blair & Rudd, attys.

Mapes av, 2148; Jno Bussing Jr et al agt Chas Bjorkegren et al; S Williamson, atty.

Jane st, ns, 97.5 e Washington, 23x87.5; Isadore S Korn et al agt Geo K Loudon et al; M S Cohen, atty.

Tinton av, 925; Jno G Powell agt Madeline Kutschera et al; H Swain, atty.

83D st, 453 E; The Phythian Home agt Patk McGovern et al; H Swain, atty.

168TH st, ns, 140 e Union av, 20x126.5; Lizzie Werner agt Mary Siegmann et al; H C Kudlich, atty.

5TH av, 2155; The Germania Life Ins Co agt Chas J Smith; Dulon & Roe, attys.

11TH st, 58 E; Metropolitan Life Ins Co agt Wm E Hebbert et al; Woodford, Bovee & Butcher, attys.

Morris av, 1042; Max Borck agt Kathryn E Hodges et al; C L Borck, atty.

AUG. 28.

Lot 3, blk 2, map of sec one of Bath-gate Estate, Bronx; Hester J Morrison agt Vincenzo Palmieri et al; Matthies & Eisner, attys.

153D st, 419-21 E; Greenwich Mortgage Co agt Belwood Realty Co et al; M S Borland, atty.

153D st, 415-17 E; Greenwich Mortgage Co agt Louis Realty Co et al; M S Borland, atty.

Commonwealth av, 1440; Meta J Ho-mann agt Martha Huebener et al; P F Lahm, atty.

11TH st, 521 E; Jos L Bittenwieser agt Jacob Janos et al; M S & I S Isaacs, attys.

3D av, swc 183d, 94x58; Theo C Wood agt Pacano Realty Co et al; Phillips & Avery, attys.

5TH av, 74-6; City Real Estate Co agt Roscorn Realty Co et al; H Swain, atty.

205TH st, sws, 59.3 nw Perry av, 59.3x 78.10x irreg; Warren B Sannis agt Clara S Dean et al; W E Sannis, atty.

Parker av, es, 237.3 s Castle Hill av, 50x100; Diene Geissel agt S Alvin Piza et al; W T Matthies, atty.

Broadway, sec 163d, 99.11x100; Geo S Runk agt Tomahawk Realty Co et al; F P Hummel, atty.

Rutherford pl, 1; Howard Willets et al agt David D Jennings et al; F L Hall, atty.

AUG. 29.

Fort Schuyler rd, sec LaSalle av, 50x 124.1x irreg; Eva C Stanton agt Alex F Walsh et al; J B Harrison, atty.

104TH st, 168 E; Eugenia Vanoni agt Jacob H Friedman et al; amended; G H Hyde, atty.

102D st, ns, 330 e 3 av, 25x100.11; Geo Radley admr agt Fredk R Hasselman et al; H A Herold, atty.

240TH st, ns, 113 w McLean av, 84.5x 75.6; also McLEAN AV, ws, whole front bet 240th & 241st, 245.3x62.8xirreg, except parts released (part of this parcel in Westchester County); Wm G Wood et al agt Jos N Patch et al; J A Lane, atty.

Broadway, nwc 152d, 99.11x150; Herbt R Limburg agt Sun Constn Co et al; M Davidson, atty.

4TH st, 9 E; Dry Dock Savgs Instn agt Jas E J Martin et al; F M Tichenor, atty.

AUG. 30.

122D st, ss, 105 e 3 av, 25x100.11; Sigismund Levy agt Leopold Goldstein et al; S W Stern, atty.

147TH st, ss, 165 w Brook av, 25x100; Jennie Currier et al agt Moritz Weil et al; Pressinger & Newcombe, attys.

Schofield av, ns, 173 e high water mark west shore of City Island, 50x106.3; Cath A Powell agt Martin J Earley et al; L S Goebel, atty.

Bathgate av, sec 183d, 94x55; Ebling Brewing Co agt Alexander Development Co et al; Leventritt, Cook & Nathan, attys.

10TH av, swc 28th, 24.8x100; Geo H Werfelman agt Louis Becker et al; T Smith, atty.

112TH st, ns, 120.3 w 7 av, 20.3x100.11; Thos C Stephens agt Lezee or Lizzie Et-kin et al; F W Judge, atty.

Hughes av, ws, 200 n 183d, —x100; Theo Wentz agt Tesoro Constn Co et al; Booth-by, Baldwin & Hardy, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

AUG. 24.

156TH st, ss, 175 e Courtlandt av, 75x99.7; Greenwich Mortgage Co loans Benson Realty Co; to erect two 5-sty tenements; 11 payments. 30,000

AUG. 28.

Vyse av, nec 172d, 50x100; Manhattan Mortgage Co loans Mondshein & Co; to erect a 5-sty apartment; 10 payments. 40,000

AUG. 29.

Whitlock av, es, 100 s Tiffany, 175x100; City Mtg Co loans Lockwhit Co to erect three 5-sty apartments; 11 payments. 75,000

Sherman av, nwc, 100 sw Isham, 75x150; City Mtg Co loans Sherman Avenue Constn Co to erect a 5-sty apartment; 12 payments. 60,000

AUG. 30.

Delavelle av, sec Allen pl (No 100); Wm H Stewart loans Francesco Petraglia; to erect a 2-sty dwelling; 4 payments. 1,200

Potter pl, ns, 400 w Cadiz pl, 50x82.6; Manhattan Mortgage Co loans Rachel Defina; to erect a 3-sty apartment; 6 payments. 8,000

Hollers av, ns, 150 e Rombout av, 25x100; Jane D Underhill loans Donato Grieco; to erect a —sty bldg; — payments. 2,300

Grant av, sec 165th, 80.10x103.6; City Mortgage Co loans Mitchell-McDermott Constn Co; to erect three 5-sty apartments; 11 payments. 54,000

Haven av, nec 179th, 100x147; City Real Estate Co loans Degenhardt Constn Co; to erect three 5-sty apartments; 5 payments. 165,000

Cathedral Pkway, ns, 250 e Lenox av, 100x150; Estate of Sender Jarmulowsky loans Scheer-Ginsberg Realty & Constn Co; to erect a 6-sty apartment; 11 payments. 90,000

4TH av, swc 26th, 98.9x200; Ogden Mills loans Hess Bldg Co; to erect a —sty bldg; 11 payments. 770,000

Hoe av, ws, 275 s 172d, 50x100; Van Dyck Estate loans Martin Tully Realty Co; to erect a 5-sty apartment; 13 payments. 38,000

ATTACHMENTS.

Manhattan and Bronx.

AUG. 22, 23, 24, 26, 27 & 28.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.
AUG. 22, 23, 24, 26, 27 & 28.

Alpha Constn Co. Madison av, nec 82d
..Consolidated Gas Co. Ranges. 240
Bloomgdale Constn Co. 250 W 104th
..Consolidated Gas Co. Ranges. 178
Hoffman & Elias. 220-28 W 48th..Wm
Henderson Inc. Elec. Work. 7,000
Horowitz, G. 548-58 W 164th..Consoli-
dated Gas Co. Ranges. 531
Irving Realty Co. Burnside av, nec
178th..A B See Electrical E Co. Ele-
vator. (R) 612
Kaufman, Philip. Nwc Hornaday &
Honeywell av..Northern Union Gas
Co. Ranges. 125
Levine & Atlas Co. 849-53 Southern
blvd..Consolidated Chandelier Co. Gas
Fixtures. 875
Mausad Constn Co. 83d st, sec Madi-
son av..Consolidated Gas Co. Ranges. 420
Minsker Realty Co. Houston & Chryste
..H G Vogel Co. Sprinkler System. 1,300
Quinn, R N. 580-84 E 164th..Central
Union Gas Co. Ranges. 117

Borough of Brooklyn.

AFFECTING REAL ESTATE.
AUG. 22, 23, 24, 26, 27 & 28.

Falkenberg, Hilda. Battery av, nr 90th
..Graff Furnace Co. Ranges. 169
York Penn Co. 57th st, nr 7 av..Curry
& Co. Furnaces. 290

MECHANICS' LIENS.

Manhattan and Bronx.

AUG. 24.

Tremont av, nec La Fontaine av, 100x75; Clyde F Howe agt L Napoleon Levy & A Bonagur (164). 596.00

3D av, 1953; Victor Iron Works agt Morris Prowler & Jno J Greens (165). 47.00

47TH st, 118 W; Markley Higdon agt Helena Perry & Jos Joubert (165). 153.00

Tremont av, nec La Fontaine av, 69.8x42.8; Nathan Rosen agt L Napoleon Levy & A Bonagur (167). 246.00

Amsterdam av, 2440-4; Harry Jimmer-son agt Fredk W Hunter, Fredk W Robin-son, Geo Horn, Jr & Julius Theo Sie-bert (168). 200.00

Kingsbridge ter, 2688; G B Raymond & Co agt Jno Unger & Michael De Minna Contracting Co (169). 56.05

AUG. 26.

4TH av, 450-54; Gollick & Smith agt Robt Goelet et al trstes & Wm Hender-son, Inc (171). 2,217.82

Tremont av, ns, 100 e Jerome av, 50x100; Morris Stotchik agt Han Constn Co (renewal) (172). 70.00

Same prop; P J Heaney Co agt Han Constn Co & Bernard Russino (redocket) (173). 343.49

34TH st, 11 W; Pace & Cripps Co agt Kusk Co & Zimmerman Constn Co (174). 515.00

Cathedral Pkway, 20-2; Edw M Gardner agt Schee-Ginsberg Realty & Constn Co & J Cordani Tile Co (175). 20.00

122D st, 508 E; Elias Rosenbluth agt Estate of Fredk Schmidt & Louis Held et al (176). 45.00

AUG. 27.

4TH av, 450-4; Hoffman & Elias agt Mary R Goelet et al trstes & Wm Hen-der-son Inc (177). 604.48

69TH st, 209 E; R Solove agt Amalia Schanck (178). 67.00

128TH st, 26 W; Jacob Warschaw agt Arthur E Dockrell (179). 75.00

99TH st, 17 W; Nathan Cohen agt Sarah Birnbaum (180). 120.00

Forest av, 768; Henry Wilchensky agt Oscar L Lyons & West Side Mason Con-tracting Co (181). 100.00

Suffolk st, 143-5; Star Chandelier Co agt Rachel Rubel (182). 580.00

261ST st, ns, 47.2 e Fieldstone av, 45.1x92.10; F G Sanford & Co agt Blanche G Taylor & Wm L Taylor (183). 130.00

AUG. 28.

130TH st, 617-21 W; Jno P Levins agt Louis Strauss & Irving M Bock & Co (184). 600.00

29TH st, 128 W; Jno F Evans agt Ger-aldine M Brosseau (185). 639.40

Lenox av, ws, 75.11 n 121st, 25x100; Louis Roskin agt Bernhard Goldman & Bertha Bertnick & J Braunstein & Co (186). 539.25

2D st, swc 2 av, —; Adolph E Loew-enthal agt Geo F Johnson (renewal) (187). 470.04

40TH st, 15-7 E; New Jersey Clay Pro-ducts Co agt Lillia Babbitt Hyde & Clar-ence M & H H Oddie, Inc (188). 1,566.95

131ST st, 601 W; Louis J Shapiro agt Lee T Alton & Upper West Launderers Co (189). 200.00

130TH st, ns, 275 w Bway, 75x99.11; J Kresse Co agt Louis Strauss & Irwin M Book Co (190). 3,150.00

120TH st, 56 E; United Plumbing Sup-ply Co agt Jno Doe & Leo L Wolins (191). 151.00

AUG. 29.

130TH st, 617-21 W; Isidore Aronsohn agt Louis Strauss & Irwin M Book & Co. (192). 4,500.00

Hoe av, ws, 25 n 172d, 100x100; Noo-nan & Price Co agt Seferbn Realty Co & Benj J Carr Jr. (193). 340.00

Union av, ws, 125 n 147th, 157.2x100; V Valentine & Co agt Ibron Realty Co (194). 1,763.40

13TH st, 317 E; Hyman Rosenberg agt Leopold Harris & Louis Zimmerman (195). 54.75

116TH st, 11-13 W; Harlem Structural Supply Co agt Mitral Realty & Constn Co & Danl A Doran (renewal) (196). 150.00

Same prop; same agt same (renewal) (197). 55.00

34TH st, 11 W; A Basin Misrock agt Jane Harris & Eisenger & Zimmerman Construction Co (198). 85.00

Webster av, 1832 Michele D'Amore et al agt Peter J Devine & Jno Batton (199). 450.00

STH av, 189; Jennings & John Iron Works agt Frances R Ogden & Edw M O'Brien (200). 55.00

1ST av, 2157; Robt Feinstein agt Mary Marine (201). 1,840.00

100TH st, 312-6 W; Hyman Goldberg agt Chateau Realty Co (202). 356.90

AUG. 30.

177TH st, ss, 232 w Ludlow av, 116.9x85.3x100x24.10; Geo Helfrich agt Geo Cos-tar & Wm Van Antwerp (202). 825.00

Amsterdam av, swc 175th, 100x150; Charniack & Held agt Lentz Realty Co, Benj Nieberg & Frank Miller (203). 723.50

Suffolk st, 45-9; Louis Goldstein agt Safe Agid (204). 39.20

Crotona av, 1879-83, & 176TH st, 957 E; Louis Silverman et al agt Nulaw Realty Co & Constn Co (205). 1,350.00

76TH st, 324 W; Benj Chenkin & Isi-dor Levitt agt Eleanor A M Hall (re-nwal) (206). 158.00

46TH st, 227 W; Wm Reinhart agt Camp & Co, Geo H Howes & West Side Mason Contg Co (207). 212.50

39TH st, 10 W; Raffelle Miller agt Eu-gene Lucas & Marcus Wiener (208). 151.00

Orchard st, 86; Wm Rosenbaum agt Wm Lustgarten, C H Atkinson Co & Bernard Zucker (209). 305.00

Borough of Brooklyn.

AUG. 22.

STH av, nec 8th, 100x100; H Greenblatt Contracting Co agt Mortella Realty Co. 700.00

Snediker av, ws, 60 s Blake av, 100x100; Max Cohen agt Snediker Constn Co & Sam Chodas. 425.00

E 15TH st, es, nr Av U, 160x100; Jos Schaefer (Inc) agt Jan Williaus or Jan Williams Impt Co. 106.51

Saratoga av, ns, 100 w Sterling pl, 175x127.9; Morris Turner agt Commonwealth Impt Corpn & Harry Simon. 1,550.00

56TH st, ss, 209 w 18 av; Jno A Clark agt Salvadore Chasire. 136.00

Garfield pl, ss, 139 w 9 av, 50x100; N Ryan Co agt Jno Kennedy & Son (Inc) & Mathilde E Lang. 320.25

AUG. 23.

E 9TH st, 1419; Jacob Herskowitz agt Mary Madden & Mary Madden. 100.00

42D st, 266; Geo O Larsen agt Jno & Anna Flood. 28.00

56TH st, ss, 260 w 6 av, 40x100; South Bklyn Marble & Tile Co agt M & J Con-stn Co. 475.00

Vermont st, ws, 150 n Blake av, 50x100; Bell Fireproofing Co agt Wodahy Realty Co, M Davidoff & Wolf Seigel. 97.00

Flushing av, 695; Chas W Heine agt Dorothea Gieberich. 159.00

E 24TH st, es, 175 n Av L, 37.6x100; Flatbus Bldg Supply Co agt N Sonde-gaard. 52.56

Bergen st, ss, 150 e 6 av, 50x95; Gus-tave Rydberg agt Olivet Presbyterian Church & Olof Anundsen. 162.00

AUG. 24.

Snediker av, 332-4; J P Duffy Co agt Rachmel Sohnen. 200.80

53D st, swc 11 av, 120x100; Leah Jacob-son agt L W Beveridge (Inc) & L W Beveridge. 7.75

Av W, ns, 100 w Coney Island av, — — also Av N, ss, 140 w Coney Island av, — —; Jos Ryan agt Union Trust Co & C A Brown. 71.53

Gravesend av, ws, at int ns land Jane Voorhies, runs n99.6xw274.11xs48.4xw135 xs49.3xs97.2xne1.9xse313.4 to beg; also VAN SICLEN AV, ws, at int land Jane Voorhies, runs n99xn592.8xsel12.2xse554.3 to beg; Wm G Kinney agt International Metal Ceiling Co (Ira B Kaplan, Pres). 3,248.60

Harrison av, 157; Chas W Heine agt Dor-othea Gieberich & Ferd Gieberich as agent. 33.85

20TH av, nws, 222 ne Benson av, 40x75.11x40.2x80.7; J Arthur Robinson agt Rena S Adams. 12.00

AUG. 26.

17TH st, 329; Jacob Mendel agt Lucy Kuhlmann. 80.00

Alabama av, es, 180 s Blake av, 120x100; Leo Mininsohn agt Angelo Constn Co. 27.00

New Lots av, ns, 211.10 ne Hinsdale, 100x100; Konstanty Bialy agt Gordon Bldg Co. 125.00

Same prop; Louis Cohen & ano agt same. 1,930.00

Chester st, sec Sutter av, 100x100; Rat-ner Contracting Co agt A Voletsky (Inc). 240.00

Essex st, es, 96.2 s Atlantic av, 75x100; Isidore Krassner agt Jos D Cohen (Inc). 25.76

Bedford av, 1405; Moses Helman agt Ja-cob Littman & Rose Diringer. 110.98

E 24TH st, es, 175 n Av L, 37.6x100; Hans Skowfoe agt N Sondergaard. 92.50

AUG. 27.

De Kalb av, 692; Johnson Bros agt Harris Swiryn, Gennaro Gragnaro & An-tonio Boniello. 279.27

Church av, 2812; Jas J Lupton agt Es-ther Becker & David Becker. 21.35

Neptune av, nec W 1st, 50x133; Ameri-can Metal Ceiling Co agt Delia Kelly & Mrs J Kelly. 60.00

St John's pl, 1148; Benj Perlmutter agt Thos Mahon. 40.00

Bergen st, 1045; G E Hardenburgh agt Walter A James. 95.00

Hegeman av, nwc Georgia av, 100x95; also NEW LOTS AV, ns, from Williams to Alabama av, 211.10x100; Sam Cohen & ano agt Hegeman Bldg Co. 2,535.00

AUG. 28.

E 15TH st, es, 60 s Av R, 220x75; Jno Schneider, Jr, agt Jan A Williams Impt Co. 123.00

Sterling pl, ns, 100 w Saratoga av, 175x127.9; Joe Sklar agt Commonwealth Impt Co. 500.00

E 15TH st, es, 60 s Av R, 220x75; Frank Repke agt Jan A Williams Impt Co & Edw L Quirk. 112.00

Same prop ;Halvor Wilberg agt Jan A Williams Impt Co. 234.66

E 16TH st, es, 420 s Av S, 40x100; Hal-vor Wilberg agt Jan A Williams Impt Co. 120.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

AUG. 24.
74TH st, ns, 250 e West End av; Richd E Thibaut Inc agt Jos H Davis Bldg Co et al; May16'12. 882.12
Broadway, swc 25th; J F Murphy Lumber Co agt Louisa M Gerry et al; Aug14'12. 314.49

AUG. 26.
Hoffman st, ws, 104.7 s 188th, 50x96.11; O Bratti et al agt Auletta & Co; July30'12. 66.00
5TH av, ws, 115.9 s 33d, 15.11x100; Saml Desowitz agt Eisik Liberman et al; Nov 11'11. 237.00

AUG. 27.
Suffolk st, 143-5; Star Chandelier Co agt Rachel Rubel et al; Aug19'12. 580.00
Same prop; E J O'Brien & Bro Inc agt same; Aug14'12. 300.00

Park av, ws, 287.8 s 187th; Mayer Malbin agt Tremont Park Realty Co et al; Jan24'12. 250.00

AUG. 28.
Arlington av, es, 800 n 227th; Harry Rosenbaum Iron Works agt Edgehill Terrace Co et al; Aug19'12. 165.09
23D st, 115-17 E; J F Murphy Lumber Co agt East 23d Street Corp et al; Aug 14'12. 471.69

AUG. 29.
75TH st, 115 E; Pietro Criscuolo agt Security Constn Co et al; Aug19'12. 267.00

5TH av, 324; Herman Glasser agt Michl Kurzman et al; Sept20'11. 50.00
Broadway, 627-9; Pruslin Bros Inc agt Danl Richter et al; July11'12. 508.35

Anthony av, es, 149.5 n 181st; Mitchel Bernstein agt Sarah Tub et al; Aug26'12. 600.00

Suffolk st, 143-5; Jacob Hecht agt Sara Rubel et al; Aug9'12. 300.00
Same prop; same agt Rachael Rubel et al; Aug16'12. 300.00

AUG. 30.
169TH st, 231 E; Frank Straub agt Anthony Nacheria et al; June 29'12. 10.00

Borough of Brooklyn.

