

REAL ESTATE RECORD AND BUILDERS' GUIDE

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INFLUENCES THAT MAKE FOR GROWTH IN BROOKLYN.

Rapid Increase of Population and Expansion of Business Assured by Coming Water Front and Subway Improvements—A Shopping Center for Long Island.

THE local influences that make for activity in Brooklyn real estate are just now especially notable and interesting. The indications are that these influences will materially alter the traditional lines of development of the borough. Since consolidation, Brooklyn with its 50,000 acres of land, much of it unoccupied and essentially suburban, has grown most rapidly as a residential subdivision of the city. Its business and industrial interests have expanded relatively slowly. But the great natural resources of its waterfront are now being brought into adequate use by modern improvements, assuring to the borough an expansion of industry comparable with its growth of population.

The growth of population, like the expansion of industry, is bound to be on an enlarged scale. It has been achieved in the past despite an isolated transportation system. That system will presently be extended into the heart of the city. Passengers on the Brooklyn elevated lines, as well as on the new Brooklyn subways, will be taken direct to their destination in Manhattan at a single fare and without change of cars. For the greater part of Brooklyn the cost of transportation will be reduced from 10 cents to 5. This will mean an increase in the capital value of all the real estate affected by the change.

The rate of growth of population and industry will be multiplied by the coming revolution in subway and elevated transit and by the equally radical change in waterfront and railway shipping facilities. To these new factors bearing on the prosperity of the borough will be added a third of hardly less importance, namely, the determination of its leading citizens to co-operate in securing a harmonious physical development of the borough on a plan devised by recognized authorities on city planning. Brooklyn, in a word, will be far more pleasant and convenient to live in than it has been, and it will offer warehouse, factory and shipping facilities unparalleled by any other waterfront neighborhood not already occupied.

Recent Factory Expansion.

To estimate what this will signify in the way of growth, one must bear in mind that the density of population per acre in Brooklyn is less than one-fifth of the density in Manhattan, and that its per capita land value is but \$475 as against \$1,201 in the central borough. Further help toward such an estimate will be obtained from a comparison of the State and Federal census figures for the first half of the last decade with those for the second half. Under the influence of such slight changes in transportation as the enlargement of the carrying capacity of the Brooklyn Bridge, the opening of the Williamsburg Bridge and the extension of the present subway to the Flatbush avenue station, the rate of growth of population rose from 16.5 per cent. during the first half of the decade to 20.2 per cent. in the second half. During the decade as a whole the rate of growth exceeded that of the greater city. Meanwhile, encouraged by the new freight facilities introduced or promised by the Pennsylvania, Long Island and New Haven railroads, and by the creative ideas applied to waterfront development by the Bush Terminal Company, the number of factory establishments, instead of showing a loss of 2.8 per cent. as was the case during the first half of the decade, advanced during the second half at the remarkable rate of 25 per cent. as against 24 per cent. for the city as a whole.

As evidence that the municipal administration realizes the importance of the Brooklyn waterfront to the further industrial expansion of the city and is in earnest about the projects which it has in hand for its development, one may refer to a special report just submitted

to Mayor Gaynor by Dock Commissioner Calvin Tomkins. The report is occasioned by the approaching completion of the city's new pier at 33d street, which is now being shedded and will be finished in May. Mr. Tomkins recommends that the municipal pier be used as part of the existing waterfront improvements at South Brooklyn. He suggests that the city consult with the Bush Terminal Company, the New York Dry Dock Company, the Erie Basin enterprises, and railroad and steamship interests with a view to organizing a joint freight terminal corporation. To this corporation, he suggests, the city should lease the 33d street pier at a rental calculated to return 5 per cent. on the investment.

Mr. Tomkins' plan further provides for a division between the city and the leasing corporation of the profit realized over and above an agreed maximum profit to the corporation. The Public Service Commission or the Interstate Commerce Commission is to have control over the rates charged by the corporation and is to insure publicity for its affairs. The corporation is to have preference as a lessee for the additional docks which the city proposes to construct on its extensive waterfront adjacent to the 33d street pier.

Waterfront Improvements.

It is also recommended that Second avenue and the New York Connecting Railroad be extended over the Gowanus Creek to the New York Dry Dock Company's property at Atlantic Basin and that the city acquire property for docks, a general railroad yard and car approaches, all to be leased to the proposed freight terminal corporation. Mr. Tomkins advises the insertion of a recapture clause, to become effective upon an agreed indemnification if the city takes back its property.

The general purport of his recommendations is to avoid the entry of the city into a mutually injurious competition with the private interests now engaged in supplying waterfront shipping, warehouse and factory facilities. The 33d street pier is the longest pier in the city. It meets the requirements of deep sea craft of a class for which there is no adequate docking elsewhere in the city. The shore and water conditions at this point are exceptional. The neighborhood has a growing industrial colony of recent origin, the development of which would be furthered by the adoption of the plan recommended by Commissioner Tomkins. The prosperity of that colony would be certain to react not only on Brooklyn but upon the entire city.

The extensive waterfront of Brooklyn embraces several industrially distinct sections. Furthest south is that containing the factories and piers of the Bush Terminal Company and the giant municipal pier at 33d street. Next in order comes the Gowanus Canal region, with its coal pockets and its brick and lumber yards. Between the Gowanus Basin and Manhattan Bridge are to be found warehouses, grain elevators and adjacent piers, where freight steamers from West Indian and South American ports load and unload their cargoes. North of Manhattan Bridge as far as Newtown Creek the river front is given over to big industrial enterprises that extend inland for several blocks—light and power plants, refineries, paint works, the Wallabout Market and the Navy Yard.

Under the traffic conditions which prevail in the harbor this great stretch of Brooklyn waterfront may be said to be separated into two main divisions, with the Gowanus Basin as their dividing line. The waterfront south of the basin is especially adapted for sea-going and Hudson River traffic. The waterfront north of and including the Gowanus Basin is more convenient for Canal Barge, East River and Sound traffic. The State has fixed upon the Gowanus Basin as one of the

terminals of the Barge Canal. This selection is in harmony with the ideas of the Federal, State and city officials who have in charge the interests of the port of New York, ideas founded on a recognition of the necessity of setting apart different sections of the waterfront for different kinds of traffic in order to relieve the present congestion of the harbor.

In conformity with these ideas the New York State commission which has been appointed to investigate port conditions and pier extensions in the harbor will probably recommend the adoption of the suggestion made by the Secretary of the Navy that the Brooklyn Navy Yard be discontinued. The abandonment of the yard would enable the city to provide wharfage for large numbers of Sound steamers and other craft engaged in local traffic that are at present forced to find dock room further down the East River and on the Manhattan side. The chief argument against the proposed abandonment is the fact that many laborers employed in the Navy Yard have invested their savings in small homes nearby. It is evident, however, that these investments would not be impaired in value, as the establishment of a great and populous industrial colony in place of the Navy Yard would create an extensive demand for housing. The New York State commission is composed of State Engineer John A. Bense, Dock Commissioner Calvin Tomkins, and R. A. G. Smith.

One of the chief hindrances in the way of the establishment of certain important classes of manufacturing in Brooklyn has been the absence of adequate facilities for the transportation of freight within the city. A large proportion of the manufactured products of the city is sold in the wholesale and retail stores of Manhattan. The cost of carrying such products from Brooklyn or from any of the other outlying boroughs has heretofore been virtually prohibitive. The first important step towards reducing it may be said to have been taken by the Bush Terminal Company, which applied the co-operative idea not only to the housing of factories, but to the distribution of their products. As yet, however, no public measures have been taken to bring about the diffusion of manufacturers throughout the city, but it is recognized that to bring it about a belt line freight railway, connecting the various sections of the waterfront of the harbor with the mercantile district of Manhattan, is necessary. A project of this character is now under consideration by the city authorities. The railway would probably pay a handsome return on the investment in the form of increased taxable values. In any event, it would tend to check the present emigration of industries and population to New Jersey. The chief gainer from the railway would of course be the borough of Brooklyn with its considerable areas of unoccupied land available for factory sites, areas separated by no great distance from the mercantile district of Manhattan.

Residential Prospects.