AUG. 22.
New Lots rd, ns, being 200 on same & 100 on es Hinsdale; Jacob Rosenthal agt Gordon Bldg Co; June19'12. 102.25

New Lots rd, ns, bet Hinsdale & Williams av, 211.10x—x109.4x79.2; Sam Bederson & ano agt Gordon Bldg Co, David Gordon & Abr Kardensky; July17'12. 3,300.00

New Lots av, nec Hinsdale, 200x100; Steinberg Steam Cut Stone Co agt Gordon Bldg Co; July3'12. 550.00

New Lots av, ns, bet Hinsdale & Williams av, 211.10x100; B Goetz & Bro agt Gordon Bldg Co; July18'12. 88.50

Bergen st, ss, 260 or 235 e Hopkinson av, 40x127; Kramer Constn Co agt Jos Malkin & Harry Malkin; June22'12. 39.00

Bergen st, ss, 235 e Hopkinson av, 40x 127; Chas I Rosenblum agt Jos Malkin; June25'12. 92.75

Bergen st, ss, 235.6 e Hopkinson av, 40 x127; Hyman Wolowitz agt same; June14'12. 100.00

Bergen st, ss, 235 e Hopkinson av, 40x 127.9; Natl Cornice Works agt Malkin Constn Co; Aug6'12. 240.00

Glen st, nec Eldert lane, 135.8x167.9; Rubin Wolf agt City Line Constn Co; Aug 21'12.

Bristol st, nwc Lott av, 100x60; German Stone Co agt Bristol Bldg Co; July31'12. 335.00

Bergen st, ns, 300 e Howard av, 40x 100; Sanitary Fire Proofing & Contracting Co agt Ocean Hill Constn Co & Carlo Rossa; Apr17'12. 90.00

Mermaid av, ns, 38 e 28th, —x—; Metropolitan Lumber Co agt E Bosios; July13'12. 150.00

Same prop; same agt Emilie A Bosios; Mar19'12. 700

Wyona st, 151-9; Thornton Bros agt Kramer Realty Co & Abr Cohen; Aug20'12. 19.90

Same prop; same agt same; Aug20'12. 19.90

East New York av, 1297 to 1303; Meilink Mfg Co agt Penn-Liberty Co; Oct4'11. 168.00

AUG. 23.
Alabama av, es, 180 s Blake av, 120x 100; Estate of S Weinstein agt Angelo Constn Co; Aug8'12. 471.00

New Lots rd, ns, bet Hinsdale & Williams av, 200x100; Gustave Rader Co agt Gordon Bldg Co & Abr Kaidensky; July 11'12. 422.52

Bergen st, ss, 426.6 w Rockaway av, — x—; Michl Trudden agt Harry J Malkin; June19'12. 27.85

Bergen st, ss, 424.6 w Rockaway av, 40 x127; Tullin-Moss Co agt Jos Malkin & Malkin Constn Co; June18'12. 800

Same prop; Salvatore Squillacci agt Jos & Harry Malkin; June21'12. 366.00

Bergen st, ss, 235.6 e Hopkinson av, 40 x127.9; Oscar W Hamilton agt Jos Malkin; Apr19'12. 75.00

Kniekerbocker av, 423; Jacob Shurkowitz agt Henry Simon & Henry Ginsburg; Aug16'12. 240.00

Georgia av, ws, 84.6 s New Lots, 20x 83.7; Steava Tryczynsky & ano agt Ocean Hill Bldg & Constn Co & Georgia Bldg Co; Aug22'12. 113.35

AUG. 24.
Mermaid av, ns, 38 e W 28th, 80x100; Kiefer & Mandeville Co agt Emilie A Bosios & ano; Aug2'12. 335.00

Bergen st, ss, 426.6 w Rockaway av, 40 x127.9; Construction, Material & Coal Co agt Jos Malkin; June27'12. 142.00

AUG. 26.
Gravesend av, ws, 304 s Kings Highway, 100x100; Simon Holland agt International Metal Ceiling Co; Aug22'12. 325.00

Wyona av, es, 75 n Liberty av, 100x100; Audley Clarke Co agt Kramer Realty Co & Abr Cohen; Aug21'12. 1,087.45

Wyona Island av, ss, cor Av M, 150x 120; Lindoro Tomei agt Kings Co Bldg Co & Jos Sidoti; June1'12. 73.00

Bay Ridge av, ns, 100 e 3 av, 100x100; David Davies agt Loring Realty Co; Aug 14'12. 350.00

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Simonelli Co agt Loring Realty Co; June 18'12. 500.00

Hendrix st, ws, 290 s New Lots rd, 20x 75; Chas W Rappold agt Wm A McDade; Aug12'12. 1,406.75

AUG. 27.
Bay Ridge av, ns, 100.4 e 3 av, 93x100; Construction, Material & Coal Co agt Loring Realty Co; May13'12. 374.45

Same prop; Martense Contracting Co agt same; May22'12. 3,300.00

Danforth st, 4 & 26; Theo Kiendl agt Wm F Lawles & W R Craw Co (release from lien); Oct16'11. 61.00

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Martense Contracting Co agt Linwood Realty Co; May10'12. 3,300.00

AUG. 28.
Dumont av, sec Barrett, —x—; Colwell Lead Co agt Cottage Const Co & Grand Plbg Co; Aug5'12. 500.00

Sheridans Walk, es, 548 s Surf av, 326x 62; Zack Lumber Co agt Geo C Tilyou, Mary E Tilyou & L A Thompson Scenic Railway Co & Edw Mooney; June29'12. 217.12

Vermont st, ws, 150 n Blake av, 50x100; Chas I Rosenblum agt Wodahy Realty Co; June5'12. 96.00

Same prop; Sam Patrick agt same; Aug 17'12. 450.00

Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ORDERS

Borough of Brooklyn.

AUG. 22.
No Orders filed this day.

AUG. 23.
No Orders filed this day.

AUG. 24.
Flatbush av, 91; Chas E Copello on Bernard Rentrop to pay Construcion, Material & Coal Co. 21.66

Surf av, sec W 25th, 100x500; Frank Schulze on Coady & Healy to pay Coney Island Constn Supply Co. 198.56

AUG. 26.
57TH st, ns, 140 e 7 av, 140x100; York Penn Co on Home Title Ins Co to pay J Panarello. 700.00

Gravesend av (5 houses), —x—, &c; International Metal Ceiling Co on N Y Mtg & Security Co to pay Jacob Goldberg. 500.00

AUG. 27.
No Orders filed this day.

AUG. 28.
11TH av, swc 53d, 100x220; Martense Home Co on Rainsford K Chute to pay Bklyn Builders Supply Co. 1,285.72

QUEENS ALTERATIONS.

(Continued from page 416.)

GLENDAL.—Webster av, 54, 1 1/2-sty frame extension rear, 12x15, tin roof; cost, \$200; owner, Henry Faber, on premises; architects, L Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 868.

JAMAICA.—Smith st, 99, erect new store fronts; cost, \$300; owner, Antonia Malagano, 97 Smith st, Jamaica. Plan No. 865.

JAMAICA.—South st, n s, 175 w Jay st, install new plumbing; cost, \$150; owner, Mr. Kroenthal, 136 South st, Jamaica. Plan No. 870.

Richmond.

NINEGAR PL, e s, 25 w Henderson av, West New Brighton, frame addition to dwelling; cost, \$450; owner, Askel Isaacs, West New Brighton; builder, Fred Name, West New Brighton. Plan No. 326.

WOODWARD, n e cor Excelsior av, Tottenville, frame addition to dwelling; cost, \$700; owner, Geo. Wood, Tottenville; builder, Gab. Dissoway, Tottenville. Plan No. 318.

ODER AV, e s, 175 n Clove av, Mapleton, alteration to dwelling; cost, \$200; owner, Sam Gelsen, Stapleton; builder and architect, S. P. Hann, Stapleton. Plan No. 328.

AMBOY, n e cor Pisher av, Tottenville, frame addition to garage; cost, \$40; owner and builder, A. Abram, Tottenville. Plan No. 321.

CENTER ST, e s, 125 n Amboy rd, Tottenville, add to dwelling; cost, \$300; owner, Irene Rolfe, Tottenville; builder, C. Peterson, Tottenville. Plan No. 320.

SLEIGHT AV, n s, 398 Amboy av, Tottenville, frame addition to dwelling; cost, \$100; owner, E. Stahl, Tottenville; builder, C. Peterson, Tottenville. Plan No. 322.

STUYVESANT PL, s w cor Lyatt st, New Brighton, add to storage; cost, \$200; owner and builder, Chas. Rosenberg, New Brighton. Plan No. 323.

BAMARD AV, e s, 75 n Chestnut st, West New Brighton, frame addition to dwelling; cost, \$100; owner and builder, Hy. Stolzenthal, West New Brighton. Plan No. 324.

MANOR RD, s w cor Rich. turnpike, West New Brighton, alteration to office; cost, \$50; owner, Mr. Durhad, care builder; builder, Wood, Harmon & Co., 261 Broadway, N. Y. C. Plan No. 319.

RICH TER, s s, 100 n Lockman av, Mariners Harbor, frame addition to dwelling; cost, \$1,000; owner, Peter Gounzen, Mariners Harbor; architect and builder, C. C. Conklin, Mariners Harbor. Plan No. 325.

Persona and Trade Notes.

R. A. C. SMITH, Chairman of the State Harbor Board, is on the ocean homeward bound from London.

ROBERT W. DE FOREST, former Tenement House Commissioner, is returning on the Olympic from a European tour.

WEST FARMS LUMBER CO. has been incorporated in the Borough of The Bronx, New York City, with a capital of \$10,000, to do a general retail lumber and building material business. The incorporators are F. A. Krohe, C. Asher and S. Brincman.

BUILDING EXCHANGES.—Announcement is made of a meeting of secretaries of Builders' Exchanges of the United States and Canada, to be held in the city of Detroit, Mich., on September 10, 11 and 12, under the auspices of the Builders and Traders' Exchange of the city named.

WHIPPANY BRICK CO., of Whippany, N. J., has been incorporated with \$100,000 capital stock, and has taken over the old plant of the Philadelphia and New York Face Brick Co., at that place. The plant will be thoroughly overhauled and remodeled and operated to full capacity in the very near future.

W. R. GRACE & CO., exporters and importers of New York, who handle large quantities of lumber, in anticipation of the opening of the Panama Canal and wider field opened to shippers by that event, have contracted with the William Cramp & Sons Ship and Engine Building Company of Philadelphia for two steel 10,000-ton steamers, which will cost when completed \$1,500,000.

CARPENTERS AND JOINERS.—The seventeenth biennial convention of the United Brotherhood of Carpenters and Joiners of America will be held in the National Rifles' Armory at Washington, D. C., on September 16. The headquarters for the general officers, committees and delegates will be at the Metropolitan Hotel, Pennsylvania avenue and Sixth street.

EDMUND M. WHEELWRIGHT, of Boston, who died a fortnight ago, since 1900, when he was engaged to design the architectural features of the Cambridge Bridge, had become one of the most notable bridge architects of the country. Mr. Wheelwright was consulting architect for the great arch bridge across the Connecticut River at Hartford, Conn., completed four years ago. He was the author of several books on architectural subjects.

THOMAS HASTINGS' home at Wheatley Hills was destroyed by fire Wednesday night with most of its contents. Mr Hastings, who is a member of the firm of Carrere & Hastings, architects, of New York City, built the house about three years ago, and it cost him about \$100,000 before it was ready for occupancy. Mr. and Mrs. Hastings are on their way home from Europe and were to open the fall season in the Wheatley Hills colony with a reception. Only a caretaker and his wife occupied the house.

REGINALD PELHAM BOLTON, consulting engineer, who is the secretary of the Washington Heights Taxpayers' Association, returned this week from an extended trip in Canada, where he has visited Montreal, Ottawa, Toronto, Port Arthur and Winnipeg, and where he made a special study of municipal operations and methods, especially in the public utilities of telephones, electricity and transit, for use in connection with the work of the association and other societies in which he takes an active part.

ALBANY CLAY PRODUCTS CO. was incorporated recently with \$800,000 capital stock, consisting of \$400,000 preferred and \$400,000 common stock. Llewellyn Howland, formerly associated with Waldo Bros., brick dealers of Boston, Mass., is president of the new concern, and Francis H. Swift, of Boston, is treasurer. The company owns 350 acres of shale across the Hudson River from Albany, where they will build a plant which will be designed by Hervey Haigh. Later on a selling company will be organized, the stock of which will be owned by the manufacturing company.

TIDEWATER PAVING BRICK CO.—Under the above title a company has been organized for the purpose of purchasing, re-equipping and operating the plant at Catskill, N. Y., formerly owned by the Catskill Paving Brick Co. The new company has been incorporated with a capital stock of \$300,000. The following will constitute the directorate for the ensuing year: W. B. Duncan, New York City; A. A. Gery, Reading, Pa.; W. H. Stayton, William Baker, Jersey City, N. J., and Charles M. Crook, of Youngstown, Ohio. The latter will move to Catskill and devote his entire time and attention to the reconstruction and operation of the plant, the chief product of which will be vitrified paving block.

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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. 2320

New York, August 31, 1912

(9) 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.

249-78	934-14	1570-27	1797-22	2107-67
263-6	956-7	1576-23	1806-19	2117-18-19
325-20	1001-17-17½	1601-51	1809-30D	2121-24 & 49
329-4	1027-7-8	1617-10	1810-7½	2157-19
363-56	1063-49	1619-39	1817-27	2197-271
371-15	1066-26	1635-22	1821-4	2247-156
390-58	1143-27-28	1637-30	1832-44	
390-58	1230-32	1659-13	1909-7	
584-37	1232-26	1664-17	1919-13	
586-37 & 78	1291-8	1677-23	1921-24½	
596-68	1323-29½	1678-23, 24 & pt lt 23¼	1936-42	823-82
720-57	1343-15	1694-9 & 12	1945-22	894-46
772-13	1349-28-29	1703-47-48	1952-58	934-2
775-35	1404-30	1711-31½	1972-23	1204-56½
776-9	1407-65	1718-30½	2041-4½	1351-24
777-1, 6 & 7	1425-22	1729-13	2053-81	1431-5
818-21	1450-40	1730-16	2064-49	1447-38
885-18	1494-37	1753-30	2068-37	1451-46
930-28 & 29	1511-34	1757-34	2092-38	1464-37
931-16	1558-33	1788-23		

WILLS.

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not 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, 2:432-10, denote that the property mentioned is in section 2, block 432, 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
admtrix—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction

con omitted—consideration omitted

corp—corporation

cor—corner

c l—centre line

ct—court

certf—certificate

dwg—dwelling

decd—deceased

e—East

exr—executor

extrx—executrix

et al—used instead of several names

foreclos—foreclosure

fr—frame

ft—front

individ—individual

irreg—irregular

impt—improvement

installs—installments

lt—lot

mtg—mortgage

mos—months

mfg—manufacturing

Nos—numbers

n—north

nom—nominal

pt—part

pl—place

PM—Purchase Money Mortgage.

QC—Quit Claim

R T & I—Right, Title & Interest

(R)—referee

rd—road

re mtg—release mtg

ref—referee

sobrn—subordination

sl—slip

sq—square

s—south

s—side

sty—story

sub—subject

strs—stores

stn—stone

st—street

TS—Torrens System.

tnts—tenements

w—west

y—years

O C & 100—other consideration and \$100

CONVEYANCES.

Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29

- Bedford st, 63**, see Morton, 29½.
- Canon st, 86** (2:329-4), es, 150 n Rivington, 25x100, 6-sty bk tnt & str; Clara Fischer to Barnett Fischer, 398 Grand; mtg \$34,250 & AL; Aug9; Aug29'12; A\$16,370.00. O C & 100
- Carmine st, 39** (2:586-37), ns, abt 125 e Bedford, 25x100, 5-sty bk tnt & str; Eliz Higgins to Eliz M Higgins, 370 St Nicholas av; Sept15'11; Aug23'12; A\$16,000-25,000. nom
- Centre st** (1:158), nec Pearl, —x—; also DUANE ST, nec City Hall pl, —x—; re mtg as to easement for light & air; Emigrant Industrial Savgs Bank to City NY, City Hall, NY; June20; Aug23'12. nom
- Charlton st, 126** (2:596-68), ss, 113.9 w Greenwich, 18.10x51.10x19.4x51.10, 3-sty bk tnt; Eliz V Kirk to Timothy McCarthy, 126 Charlton; B&S; Aug28'12; A\$5,000-\$6,500. nom
- Cherry st, 169** (1:249-78), sec Market st or sl (Nos 82-90), 26.5x— to ns Water (No 434), 7-sty bk loft & str bldg; Saml Green & Sophie his wife to Vivian Green, 27 E 95; AL; Aug1; Aug23'12; A\$30,000-50,000. nom
- City Hall pl, nec Duane**, see Centre, nec Pearl.
- Duane st, nec City Hall pl**, see Centre, nec Pearl.
- Hamilton ter, 27** (7:2050-103), es, 255.9 n 141st, 17x79.4x17x78.1, 4-sty & b bk dwg; Gurdon E Pendleton to Jno G Tholke at Montclair, NJ; Aug27'12; A\$4,500-13,500. O C & 100
- Henry st, 51** (misc) the business; power of atty; Selig Eisenstat to Hyman Eisenstat, 51 Henry; Aug27; Aug28'12.
- Houston st, 509 E** (2:325-20), swc Mangin (No 145), 20x75, 3-sty fr tnt & str; Ferdinand Frese to Mary Gottehrer, 503 E Houston; mtg \$8,000; Aug27; Aug28'12; A\$12,000-14,000. O C & 100
- Houston st, 394-6 E** (2:371-15), ns, 301.8 e Av C, 40x65.8 to ss 2d (Nos 285-7), x 40.4x70.9, 3-sty bk school; Wm Fischman to Downtown Talmud Torah School, a corp, 394-6 E Houston; correction & confirmation deed; AL; Aug15; Aug24'12; A exempt-exempt. nom
- Leroy st, 19** (2:586-78), ns, abt 150 e Bedford, 25x90, 3-sty bk tnt & 3-sty bk rear tnt; Edna Brewster to Hannah Wool, 22 Union, Ridgewood, NJ; QC; July26; Aug23'12; A\$11,000-13,000. nom
- Leroy st, 19**; Hannah Wool, widow, to Gertrude A Vanderbeck, 149 W 126; July26; Aug23'12. nom
- Leroy st, 19**; Gertrude A Vanderbeck to Maurice Mandelbaum, 12 W 87; mtg \$9,000; Aug22; Aug23'12. O C & 100
- Mangin st, 145**, see Houston, 509 E.
- Market st or sl, 82-90**, see Cherry, 169.
- Market st, 30** (1:275), es, 67.2 s Henry, 22.3x86.7; a part of above contain 61 sq. ft. & known as Parcel No. 116 on damage map to open Manhattan Bridge; re mtg; Louise J Tilby to City NY; QC; Feb29; Aug26'12. nom
- Monroe st, 284** (1:263-6), ss 150 e Jackson, 25x95, 7-sty bk loft & str bldg; Harry A Gordon to Jennie Gordon, 75 E 121; QC; AL; Aug22; Aug29'12; A\$14,500-30,000. nom
- Morton st, 29½** (2:584-37), nwc Bedford (No 63), 50x20, 5-sty bk tnt & str; Eliz Higgins to Eliz M Higgins, 370 St Nich av; Sept15'11; Aug23'12; A\$7,000-15,000. nom
- Pearl st, nec Centre**, see Centre, nec Pearl.
- Water st, 434**, see Cherry, 169.
- 2D st, 285-7**, see Houston, 394-6 E.
- 7TH st, 291 E** (2:363-56), ns, 85.1 e Av D, 20x96.8, with all title to strip on n 20x 0.11, 4-sty bk tnt & 3-sty bk rear tnt; Zelda Witkin to Julius Stoloff, 314 E 4, & Morris Kronovet, 127 Hooper, Bklyn; Aug24; Aug26'12; A\$10,000-14,500. O C & 100
- 7TH st, 195** (2:390-58), ns, 213 (?) (should be e) from nec Av B & 7th, runs se along st 20xne73.1xw21.5xsw65.3 to beg, 4-sty bk tnt & str, 1-sty ext; Sarah Heller to David Goodman, 195 E 7; AL; Aug26'12; A\$9,000-13,500. nom
- 16TH st, 25 W** (3:818-21), ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; Clarence P Whitman to Inter-City Land & Securities Co, a corp, 5 Beekman; mtg \$41,500; June25; Aug23'12; A\$40,000-44,000. O C & 100
- 16TH st, 25 W** (misc); Franklin av, 1390-4; power of atty to execute deeds, mtgs & assts; Clarence P Whitman, at East Orange, NJ, to John B Faunce, 1086 Ams av; Aug14; Aug23'12.
- 22D st, 263 W** (3:772-13), ns, 243.9 e 8 av, 18.9x98.9, vacant; Trust agmt & certf that Advance Realty & Constn Co holds above for Wm L Sutphin; ½ pt, & Cornelia F Goodwin, ½ pt; Jan—'12; Aug28'12; A\$11,500-11,500.
- 23D st, 420 W** (3:720-57), ss, 198.6 w 9 av, 26.6x98.9, 4-sty stn tnt; Jacob P Stoltz & Nellie his wife to Clarence C Rogers, 4346 Park av; B&S; AL; July24; Aug29'12; A\$16,000-22,000. nom
- 23D st, 420 W**; Clarence C Rogers to Jacob P Stoltz at Washington, Pa, & Nellie Stoltz, his wife, 900 W 5 av, Columbus, O, as joint tenants; B&S; AL; Aug1; Aug29'12.
- 24TH st, 407 E** (3:956-7), ns, 125 e 1 av, 25x98.9, 5-sty bk tnt; Vigilant Land & Security Co to Chas W Adank, 40 Thomas, Newark, NJ; mtg \$22,000 & AL; Aug26; Aug28'12; A\$10,000-21,000. nom
- 25TH st, 203 W** (3:775-35), ns, 62.4 w 7 av, 18.8x88.9, 3-sty & b bk dwg; Sarah M Chapman et al individ & ADMRX Jos T Chapman to Thos J Mullin, 308 E 88; mtg \$20,000 & AL; Aug26; Aug28'12; A \$20,000-21,000. O C & 100
- 25TH st, 203 W**; Thos J Mullin to Graphic Arts Realty Co, a corp, 419 Lafayette; mtg \$20,000; Aug27; Aug28'12. O C & 100
- 25TH st, 323 E** (3:931-16), ns, 300 w 1 av, 25x98.9, 2-sty bk stable; Louisa M Scherrer to Wm C Meyer, 321 E 25; ¼ pt; AT; Aug21; Aug27'12; A\$11,000-13,500.
- 2600**
- 26TH st, 251 W** (3:776-9), ns, 125 e 8 av, 25x98.9, 5-sty stn tnt; Frances L Stewart to Jas P Mack, 162 W 35; mtg \$20,000 & AL; Aug27; Aug28'12; A\$15,500-34,000. O C & 100
- 27TH st, 265-71 W**, see 8 av, 340.
- 28TH st, 325-7 E** (3:934-14), ns, 284.2 e 2 av, 40.10x98.9, 6-sty bk tnts & str; Isaac Silberberg to Star Mtg Co, a corp, 258 Bway; AL; Jan12; Aug29'12; A\$17,500-51,000. nom
- 39TH st, 125 E** (3:895-18), ns, 78 w Lex av, 19.7x98.9, 5-sty stn dwg, 2-sty ext; John H Henshaw to J & C Realty Co (Inc), 618 Lex av; B&S; mtg \$53,000 & AL; July17; Aug23'12; A\$43,500-60,000. O C & 100
- 48TH st, 133-5 W** (4:1001-17-17½), ns, 362.6 w 6 av, 37.6x100.5, 2-3-sty & b bk dwgs; Margt C Magan to Aurelia J Marlowe, 5812 Cote Brilliant av, St Louis, Mo; mtg \$40,000 & AL; Aug22; Aug23'12; A\$66,000-68,000. O C & 100
- 48TH st, 133 W**; Aurelia J Marlowe to Mary A Donaghy, 122 W 41; mtg \$70,000 & AL; Aug22; Aug23'12. O C & 100
- 50TH st, 248 E** (5:1323-29½), ss, 80 w 2 av, 20x100.5, 3-sty & b stn dwg; Jos Rowan, ref, to Philip Reilly, 533 Lex av; PARTITION May 23; Aug16; Aug24'12; A\$7,000-9,000. 9900
- 50TH st, 248 E**; re mtg; Mary Howe to same; QC; July17; Aug24'12. nom
- 50TH st, 335 E** (5:1343-15), ns, 273 w 1 av, 16x100.5, 4-sty stn tnt; Mary Milleg to Louis H Lowenstein, 549 W 113; mtg \$9,000; Aug29'12; A\$6,500-10,000. O C & 100
- 54TH st, 432 W** (4:1063-49), ns, 383.4 e 10 av, 16.8x53.6x16.8x52.3, 1-sty fr str; Edw A Hayes to Otto Vondrann, 542 W 149; mtg \$7,500; Jan9; Aug27'12; A\$5,000-5,000. omitted
- 55TH st, 245-9 W** (4:1027-7-8), ns, 140 e 8 av, 60x100.5, vacant; Wm T Keleher, ref, to Anna Brown, Isabella Tearey, Agnes G Cattanach, Georgiana Conrey & Jas S Cattanach, Jr, all at Lake Ronkonkoma, LI, & Chas C Cattanach at West End, NJ, & Jno J Cattanach at Newark, NJ; FORECLOS; July2; Aug21; Aug27'12; A\$84,000-84,000. 95000
- 55TH st, 9 E** (5:1291-8), ns, 177 e 5 av, 23x100.5, 4-sty & b stn dwg; Richd A Canfield to Arthur J Albert, at Hoboken, NJ; AL; Aug19; re-recorded from Aug 19'12; Aug29'12; A\$65,000-75,000. O C & 100
- 56TH st, 409 W** (4:1066-26), ns, 150 w 9 av, 25x106.2x25.3x103.3, 5-sty bk tnt; Lawrence Lippi to Rachel Lippi, his wife, 1035 41st, Bklyn; AL; Aug20; Aug26'12; A\$11,500-23,000. nom
- 69TH st, 161 E** (5:1404-30), ns, 145 w 3 av, 25x105.5, 3-sty bk stable; Louise L wife & Jno T Williams to J Harvey Ladew, 813 Mad av; 1-3 pt; AT; B&S; Aug 17; Aug28'12; A\$20,000-35,000. nom
- 71ST st, 113 W** (4:1143-28), ns, 100 w Col av, 25x102.2, 4-sty & b bk dwg; A\$21,000-29,000; also 71ST ST, 115 W (4:1143-27), ns, 125 w Col av, 24.11x102.2, 5-sty bk tnt; A\$21,000-34,000; Bond & Investing Co to Hennessy Realty Co, a corp, 220 Bway; mtg \$60,000; Aug22; Aug26'12; A\$—\$. O C & 100
- 71ST st, 115 W**, see 71st, 113 W.
- 73D st, 120 E** (5:1407-65), ns, 175 e Park av, 18.9x102.2, 3-sty & b stn dwg; Henry A Petersen to Wyllys Terry, 129 E 35; mtg \$30,000; Aug24; Aug26'12; A\$28,000-32,000. O C & 100
- 76TH st, 346 E** (5:1450-40), ss, 300 e 2 av, 25x102.2, 6-sty bk tnt & str; Eastern & Southern N Y Realty Co to Abr L Kass, 226 S 9, Bklyn; AL; Aug24'12; A\$9,000-30,000. nom
- 79TH st, 8 E, nwc East End av**, see East End av, 2-8.
- 82D st, 537 E**, see East End av, 60.
- 83D st, 72 E**, see Park av, 968-76.
- 84TH st, 207 W** (4:1232-26), ns, 146 w Ams av, 27x102.2, 5-sty bk tnt; Equitable Realty Co to Eva Walker, 1 W 69; Aug 24; Aug27'12; A\$19,000-33,000. nom
- 88TH st W** (4:1235-pt lt 61), ns, 99.6 e West End av, a strip 6.6x22.8; also INTERIOR STRIP (4:1235-pt lt 62), 96.6 e West End av, 41.8 s 88th, runs e 0.6x19x w 0.6x19 to beg; re mtg; Wm E D Stokes to West 82d St Realty Co, a corp, 52 William; QC; Aug15; Aug23'12; A\$—\$. nom
- 90TH st, 312 W (PA)**; power of atty to sell or exchange above; Jas T White to Cyril H Burdett, Bklyn, NY; Mar11; Aug 24'12.
- 96TH st, 334 E** (5:1558-33), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & str; McKeon Realty Co to Rose De Canio, at Woodcliff, NJ; mtg \$29,000; July31; Aug 23'12; A\$11,000-39,000. O C & 100
- 97TH st, 30 W** (7:1832-44), ss, 275 w Central Pk W, 18x100.11, 4-sty & b bk dwg; C N Shurman Investing Co to Mary H Sully, 30 W 97; mtg \$18,000; Aug22; Aug23'12; A\$10,800-17,000. nom
- 100TH st, 409 E** (6:1694-9), ns, 174.2 e 1 av, 37.1x100.5, 6-sty bk tnt & str; Jonas W Nathanson to Joshua L Cowen, 1992 Grand av; mtg \$40,000; Dec22'08; Aug24'12; A\$10,500-30,000. O C & 100
- 100TH st, 413-5 E** (6:1694-12), ns, 248.4 e 1 av, 37.1x100.11, 6-sty bk tnt & str; J Wm Nathanson to Joshua L Cowen, 1992 Grand av; AL; Apr5'09; Aug24'12; A\$10,500-30,000. O C & 100
- 105TH st, 355 E**, see 1 av, 2051-3.
- 106TH st E, nwc 1 av**, see 1 av, 2051-3.
- 106TH st, 341 E**, see 1 av, 2051-3.
- 109TH st, 225 E** (6:1659-13), ns, 310 e 3 av, 25x100.11, 1-sty & b fr dwg; Warren Leslie, ref, to Minna Eichner 1-3 pt, Jacoo J. Augusta, Ernestine, Nathalie & Rosie Eichner each 2-15 pt; all at 352 E 120; FORECLOS transfer tax lien July23; July 30; Aug23'12; A\$9,000-9,500. 7900
- 109TH st, 173-5 E** (6:1637-30), ns, 170 w 3 av, 37.6x100.11, 6-sty bk tnt & str; Jos Lichtenberg, TRSTE in bankruptcy Ida Epstein to Mary Roseman, 381 W 41, Elmira, NY; mtg \$39,250; Aug22; Aug23'12; A\$15,000-46,000. O C & 100
- 110TH st, 400-4 E**, see 1 av, 2134-6.
- 111TH st, 21 E** (6:1617-10), ns, 225 e 5 av, 20x100.11, 3-sty & b bk dwg; Henry Delattre to Abram Libman, 1680 Mad av; mtg \$7,500; Aug23; Aug24'12; A\$10,500-11,500. O C & 100
- 114TH st, 237 E** (6:1664-17), ns, 175 w 2 av, 25x100.11, 5-sty bk tnt & str; Caroline M W Glokner to Edw O A Glokner, 468 W 157; B&S; Aug23; Aug26'12; A\$9,000-19,000. O C & 100
- 114TH st, 74 E** (6:1619-39), ss, 30 w Park av, 37.6x100.11, 5-sty bk tnt; Jacob Lempit to Nellie Lempit, 5722 15 av, Bklyn; B&S & C a G; mtg \$25,000; Aug26; Aug27'12; A\$16,500-35,000. O C & 100
- 118TH st, 443 E** (6:1806-19), ns, 147.3 w Pleasant av, 19.9x100.10, 3-sty & b bk dwg; Eugene L Bushe, ref, to Albt S Thayer, at London, Eng; FORECLOS; June26; Aug6; Aug27'12; A\$5,500-8,000. 7000
- 118TH st, 24 W** (6:1601-51), ss, 360 w 5 av, 25x100.11, 5-sty bk tnt; Henrietta wife & Philip Levitt to Annie wife Otto Hirsh, 100 W 118; mtg \$25,750 & AL; Aug 2; Aug23'12; A\$14,000-26,000. O C & 100
- 118TH st, 319 W** (7:1945-22), ns, 95 e Manhattan av, 25x100.11, 5-sty bk tnt; Paul Steffen to Claus Martens, 410 W 127; mtg \$23,500; Aug1; Aug29'12; A\$15,000-24,000. O C & 100
- 119TH st, 15 W** (6:1718-30½), ns, 151.5 w 5 av, 14x73x14.6x69.2, 3-sty & b bk dwg; Alfred J Talley, ref, to Rosine Massett, at Plainfield, NJ; FORECLOS Aug 14; Aug23; Aug24'12; A\$5,400-5,900. 6000
- 120TH st, 349-53 E** (6:1797-22), ns, 84 w 1 av, runs w49.4x100.11x33.4x50.6x16x5 50.5 to beg, 6-sty bk tnt & str; Eastern & Southern N Y Realty Co, to Abr L Kass, 226 S 9 Bklyn; Aug24'12; A\$16,000-51,000. nom
- 121ST st, 518 E** (6:1817-27), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Value Realty Co to Jas E J Martin, 287 Clinton, Bklyn; Aug29'12; A\$3,000-4,000. O C & 100
- 122D st, 450 E** (6:1809-30D), ss, 87.6 w Pleasant av, 12.6x50.5, 3-sty & b fr dwg; Annie Gaffney to Geo D Smith at Keyport, NJ; mtg \$1,700; Aug27'12; A\$2,000-3,000. O C & 100
- 122D st, 411 E** (6:1810-7½), ns, 171.4 e 1 av, 16.8x100.11, 3-sty & p stn dwg; Henry Wiegand to Dora Wiegand his wife, 411 E 122; QC; Aug27; Aug28'12; A\$4,000-7,000. nom
- 124TH st, 157-9 W** (7:1909-7), ns, 125 e 7 av, 50x100.11, 10-sty bk hotel; S F Myers Realty Co to Jimal Realty Co, a corp, 6 Maiden la; AL; Aug4; Aug8'12; A\$46,000-185,000; corrects error in issue of Aug10, when grantee was Jumal Realty Co. O C & 100
- 127TH st, 370 W** (7:1953-58), ns, 125 e Col av, or Morningside av, 25x99.11, 5-sty bk tnt; Henry Wiegand to Dora Wiegand his wife, 411 E 122; QC; Aug27; Aug28'12; A\$12,000-24,000. nom
- 128TH st, 67 E** (6:1753-30), ns, 140 w Park av, 25x99.11, 5-sty stn tnt; Caroline M W Glokner to Edw O A Glokner, 468 W 157; B&S; Aug23; Aug26'12; A\$10,000-23,000. O C & 100
- 131ST st, 51 W** (6:1729-13), ns, 285 e Lenox av, 25x99.11, 5-sty bk tnt; Moritz Neuman to Louis Greenwald, 336 Rivington; mtg \$18,000; July11; Aug23'12; A\$10,000-23,000. O C & 100
- 131ST st, 218 W** (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Martha wife Wm Hubener to Jas D Taylor, 264 W 24; mtg \$11,000; Aug23; Aug24'12; A\$8,000-11,000. O C & 100
- 132D st, 51-5 W** (6:1730-16), ns, 485 w 5 av, 50x99.11, 6-sty bk tnt & str; Jno F O'Ryan ref to Sigmund Ashner, 1058 Coney Island av, Bklyn; mtg \$45,000 & AL; FORECLOS & drawn Aug26; Aug28'12; A\$20,000-55,000. 7500
- 134TH st, 181 W** (7:1919-13), ns, 275 e 7 av, 25x99.11, 5-sty bk tnt; Mary J Hughes to Matilda Kress, 2184 5 av; mtg \$19,500; Aug22; Aug28'12; A\$11,000-19,500. O C & 100
- 136TH st, 488 W** (7:1972-23), ss, 136.2 e Ams av, 36.3x99.11, with all title to strip adj on e 0.7x99.11, 6-sty bk tnt; Chas D Ward to Ada D Ward his wife, 702 St Nicholas av; B&S; mtg \$40,000; Aug24; Aug28'12; A\$17,500-45,000. nom
- 136TH st, 113 W** (7:1921-24½), ns, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Edw A Acker, ref, to Douglas Realty Co, a corp, 49 Liberty; FORECLOS Aug9; Aug29'12; A\$7,300-10,500. 11750

137TH st, 323 W (7:2041-4½), ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg, 1-sty ext; Berney Realty Co to Emid Bernstein, 265 W 81; mtg \$10,000; Aug23; Aug24'12; A\$6,500-11,500. O C & 100

146TH st, 602-4 W (7:2092-38), ss, 100 w Bway, 50x99.11, 5-sty bk tnt; Chas D Ward to Ada D Ward his wife, 702 St Nich av; mtg \$55,000; Aug24; Aug28'12; A\$25,000-60,000. nom

154TH st, 424 W (7:2068-37), ss, 200 e Ams av, 23x99.11, 3-sty & b stn dwg; John Fleming to John C Klatzl, 45 W 83; mtg \$12,000 & AL; Aug29'12; A\$8,700-18,000. O C & 100

157TH st, 468 W (8:2107-67), ss, 100 e Ams av, 25x100.11, 3-sty fr dwg; Caroline M W Glokner to Edw O A Glokner, 468 W 157; B&S; Aug23; Aug26'12; A\$9,500-13,000. O C & 100

159TH st, 498 W, see Ams av, see 159th.

159TH st, 534-6 W (8:2117-18-19), ss, 300 e Bway, 50x99.11, 2 5-sty bk tnts; Caroline M W Glokner to Edw O A Glokner, 468 W 157; B & S; Aug23; Aug26'12; A\$20,000-50,000. O C & 100

160TH st W, nwc Ft Wash av, see Ft Wash av, nwc 160th.

160TH st W, nwc Ft Wash av, see Ft Wash av, nwc 160th.

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Robt Schroeder to South Yonkers Home Constn Co, a corp, 55 Liberty; C a G; AL; Aug 21; Aug24'12; A\$21,000-61,000. nom

165TH st, W, see St Nich av, see St Nich av, 1090.

179TH st W, nec Haven av, see Haven av, nec 179th.

Av A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & str; John F Wagner to Anna Seele, 557 W 185; AL; July 23; re-recorded from Aug21'12; Aug29'12; A\$9,000-18,500. O C & 100

Av A, 1743; Anna Seele to Martha Realty Co, a corp, 1 W 34; mtg \$15,000 & AL; Aug26; Aug29'12. O C & 100

Av B, 40-2 (2:399); agmt as to use of fire escape from rear of No 40 to yard of No 42 Av B; Fannie wife Sol Frankel, 251 W 92, owner of No 40, with Fannie wife Saml Werner, 316 W 94, owner of No 42; Aug15; Aug23'12. nom

Amsterdam av (8:2108), sec 159th, (No 498); re asn of rents; The Royal Co of NY to Gussie Herman, 498 W 159; Aug 21; Aug24'12. nom

Amsterdam av, 466 (4:1230-32), ws, 80.5 n 82d, 27.6x100, 5-sty bk tnt & str; Hermina Meier to Hermina C Young & Victor J Meier, both 466 Ams av; AL; Aug 23; Aug28'12; A\$24,500-40,000. O C & 100

Audubon av, 392 (8:2157-19), ws, 54 s 185th, 18x50, 2-sty bk dwg; Bertha H Springer to John H Springer Realty Co, 211 W 123; QC; Aug21; Aug23'12; A\$4,200-6,300. nom

Audubon av, 392; Hudson Trust Co to John H Springer Realty Co, 211 W 123; QC; Aug10; Aug23'12. **3.114**

Audubon av, 392; John H Springer Realty Co to Wm A Holmes, 392 Audubon av; Aug23'12. **4.750**

Convent av, 451 (7:2064-49), es, 65.11 s 150th, 16x50, 4-sty bk dwg; Jos H Fargis, ref, to Ensign Realty Co, a corp, 55 Liberty; mtg \$9,000 & AL; FORECLOS Aug 21; Aug23; Aug26'12; A\$6,000-10,000. **1.900**

East End av, 2-8 (5:1576-23), nwc 79th, 102.2x148, 8-sty bk loft bldg; Jos Hamerslag to Richd Croker, Jr, at Portchester, NY; Aug23; Aug27'12; A\$61,000-260,000. O C & 100

East End av, 60 (5:1579-23), nwc 82d (No 537), 25.11x98, 5-sty bk tnts & str; Warren C Fielding, ref, to Henry W Ricklefs, 118 Washington pl; FORECLOS Aug 22; Aug23'12; A\$13,000-28,000. **22.000**

Ft Washington av (8:2136), nwc 160th, —x—; agmt as to re of restrictions & c in deed dated June5, 1911; J Romaine Brown et al, EXRS Loyal L Smith & Herbert Dongan Constn Co with Dayton Realty Co, 826 Kelly; Aug19; Aug24'12. nom

Ft Washington av (8:2136), nwc 160th, —x—; agmt as to release of restrictions, & c; Herbert Dongan Constn Co with Dayton Realty Co, 826 Kelly; Aug23; Aug28'12. nom

Haven av (8:2197-271), nec 179th, 100x 147; vacant; Henry Degenhardt to Degenhardt Constn Co, 821 W 178; mtg \$32,500 & AL; June15; Aug29'12; A\$—\$. O C & 100

Lexington av, 1717 (6:1635-22), es, 50.11 n 107th, 16.8x65, 4-sty stn tnt; Benj Bernstein & ano to Bertha Hirschfeld, 17 E 107 & Abr Liebhoff, 1531 Av A; mtg \$9,000; Aug27'12; A\$6,500-9,500. nom

Park av, 1964 (6:1757-34), ws, 40 n 132d, 20x75, 4-sty bk tnt; Mary H Strayer to Michaels Realty Co, a corp, 99 Nassau; mtg \$9,500 & AL; Aug5; Aug27'12; A\$5,500-7,500. O C & 125

Park av, 1964; Michaels Realty Co to Isaac Appelman, 539 E 134; mtg \$9,500 & AL; Aug12; Aug27'12. nom

Park av, 968-76 (5:1494-37), swc 83d (No 72), 102.2x90, 12-sty bk tnt; Sutherland Realty Co to Leo S & Alex M Bing, both at 2170 Bway; mtg \$500,000; Aug21; Aug23'12; A\$175,000-\$. O C & 100

Park av, 968-76; Akron Bldg Co to same; QC; mtg \$500,000; Aug21; Aug23'12. nom

Prescott av, late F st (8:2247-156), ws, at cl Private rd & 242.10 n Dyckman, runs n 44.3xw150.7x92.11 to cl said rd xel57.3 to beg; 2-sty fr dwg; Frederika S Brinkman to Thos B Hayes, 285 Audubon av; mtg \$6,000 & AL; Aug23; Aug24'12; A\$4,000-6,000. O C & 100

St Nicholas av, 702 (7:2053-81), es, 67.5 n 145th, 19x110, 4-sty & b stn dwg; Chas D Ward to Ada D Ward his wife, 702 St Nich av; B&S; mtg \$12,000; Aug24; Aug 28'12; A\$11,400-17,000. nom