Turning from the industrial to the residential prospects of the borough one finds the subway situation to be the most important of the local factors. The city is now building the Fourth avenue subway in Brooklyn a four-track road four miles long. The contracts for this work aggregate about \$16,000,000. It has been under way since November, 1909, and the subway will be finished during the current year. The city is also building the Manhattan end of the Brooklyn loop subway, a four-track road, a mile and a half long, connecting the Brooklyn, Manhattan and Williamsburg bridges. This work began in 1907, and is finished with the exception of one section, the end of which lies beneath the new Municipal Building. This subway will cost about \$10,000,000 and will also be completed in 1912.

Both of these subways will form part of the Broadway-Lexington avenue route,

the cost of which, including branches to Fort Hamilton and Coney Island in Brooklyn and Woodlawn and Pelham Bay Park in the Bronx, will be about \$150,000,000. Contracts for the larger part of the Broadway-Lexington avenue system in Manhattan have already been let. Much dissatisfaction has been expressed in Manhattan because the route failed to make provision for a subway on Seventh avenue, and negotiations intended to secure a subway there have been taken up by the city, but these do not affect the agreement made with the Brooklyn Rapid Transit Company last Spring. By that agreement the present elevated roads of Brooklyn, as well as the new Brooklyn subways, will have direct access to the business center of Manhattan.

Passengers from Brooklyn will thus be able to reach their destination without change of conveyance and their fare will be reduced from ten cents to five. There will be a saving in time and in money. This saving will be capitalized in the value of Brooklyn real estate, which is now far below that of real estate in, for example, Harlem or the Bronx. The influence of the change in transportation will, of course, be felt in the case of both unimproved and improved real estate. The great suburban districts of Brooklyn will no doubt fill up very rapidly. As a matter of fact, even now in the face of indifferent transportation facilities the suburban growth of the borough has been remarkable. According to the annual report for 1911 of Superintendent of Build-

ings John Thatcher, "the construction of one-family, two-family and store, and two-family dwellings predominated largely." The average cost of the buildings erected in the borough last year was \$6,165. A very large percentage of the new constructions was in the wards traversed by the Fourth avenue subway.

The feeling in Brooklyn with regard to its residential prospects may be illustrated by this typical citation from Superintendent Thatcher's report:

"About 74 per cent. of the population of this State live in cities. The largest cities show the greatest increase in population. Statistics for the last ten years show that the urban population has increased in a direct ratio to the decrease of the rural population. The density of population per square mile is 191 persons in the State, as a whole, and 18,514 persons per square mile for Greater New York. In Manhattan and the Bronx there are 43,875 persons to the square mile, and in Brooklyn 23,348 persons, or about one-half. The area of the combined boroughs of Manhattan and the Bronx is about equal to that of Brooklyn; therefore the opportunity for building development in Brooklyn is twice that of the two boroughs above mentioned."

Just what effect the new transportation will have on the downtown districts of Brooklyn is as yet purely a matter of guesswork. It is quite probable, however, that quite a number of the existing private houses there will be torn down to make way for high-class apartment

houses. Some of the older private house sections of Brooklyn are nearer the financial section of Manhattan than the West Side. If they are made equally accessible they will probably become apartment house centers second in importance only to the West Side.

The retail shopping section of the borough will in all probability become relatively more important with the growth of the suburban wards of the borough and of the Queens and other Long Island commuting suburbs. Long Island is destined to be very populous. There is hardly any part of the island that is not within four or five miles of a railway station, and a great many of the railway stations are within the commuting zone. This means that the island is certain to be built up rapidly with commuting centers and with farming communities. The soil is fertile and lies adjacent to a great market. The Long Island Railroad has taken the lead in introducing express freight service designed to meet the wants of truck gardeners. There is every reason to believe that the agricultural sections of Long Island will be built up with small truck farms averaging perhaps ten or twelve acres each. In other words, it is likely that the greater part of Long Island, which is now sparsely populated, will in the near future contain a numerous population of well-to-do commuters and prosperous truck gardeners, a population of ample purchasing power for which Brooklyn will be the natural shopping and amusement center.

YORKVILLE NEEDS A CROSSTOWN SUBWAY.