St Nicholas av, 1090 (8:2121-24), sec 165th, 113x84.1x105.10x123.7, 6-sty bk tnt; Anderson Price to Thos Sturgis, 138 E 36, as EXR Susan M Weir; B&S; mtg \$160,000; Aug24; Aug29'12; A\$75,000-216,000. O C & 100

1ST av, 1033 (5:1349-28), ws, 58.2 s 57th, 28x75, 5-sty stn tnt & str; Emma Rosenbluth to Augusta Sultan, 89 Pollock, at New Berne, NC; AL; Aug26'12; A\$12,000-25,000. O C & 100

1ST av, 1035 (5:1349-29), ws, 30.2 s 57th, 28x75, 5-sty stn tnt & str; Emma Rosenbluth to Augusta Sultan, 89 Pollock, New Berne, NC; AL; Aug26'12; A\$12,000-25,000. O C & 100

1ST av, 2134-6 (6:1703-47-48), sec 110th (Nos 400-4), 50.10x95, 2 6-sty bk tnts & str; V Garofalo (Inc), a corp, to Frank Garofalo, 419 E 116; ½ pt; AT; Aug 26'12; A\$29,000-71,000. nom

1ST av, 2035 (6:1677-23), nwc 105th (No 355), 25.11x100, 6-sty bk tnt & str; Little Italy Realty Co to Frank Garofalo, 419 E 116; 1-3 pt; AT; AL; Feb1; Aug26'12; A\$21,000-42,500. nom

1ST av, 413 (3:930-28), ws, 24.9 n 24th, 27.9x100, 5-sty bk tnt & str; Geo L Lewis ref to Danl Brubacher, 6 Union sq E; FORECLOS, Aug22; Aug26; Aug28'12; A\$15,500-26,000. **25.000**

1ST av, 415 (3:930-29), ws, 52.6 n 24th, 27.9x100, 5-sty bk tnt & str; Jos H Adams ref to Danl Brubacher, 6 Union sq E; FORECLOS, Aug22; Aug27; Aug28'12; A\$15,500-26,000. **25.000**

1ST av, 2051-3 (6:1678-23-24 & pt lt 23½), nwc 106th (No 341), 50.11x100, 2 5-sty bk tnts & str, 1-sty bk str & pt 5-sty bk tnt & str on st; Little Italy Realty Co to Frank Garofalo, 419 E 116; ½ pt; AT; mtg \$45,000; Feb21; Aug26'12; A\$—\$. nom

2D av, 1331 (5:1425-22), ws, 25.5 n 70th, 25x72, 5-sty stn tnt & str; Peter J Schneider to Theresa M wife Christopher Green, 211 E 71; mtg \$15,000 & AL; Aug 20; Aug28'12; A\$12,500-22,000. O C & 100

2D av, 2433 (6:1788-23), ws, 25.1 n 123d, 25.6x90, 5-sty bk tnt & str; Jos Lichtenberg, TRSTE in bankruptcy Est Ida Epstein to Mary Roseman, 381 W 4, Elmira, NY; mtg \$19,000; Aug23'12; \$9,500-19,000. O C & 100

3D av, 1452 (5:1511-34), ws, 25.6 n 82d, 25.6x102.2, 4 sty fr bk ft tnt & str, 2-sty ext; Wm H Greer & ano, EXRS Eliz Hill to Henry Kahrs, 1454 3 av; mtg \$22,500; Aug19; Aug24'12; A\$22,000-32,000. O C & 100

7TH av, 1829 (7:1821-4), es, 63 n 111th, 37.10x100, 5-sty bk tnt; Harry Rosenthal to Henry A Delattre, 21 E 111; mtg \$40,000; Aug23; Aug24'12; A\$33,000-53,000. nom

8TH av, 340 (3:777-1, 6 & 7), nec 27th (Nos 265-71), 24.6x81.10, 2 3 & 4-sty bk tnts & str; Max S Levine, ref, to Lena Hessberg, 55 W 89; FORECLOS July10; Aug23; Aug26'12; A\$29,000-34,500. **48.500**

Interior strip, 96.6 e West End av, & 41.8 s 88th W, ss, 99.6 e West End av.

Interior lot (6:1711-31½), 100.11 n 117th, & 169 w Pleasant av, runs n 22.6x se30.4 to pt 148.8w Pleasant av xw20.3 to beg; vacant; Maurice Goodman, ref, to Louis Stockman, 341 E 119; FORECLOS Feb16'11; Dec20'11; Aug29'12; A\$200-200. **150**

Parcel (8:2177), No. 9B on damage map to open Buena Vista av from 181st to ss 176th; re mtg; Carrie S Weiss to City NY; Feb24; Aug23'12. nom

Parcel (8:2120), No 11 on damage map to open an unnamed st abt 200 w Bway, commencing at 181st & ending on ws Bway, nearly opposite Nagle av; re mtg; U S Trust Co to City NY; Mar15'11; Aug 23'12. nom

Parcel (8:2177), No 17 on damage map to open 178th & 179th & Buena Vista av; re mtg; N Y Trust Co to City NY; Feb23; Aug23'12. nom

Parcel (8:2177), No 16B on damage map to open 178th, 179th & Buena Vista av; re mtg; N Y Trust Co to City NY; Feb23; Aug23'12. nom

Plot (1:275-pt lt 22), begins 80.6 e Market, & 67.18 Henry, runs e 6.1xs20.1xw21 to beg; re mtg; Margt F Everit to City NY; Feb28; Aug23'12; A\$—\$. nom

77TH st, 316 E, see 70th st, 418 E.

91ST st, 66 W (4:1204-56½), ss, 183 e Col av, 19x100.8½, 4-sty bk dwg (½ int); A\$13,500-25,000; Adelaide F Ockershausen Est, Wm W Buckley, EXR, 17 Central av, Cranford, NJ; atty, Chas P Buckley, 141 Bway; Will filed Aug20'12.

1ST av, 1067 (5:1351-24), ws, 25.1 n 85th, 25.1x75, 4-sty bk tnt & str; A\$13,000-18,000; also 2D AV, 502 (3:934-2), es, 20 n 28th, 25.9x80, 5-sty bk tnt & str; A\$12,000-23,500; also 3D AV, 590 (3:894-46), w s, 63.9 s 39th, 25.3x100, 5-sty bk tnt & str; A\$22,700-34,000; Mary Lysaght Est; Jas P & Timothy A Lysaght, EXRS, 823 E 68; atty, Jno Mulholland, 280 Bway; Will filed July22'12.

2D av, 502, see 1 av, 1067.

3D av, 500, see 1 av, 1067.

6TH av, 350 (3:823-82), es, 49.5 s 22d, 24.8x59, 3-sty bk tnt & str; A\$73,000-81,000; Eliz M Ritter Est; Jas F Horan, EXR, Bronxville, NY; attys, Gillen, Rolston & Horan, 22 Exchange pl; Will filed July29'12.

CONVEYANCES.

Borough of the Bronx.

Augusta pl (*), ws, lot 20 map Flanagan estate at Throggs Neck, owned by party 1st pt; also PROPERTY adj above on n & w owned by party 2d pt, boundary line agmt; Arthur H Decker, — Augustus pl, with St Raymond Cemetery, 2320 Walker av; June12; Aug28'12. nom

Carroll pl, see Green la or av, see Green la or av, sec Carroll pl.

Coster st, 630 (10:2769), es, 460 s Spofford av, 20x100, 2-sty bk dwg; Star Mtg Co to Louis Block, 78 E 96; mtg \$6,500; July15; Aug24'12. nom

Coster st, 630; Louis Block to McKeon Realty Co, a corp, 324 W 15; mtg \$6,475 & AL; July31; Aug24'12. O C & 100

Faite st, 642 (10:2764), es, 300 s Spofford av, 20.10x100, 2-sty bk dwg; Brown-Weiss Realities, a corp, to Frances E Montgomery, 676 Esplanade av, Pelham Manor, NY; mtg \$7,500; Aug21; Aug27'12. O C & 100

Fox st, 1134 (10:2719), es, 161.11 n 169th, 20x100, 3-sty fr tnt; Jurgen H Lunsmanm individ & heir Anna S Lunsmanm to Henrietta S Lunsmanm his wife, 1134 Fox; party 1st pt reserves life estate; mtg \$5,000 & AL; Aug21; Aug23'12. nom

Fox st, 1071 (10:2717), (10:2717), ws, 229 s 167th, 25x100, 2-sty fr dwg; Josephine A Reilly to Cath Keelon, 1071 Fox; mtg \$4,000; Aug22; Aug23'12. O C & 100

Gale pl, ns, 137.2 w Bailey av, see Van Cortlandt pk S, ss, 50 e Gale pl.

Gale pl, ns, 163.2 w Bailey av, see Van Cortlandt pk S, ss, 25 e Gale pl.

Gale pl, sec Van Cortlandt pk S, see Van Cortlandt pk S, sec Gale pl.

Gale pl, ns, 52.2 e Gale pl, see Van Cortlandt Park S, ss, 50 e Gale pl.

Gale pl, ns, 26.1 e Gale pl, see Van Cortlandt Park S, ss, 25 e Gale pl.

Green la or av, es, 25 s Carroll pl, see Green la or av, sec Carroll pl.

Hoffman st, 2460 (11:3066), es, 118.1 n 188th, 50x115x50x115.4, 2-sty fr dwg & 1-sty fr bldg; Jas Barker to Pietro A Ruocco, 2507 Hughes av; mtg \$5,300; Aug 24; Aug26'12. O C & 100

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.11, vacant; Reuben E Flichthorn to Ella A Arnold, 269 Rich av, Mt Vernon, NY; mtg \$1,000; Aug22; Aug23'12. O C & 100

Hoffman st, 2552 (12:3273), es, 50 s 191st, 16.8x100, 2-sty bk dwg; Carolina Cilentto to Jos Tesoro, at nwc 189th & Crotona av; mtg \$2,250; Aug28; Aug29'12. O C & 100

Minford pl, 1463 (11:2977), ws, 62.6 s 172d, 31x70, 4-sty bk tnt; Chas Ehrman to Cath Ehrman, 19 E 89; AT; mtg \$15,000; Aug13; Aug27'12. nom

Simpson st, 1057-61 (10:2726), ws, 197.6 n Westchester av, 87.6x190, 2-5-sty bk tnts Fredk R Yerxa to Fredk G Mathison both at Los Angeles, Cal; B&S; mtg \$70,000 & AL; June17; Aug28'12. O C & 100

Terrace pl, es, abt 100 s Pontiac, see Robbins av, 587-91.

Van Cortlandt pk S (12:3252), ss, 50 e Gale pl, 25x105.1 to Gale pl x26x97.7, vacant; Adam Wiener ref to Israel Goodman, 1518 Mad av; PARTITION; June8&10; July 22; Aug24'12. **2.150**

Van Cortlandt pk S (12:3252), ss, 25 e Gale pl, 25x97.7 to Gale pl x26x90.3, vacant; Adam Wiener ref to Israel Goodman, 1518 Mad av; PARTITION; June8&10; July22; Aug24'12. **2.150**

Van Cortlandt pk S (12:3252), sec Gale pl, 25x90.3 to Gale pl x25x82.9, vacant; Adam Wiener, ref, to Hyman Glasser, 1352 Bryant av; PARTITION; June8&10; July 20; Aug26'12. **2.600**

Van Cortlandt Park S (12:3252), ss, 25 e Gale pl, 25x97.9 to Gale pl, x26.1x90.4, vacant; Israel Goodman to Dorothy Goldberg, 324 W 51; mtg \$1,612.50; Aug23; Aug27'12. nom

Van Cortlandt Park S (12:3252), ss, 50 e Gale pl, 25x105.1 to Gale pl, x26.1x97.9, vacant; Israel Goodman to Dorothy Goldberg, 324 W 51; mtg \$1,612.50; Aug23; Aug 27'12. nom

Warner pl (*), nwc Disbrow pl, 50x94, Wakefield; Max Wulfsohn to Herman Ganss, 483 Ocean Pkway, Bklyn; ½ pt; June7; Aug29'12. O C & 100

134TH st, 261 E (9:2317), ss, 100 w Lincoln av, runs w25xn175xw42.1 to es to new approach to 3d av bridge or 3 av, (No 2465) xne26 to ss 135th (No 250) xe 59.11xs200 to beg, 2-sty bk stable; Michelina Cantasano to Rocco Contino, 10 Franklin; mtg \$39,000 & AL; Aug27'12. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Power of atty; Eli P Miller to Nancy M Miller, 11½ E 29; Aug27'12.

Revocation (miscel), of power of atty; Domenico Nicasstro to Clara Nicasstro et al; Aug2; Aug27'12.

Release (miscel), all R T & I under will of Alex Simonetti; Amelia Simonetti to Louis Campora, Northwall, NJ; Aug26; Aug27'12. nom

WILLS

Borough of Manhattan.

70TH st, 418 E (5:1464-37), ss, 276.1 e 1 av, 26x100.5, 5-sty bk tnt & str; A\$8,500-24,000; also 73D ST, 324 E (5:1447-38), ss, 275 w 1 av, 25x102.2, 5-sty bk tnt & str; A\$9,000-22,500; also 77TH ST, 316 E (5:1451-46), ss, 155.8 e 2 av, 25x102.2, 5-sty bk tnt & str; A\$9,000-16,500; also 76TH ST, 207 E (5:1431-5), ss, 115 e 3 av, 25x 102.2, 4-sty bk tnt & str; A\$11,000-22,000; Simon Adler Est, Jennie Adler, EXTRX, 7 E 97; attys, Bevins & Fluegelman, 299 Bway; Will filed Aug1'12.

73D st, 324 E, see 70th, 418 E.

76TH st, 207 E, see 70th, 418 E.

134TH st, 613 E (10:2547), ns, 408.4 e St Anns av, 16.8x100, 2-sty & b stn dwg; Matilda A wife of & Geo J Wallace, to Wm H Post at Ogdensburg, NY; July 22; Aug 28'12. nom

135TH st, 250 E, see 134th, 261 E.

136TH st, 248 E, see 136th, 246 E.

136TH st, 246 E (9:2320), ss, 150 w 3 av, 25x100, 5-sty bk tnt; mtg \$14,500; also 136TH ST, 248 E (9:2320), ss, 125 w 3 av, 25x100, 5-sty bk tnt; mtg \$14,500; Leon Schragar to Morris Hineser, 61 E 103; 1-3 pt; Sept 14'11; Aug 29'12. nom

137TH st, 584-6 E (10:2549), ss, 950 w Home av, also abt 200 e St Anns av, 50x 110, except pt for st, 6-sty bk tnt & str; mtg \$50,050; also WASHINGTON AV, 1154 on map 1152-4 (9:2372), nec 167th (No 481, map 481-91), x65x127.5x65x126.11, 2-6-sty bk tnts & str; mtg \$97,237; Jno Cacioppo to Jos L Davison, 775 McDonough, Bklyn; Aug 22; Aug 23'12. nom

139TH st, 410 (662), E (9:2283), ss, 86.3 e Willis av, old line, 16.3x100, 2-sty & b bk dwg; ref mtg; August R Haenser to Addie O'Gorman, 420 E 135; QC; Aug 9; Aug 28'12. 1,000

141ST st, 409 E (9:2286), ns, 125 e Willis av, 25x100, 3-sty fr dwg & 1 & 2-sty fr rear stable; Rosanna Mc C Furey to Josephine V Smith, 1026 Westchester av; Aug 24; Aug 26'12. nom

142D st E, nec Wales av, see Wales av, nec 142.

142D st, 342 E (9:2304), ss, 181.6 e Alex av, 25x100, 2-sty & a fr dwg; Eliz Reeb-er to Becker Bros, Mott Haven Packing House, a corpn, 2692 3 av; mtg \$3,000; Aug 28; Aug 29'12. O C & 100

142D st, 346 E (9:2304), ss, 206.6 e Alex av, 25x100, 3-sty fr dwg & 2-sty fr rear stable; Chas H Reppenhagen to Becker Bros Mott Haven Packing Co, a corpn, 2692 3 av; mtg \$3,000; Aug 28; Aug 29'12. O C & 100

148TH st, 523 W (9:2275), ns, 337 w St Anns av, 37.6x84.9, 5-sty bk tnt; Chas S Bloch to Henry Speitel, 33 Sutton pl; AL; July 8; Aug 28'12. O C & 100

151ST st, 301 on map 301-3 (537) E (9:2411), ns, 320.3 e Morris av, runs n116.10, x650x24xw6.6x892.8 to st xw43.6 to beg, vacant; Cath Gerlich to Edw J Movlett at Long Branch, NJ; B&S; mtg \$9,100 & AL; June 6; Aug 27'12. O C & 100

153D st, 326 (556) E (9:2412), ss, 300 w Courtlandt av, 25x100, 4-sty bk tnt; Elise Boyd, widow, to Geo J Schreiner, 104 W 123, & Viola R Straub, 6 Hamilton ter; mtg \$8,000; Aug 19; Aug 27'12. nom

156TH st, 368-72 E (9:2402), ss, 175 e Courtlandt av, 75x99.7, 1, 2 & 3-sty fr dwgs & 1 & 2-sty fr rear bldgs; Benj Benenson to Benenson Realty Co, a corpn, 407 E 153; mtg \$19,000; Aug 23; Aug 24'12. O C & 100

161ST st, 785 E (10:2668), ns, 35.8 e Tinton av, 19.1x100, 2-sty fr dwg; Meta C Allen to Anna M Decker, 2605 Grand Blvd & Concourse; mtg \$3,000 & AL; Aug 28; Aug 29'12. O C & 100

167TH st E, swe Clay av, see Teller av, es, 325 n 166.

167TH st E, see Teller av, see Teller av, es, 325 n 166.

167TH st, 481, on map 481-91 E, see 137th, 584-6 E.

176TH st E, swe Boone av, see Boone av, swe 176.

178TH st E (11:3035-1), ns, a strip bet above & ns Marble st, runs 188.4 w from Wash av, owned by party 1st pt; also 178TH ST, 453-5 E, ns, 100 e Park av, 50 ft fronting on Marble, owned by party 2d pt; agmt as to rel of transfer tax lien to following by party 1st pt; also 178TH ST, 453-5 E, ns, 100 e Park av, 50x— to ns Marble, Betie Sam to Fannie A Boyd, 453 E 178; Aug 17; Aug 23'12. nom

178TH st E (11:3035), ns, 100 e Park av, 50x100, 2-sty fr dwg; Fannie A Boyd to Jno H Buscall Co, a corpn, 1825 Anthony av; Aug 7; Aug 23'12. nom

178TH st, 453-5 E, see 178th st E, ns, a strip &c.

182D st E, late Elm av (11:3112), nes, 41.3 nw Southern Blvd, runs nw100xne100, xse90.10 to Southern Blvd xsw20.3xsw81.10 to beg, vacant; Sarah J W Bent to Geo W Tubbs, 406 W 58; Aug 26'12. O C & 100

187TH st, 622-4 E (11:3074), see Hughes av (No 2374), 50x100, 5-sty bk tnt & str; Jos Tesoro to Alessandro Cilento, 2026 1 av; mtg \$34,000; Aug 28; Aug 29'12. nom

191ST st E (12:3273), ns, abt 633 w Hughes av, 50x157x50x157.1, with right to use of lot A on same map; vacant; Geo G Neumann to Robt F Neumann, 1226 Tinton av; B&S & C A G; Apr 15; Aug 23'12. nom

204TH st (12:3349), es, 523 s Hull av, 26.1x111.7x25x103.11; vacant; Chas J Byrnes to Henry C Sohlke, 363 E 204; mtg \$3,000; Aug 28; Aug 29'12. O C & 100

217TH st, 1021-3 E (*), ns, 50x114.5; Jno J Tully Co to Caterina Sammartano, 412 E 117 & Gaetana wife Jno Barone, 170 E 122; AL; Aug 5; Aug 24'12. O C & 100

217TH st E (*), ns, at es lot 359 map Laconia Park, runs e 172.8xst 2.4 to ss 217th xw68.10xns87.3 to beg, being parcel No 87 on damage map to open 217th from White Plains rd to Oakley; deed of cession; Carolyn F Stickney widow et al to City NY; Aug 5; Aug 29'12. nom

217TH st E (miscel); same prop; power of atty; Carolyn F Stickney widow to R Suyden Grant, 11 Gramercy Park; Apr 19; Aug 29'12.

222D st E (*), ns, 380 w White Plains av, 50x114, except part for E 222d st, Wakefield; Leo Hemerling to Morris & Fanny Wetzler & Minnie Einstein, all at 622 Lex av; mtg \$4,000; Aug 23; Aug 24'12. O C & 100

224TH st E (*), ss, abt 265 w Laconia av, 25x109.6; Buonaventura De Leo et al to Giuseppe Bevacqua, 247 Mulberry; AT; AL; June 12; Aug 29'12. nom

230TH st E (*), ss, 205 e White Plains rd, 50x114; Carmine Buonagurio to Jos Giella, 718 E 230; Aug 24; Aug 26'12. O C & 100

239TH st, 750 E (*), being lots 77-80, map (980 in Westchester Co) of 93 lots at So Mt Vernon; Francesca Parisi, widow, to Philip Lamagna, 207 E 107; QC; Aug 26; Aug 27'12. nom

235TH st E (12:3366), ns, 175 w Oneida av, runs n100xw276x590.7 to st x66.1 & 224.9 to beg, vacant; Henry Smith (ref) to N Y Co-operative B & L Assn, 35 W 125; FORECLOS Aug 7; Aug 20; Aug 26'12. 10,175

259TH st W (13:3423), ss, 150 e Tyn-dall av, 50x154.6x54.8x177.4, vacant; Marion D Collyer to Grace C Whitehall at Chel-sea-on-Hudson, NY; AL; June 14; Aug 23'12. O C & 100

261ST st W (13:3423), nec Av Von Hum-boldt, 50x100; agmt that party 1st part will not record deed given by party 2d part on July 15'12 until default is made in payment of note given for \$700, va-cant; Meyer Libien, 886 8 av with Jas Devaney, 908 8 av; Aug 20; Aug 23'12. nom

Av Von Humboldt, nec 261st, see 261st W, nec Av Von Humboldt.