A Former Prosperous Settlement is Losing Value From Lack of Transit. A Subway on 86th Street Would Bring New Tenants and Pay for Itself From Added Assessments.

OUR present city street plan was laid out at a time when waterfront developments were considered most important and the gridiron of crosstown streets, intersected at long intervals by longitudinal thoroughfares, is the result. The judgment of the original planners was somewhat justified in that early settlements sprang up along the shores of the Hudson, Harlem and East rivers. The unexpectedly rapid growth of the commercial district soon made it necessary, however, to establish north and south lines of travel in order to allow the inhabitants of outlying districts to reach the trade centers. The steady and rapid growth of commerce necessarily created a northward expansion and caused the lower part of the island in time to be given over mainly to business houses or a cheap class of tenements, inhabited to a large extent by foreigners. As a result the better class of inhabitants fled northward and located beyond the crest of the business flood. It is true that fashionable residents have always clung as near as possible to the center of the island, but to-day they are being forced either to move northward or to seek suburban territory.

This condition has had the effect of accentuating the need of north and south transportation lines and for some years the efforts of transit officials and railway experts have been devoted largely to supplying this demand. Crosstown travel has on this account been insufficiently provided for, and the needs of certain populous districts of Manhattan Island have been entirely neglected. It is true that below 59th street there are a fairly adequate number of crosstown surface lines and one can travel from river to river in a reasonable length of time. Above 59th street conditions are entirely different. The two halves of the city are split wide open by the enormous area of Central Park, an uninhabited territory about two miles long and over half a mile wide. From 59th to 116th streets, a distance of about three miles, there is but one east and west line, the 86th street crosstown road, which runs west only as far as Central Park West.

When one considers that except at 14th street, the greatest width of the whole island occurs at 86th street and that the entire district mentioned is almost as wide, the utter inadequacy of facilities for crosstown travel in this vast territory is plainly apparent. The traveler from Riverside Drive to East End avenue must walk to Central Park West, about two-thirds of a mile; ride from there to Avenue A on a surface car and walk another long block beyond. The whole trip will consume not less than half an hour, probably thirty-five minutes. In the same time one might travel from 181st street to Brooklyn Bridge, a distance of nearly

ten miles, or considerably more than three-quarters of the entire length of the island.

Inadequate as it always has been, the 86th street line was rendered still more inefficient in the last few years by the division between the companies operating the surface lines on the avenues of the East Side. Formerly the 86th street road, which is under Metropolitan control, transferred to all avenues, but for several years the First, Second and Third avenue lines have refused Metropolitan transfers and double fares have been charged to north and south bound passengers. This arrangement, together with the lack of sufficient longitudinal rapid transit lines on the East Side, has had a material effect on real estate.

Yorkville and all the territory along the East River was settled long before there was any building on the West Side, and in older days was a famous village reached by means of the ancient Boston Post road. The district was populated by a substantial body of middle class citizens, largely of German extraction. These were a thrifty, law-abiding people, many of whom accumulated means and owned their own homes. East End avenue, fronting on the East River and East River Park, now known as Carl Schurz Park, is an extremely attractive street for residential purposes. The neighboring side streets are also well adapted for living purposes. The air is good and the land has rock foundation. Small private dwellings and four and five-story flats constitute the greater part of the improvements. Formerly the property was in strong demand, the houses were well rented and flats were looked upon as excellent investments. The residents did most of their buying locally and gave ample support to a good class of small retail shops located on the avenues. Push carts are not to be found in this part of the East Side.

Since the transfers were eliminated, new lines of travel such as the Hudson Tunnels and the Pennsylvania Railroad, have been opened from the business centers to suburban districts, and many of the former flat-dwellers wishing to avoid the inconvenience of surface travel and the payment of double fares have moved away. To rent signs are a common sight throughout the district, the flat houses no longer pay as they formerly did, while east of Third avenue property values in many instances have fallen below the figures of former years. Rents have always been fairly reasonable, but to-day they are lower than ever and even this fact is not sufficient to offset the lack of traveling convenience. On the side streets, between Second and Third avenues, lots are worth about \$13,000, while east of that they will sell for close to \$11,000. These values could be materially advanced and

still be attractive for apartment house builders if quick and under-cover access could be had to other parts.

There are yet some practically vacant blocks in Yorkville and there are many rows of small private houses, which could be readily replaced with modern apartments. The class of people accustomed to inhabit this locality would mainly furnish tenants for five-story walkups and six-story new law tenements, but there would also be a considerable number, willing to pay for apartments in six-story elevator houses, more especially as the cheapness of the land would enable owners to offer space in such buildings below the rentals for similar structures in other more expensive localities. In the last few years several semi-philanthropic organizations have erected a number of model tenements between 77th and 79th streets, east of Avenue A, and these are fairly profitable even under the adverse traveling conditions. The City and Suburban Homes Company, a short time ago, completed a home at 78th and Exterior streets known as the Junior League Home for Working Girls. The expenses are moderate and the building is well patronized, but in order to make downtown travel bearable, the company has been obliged to furnish a stage night and morning to convey its tenants to the elevated or Lexington and Madison avenue surface lines.

Two Fine Parks.

Besides the Carl Schurz Park extending from 84th to 89th streets, along the East River, a well laid out and picturesque breathing space of about twelve acres, there is also the John Jay Park, taking up the two block fronts between 76th and 79th streets on Exterior street. These add greatly to the attractions of the neighborhood as a residential area.

Undoubtedly the Lexington avenue subway will prove a boon to the entire area, but even this additional means of rapid transit will not be sufficient to meet the full requirements of the situation. Those most interested in the general welfare of Yorkville are emphatic in saying that their one great need is a crosstown subway to connect the present Broadway line with the new Lexington route, which is to have a station at 86th street. This connection would furnish quick access from all the district east of Central Park to the entire West Side and Washington Heights, to say nothing of a connection with the north Jersey shore by way of the Fort Lee ferry. In addition to this an extension should be carried as far as East End avenue with a station, say, at Second avenue.

The cost of construction of this short line would not be unduly large and there is little doubt but that the entire physical cost could be paid for in a reasonable length of time from the added assess-

ments to property in Yorkville. As was stated above, there has been some depreciation in values and consequently in assessments, since the cutting off of transfers from the 86th street lines and even the new subway is hardly likely to create a boom of any size in this territory. It is almost certain, however, that a crosstown subway would add millions to the total value of Yorkville land values, would stimulate a considerable amount of building and would thereby add materially to the income of the city. There is a considerable amount of short-haul crosstown travel which either does not transfer at all, or else only for a short distance. There would no doubt be many more passengers of this nature if the convenience of such a line existed. A great number of long-haul passengers would also be diverted from the First, Second and Third avenue surface lines to the subway, and the net increase would in

all probability make the operation of the crosstown spur fairly profitable. If the Interborough obtains control of the Lexington avenue route, as now seems not unlikely, it should not be difficult for the city to make a bargain with it to operate an east and west line.

Summed up briefly, the facts are these: there is an absolute need for an adequate crosstown line on 86th street; such a line would add greatly to neighborhood values and by increasing assessed values would in time pay for its construction; the rebuilding of the section would make towards a wider distribution of population and help to relieve congestion, while the present travel and the increase which would result, would be sufficient to make its operation profitable. With these facts in mind it would seem that a careful consideration of this subject by the Public Service Commission would not be in any way amiss.

which has recently moved into its handsome new building on 149th street, just west of Third avenue, the Twenty-third Ward Bank, the oldest financial institution in the borough, the Bronx Borough Bank and the new Westchester Avenue Bank, by the Manhattan banks which maintain branches in the Bronx, such as the Knickerbocker Trust Company, the Corn Exchange Bank and the Germania Bank; and by such companies as the Title Guarantee and Trust Company, the Lawyers Title Insurance and Trust Company.

In addition to these institutions the Bronx has three savings banks with nearly 40,000 depositors and about \$10,000,000 of deposits, practically all of which is loaned in the borough.

Something of the general retail business activity can be estimated from the fact that the National Cash Register Company now has in use in the Bronx about 3,000 cash registers, nearly a thousand having been sold last year.