Arthur av, 2374 (11:3073), es, 25 n 186th or William, 16.8x85.2x16.8x85.3, 2-sty fr dwg; Antonino Somma to Raffaele & Car-mine Mutarelli, 2055 1 av; mtg \$4,600; Aug 3; Aug 27'12. O C & 100

Anthony av, ws, abt 112-11 n 173d, see Clay av, es, 111.11 n 173.

Aqueduct av (11:2878), ws, 491 n 176th, 25x100, vacant; sobrn of Ls to mtg for \$4,200; Mary A wife & Michl J Broderick to Agnes Bosche, 1557 Vyse av as GDN Clara Bosche; Aug 20; Aug 24'12. nom

Bailey av (12:3267), ws, 335.11 n 231st, 50x32.11x50x31.3, being parcel No 66 on damage map to open Sedgwick av from Fordham rd to Bailey av; Bailey av from Sedgwick av to Albany rd; re mtg; Chal-mers Wood & ano TRSTES Jas Renwick to Jas Whelan, 102 W 96; June 3; Aug 23'12. nom

Bailey av (12:3261), es, 150 n Boston av, 75x20, vacant; re mtg; Josephine E Mann to City N Y; June 25; Aug 23'12. 1,000

Bailey av (12:3263), nes, abt 166.2 nw Van Cortlandt av, 56x91.1x53.2x74.1; va-cant; Minnie J Grant to Jos P Grant, 51 Bank; Aug 29'12. nom

Boone av (11:3011 & 3015), swe 176th, runs w3.11x123xw50xsw50xse71xne50xse — to av xn— to beg, 2-sty fr dwg & va-cant; re mtg; Sarah P Smith to Danl Mapes Jr, 1006 E 176; QC; Aug 17; Aug 23'12. nom

Boston rd, 1239 (10:2615), ws, 280 n 168th, 43x167.5, 5-sty bk tnt; Herman Ahrendt Jr to Josephine Richter & Gustave Schneider, both at 416 E 156; mtg \$41,000; Aug 22; Aug 23'12. O C & 100

Broadway (12:3271), see Van Cortlandt Pk S, 25.6x100x37.5x100; vacant; Adam Wiener, ref, to Ralph S Wolcott, 227 W 45; PARTITION June 8 & 10; July 17; Aug 29'12. 14,000

Broadway (*), es, 325 s Tremont rd, 52x114.5x50x100; Jacob H Amsler to Mat-ilda Amsler his wife, 1616 Crosby av, Westchester; mtg \$4,000; Aug 23; Aug 29'12. nom

Bronx av (*), es, 200 n King, 100x90, Wmsbridge; Theresa Kohm to Jacob J Koehn, 2075 Honeywell av; mtg \$1,600 & AL; Aug 24'12. O C & 100

Bronxwood av (*), ws, 40 s 221st, 31x 105, Wakefield; Jos M Delaney to Dom-enico Gerbia, 403 E 81; 1/2 pt; QC; Aug 24; Aug 29'12. nom

Cauldwell av, 919 (10:2627), ws, 415 n 161st, 18x100, 3-sty & b bk dwg; Erhardt Christlein heir Lydia Christlein to Jo-hanna & Freda E Christlein, both at 919 Cauldwell av; AT; B&S; AL; July 16; Aug 28'12. nom

Chatterton av (*), ss, 50 e Havemeyer av, 73x108, Unionport; Wm Buhl to Chris-tina Schuessler, 1012 Havemeyer av; mtg \$2,000; Apr 22; Aug 23'12. nom

Clay av, 1773 (11:2799), ws, 150 s 175th, old line, runs s50xw190 to es Topping av xn49.6xse45xno.6xse145 to beg, 2 & 3-sty fr dwg & 2-sty fr stable; Clement H Smith to Clement H Smith Co, a corpn, 460-4 Tremont av E; mtg \$10,000; Aug 16; Aug 24'12. O C & 100

Clay av, swe 167th, see Teller av, es, 325 n 166.

Clay av (11:2889), es, 111.11 n 173d, 82.2 x71.5 to Anthony av x80x52.5, 5-sty bk tnt; Mellwin Realty & Consn Co to Ern-est Wenigmann, 2013 Grand Blvd & Con-course; mtg \$61,000; July 2; Aug 27'12. O C & 100

Clay av, 1747-51 (11:2799), ws, 195 n 174th, 90x95, 2 3-sty fr dwgs; Francis Murray & Co (Inc) to Jas J Buckley, 1751 Clay av; mtg \$5,000; Aug 28; Aug 29'12. nom

Daly av, 1985 (11:3121), ws, 50 s 178th, 31.4x80, 4-sty bk tnt; Robt J Moorehead to Hattie V Schumacher, 530 W 153; mtg \$17,000; July 30; Aug 28'12. O C & 100

Eastern Blvd (*), es, 50 n Baisley av, 50x100; Mary E Halley to Wm Peters, 2607 Sedgwick av; B&S; July 10; Aug 27'12. nom

Franklin av, 1392-4 (11:2935), es, 75.6 n Jefferson pl, 75x100, 2-5-sty bk tnts; Clarence P Whitman to Inter City Land & Securities Co, a corpn, 5 Beekman; mtg \$60,000; Aug 19; Aug 23'12. nom

Franklin av, 1390-4, see 16th, 25 W, Man-hattan.

Franklin av, 1064-70 (10:2607), es, 345.4 s 166th, 109.8x201.5, 2-5-sty bk tnts; Michl F Burns to Realty & Commercial Co, a corpn, 30 Church; Aug 1; Aug 29'12. O C & 100

Fulton av, 1397 (11:2985), ws, 48 s 170th, 36.8x96.4x37x96.2, 3-sty & b fr dwg & 1-sty fr str; Ida Gordon to Marion Holding Co, 135 Bway; mtg \$7,000; Aug 7; Aug 27'12. O C & 100

Grand av, 1050 (9:2448), es, 107.8 n 165th, 25x102x25x102.2, 3-sty bk dwg; Jas D Taylor to Martha Huebner, 218 W 131; mtg \$7,500; Aug 23; Aug 24'12. O C & 100

Grand Blvd & Concourse (11:2826), ses, 80.2 sw Weeks av, —x—, owned by Bur-lock E Rabell as trste; also GRAND BLVD & CONCOURSE, swe Weeks av, owned by Chas V Gabriel; agmt as to easement for sewer & water pipes; Chas V Gabriel, 416 W Main, Plymouth, Pa, with Burlock E Rabell, 60 Hamilton ter as TRSTE for tenants; Aug 23; Aug 26'12. nom

Green av or lane (*), see Carroll pl, 25 x100; also GREEN LANE OR AV (*), es, 25 s Carroll pl, 25x101.4; Jno J Comer to Jno Gilmartin, 1467 Vyse av; Aug 9; Aug 27'12. nom

Hughes av, 2146 (11:3082), es, 254.7 n 181st, runs s36xe90.10xn18xe4.2xn17.11xw 95 to beg; 2-sty, fr dwg; Anthony Mey-ers to Bertha Williams, 191 Chauncey, Bklyn; mtg \$9,340; Dec 14'12; Aug 24'12. O C & 100

Hughes av, 2302 (11:3087), es, 125 n 183d, 25x100, 2-sty fr tnt & str & 1-sty fr rear bldg; Arthur C Patterson, ref, to Alice V Conklin, 1051 Minford pl; FORE-CLOS; July 18; Aug 26; Aug 27'12. 3,450

Hughes av, 2538 (12:3273), es, 286.8 n Pelham av, 14.2x87.6, 2-sty bk dwg; Mary Laub to Killian Schurger, 87 Foxall, Bk-lyn; mtg \$2,500; Aug 26; Aug 28'12. nom

Hughes av, 2374, see 187th, 622-4 E.

Merrian av (9:2532), ws, 90.9 s 170th, 35x100; vacant; Chas J Smith to Wm J Smith, 1314 2 av; Aug 9; Aug 23'12. O C & 100

Old rd (13:3405, 3406 & 3414 & 12:3270), es, adj lands Saml Thomson, runs s479.6 to land Jas R Whiting x— to Spuyten Duyvil or Yonkers Creek or Tibbetts Brook xne—xw390 to beg, being lots 74-78 on map Jno MCE Wetmore, plff vs Benj C Wetmore et al, defts, with AT to said old rd & creek; also ROAD from Spuyten Duyvil to Mosholu, es, at n1 lands W C Wetmore, runs se330 to ws Tibbetts brook x— to ws old free landing rd x—580 to es to rd from Spuyten Duyvil to Mosholu xw & s— to beg, contains 11.75-100 acres; also POST RD from N Y to Albany, bounded e by branch of creek dividing it from lot A 120 on rd, s by proposed rd 303 sw partly by lot C 360 & by creek & w & nw by creek, contains 3 acres 2 rods & 27 poles, being lot B, map farm Mary C P Macomb at Kingsbridge; also BROAD-WAY, nwc Tibbetts brook, runs n — to ss land conveyed by Foster to Piper May 5'91 xw to brook xs & e — to beg; also BROADWAY, ws, on map of Wm Foster Jr at Kingsbridge, begins nec of land on said map adj land Augustus Van Cortlandt runs ne145.10 to cl Tibbetts brook xsw28.1 xsl66 to Bway xne28.1 to beg; also BROADWAY, nes, lots 1, 2, 3, 5 & pt lot 4, map Mary C P Macomb at Kingsbridge, begins at line of A Van Cortlandt, runs se — to ws of N Y City & Northern R R xw — to lot 6 xnw64.9xsw75xnw345 to Bway xne392 to beg, with rights to roads & c except pt sold by Louisa Dash to Interbor-ough R T Co & lands in beds of strs ac-quired by the City N Y; Louisa Dash in-divid & devisee Bowie Dash decd to Bowie Dash Realty Co, a corpn, on Waldo av nr 238th; mtg \$45,000 & AL; Aug 6; Aug 23'12. O C & 100

Perry av, 3323 (12:3343), ws, 522 n Holt pl, 22x85.2x22x84.5, 2-sty fr dwg; C Edw Schumacher to Robt J Moorehead, 415 E 140; mtg \$5,500; Aug 1; Aug 27'12. O C & 100

Prospect av (*), ss, 650 e Throggs Neck rd, 25x110.6x25x109.7; Minnie Marcus to Eugene F McLaughlin, 147 E 81; Aug 23; Aug 24'12. nom

Prospect av (11:3110), es, 46.1 n 181st, 50x150, owned by party 1st part; also PROSPECT AV (11:3110), es, 96.1 n 181st, 16.1x100, owned by party 2d part; agmt as to light shaft or court, etc; Regina Consn Co with Michelina S Cullo, 731 E 147; Aug 24; Aug 27'12. nom

Prospect av, 971-81 (10:2678), ws, 217.2 s 165th, runs w160xs135xsl5.1xsl20.10xe 145.3 to av xn255.10 to beg, vacant; Wolf Burland to Zarlard Realty Co, 801 Cauld-well av; mtg \$107,000; Aug 9; Aug 29'12. O C & 100

River dr (13:3411), es, 154.1 n Park rd, runs n115xell0xs120xw125 to beg, except gore at nwc said plot, containing about 15 sq ft; also RIVER DR (13:3411), es, at ss land conveyed to party 1st part by deed recorded Oct 3'08, runs nel25xnw120 to ss of Evergreen dr xnel0.3xse125.3xsw 29.9xsw108.8 to es River dr xn on curve — to beg, said two parcels comprising a single plot of about 6 1/2 lots of 25x100 each, vacant; Huntington W Merchant to New York & Astoria Land & Impt Co, a corp., — Wolcott av, Astoria, B of Q; mtg \$27,595 & AL; Aug 26; Aug 27'12. nom

Robbins av, 587-91 (10:2623), ws, 300 n 149th, 50x100 to Terrace pl; 1 & 2-sty fr dwg; Katie Oetzman & ano to Katharina Schlaier, 208 27th, Guttenberg, NJ; Aug 19; Aug 23'12. nom

Robbins av, 441 (10:2557), ws, 475 s 147th, 25x127.1 to Morrisania Branch R R x25.9x133.3, 2-sty & b fr dwg; Jno Dowds & Eliz his wife to Jas Byrne, 671 Daw-son; QC; Jan 4'10; Aug 24'12. nom

Robbins av, 441; Jas Byrne to Eliz Dowds, 441 Robbins av; QC; Aug 23; Aug 24'12. nom

LEASES

Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

St Anns av, 113 (9:2260), ws, 75 s Southern blvd, 25x75, 5-sty bk int; Carl & Moritz L Ernst to Louis Loewenthal, 422 W 119; B&S & C a G; mtg \$10,000 & AL; Aug26; Aug29'12. O C & 100

Sands av (*), ns, 141e Pelham rd, 50x 102.2x50x100.9, except pt for Westchester av; re mtg; Sophie Newman to Bertha & Caroline Kaufman, Milton Newman & Emil & Lillian Goldberger, all at 141 W 127; QC; June4; Aug27'12. nom

Southern blvd (11:2978), ws, 239.5 n 173d, extends w 50 ft, owned by party 1st pt; also SOUTHERN BLVD (11:2978), ws, adj on s; owned by party 2d pt; agmt as to encroachment &c; Kellwood Realty Co to Trask Bldg Co; Aug14; Aug 23'12. nom

Southern blvd, ws, abt 90 n 182d, see 182d E, nes, 41.3 nw Southern blvd.

Teller av (9:2429), es, 325 n 166th, runs e97.9xns50xe97.4 to ws Clay av xn161.1 to ss 167th xw221 to es Teller av xn105.5 to beg, vacant; Andw S Hamersley, ref, to Sarah A Arnold, 504 W 147; mtg \$21,600 & AL; FORECLOS; June2; June12; Aug27 '12. 100

Teller av, sec 167th, see Teller av, es, 325 n 166.

Topping av, es, abt 150 s 175th, see Clay av, 1773.

Union av, 904 (10:2677), es, 321.3 n 161st, 30x171.8, 1 & 2-sty fr dwg & str; Fredk W Kraemer to Emanuel A Weil, 773 Prospect av; Aug23; Aug24'12. nom

Union av, 904; Emanuel A Weil to Emanuel M Cohen, 960 Stebbins av; Herman Cohen, 1051 Union av, & Saml H Peyser, 1009 Kelly; mtg \$5,150; Aug23; Aug 24'12. O C & 100

Van Cortlandt Park S, sec Bway, see Bway, sec Van Cortlandt Pk S.

Vyse av, 1573 on map 1571 (11:2989), ws, 35 s 173d, 40x100, 5-sty bk int; Sherpe Bldg Co to Sophia M Olsens, 1534 Vyse av; mtg \$30,000; Aug26'12. O C & 100

Wales av (10:2575), nec 142d, 136.10x49.8; CONTRACT for erection of 3-sty & b fireproof factory; Henry Hollerith Constn Co, contractor, with Josephine Priemer, owner, 248 E 52; M W Del Gaudio, architect; Aug21; Aug27'12. 44,300

Wallace av (*), ws, 150 s 205th, 50x 100; Geo B Seyfarth to Wm Duerr, 627 Courtlandt av; mtg \$24,000 on this & other property; Mar23'09; Aug28'12. O C & 100

Walton av, 2265 (11:3186), ws, 148 s 183d, 20x95, 2-sty bk dwg; Wm D Sawyer, ref, to Edw Regenhard, 443 Gregory av, Weehawken, NJ; AL; FORECLOSED & drawn Aug23; Aug26'12. 250

Washington av, 1154, on map 1152-4, see 137th, 584-6 E.

Watson av (*), ns, 405 w Castle Hill av, 50x108, Unionport; Ferd Berthau to Wm A Berthau, 786 E 180; AL; July5; Aug 23'12. nom

Whitlock av (10:2731), es, 100 s Tiffany, runs e55xsl100xe100 to ws H R & P R R Co xs75xw155 to av xn175, vacant; Henry Morgenthau Co to Lockwhit Co, a corp, 630 Faile; B&S; Aug21; Aug28'12. O C & 100

2D av (*), ws, part lot 1152 & all of lot 1109 map (143 in W Co) of Wakefield, begins at line bet lots 1109 & 1108, runs w210 to es Railroad ter xs84.6xe105xs25xe 105 to 2 av xn109.6 to beg, with all title to any award for opening Bronx blvd; Wm C Thiede & ano, EXRS &c Wm Thiede, to Chas Heimstadt, 661 E 228; Aug 15; Aug23'12. 16,750

3D av (11:3051), nws, 240 s 183d, 30x120, vacant; Benj F Gerding, ref, to Chas Shapiro, 4485 3 av; PARTITION June18; July 31; Aug23'12. 3,550

3D av, 2456, see 134th, 261 E.

Lot 13074 (12:3361), sect 77 & 90, Woodlawn Cemetery; Woodlawn Cemetery, a corp, to Jno W R Crawford, Beechmont Park, New Rochelle, NY; July25; Aug27 '12. 1,006.25

Lot S3 (*) map Mapes Est; consent to payment of award to Chas H Baechler; Fredk H St John et al to City N Y; June 14; Aug23'12.

Parcel (*) No 81 on damage map to open Glebe av, from Westchester av to Overing av; Lyon av, from Zerega av to Castlehill av; Fisby av, from Zerega av to West Farms rd & Tratman av, from Zerega av to Benson av; re mtg; Julia A Collins to City NY; Feb2; Aug23'12. nom

Parcel (*) No 20 on damage map to open same prop; re mtg; Egbert Winkler to same; June28; Aug23'12. nom

Parcel (*) Nos 19, 19A, 19B, 24 & 24A on damage map to open Main st, City Island; re mtg; Mary E Walters to City N Y; July 1; Aug23'12. nom

Parcel (*) Nos 19, 19A, 19B, 24 & 24A on damage map to open same prop; re mtg; same to same; July5; Aug23'12. nom

Parcel (*) Nos 19, 19A, 19B, 24 & 24A on damage map to open same prop; Anna L Martin consents that award be paid to Mary E Walters; July1; Aug23'12. nom

Parcel (*) Nos 157 & 157A on damage map to open Main st from east approach City Island Bridge to L I Sound; re mtg; Bronx Savgs Bank to City N Y; June21; Aug23'12. nom

Parcel (*) No 65E on damage map to open West Farms rd from Bronx River to Westchester Creek; consent by Harriet A Shepperd that award be paid to Carl Stelzner; June19; Aug23'12. nom

Parcel (*) No 19 on damage map to open Glebe av from Westchester to Overing av; re mtg; Gertrude F Brounenkant to Mary A Corkey, 1552 Parker; June8; Aug23'12. nom

Parcel (*) No — on damage map to open Main st from east approach of City Island Bridge to L I Sound; re mtg; Edw De F Smith & ano EXRS Emma L King to City N Y; June19; Aug23'12. nom

Parcel (*) No — on damage map to open same prop; re mtg; Anna C Patterson to same; June21; Aug23'12. nom

Parcel (*) No — on damage map to open same prop; re mtg; Isabella W Ennist to same; June20; Aug23'12. nom

Parcel (11:3232) No 14E on damage map to open Sedgwick av from Fordham rd to Bailey av; Bailey av from Sedgwick av to Albany rd; Albany rd from Bailey av to Van Cortlandt pk; Heath av from 189th to 191st; Public pl from Heath av to Bailey av s of 191st; Kingsbridge rd from Exterior to Bailey av; re mtg; Park Mtg Co to City N Y; June17; Aug23'12. nom

Parcel (11:3020) Nos 2 & 4 on damto same; same prop; re mtg; same to same; June17; Aug23'12. nom

Parcel (11:3020) Nos 2 & 4 on damage map to open 174th from West Farms rd & Bronx River av; re mtg; Cora A Bernheimer to City N Y; Apr9; Aug23'12. nom

Parcel (11:3236, 3237, 3238, 3239, 3240, 3244 & 3245) No 20 on damage map to open Sedgwick av from Fordham rd to Bailey; Bailey av from Sedgwick av to Albany rd; Albany rd from Bailey av to Van Cortlandt Pk; Heath av from 189th to 191st; Public pl from Heath av to Bailey av; Kingsbridge rd from Exterior st to Bailey av; re mtg; Columbia-Knickerbocker Trust Co to City N Y; June26; Aug23'12. nom

Parcel (*) No 113 on damage map to open Main st from lands to be acquired for east approach of City Island Bridge to L I Sound; re mtg; Saml G Dayton to City N Y; Feb15; Aug23'12. nom

Parcel (13:3423) No 51 on damage map to open 259th from Bway to Riverdale av; re mtg; Park Mtg Co to City N Y; Mar29; Aug23'12. nom

Parcel (13:3403) No 5M on damage map to open Kingsbridge av from 230th to Bway; re mtg; Park Mtg Co to City N Y; June19; Aug23'12. nom

Parcel (12:3264 & 3266) Nos 25, 28 & 50 on damage map to open Sedgwick av from Fordham rd to Bailey av, & Bailey av from Sedgwick av to Albany rd; re mtg; Park Mtg Co to City N Y; June18; Aug26'12. nom

Parcel (12:3264 & 3266) Nos 25, 28 & 50 on damage map to same; same prop; re mtg; Chas G Hedge & ano to City N Y; May23; Aug23'12. nom

Parcel (12:3313) No 1B on damage map to open St George's Crescent from 206th to Van Cortlandt av; re mtg; Sarah E Buckhout to City N Y; Apr4; Aug23'12. nom

Parcel (*) No 174 on damage map* to open Main st from east approach City Island Bridge to L I Sound; re mtg; Bertha A Lee to City N Y; June28; Aug 23'12. nom

Parcel (*) No 174 on damage map to open same prop; re mtg; Grace A Hallock to same; June21; Aug23'12. nom

Parcel (*) Nos 31 & 31A on damage map to open Glebe av from Westchester to Overing av; re mtg; Frank Gass to City N Y; June15; Aug23'12. nom

Parcel (*) Nos 31 & 31A on damage map to open same prop; re mtg; Mary I Ehrgott to same; June21; Aug23'12. nom

Parcel (*) Nos 8 & 9 on damage map to open 222d from Bronx River to 7th; re two mtgs; Mary E Fincke to City N Y; June18; Aug23'12. 4,364.68 & nom

Parcel (*) Nos 190 & 190A on damage map to open Glebe av from Westchester av to Overing av; Lyon av from Zerega to Castle Hill av; Frisby av from Zerega av to West Farms rd, & Tratman from Zerega av to Benson av; re mtg; Harlem Savgs Bank to City N Y; June18; Aug23 '12. nom

Parcel (*) Nos 180 & 180A on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg & consent to award; Harlem Savgs Bank to City N Y; June28; Aug23'12. nom

Parcel (*) Nos 133 & 134 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Edwin M Adee to City N Y; June4; Aug23'12. nom

Parcel (*) No 57 on damage map to open 222d, from Bronx River to 7th; re mtg; Edwin W Greenbowe to City N Y; June3; Aug23'12. nom

Parcel (*) Nos 232, 233 & 233A on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg & consent to award; Cath H Bowne wid & heir Watson H Bowne to Thos B Watson, 1551 Eastchester rd; June12; Aug 23'12. nom

Parcel (*) No 150 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Julius B Denicke to City N Y; May2; Aug23'12. nom

Parcel (*) No 150 on damage map to open same prop; re mtg; Dave H Morris to same; May1; Aug23'12. nom

Plot (*) begins 740 e White Plains rd at point 995 n along same from Morris Pk av, runs e 100xn25xw100xs25 to beg, with right of way over strip to Morris Pk av; Paul Reiling to Chas J Roswell, 1916 Wallace av; mtg \$3,500; Aug28; Aug 29'12. O C & 100

Cathedral pkway (7:1846), nec Manhattan av, 6th str from av; Doric Realty & Holding Co to Victor Gedrick, 246 W 112; 5yf Sept1; Aug26'12. 900

Cortlandt st, 9 (1:62), front part of b; Richd H Bauer to Peter Mantagoras & Geo Meyres, 9 Cortlandt; from Aug15'12 to Apr30'17; Aug23'12. 1,200 to 1,500

Forsyth st, 208-10 (2:422), two bldgs; Henry C Glaser to Herman Rosenbaum, 428 E 6; 3yf Sept1; Aug24'12. 5,168

Gansevoort st, 94-8 (2:643), ss, 124.6 e West, 60.6x84.2x59.5x83.5, all; Hy P & Geo K Kirkham to Manhattan Refrigerating Co, a corp, 525 West; from Apr1'11 to May '17 (20 yrs ren); Aug23'12. taxes, &c, & net 13,349

Houston st, 509 E (2:325); sur Ls; Obermeyer & Liebman to Ferd Frese, 823 Neck rd, Bklyn; AT; Aug24; Aug28'12. 1,100

Lafayette st, 6 (1:155), asn Ls; Saml Green to Vivian Green, 27 E 95; AL; Aug 1; Aug23'12. nom

Madison st, 188 (1:272); asn Ls; Max Bernstein to Jacob Nathan, 224 Clinton & ano; Aug27; Aug28'12. nom

Monroe st, 81-3 (1:272), all except basement under tobacco str; Sol Insky to Jacob F Weichsler, 81 Willett; 1 7-12yf Jan1; Aug29'12. 4,044

Prince st, 64 (2:496); sur Ls; Joe Sobel to Rocco M Marasco, 293 Mott; AT; Aug 23; Aug27'12. nom

Rivington st, 67-73 (2:415), show window nearest cor, abt 9x6.6 for fruit stand, etc; Saml Syrop to Meyer Breakstone, 1 Essex, & ano; from Sept1'12 to Dec15'15; Aug23'12. 600

Spring st, 157 (2:501), front portion 1st floor, 25x40; C B Prettymann AGENT to Petro Petrino, 501 West Bway; 5yf Feb1; Aug23'12. 660

West st, 305 (2:596), all; Emma A Baer to Jno Cossen, 333 Ralph, Bklyn; from Sept1'12 to Jan30'17; Aug27'12. 2,200 to 2,600

West st, 394-5; asn Ls &c as above; John Schierloh to Anna Lohmann, 395 West; mtg \$5,000; Aug28; Aug29'12. nom

West st, 394-5 (2:636); agmt as to ext of Ls to May1'17 at \$3,600 per annum & consent to asn same to Anna Lohman, 395 West; Diedrich H Hamje & ano TRSTES John Tietjen to John Schierloh, at Peetzburgh, Bergen Co, NJ; Aug28; Aug29'12. nom

6TH st, 540 E (2:401), all; Henry Machson et al to Rose Klein; from Apr15'10 to Apr30'13; Aug26'12. 3,650

7TH st, 11 E (2:463), str fl & c; Susan Semler widow to Jos Kantor, 327 Broome; 3yf Sept1; Aug27'12. 960

8TH st, 316 E (2:390), all; Minnie Mandel to Jos Friedman, 325 E 4; 3yf Sept1; Aug27'12. 2,400

8TH st, 36 E (2:548); asn Ls; Marie A Walter to Chas Brandt, 9 Perry; mtg \$7,000; May25'01; Aug29'12. nom

8TH st, 36 E; consent to asn above Ls; TRSTES of Sailors Snug Harbor to Marie A Walter; July11; Aug29'12. —

13TH st, 134-6 E (2:558); asn Ls; Third Avenue Amusement Co to Jos F Dollus, 219 E 11; May2; Aug24'12. nom

13TH st, 134-6 E; asn Ls; same to same; AT; July30; Aug24'12. nom

13TH st, 134-6 E; asn Ls; Jos F Dollus to Elias Trinz, 134 E 13; Aug10; Aug24 '12. nom

24TH st W, nec 7 av, see 7 av, 245-51.

26TH st, 515-9 W (3:698), 5th, 6th & 7th or top lofts; Harris H Uris to Smith & Uhlig, a corp, 540 W 22; 10yf Apr1; Aug 28'12. 3,700 to 4,500

26TH st, 23-5 E (3:856); str; Neptune Realty Co to N Y Telephone Co, 15 Devy; 3 10-12yf Aug1; Aug29'12. 6,000 & 6,500

29TH st, 534 W (3:700); stable; Patk L O'Brien to Jas M Ryan, 101 W 37; 5yf Sept1; Aug29'12. 1,200 & 1,500

43D st E, nec 3 av, see 3 av, 679.

52D st W, see 7 av, see 7 av, nwc 52.

65TH st, 116-8 W (4:1136), str fl & rear b; Rellin Constn Co to Lester D Cohn, 202 W 118 et al; 5yf Sept1; Aug26'12. 4,000 & 4,250

65TH st, 116-18 W (4:1136); asn Ls; Lester D Cohn et al to Lester Amusement Co, 116-18 W 65; Aug24; Aug26'12. nom

74TH st, 417-9 E (5:1469), ns, 213 e 1 av, 41.8x75x41.8x79.6, all; Edw Freund to Jacob Abraham, 92 2 av; 3yf Sept1; Aug 24'12. 1,820 to 1,900

88TH st W, swe Bway, see Bway, 2391.

98TH st, 142-6 E (6:1625); 2 6-sty bldgs; Abr H Sarasohn & ano to Barnett Siegel, 420 E 3; 3yf Sept1; Aug29'12. 5,800 & 6,000

98TH st, 142-6 E (6:1625); asn Ls; Abr H Sarasohn & ano to Meyer Jarmulowsky, 27 E 95 (firm M & L Jarmulowsky); Aug27; Aug29'12. nom

106TH st E, see Mad av, see Mad av, 1569.

106TH st E, see Mad av, see Mad av, 1569.

110TH st, 426-32 E (6:1703); asn Ls; Morris Schiffman to Josephine J Schnurmacker, 176 E 111; Aug27; Aug28'12. nom

119TH st E, ns, 60.10 e 1 av, see 1 av, es, 50 s 120th.

123D st, 185 E (6:1772), str fl & b; Orella D Brown & ano to Nicola Carbonaro, 175 E 123; 3yf May1; Aug24'12. 300

125TH st, 524 W (7:1979); e str; Elise Jonas to Michl J Waldron, 533 W 125; 5yf May1; Aug29'12. 300

Bowery, 241 (2:426); asn Ls; Frank Tricker to Jas Donovan, Cottage 15 at Oceanus Court, Rockaway, NY; Aug27'12. nom

Bowery, 241; asn Ls; Jas J Donovan to Edw C Curry, 114 Centre; Aug27'12. nom

Bowery, 241; asn Ls; Edw C Curry to Jno Mullarkey, 119 South; Aug27'12. nom

Bowery, 157½ (2:424), all; Callahan Estate to Sam Katz, 818 Hopkinson av, Bklyn, NY, & Wolf Lebenfeld, 157½ Bowery; 4yf May1; Aug26'12. 1,325

Broadway, 2391 (4:1235), swc 88th; asn Ls; Harlombo Condoguro to Peter Theophine, 210 W 88; AT; Aug22; Aug23'12. O C & 100

Columbus av, 920 (7:1860); asn Ls; Geo Vogler & ano to Emil Singer, 969 Cauldwell av; Aug14; Aug27'12. nom

Columbus av, 473 (4:1196); asn Ls; Ora B Coates & ano to Home Baking Co, a corp, 473 Col av; Apr1; Aug28'12. nom

Madison av, 1569 (6:1611), sec 106th; asn Ls & chattels; Chas O'Malley to Jas A Connern, 483 Ams av; mtg \$4,000; Aug 19; Aug23'12. nom

Madison av, 1569 (6:1611), sec 106th; re asn Ls; Arthur G Freeland to Jas A Connern, 483 Ams av; AT; mtg \$4,500; Aug28; Aug29'12. nom

Manhattan av, nec Cathedral pkway, see Cathedral pkway, nec Manhattan av.

1ST av, 172 (2:438), 1st fl & 2d fl & yard; Giuseppe Laurato to Mike Lanza, 172 1 av; 2 8-12yf May1; Aug23'12. 960

1ST av (6:1807), es, 50 s 120th, —x—; also 119TH ST E (6:1807), ns, 60.10 e 1 av, —x—, bet Pleasant & 1st avs, being lots 2 to 9 & 48 blk 1807 tax map; asn Ls; Louis Berghorn & ano EXRS Henry Berghorn to Henry Berghorn's Sons (Inc), 2330 1 av; Aug24'12. 100 shares of stock

2D av 1421 (5:1429); re asn Ls; John D Haase to Patk Huvane, 1408 Park av; AT; mtg \$1,250; Aug26; Aug29'12. nom

3D av, 23 (2:464); asn Ls; Consumers Brewing Co to Ehler Osterholt, 21 E 93; Aug23; Aug23'12. nom

3D av, 346 (3:881), str & c; Marshall L Warrin & ano to Geo & Nicolas Garides, 346 3 av; 3yf May1; Aug26'12. 1,400

3D av, 679 (5:1316), sec 43d; re asn Ls; Davies J Marshall to Jas Bacon, 235 E 57; AT; mtg \$7,650; Aug24; Aug29'12. nom

5TH av, 429 (3:868), es, 60.11 n 38th, 16x100, all; Henry Bergh et al individ, EXRS, & c, Edwin Bergh 2d to Wm Coulson & Sons, 13 Wellington pl, Belfast, Ireland; 10yf Oct1'12; Aug24'12. taxes, &c, & 10,000 to 12,000

5TH av, 429, all; Henry Bergh et al individ, EXRS, & c, Edwin Bergh 2d, deed, to Wm Coulson & Sons at Belfast, Ireland; ext of Ls; 10yf Oct1'12; Aug24'12. taxes, &c, & 14,000

5TH av, 53-5 (2:570), 2d loft; 5 Av & 12 St Co to Fiberloid Co, a corp, 7-9 Waverly pl; 10yf Feb1'13 (5y ren at \$10,000); Aug27'12. 8,000 & 10,000

5TH av, 2166 (6:1730); re asn Ls; Wm Zoll to Ray Levit, 402 S 5 Bklyn; mtg \$3,350; Aug27; Aug29'12. nom

7TH av, 2226 (7:1937), all; Fleiselman Amusement Co to Chas A Goldreyer & Saml Geass, both at 2226 7 av; 10yf Aug1; Aug26'12. 4,200

7TH av, 245-51 (3:800), nec 24th, str & b; 24th St & 7 Av Corp to The Seymour Co, a corp, 42 Linden av, Englewood, NJ, & ano; 10yf Feb1'13; Aug26'12. 6,000 & 6,500

7TH av, 2226 (7:1937); asn Ls; Chas A Goldreyer & ano to F & G Amusement Co, a corp, 2226 7 av; Aug21; Aug26'12. nom

7TH av (4:1024), nwc 52d, 75.5x74.4, all; Mary G Cronin to Arbour Cafe Co, a corp, 800 7 av; 12 2-12yf Aug23; Aug27'12. taxes, &c, & 8,140 to 11,940

7TH av, 800 to 806 (4:1024); asn Ls; Arbour Cafe Co to Norma G Moss, 800 7 av; Aug23; Aug28'12. nom

8TH av, 466 (3:783), 2d fl; Jas Delaney to Jos Hoffman, 782 E 175; 5yf Sept1; Aug23'12. 1,500 to 1,800

8TH av, 903 (4:1044), all; Eliza Blinks to Abr Silver, 903 8 av; 8yf May1; Aug24'12. 3,300 & 3,500

8TH av, 2237 (7:1947), str, & c; Jakobina Young to Amanda Bode, 160 E 91 & Chas Preller, 2237 8 av; 5 2-12yf Aug1; Aug26'12. 1,500

8TH av, 717 (4:1036), basement; Walter Van Erlenbell to Jos P Culhane, 662 10 av & ano; 5yf May1; Aug26'12. 480 & 540

10TH av, 653 (4:1075); asn Ls; Morris Moskowitz to Max J Nacht, 653 10 av; A T; July16; Aug28'12. nom

LEASES

Borough of the Bronx.

165TH st E (10:2705), ns, 48 w Kelly, 52.6 x—, str & c; Benj M Gruenstein & ano to Saml Wilfand, 1427 Wilkins av; 8yf May 1; Aug26'12. 900 & 1,080

Bathgate av, nec Tremont av E, see Tremont av E, nec Bathgate av.

Intervale av (10:2699), ws, 243.9 n Westchester av, 50x100; asn 4 Ls; Pasquale J Lamberti to Jos F Lippe, 228 E 69; Aug21; Aug24'12. nom

Prospect av, 1209 (10:2680), str & part b; Manhattan Leasing Co to Julius M Cohen, 1136 Fox; 10yf Oct1; Aug23'12. 1,600 to 2,100

Southern blvd (11:2976), cor Wilkins av, a circular space in front of cafe; Jno Bastone to Jno Santis, 1143 Intervale av; 5yf May1'11; Aug28'12. 264

Tinton av, 966-72 & 970-81 (10:2663), all; Kramer Contracting Co to Abr Brandstein, 888 Union av & Max Tischler, 116 E 109; 3yf July1; Aug26'12. 20,250

Tremont av E (PA), nec Bathgate av; power of atty to asn Ls of above premises; Andw E Harrison to Nellie J Hanson, 501 Tremont av E; Aug21; Aug24'12. nom

Tremont av E (11:3043), nec Bathgate av; asn Ls; Andw E Hanson to Henry W Grams, 4272 Park av & Wm Ruland, 4590 Park av; Aug23; Aug24'12. 100

Tremont av E (11:3043), nec Bathgate av, 3-sty fr str & dwg; Chas F Heinz to Andw E Hanson, 501 Tremont av E; 3yf July1'11; Aug24'12. 3,000 & 3,300

Westchester av, 745 (10:2645-43), FOR-EST AV & 156TH ST, new moving picture theatre on land in said blk in rear of 1-sty bldg now erected on Westchester av; Kellwood Realty Co to Abr & Sol Coleman, 400 E 145; 10yf Jan1'13; Aug27'12. ½ of taxes, &c, & 6,000 to 8,400

Wilkins av, cor Southern blvd, see So blvd, cor Wilkins av.

MORTGAGES

Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

Clinton st, 123-5 (2:347), swc Delancey; str Ls; AT; Aug21; Aug23'12; installs, 6%; Saml Ruwman to Saml Rubenstein, 554 Grand. 1,200

Cortlandt st, 49 (1:60), ss, abt 25 e Greenwich, 21.4x70.6x18.5x70.3; pr mtg \$70,000; Aug23; Aug27'12; 1y4½%; Maurice & Saml Brill to Richd Sentner, 2695 Bway. 10,000

Delancey st, swc Clinton, see Clinton, 123-5.

F st, ws, 242.10 n Dyckman, see Prescott av, late F st, ws, 242.10 n Dyckman.

Hamilton ter, 27 (7:2050), es, 255.9 n 141st, 17x79.4x17x78.1; PM; Aug27'12; 5y 4½%; Jno G Tholke, 27 Hamilton ter, to Fritz Reuter Altenheim, a charitable assn, Union Hill, West Hoboken, NJ, 10,000

Henry st, 201 (1:285), ns, abt 70 w Clinton, 24x86; Aug26; Aug27'12; 5y5%; Loeb Rubenstein to Edw De Witt trste Cornelius J De Witt, Englewood, NJ, 18,000

Henry st, 201; sobrn agmt; Aug22; Aug 27'12; same & Abr S Sarason with same. nom

Hester st, 19 (1:312), ns, 25 w Suffolk, 25x75; pr mtg \$15,000; July31; Aug23'12; 3y5%; Abr Zubrinsky, 38 Market to East River Savgs Instn, 291-5 Bway. 5,000

Hester st, 19 (1:312), ns, 25 w Suffolk, 25x75; ext of mtg for \$15,000 to July 31'15; 5%; July 31; Aug27'12; East River Savgs Instn, 291-5 Bway with Abr Zubrinsky, 38 Market. nom

Houston st, 394-6 E (2:371), ns, 301.8 e Av C, 40x65.8 to 2d (Nos 285-7) x40.4x 70.9; Aug23; Aug24'12; 5y5%; Downtown Talmud Torah School, 394 E Houston, to N Y Life Ins & Trust Co, 52 Wall. 32,000

Houston st, 569 E (2:325), swc Mangin (No 145), 20x75; PM; pr mtg \$9,500; Aug 27; Aug28'12; demand; 6%; Mary Gottehrer to Frank Brewery, Cypress av & Willow, Bklyn. 5,883.13

Houston st, 569 E; PM; Aug27; Aug28'12; due &c as per bond; same to Ferdinand Frese, 823 Neck rd, Bklyn. 1,500

Houston st, 569 E (2:325), swc Mangin (No 145), 20x75; ext of \$8,000 mtg to Oct 19'15 at % as per bond; Aug1; Aug28'12; Ferdinand Frese with Estelle Rymph, Hye Park, NY. nom

Leroy st, 19 (2:586), ns, abt 150 e Bedford, 25x90; Aug22; Aug23'12; 3y5%; Gertrade A Vanderbeck to Title Ins Co of N Y. 9,000

Mangin st, 145, see Houston, 569 E.

Mangin st, 145, see Houston, 569 E.

Rivington st, 169-71 (2:348); ext of \$5,000 mtg to Nov34'15 at 6%; Aug20; Aug23'12; Rebecca Duckman with Meyer Schreter, 72 Pitt. nom

Spruce st, nwc William, see William, nwc Spruce.