The Board of Estimate and Apportionment has approved the plans of the New York Central for improvements at 149th street, which provide for an expenditure of about \$3,000,000 for a station and for improvements to avoid the grade at Mott Haven Junction, where the Hudson River tracks and the tracks of the Harlem division meet. The plans provide for depressing the Harlem tracks and elevating the Hudson river tracks sufficiently to avoid the grade at this point.

There has been an expenditure of over \$20,000,000 for the new line of the New York, Westchester and Boston, extending from the Harlem river almost in a straight line north through the center of the Bronx through Mt. Vernon and on into Westchester, which road will be opened for operation during the present year. There will be a million dollar station at 180th street, which will be used as a transfer point to the subway.

The Barge Terminal Canal bill, which was approved by the vote of the people at the last election, provides for an expenditure of about \$9,000,000 in New York City, including about \$1,500,000 in the borough of the Bronx, to provide suitable docks and basins for handling the increased water-borne traffic which will be created by the deepening of the Erie Canal and other waterway improvements.

THE GROWTH OF THE BRONX IN 1911.

Reports of Public Service, Financial and Other Corporations Show Uninterrupted Expansion—Four Thousand Telephones Installed—Retail Trade Active.

By W. R. MESSENGER, Secretary of the Bronx Industrial Bureau.

THE growth of the financial strength and resources of the Bronx has at the recent census was found to be 114 per cent. since 1900. The growth of the Bronx during the last decade has been one of the marvels of city development in the United States. However, the business interests of the Bronx were prepared for it, and the financial resources of the Bronx and its financial institutions were able to meet requirements, because in several previous decades the Bronx had shown an increase of over 100 per cent. in population, so that the moneyed interests of the city and of the county at large have been ready to finance the wonderful expansion which the borough has experienced. The estimated cost of the new buildings erected in 1910 reached the record figure of \$44,000,000; the only city, except New York, which exceeded this investment was Chicago.

The increase of business obtained and the investments carried by the public service corporations within the borough last year will afford some idea of the business activity of the borough.

The New York Telephone Company has about \$4,000,000 invested in the Bronx, and during the year it has installed over 4,000 new telephones having in all about 20,000 telephones in the Bronx, and showing an increase during the year of 25 per cent., which is a larger increase than that shown in any other section of the city or in any other metropolitan community. The total expense apportioned to each new telephone as installed is \$185, so that the installation of over 4,000 telephones would mean an increased expenditure of over \$700,000; in addition to this the Telephone Company has expended about \$100,000 in removing the overhead wires and replacing them with underground wires.

It is noteworthy that the social life of the Bronx, as well as the business centers, are requiring telephones, and that a good percentage of the remarkable increase during the last year has been in the Melrose and Tremont districts and among the residential communities. It is worthy of note that during the last five years the use of telephones in the borough has increased about 300 per cent. In 1906 there were 6,200 telephones in use in the Bronx, and at the close of the year 1911 there will be about 20,500.

The New York Edison Company is making large expenditures in the borough for the development and improvement of its facilities for furnishing both light and power. Its increase in business in the Bronx last year approached 100 per cent. On November 30, 1910, the company had 10,921 customers in the Bronx, and on November 30, 1911, 18,920. On November 30, 1910, it had 14,418 meters in the Bronx, and on November 30, 1911, 22,575.

Five companies supply gas in the Bronx, and there has been a good increase in the number of their customers during the year ended November, 1911. The Central Union Gas Company, for instance, obtained 7,000 new customers, making 87,000 customers in all, and supplied 235,700,000 feet of gas, which at 80 cents per thousand would amount to upwards of \$200,000 for this one company. The Northern Union Gas Company has also shown a very large increase. The Central Union Gas Company has made an expenditure of nearly \$300,000 for its handsome new office structure at Courtlandt avenue and 148th

street, having erected on a plot 96 by 75 feet a five-story office building, in which its executive offices will be housed and in which there will be two or three floors available for other office tenants.

The street railway systems of the Bronx have been continually increased during the past year, so that at present the Bronx has 140 miles of street surface railway tracks, over which cars are operating, and a contract for one Bronx section of the Lexington avenue subway has been let which will involve an expenditure of \$3,800,000.