Suffolk st, 143-5 (2:354), ws 40 s Stanton, 40x75; pr mtg \$—; Aug26; Aug27'12; 5y5%; Rachel wife of & Pincus Rubel to Scotch Presbyterian Church in City N Y, 2 to 8 W 96. 45,000

Suffolk st, 143-5; pr mtg \$45,000; Aug 26; Aug27'12; due, Sept16'12, 6%; same to Jacob Rosenbloom, 38-40 Suffolk et al. 15,187.13

Washington ter (8:2156), es, 88.9 s 186th, 17.9x62.6; pr mtg \$—; Aug12; Aug 23'12; 1y6%; Jas B Duffy to Grace L Horton, 2881 Bway. 350

West st, 396-7 (2:636), nec 10th (No 305), 44.8x78.1x43x90; ext of \$50,000 mtg to Aug20'15 at 5%; Aug20; Aug24'12; Manhattan Savings Instn with Crescent Star Realty Co, 211 E 55. nom

West st, 395 (2:596); sal Ls; Aug24; Aug27'12; demand, 6%; Jno Cossen to Lion Brewery, 104 W 108. 4,593.10

West st, 394-5 (2:636); leasehold given as collateral security for mtg of \$5,000 dated Mar10'10; Aug28; Aug29'12; demand, 6%; Anna Lohmann to Beadleston & Woerz, a corp, 291 W 10. 5,000

West st, 394-5; leasehold; pr mtg \$5,000; Aug28; Aug29'12, installs, 6%; same to John Schierloh, 395 West. notes 8,500

William st (1:102), nwc Spruce, two str & parts b; asn Ls by way of mtg as collateral security for \$5,000; Aug1; Aug 23'12; The Steins Cafe Co to Geo Ringer & Co, 203 E 92. nom

1ST st, 23 E, see 2 av, 17.

2D st, 36 E, see 2 av, 41.

2D st, 285-7 E, see Houston, 394-6 E.

3D st, 353-5 E (2:357); ext of \$35,000 mtg to Mar14'15 at 5%; Aug27; Aug28'12; Zoe D Underhill to Theo Guterman, 935 E 163. nom

5TH st, 811 E (2:360), nes, 138 se Av D, 26.8x97; pr mtg \$24,000; Aug26; Aug27'12; due, &c, as per bond; Bernard or Bernat Sandrowitz to Max Wertheimer, 205 Macdougall, Bklyn. 5,500

5TH st, 811 E; sobrn agmt; Aug22; Aug 27'12; Bronx Security & Brokerage Co with same. nom

7TH st, 11 (2:463), sal Ls; Aug27'12; demand, 6%; Jos Kantor to Geo Ehret, 1197 Park av. 1,000

8TH st E, 2:560, ns, 385.7 w Bway, 25x93.11, leasehold; Aug23; Aug27'12; 2y 6%; Maurice Rose to Anna T Marks, 705 E 163 & ano. 4,000

10TH st, 305 W, see West, 396-7.

21ST st, 137 E (3:877), nes, 210.6 nw 3 av, 20.6x98.9; pr mtg \$29,000; Aug28; Aug 29'12; due &c as per bond; Annette Pascal to Metropolis Mort Co, 150 Bway. 3,000

22D st, 263 W (3:772); given as collateral security for payment of two notes; Feb21; Aug28'12; due &c as per note; Wm L Sutphin to Henry L Goodwin, 214 W 92. 2,000

24TH st, 407 E (3:956), ns, 125 e 1 av, 25x98.9; Aug27; Aug28'12; due &c as per bond; Chas W Adank at Newark, NJ, to Title Guar & Trust Co. 7,000

24TH st, 407 E; sobrn agmt; Aug27; Aug 28'12; Jas McDermott with same. nom

25TH st, 203 W (3:775), ns, 62.4 w 7 av, 18.8x88.9; PM; Aug27; Aug28'12; due &c as per bond; Thos J Mullin to Title Guar & Trust Co. 16,000

25TH st, 203 W; PM; pr mtg \$16,000; Aug27; Aug28'12; 5y5%; same to Sarah M Chapman, admrx Est Jos T Chapman, Freeport, LI. 4,000

26TH st, 251 W (3:776), ns, 125 e 8 av, 25x98.9; Aug27; Aug28'12; 5y5%; Jas P Mack to Lawyers Mtg Co, 59 Liberty. 23,500

27TH st, 153-9 W (3:803), ns, 205.4 e 7 av, 99.1x98.9x97.3x98.9; pr mtg \$290,000; Aug24; Aug26'12; due Oct1'12, 6%; Twenty-Eighth Street & Seventh Av Realty Co, 99 Nassau, to Robt McGill, Hoboken, NJ. 10,000

27TH st, 153-9; certf as to above mtg; Aug24; Aug26'12; same to same.

28TH st, 3-5 E (3:858); agmt as to share ownership in mtg; Apr28; Aug23'12; American Mort Co with Hamilton Holding Co. nom

30TH st, 312 W (2:755), ss, 180 w 8 av, 22x98.9; Aug28'12; 5y4½%; Maria S Simpson to U S Trust Co, 45 Wall. 13,000

30TH st, 124 E (3:885); agmt as to share ownership in mtg; July9; Aug29'12; New Netherland Bond & Mtg Co with Wm Trotter, Oyster Bay, LI. nom

31ST st, 157-61 E (3:887), ss, 80 w 3 av, 49.6x98.9; ext of \$10,000 mtg to July15'15 at % as per bond; Aug27'12; Barnet Berkowsky with Jno Roth, 365 E 22. nom

33D st, 501 W, see 10 av, 413.

33D st, 309 W (3:757), ns, 161 w 8 av, 21x98.9; pr mtg \$18,000; Aug23; Aug28'12; demand 6%; Anna L Healy, Cornaya av, Far Rockaway to Bank or Long Island, 359 Fulton, Jamaica, LI. 3,000

38TH st, 137-41 E (3:894), ns, 137 e Lex av, runs n98.9xe33xn12.5 to ns Susan (closed) xs25.3x31.6xw43xs94 to st wx65 to beg; pr mtg \$75,000; Aug15; Aug28'12; due &c as per bond; Cornelius Gallagher, Port Washington, LI to James Tregarthen, 241 Hancock, Bklyn & ano, 25,000

39TH st, 426 W (3:736), ss, 350 w 9 av, 25x98.9; Aug26'12; 3y4½%; Matilda F Fitzsimons to Lincoln Trust Co, 208 5 av. 4,000

39TH st, 125 E (3:895), ns, 78 w Lex av, 19.7x98.9; PM; pr mtg \$—; Aug22; Aug23'12; due Feb15'14, 6%; J & C Realty Co, Inc, 618 Lex av, to Jno H Henshaw, 294 West End av. 2,925

45TH st, 158 W (4:997); ext of \$24,000 mtg to Sept20'15 at 5%; Aug12; Aug28'12; Equitable Life Assurance Soc of U S with Wm S Coe. nom

48TH st, 133-5 W (4:1001), ns, 362.6 w 6 av, 37.6x100.5; PM; pr mtg \$40,000; Aug 22; Aug23'12; due, &c, as per bond; Aurelia J Marlowe, St Louis, Mo, to Margt C Magan, 133 W 56. 30,000

50TH st, 248 E (5:1323), ss, 80 w 2 av, 20x100.5; Aug23; Aug24'12; 3y5%; Philip Reilly to Title Ins Co of NY. 6,500

50TH st, 250 E, see 2 av, 939-41.

50TH st, 14 E (5:1285), ext of \$75,000 mtg to Aug3'17 at 5%; Aug19; Aug28'12; Lawyers Mtg Co with Geo E de Forest, nom

53D st, 318 E (5:1345); ext of \$7,500 mtg to July22'17 at 5%; July3; Aug26'12; Lawyers Mtg Co to August Goetz, indiv, & Johanna Fouquet, extrx Philipp Fouquet. nom

55TH st, 9 E (5:1291), ns, 177 e 5 av, 23x100.5; Aug29'12, 3y4½%; Arthur J Albert, Hoboken, NJ, to U S Trust Co, 45 Wall, 60,000

61ST st, 132 E (5:1395), ss, 80 w Lex av, 20x80; also AT to plot begins 80 w Lex av & 80 s 61st, runs w20xs20.5xe20xn 20.5 to beg; Aug27'12; 3y4½%; Michl W Devanny to Bank for Savgs, 280 4 av, 14,000

71ST st, 113-5 W (4:1143), ns, 100 w Col av, 49.11x102.2; PM; pr mtg \$60,000; Aug 26; Aug27'12; due, &c, as per bond; Hennessey Realty Co to Jos Polstein, 115 E 78, 11,000

71ST st, 113-5 W; certf as to above mtg; Aug26; Aug27'12; same to same.

76TH st, 122 E (5:1410), ss, 202 e Park av, 17x102.2; ext of \$12,500 mtg to Aug13 '15 at 4½%; Aug16; Aug22'12; Bankers Trust Co trste Wm H White with Frank H Zabriskie, Greenfield, Mass, exr, &c, Virginia Zabriskie; corrects error in last issue as to 2d line, nom

78TH st, 261 E (5:1433), ns, 97.7 w 2 av, 13.10x102.2; Aug5; Aug29'12, 2y6%; Sabine Zitz, 261 E 78, to Fritz Riedel, 261 E 78, 1,000

79TH st E, nwc East End av, see East End av, 2-8.

80TH st, 317 E (5:1543), ns, 250 e 2 av, 25x102.2; Aug22; Aug26'12; 3y4½%; Fredk Schmidt to Kath Bohnet, 38a Hampton pl, Bklyn, 4,500

87TH st, 138 W (4:1217), ss, 370 w Col av, 20x100.8; May20'03; Aug8'12; due as per bond; 5%; Francis E Laimbeer to Jennie V Dayton, Stuyvesant, NY, 18,000

94TH st, 316 E (5:1556), ss, 250 e 2 av, 25x100.8; Aug27'12; 5y5%; Jacob Wenk to Title Ins Co of NY, 12,500

96TH st, 334 E (5:1558), ss, 140 w 1 av, 35x100.8; pr mtg \$29,000; July31; Aug23 '12; due, &c, as per bond; Rose De Canio, Woodcliff, NJ, to McKeon Realty Co, 80 Maiden la, 2,500

109TH st, 306 W (7:1893), ss, 138 w Bway, 25x100.11; Aug23; Aug24'12; 3y5%; Maria A Donnegan to Robt H Borwick, 16 Berkeley sq, London, England, 43,000

109TH st, 306 W; pr mtg \$43,000; Aug 23; Aug24'12; 1y6%; same to Judith W Richardson, Brockton, Mass, 2,600

117TH st, 112-8 W (7:1901), ss, 100 w Lenox av, 190x100.11; pr mtg \$60,000; Aug 23; Aug24'12; 2y6%; Albt W J Petrie to Montrose Realty Co, 135 Eway, 15,000

121ST st, 518 E (6:1817), ss, 208 e Pleasant av, 17x80; PM; Aug29'12, 3y5½%; Jas E J Martin, 287 Clinton, Bklyn, to Sara E Conger, 67 S Manning blvd, Albany, NY, gdn Bertha Conger, 3,500

127TH st, 370 W (7:1953), ss, 125 e Col av or Morningside av, 25x99.11; pr mtg \$18,500; Aug27; Aug28'12; due &c as per bond; Henry Wiegand to Bertha R Ober, 321 W 138, 3,000

129TH st, 62 E (6:1753), ss, 117.6 w Park av, 24.4x99.11; Aug27; Aug28'12; 5y5%; Kath or Kate E Van Valin to Susan E Blodgett, 140 W 72 & ano, 14,000

129TH st, 62 E; sobrn agmt; Aug9; Aug 28'12; Wm H Bormann with same, nom

129TH st, 62 E; pr mtg \$14,000; Aug27; Aug28'12; 3y6%; Kath or Kate E Van Valin to Betty Bormann on Mt Morris av, White Plains, NY, 1,000

146TH st, 610 W (7:2092), ss, 190.1 w Bway, 19.10x99.11; Aug20; Aug23'12; due, &c, as per bond; Wm H Olmsted to Germania Life Ins Co, 50 Union sq, 7,500

172D st W, nec Audubon av, see Audubon av, 145.

179TH st, nec Haven av, see Haven av, nec 179th.

179TH st W (8:2177), ns, 97 e Haven av, 50x100; Aug28; Aug29'12, 1y6%; Degenhardt Constn Co to City Real Estate Co, 176 Eway, 50,000

Amsterdam av, 1253-5 (7:1963); ext of \$46,000 mtg to May3'17 at 5%; Aug7; Aug 26'12; Lawyers Mtg Co with Saml J Wood, nom

Audubon av, 392 (8:2157), ws, 54 s 185th, 18x50; PM; pr mtg \$—; Aug23'12; 1y5½%; Wm A Holmes, 392 Audubon av, to Louis T Lehmeier, 305 E 55, 5,000

Audubon av, 392; pr mtg \$5,000; Aug23 '12; 1y6%; Wm A Holmes to Michl Lindner, 392 Audubon av, 1,250

Audubon av, 145 (8:2129), nec 172d, 94.6 x95; ext of two mtgs for \$7,500 ea to Apr 30'13 at 6%; Apr30; Aug26'12; Wm J Ehrlich with Henrietta C S Burley & Albt Buchman, nom

Bowery, 241 (2:426); sal Ls; Aug12; Aug27'12; demand, 6%; Jno Mullarkey to Geo Ehret, 1197 Park av, 3,000

East End av, 2-8 (5:1576), nwc 79th, 102.2x148; PM; Aug19; Aug27'12; 5y5%; Richd Croker, Jr, Portchester, NY, to Lawyers Title Ins & Trust Co, 160 Eway, 150,000

East End av, 2-8; pr mtg \$150,000; Aug 19; Aug27'12; due, Jan2'13, 5%; same to Jos Hamerslag, 38 W 69, 49,500

Haven av (8:2177), nec 179th, 100x147; certf as to 3 mtgs aggregating \$165,000; Aug28; Aug29'12; Degenhardt Constn Co to City Real Estate Co, —

Haven av (8:2177), es, 50 n 179th, 50x97; bldg loan; Aug28; Aug29'12, 1y6%; Degenhardt Constn Co to City Real Estate Co, 176 Eway, 50,000

Haven av (8:2177), nec 179th, 50x97; bldg loan; Aug28; Aug29'12, 1y6%; Degenhardt Constn Co to City Real Estate Co, 176 Eway, 65,000

Lexington av, 201-3 (3:888); ext of \$30,000 mtg to July1'15 at 5%; July26; Aug 29'12; Hudson City Savgs Instn with Geo H Shaffer, nom

Park av, 1132 (5:1502), ws, 25.2 s 91st, 25.2x82.2; pr mtg \$16,500; Aug23; Aug26 '12; due, &c, as per note; Wm Dietz to Universal Discount Co, 100 5 av, note 1,000

Park av, 1964 (6:1757), ws, 40 n 132d, 20x75; Aug12; Aug27'12; due, &c, as per bond; Isaac Appelman, 539 E 134, to Michlaels Realty Co, 99 Nassau, 1,000

Prescott av, late F st (8:2247), ws, 242.10 n Dyckman, 44.3x150.7x92.11x157.9; PM; pr mtg \$6,000; Aug23; Aug24'12; 1y 5%; Thos B Hayes, 285 Audubon av, to Fredericka S Brinkman, 7 Bolton rd, 1,000

Sherman av (8:2227), nws, 100 sw Isham, 75x150; bldg loan; June24; Aug28'12; demand; 6%; Sherman Av Constn Co to City Mtg Co, 15 Wall, 60,000

Sherman av (8:2227); same prop; certf as to above mtg; Aug28'12; same to same.

1ST av, 1001 (5:1347); ext of \$5,750 mtg to Aug29'17 at 4½%; Aug14; Aug27'12; Wirsing Realty Co with Newton Ehrmann, 11 W 58, nom

2D av, 1353 (5:1426), ws, 50.8 n 71st, 25.8x64; Aug22; Aug23'12; due, &c, as per bond; Katharine Wiesendanger to Title Guarantee & Trust Co, 12,500

2D av, 41 (2:458), nwc 2d (No 36), 79.1 x20.6x79.9x20.6; pr mtg \$15,000; Aug22; Aug23'12; 1y5%; Mary L Wood to Emigrant Indus Savgs Bank, 1,000

2D av, 1919 (6:1649), ws, 26 n 99th, 25x 79; pr mtg \$14,000; Aug15; Aug26'12; 3y 6%; Peter Lennon to Central Brewing Co, 68th & E R, 6,000

2D av, 2391 (6:1787), ws, 50 s 123d, 25x 90; Aug26'12, 5y4½%; Jno Nickee to Boys Club, 161 Av A, a corp, 8,000

2D av, 939-41 (5:1323), swc 50th (No 250), 44.5x80; pr mtg \$—; Mar25; Aug 28'12; 1y6%; Herman Brill to Jacob M Sterngold, 629 W 135, 3,000

2D av, 17 (2:456), nws, at sws 1st (No 23), 17.7x59.2, with rights to alley; certf as to receipt for \$6,500 on a/c of mtg; Aug27; Aug29'12; Aug27; Aug29'12; P Fredk Bruner & Henry J Bruner exrs Peter Bruner to Ernst Plath, —

5TH av, 588 (5:1263), ws, 100.5 n 47th, 27.6x100; Aug23; Aug27'12; due, &c, as per bond; Henry G Trevor, Southampton, LL, to Title Guarantee & Trust Co, 50,000

7TH av, 1829 (7:1821), es, 63 n 111th, 37.19x100; PM; pr mtg \$40,000; Aug23; Aug24'12; 3y6%; Henry A Delattre, 21 E 111 to Harry Rosenthal, 203 W 137, 4,500

10TH av, 413 (3:705), nwc 33d (No 501), 24.9x75; Aug28'12; 5y5%; Sarah Gluck to American Mtg Co, 31 Nassau, 20,000

10TH av, 413; pr mtg \$20,000; Aug28'12; 2y6%; same to same, 1,500

10TH av, 489 (3:709), ws, 49.5 n 37th, 24.8x100; pr mtg \$6,000; Aug22; Aug23'12, 5y5%; Andw & Geo H Rohr, both at Monroe, Orange Co, NY, to Emigrant Indus Savgs Bank, 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Jamaica, B of Q (Misc); certf as to mtg for \$227,700; Aug26; Aug28'12; Jamaica Estate, a corp, to Wolf Brothers & Co, —

Land at Mt Vernon, NY (file); certf as to three mtgs for \$9,000 each; Aug22; Aug 27'12; Theodore Constn Co to Yonkers Savgs Bank, Yonkers, NY, —

Reynolds av (misc), near Premier blvd; certf as to two mtgs for \$2,750 & \$3,000 respectively; Aug23; Aug24'12; Prentice-Webster Bldg Co to Daisy Sproule, 266 Henry, Bklyn, & ano, trstes Jas Sproule, —

MORTGAGES.

Borough of the Bronx.

Augusta pl (*), ws, 474.4 n Eastern blvd, 25x99.1x34.11x99.4; Aug26; Aug27'12; due &c as per bond; Arthur H Decker to Sadie B Clocke, 520 W 183, 300

Brown pl, 201-3 (9:2281), ws, 100 n 136th, 50x95; Aug16; Aug23'12, 5y5%; Max Lipman & Max Gold to Lawyers Title Ins & Trust Co, trstes Abr Scholle, 31,000

Brown pl, 201-3; sobrn agmt; Aug23'12; same with same, nom

Carroll st (*), ns, at land Jacob Brady, runs n110xe50x110xw50 to beg; Aug27; Aug28'12; 3y6%; Wm Garner to Peter Otten, 1321 Clinton av, 2,000

Catherine st (*), es, 100 s 237th, 450x 100; Aug28; Aug29'12; due, &c, as per bond; Jos L O'Brien, 27 E 130, to Henry F Bolte, 1066 3 av, 12,500

Dock st (*), sv, 43.10 e from ws lot 25, runs s 141.3xw37.8xn138 to st x43.10 to beg, being part lots 24 & 25 map part Bowne prop; Aug28; Aug29'12, 3y5½%; Bailey & Watson (Inc), a corp, to Mary L Montague, Saybrook, Conn, 4,500

Dock st (*); same prop; certf as to above mtg; Aug28; Aug29'12; same to same.

Dock st (*), ss, 43.10 e from ws lot 25, runs s141.3xe37.8xn144.7 to st xw37 to beg, being part lots 23 & 24 map part Bowne prop; Aug28; Aug29'12; due &c as per bond; Baisley & Watson (Inc), a corp, to Eliz B Beyer, Pasadena, Cal, 3,500

Dock st (*); same prop; certf as to above mtg; Aug28; Aug29'12; same to same.

Exterior st, nec 138th, see 138th, nec Exterior.

Fairmount pl (11:2954), ss, 447.9 w Marmion av, old line 34.11x62.5x24.2x62.11; Aug22; Aug23'12; due &c as per bond; Robt Roberts to W Meddough Dunning, 1932 Clinton av, 500

Fillmore st, 1749 (*), ws, 125 s Morris Park av, 25x100; Aug23; Aug24'12, 5y5%; Fredk H Hecht to Gustav Grossman, 1262 Boston rd, 4,500

Gale pl, see Van Cortlandt Pk S, see Van Cortlandt Pk S, sec Gale pl.

Gale pl, ns, 137.2 w Bailey av, see Van Cortlandt Pk S, ss, 25 e Gale pl.

Hoffman st (12:3273), es, 50 s 191st, 16.8 x100; PM; Aug28; Aug29'12; due Jan1'16, 5%; Jos Tesoro to Arthur G Bell, 1738 Topping av, 3,000

Jennings st, see Wilkins av, see Wilkins av, sec Jennings.

Kelly st, 967 (10:2703), ws, 165.5 s Westchester av, 43.9x100; pr mtg \$35,000; Aug21; Aug23'12; due &c as per bond; The 182d St Realty Co to Harold Rosenthal, 14 E 120, 6,000

Kelly st, 967; certf to above mtg; Aug 21; Aug23'12; same to same.

Marine st (*), sec City Island av old line, 100x100, except pt for av, City Island; July15 Aug24'12, 5y6%; Stephen D Horton Jr to Nicholas A Horton, 173 Horton, City Island, 1,000

Peplar st, 2510 (*), ns, 176.6 e Forest, 25.2x99.2x25.5x97; Aug28; Aug29'12, in-stalls, 10y5½%; Wm A Hallett to Title Guar & Trust Co, 2,250

Terrace pl, es, abt 100 s Pontiac, see Robbins av, 587-91.

Van Cortlandt Pk S (12:3252), sec Gale pl, 25x90.3 to Gale pl x82.9; PM; Aug24; Aug26'12, 3y5%; Hyman Glasser to Adam Wiener, ref, 1,820

Van Cortlandt Pk S (12:3252), ss, 25 e Gale pl, 50x105.1 to Gale pl x52x90.3; 2 PM mtgs, ea \$1,612.50; Aug23; Aug24'12, 3y5½%; Israel Goodman to Adam Wiener, ref, 348 Central Pk W, 3,225

Van Cortlandt Park S, see Bway, see Bway, sec Van Cortlandt Pk S.

West Carroll st, 87 (*), ns, at land Saml Dayton, runs n110xe35x110 to st xw 35 to beg, City Island; Aug23; Aug26'12; due Nov1'15, 6%; Annie Weaver to Grace D Gaylor, Stamford Conn, 500

Westchester sq (*), ws, 29.8 s Benson, 26x100.5x26x100.6; Aug26'12; due Dec1'15, 5%; Chas Van Riper to Dollar Savgs Bank, 2808 3 av, 5,000

138TH st E (9:2344), nec Exterior, 25x 100x51x103.4; ext of \$12,500 mtg to July 26'14 at 5%; Aug19; Aug29'12; Jno C Heintz & Jacob Siegel with August Belmont, Hempstead, NY, & Walter Luttgen, Redding, Conn, nom

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

153D st, 326 (556) E (9:2412), ss, 300 w Courtlandt av, 25x100; Aug20; Aug27'12; 5y5%; Geo J Schreiner & Viola Straub to Elise Boyd, 36 Riverside dr, 8,000

156TH st, 860 E (10:2687), ss, 130 e Prospect av, 20x96.10x20.3x99.4; Aug23'12; due &c as per bond; Hermann F Drewes, 860 E 156th, to North Side Savgs Bank, 3230 3 av, 5,500

156TH st, 368-72 E (9:2402), ss, 175 e Courtlandt av, 75x99.7; bldg loan; Aug23; Aug24'12, 1y6%; Benenson Realty Co to Greenwich Mtg Co, 391 E 149th, 30,000

156TH st, 368-72 E; certf as to above mtg; Aug23; Aug24'12; same to same.

157TH st E (9:2417), ns, 430.10 w Courtlandt av, 28x101.6; Aug 28'12; 3y5%; Brady-Blackburne Co to Wm H Brearley, Orange, NJ, 15,000

157TH st E (9:2417), same prop; certf as to above mtg; Aug28'12; same to same.

163D st E (9:2384), ss, 113 e Melrose av, 37.6x100; ext of \$5,250 mtg to Apr 10'15 at 6%; Aug26; Aug28'12; Clara Sittig with Anna Freiershausen, nom

165TH st E (10:2749), ss, 100 e Hoe av, 40x109; Aug27'12; 5y5%; W O Constn Co to J Frederic Kernochan, 862 Park av & ano committee Est Marie Marshall, 36,500

165TH st E (10:2749), same prop; certf as to above mtg; Aug27'12; same to same.

165TH st E (10:2749), same prop; sobrn agmt; Aug27'12; same & American Real Estate Co with same, nom

167TH st W (9:2540), ns, 100.1 w Sedgwick av, —x—, being lots 10 to 16 parcel 5 map subdivision est Wm E Ogden, at Highbridge, filed May24'07; Aug28; Aug 29'12, 3y6%; Merwin Realty Co to Danl Seymour, 2 Dunwoodie, Yonkers, & ano, exrs H Louisa Mulford, 20,000

167TH st W (9:2540), same prop; certf as to above mtg; Aug8; Aug29'12; same to same.

168TH st E, swe Washington av, see Washington av, swe 168th.

168TH st E, nec Park av, see Park av, nec 169.

172D st E, nec Vyse av, see Vyse av, nec 172.

176TH st E (11:3035), ns, 100 e Park av, 50x109; pr mtg \$—; Aug23'12; due &c as per bond; John H Buscall Co to Manhattan Mtg Co, 200 Bway, 36,000

176TH st E (11:3035), same prop; certf as to above mtg; Aug21; Aug23'12; same to same.

176TH st W, nwc Montgomery av, see Montgomery av, nwc 176th.

178TH st E (11:3035), ns, bet Park & Wash avs, being lot 1 blk 3035 tax map, transfer of tax lien for yrs 1901, 1903, 1905 & 1906, assessed to an unknown; Nov27'11; Aug23'12, 3y12%; City of N Y to Belle T Sewell, 2087 Ams av, 24,54

182D st E, late Elm av (11:3112), nes, 41.3 nw Southern blvd, runs nw100xe100 xse90.10 to Southern blvd x20.3xsw81.10 to beg; PM; Aug26'12; due, &c, as per bond; Geo W Tubbs, 406 W 58, to Sarah J Wyckoff Bent, 1773 Wash av, 10,500

- 187TH st E** (11:3075), ns, 19.10 e Belmont av, runs n54.8xn15.3xe40.1xs45.8xe0.6 xs24.4 to st xw40.8 to beg; pr mtg \$—; Aug28'12; 5y5%; Nicoletta Crischolo & Margherita Cavallere to Scotch Presbyterian Church in City NY, 2-8 W 96, 12,500
- 189TH st, 633 E** (11:3078), nwc Belmont av; asn Ls by way of mtg as collateral security for \$385; Feb21'10; Aug23'12; Vincenzo Milisci to Geo Ringler & Co, 203 E 92, nom
- 224TH st E** (*), ss, abt 265 w Laconia av, 25x109.6; Aug28; Aug29'12; due &c as per bond; Guisepe Bevacqua, 247 Mulberry, to Benj F Elgar, 109 W 78, 600
- 256TH st W** (13:3421), ss, 50.2 w Newton av, 50.3x105.5x50.3x102.6; Aug22; Aug23'12; demand, 6%; Edw Hizsnay to Henry Berk, Sylvan av & 256, 600
- Arthur av, 2374** (11:3073), es, 25 n186th or William, 16.8x85.2x16.8x85.3; PM; pr mtg \$—; Aug3; Aug27'12; installs, 6%; Raffaele & Carmine Nutarelli to Giovanna Maresca, 2173 Hughes av, 2,100
- Aqueduct av** (11:2878), ws, 491 n 176th, 25x100; Aug23; Aug24'12; due, &c, as per bond; Decatur Constn Co to Agnes Bosche gdn Clara Bosche, 1557 Vyse av, 4,200
- Aqueduct av** (11:2878), same prop; certf as to above mtg; Aug21; Aug24'12; same to same.
- Aqueduct av** (11:2878), same prop; sobrn agmt; Aug22; Aug24'12; A Hupfel's Sons, a corpn, with same, nom
- Aqueduct av** (11:2875), ws, 516 n 176th, 50x100; Aug23; Aug24'12; due, &c, as per bond; Decatur Constn Co to Fanny Lomas, 1941 Grand blvd & Concourse, 10,000
- Aqueduct av** (11:2875), same prop; certf as to above mtg; Aug21; Aug24'12; same to same.
- Baisley av** (*), nwc Kearney av, 25x 100; July27; Aug28'12; 1y6%; Mary F McGrail to Alice V Conklin, 1451 Minford pl, 300
- Bathgate av, nec Tremont av E**, see Tremont av E, nec Bathgate av.
- Belmont av** (11:3078), nws, 272.4 sw Pelham av, 100x87.6; pr mtg —; Aug21; Aug23'12, 3y4%; Realty Realization Corpn to State Bank, 378 Grand, 5,500
- Belmont av, nwc, 189th**, see 189th, 633 E.
- Broadway** (12:3271), see Van Cortlandt Plk S, 25.6x100x37.5x100; PM; Aug28; Aug29'12, 3y4%; Ralph S Wolcott, 227 W 45, to Augustus Van Cortlandt Jr, 9,100
- Broadway** (12:3271), same prop; PM; pr mtg \$9,100; Aug28; Aug29'12, 3y4%; same to same, Garden City, LL, 2,900
- Hughes av, 2410** (11:3076); Aug28; Aug29'12, 1y5%; Alfonso Esposito to Giuseppe Cirelli, 2476 Belmont av, 600
- Bryant av** (11:3001), es, 125 s 173d, 20x 100; pr mtg \$8,000; Aug26'12, 3y6%; Christian C Regelmann to Henry Regelmann, swc Bay View av & Oak st, Amityville, LL, 1,000
- Bryant av, 1345-7**; ext of two mtgs for mtgs for \$8,500 ea to Aug5'15, at 5%; July2; Aug26'12; Henry R Wood to Esther Bregman, nom
- Bryant av, 1345-7**; ext of two mags for \$8,500 ea to Aug5'15 at 5%; July2; Aug26'12; same with same, nom
- Bryant av, 1353** (11:2994); ext of 9,000 mtg to Aug5'15 at 5%; June20; Aug27'12; Henry R Wood to Louis R Welzmler, nom
- Carter av** (11:2890), ws, 97.7 n 174th, 50 x122.6 to es Anthony av x50.1x116.10; pr mtg \$35,000; Aug20; Aug21'12; 2y6%; Jos Diamond Constn Co to Herman Meyer, 295 1 av, 5,000
- Carter av** (11:2890), same prop; certf as to mtg for \$5,000; Aug19; Aug21'12; same to same; reprinted from last issue when this was separated from the above.
- Clay av, 1773** (11:2799), ws, 145 s 175th, runs s50xw190 to es Topping av xn49.6xe 45xw0.6xe145 to beg; Aug17; Aug24'12, 5y 5%; Clement H Smith Co to Mrs Frank Leslie, 2039 Bway, 15,000
- Clay av, 1773**; certf as to above mtg; Aug17; Aug24'12; same to same.
- City Island av, sec Marine**, see Marine, sec City Island av.
- Concord av, 355** (10:2573), swc 142d, 20 x100; pr mtg \$5,000; Aug26; Aug28'12; 2y 6%; Brigida wife Giuseppe Lo Monte to August Bay, 698 Melrose av, 1,500
- Concord av, 355**; pr mtg \$6,500; Aug20; Aug28'12; due, &c, as per bond; same to Howard T Cole, 906 St John's pl, Bklyn, 500
- Daly av, 1985** (11:3121), ws, 50 s 178th, 31.4x80; pr mtg \$17,000; Aug1; Aug27'12; due, &c, as per bond; Hattie V Schumacher, 530 W 153, to Robt J Moorehead, 415 W 140, 1,600
- Eastern blvd** (*), es, 50 n Baisley av, 50x100; PM; July10; Aug27'12; 3y5%; Wm Peters to Mary E Halley, 756 E 175, 1,200
- Gerard av** (9:2474), es, 181 n 158th, 27x 80; Aug20; Aug26'12; due &c as per bond; Mary A Rourke to Katharine Willersdorf, 1058 Jackson av, 400
- Grand av** (11:3199), es, 200 n 184th runs e100xn15xw99.8 to Grand av xs3.10 xs11.1 to beg; July1; Aug23'12, 3y5%; Gustav Schwarz to John Schwarz, 270 Johnson av, Queens Co, NY, et al, 3,000
- Green av or in** (*), ss, 329.8 e Castle Hill av, 50x102.9; PM; Aug6; Aug28'12, demand, 6%; Ike Melnik to Victoria D'Andrea, 1719 Garfield, 500
- Hughes av** (11:3078), ws, 178 s Pelham av, 25x87.6; pr mtg \$7,000; Aug24; Aug26'12; due &c as per bond; Pietro A Ruocco to Giuseppe Guido, 351 E 104, 1,400
- Kearney av, nwc Baisley av**, see Baisley av, nwc Kearney av.
- Lafontaine av, 2011** (11:3061), ws, 112.6 n 178th, 37.6x100; Aug16; Aug24'12, 3y5%; Weller-Meeker Realty Co to Curtis B Pierce, 56 E 133, trstes Mary G Pinkney for Julia M C Lawrence, 26,000
- Lafontaine av, 2011**; certf as to above mtg; Aug22; Aug24'12; same to same.
- Lafontaine av, 2011**; sobrn agmt; Aug 16; Aug24'12; Abr Saffir with same, nom
- Lafontaine av, 2011**; sobrn agmt; Aug 16; Aug24'12; Unionport Lumber & Mfg Co with same, nom
- Longwood av** (10:2736), ss, 370.10 e Barry, 50.1x151.8x52.6x138.8; Aug1; Aug27'12; due, &c, as per bond; Geo Spaeth to Karoline Spaeth, 1057 Fox, 13,000
- Macomb's rd** (11:2877, 2878, 2880, 2882, 2884 & 2885), ws, at ss farm formerly Lewis G Morris, runs w365xsw116xw2,340 to Harlem River xne30xne515xsel,980 to beg, contains 22 579-1,000 acres, except part taken for Croton Aqueduct, &c; Aug24; Aug27'12; due, &c, as per bond; Preston J Gibson to Emily M Roemer, 194 Greene av, Bklyn, 5,000
- Montgomery av** (11:2877), nwc 176th, 48.4x100x81.8x105.2; ext of \$8,000 mtg to Aug23'15 at 5%; Aug23; Aug28'12; Cath T Collier to Ella L Scott-McClelland, 511 W 179 & ano, nom
- Morris av, 683** (9:2442), ws, 125 n 153d, 13.8x100; Aug27'12; due, &c, as per bond; Jennie S O'Sullivan to Title Guarantee & Trust Co, 3,000
- Old Boston rd** (*), ws, 275 s Elizabeth, 25x101.5; ext of \$700 mtg to July28'13 at 6%; July30; Aug24'12; Jos Tatommasso with Felice Di Pietro, 3233 White Plains rd, nom
- Park av** (11:2901), nec 169th, 40x100; Aug24; Aug27'12; due, &c, as per bond; Louise Salzmann & Lena Hartmann to Title Guarantee & Trust Co, 11,000
- Park av 4440** (11:3037), es, 407 s 182d, 18.2x141; Aug28; Aug29'12; due &c as per bond; Wm F Hogan to Title Guar & Trust Co, 2,500
- Perry av** (12:3346), es, 20 n 205th, 25x 100; Aug22; Aug23'12, 3y5%; Chas J Perry to Fredk Sauter Sr, Great Neck Station, LL, 1,500
- Perry av, 3323**, see Perry av, 3325.
- Perry av, 3325** (12:3343), ws, 544 n Holt pl, 22x94x23.2x85.2; also PERRY AV, 3323 (12:3343), ws, 522 n Holt pl, 22x85.2x22x 84.5; agmt apportioning mtg; Aug23; Aug27'12; Gustav Grossman with C Edw Schumacher, 530 W 153, nom
- Prospect av** (*), ss, 650 e Throgs Neck rd, 25x110.6x25x109.7; PM; pr mtg —; Aug23; Aug24'12, 3y5%; Eugene F McLaughlin, 147 E 81, to Minnie Marcus, 201 W 120, 225
- Robbins av, 587-91** (10:2623), ws, 300 n 149th, 50x100 to ter pl; PM; pr mtg —; Aug19; Aug23'12; 3y5%; Katharina Schlaier, 208 27th, Guttenberg, NJ, to Katie Oetzman, 303 E 157 & ano, 7,000
- Rosedale av** (*), ws, being lots 471 & 472, blk P, Amended Map (514) Mapes Estate; pr mtg \$4,000; Aug28'12; due, &c, as per bond; Marie Kugelmann, 1503 Rosedale av to Henrietta Beck, 1785 Bathgate av, 500
- Southern blvd, ws, abt 90 n 182d**, see 182d E, nes, 41.3 nw Southern blvd.
- Tinton av** (10:2669), es, 162.4 n 163d, 72.1x132.2; ext of mtg for \$7,000 to Jan 31'16, 6%; Aug16; Aug26'12; Saml Alkoff, 987 Union av with Kramer Contracting Co, a corpn, 35 Nassau, nom
- Tinton av** (10:2669), es, 162.4 n 163d, runs e 132.2xs72.1xw132.2 to av xn72.11 to beg; ext of \$7,000 mtg to Jan31'16 at 6%; Aug16; Aug26'12; Saml Alkoff & Hyman Peskin with Kramer Contracting Co, 35 Nassau, nom
- Topping av, es, abt 145 s 175th**, see Clay av, 1773.
- Tremont av E** (11:3043), nec Bathgate av; sal Ls; Aug23; Aug24'12, demand, 6%; Henry W Grams & Wm Ruland to Jacob Ruppert, a corpn, 1639 3 av, 4,000
- Union av** (10:2677), es, 321.3 n 161st, 30x171.8; PM; Aug23; Aug24'12, 3y6%; Emanuel A Weil, 773 Prospect av, to Fredk W Kraemer, on Woodland av, Ramsey, NJ, 5,150
- Union av** (10:2674), es, 25 n 151st, 25x 90; Aug19; Aug26'12; due &c as per bond; Mary A Healey, 622 Coster, to Jacob Dohrmann, 3078 Hull av, 2,500
- Van Nest av** (*), ss, 104 w Van Buren, 78x—x75x—; Aug22; Aug23'12; demand, 6%; Concetta & Carlo Totero to Westchester County Brewing Co, 22 Prospect av, Mt Vernon, NY, 1,000
- Vyse av, 1573 on map 1571** (11:2989), ws, 35 s 173d, 40x100; Aug26'12, 3y6%; Sophia M Olsen to Sherpe Bldg Co, 1558 Crotona Park E, 2,000
- Vyse av, 1539** (11:2989); ext of \$5,750 mtg to Aug3'15 at 5%; July5; Aug27'12; Caroline F Searle & ano exrs, &c, Haskell A Searle with Hippolit Pfund, nom
- Vyse av** (11:2996), nec 172d, 50x100; pr mtg \$—; Aug27; Aug28'12; due, &c, as per bond; Mondshein & Co to Manhattan Mtg Co, 200 Bway, 40,000
- Vyse av** (11:2996), same prop; certf as to above mtg; Aug27; Aug28'12; same to same.
- Wales av** (10:2653), ses, 75 sw Pontiac, 25x104; Aug27; Aug28'12; due, &c, as per bond; Michl Altieri to Annie Maxwell, 895 E 167, 2,000
- Washington av** (9:2389), swc 168th, runs w91.3xs42.7xe91.1 to av xn42.7 to beg; bldg loan; Aug22; Aug23'12, 1y6%; Corner Constrn Co to Greenwich Mtg Co, 391 E 149, 40,000
- Washington av** (9:2389); same prop; certf as to above mtg; Aug22; Aug23'12; same to same.
- Washington av** (*), ns, 180 w Main, 80 x100, City Island; Aug8; Aug28'12; 3y5%; Chas L Sanial to Louise E Knapfer, 122 Horton, City Island, NY, 2,000
- Whitlock av, 856** (10:2731); ext of \$22,000 mtg to July2'17 at 5%; July—; Aug23'12; Susan McV Hemenway with Lockwhit Co, 630 Faile, nom
- Whitlock av, 860** (10:2731); ext of \$22,000 mtg to July2'17 at 5%; July2; Aug23'12; Susan McV Hemenway, trste John H Hinton with Lockwhit Co, 630 Faile, nom
- Whitlock av** (10:2731), es, 100 s Tifany, runs e55xs100xe100xs75xw55xn37.6xw 100 to av xn37.6 to beg; bldg loan; Aug27; Aug28'12; demand, 6%; Lockwhit Co to City Mtg Co, 15 Wall, 92,000
- Whitlock av** (10:2731), same prop; certf as to above mtg; pr mtg \$—; Aug27; Aug28'12; same to same.
- Whitlock av** (10:2731) same prop; PM; pr mtg \$92,000; Aug21; Aug28'12; 2y6%; Lockwhit Co to Henry Morgenthau Co, 165 Bway, 8,000
- Whitlock av** (10:2731), es, 237.6 s Tifany, 37.6x100; PM; pr mtg \$92,000; Aug21; Aug28'12; 2y6%; Lockwhit Co to Henry Morgenthau Co, 165 Bway, 5,000
- Wilkins av, 1360** (11:2976), es, 50 s Jennings, 25x94x25.2x96; pr mtg \$—; Aug26; Aug28'12; due, &c, as per bond; Abr Feinblatt to Manhattan Mort Co, 200 Bway, 8,000
- Wilkins av** (11:2976 & 2977), see Jennings st, 50x96x50.5x100; pr mtg \$—; Aug26; Aug29'12, installs, 6%; Jos A Ricchter to Juliette M Fageley, 8723 Bay 15 Bklyn, 2,000
- Woodycrest av, 1094** (9:2509), es, 50 s 166th, 50x100; ext of \$3,800 mtg to Aug22'15 at 6%; Aug21; Aug23'12; Adolph Koppel to Cath & Eliz J Bagot, Mary J Hindley & Alice J Harris, all at 714 St Nich av, nom
- Plot** (*) begins 740 e White Plains rd at point 995 n along same from Morris Pk av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Pk av; PM; pr mtg \$3,500; Aug29'12, 3y 6%; Chas J Roswell to Henry F Windeknecht, 536 Washington, Hoboken, NJ, 900