The annual consumption of coal in the borough and the increase from year to year is also a fair barometer of business activity. As an example of investments in the coal industry, the plant of Olin J. Stephens may serve as an example of the increase which has been made. Five years ago that firm maintained two large fully equipped yards and since then it has added three additional yards, making five in all. At 177th street, on the Harlem River, the firm has invested approximately \$100,000 in providing the newest equipment, such as concrete docks and concrete pockets and also a steel and concrete tower and pockets, for the more economical receipt and distribution of water borne coal shipments; for greater economy it has practically abandoned all inland yards. The annual coal tonnage handled by this one firm amounts to between two and three thousand tons for consumption in the Bronx alone.

Manager C. M. Gambie of the Bronx branch of the Title Guarantee and Trust Company states that during the past year the company has placed over \$6,000,000 in building and permanent loans on Bronx properties and that its fees for title examination shows an increase over the year 1910. The company, he said, is always ready to invest money in the Bronx and has great confidence in its future development; during the nine years since the establishment of the Bronx branch it has been doing a constantly increasing business in the borough.

Pres. John Tatlock of the Westchester Avenue Bank, which is one of the new financial institutions of the borough, speaks of the satisfactory progress which had been made by that institution since its establishment fourteen months ago. At present it has over \$350,000 in deposits and nearly a thousand depositors; and the president states that this healthy growth fully justified the establishment of the bank in the Hunts Point and Westchester districts, which the bank serves.

Manager C. F. Minor of the Bronx branch of the Knickerbocker Trust Company, states that at present the branch has about 4,000 depositors. He adds that retail business has improved since last year and there is a healthy general business and financial activity throughout the borough.

Something of the financial status of the Bronx can be understood from a comparison of the increase in the estimated valuation of taxable real estate which in 1900 was \$138,500,000 and in 1911, \$583,401,000.

Building operations in the Bronx during the ten years from 1891 to 1900 amounted to \$93,000,000, from 1901 to 1910 they amounted to \$240,000,000.

The phenomenal increase in business in the borough has been financed to a large extent by the financial institutions of the Bronx, such as the Bronx National Bank,

BRONX BEAUTIFUL SOCIETY.

A New Organization to be Found by the Bronx Industrial Bureau.

The Bronx Industrial Bureau, which has played an important part in the commercial development of the borough, is endeavoring to form an organization to be known as the "Bronx Beautiful Society." A committee has been appointed and permission obtained from the Board of Education to use the large auditorium of the Morris High School, 166th street and Boston road, on the evening of January 17, for the purpose of forming a permanent organization.

A number of prominent residents are identified with the movement. Among the better known members of the committee are the Hon. Cyrus C. Miller, Borough President; Congressman Steven B. Ayres, Dr. M. L. Britton, director of the Bronx Botanical Gardens; Chancellor Brown of New York University; Commissioner Higgins of the New York Park Department; Edward B. Boynton, Olin J. Stephens, and W. R. Messenger. Commissioner Frank B. Wiley will act as chairman.

The object of the society is to bring to the attention of the general public the many advantageous features of the Bronx, such as its parks, parkways and places of interest, to keep them in proper condition and to work for the improvement and beautification of such other parts of the borough as have heretofore been neglected. Particular attention is to be paid to the cleanliness of the streets and the accumulation of rubbish on fire escapes and on roof tops, especially where one roof is lower than another. It is admitted that the airing of bedding at front windows is a hygienic and desirable custom, but it is intended to restrict this to the morning hours. It is also desirable to formulate some plan for regulating advertising signs so that they may be symmetrical and artistic and have a more advantageous effect for business purposes than they have at present.

The co-operation of this society with the local improvement boards will render a great service to property owners, as well as tenants. The cost of membership is to be placed at a low figure, so as to attract a large membership and arouse a widespread interest in the work.

VALUES ON FLATBUSH AVENUE.

Various Transit Improvements and the Long Island Railroad Station Have Made Lower Part of the Avenue a Busy Centre.

NO other part of Brooklyn has undergone as vast a change in real estate values during the last decade as has the section of Flatbush avenue from Fulton street to the south end of the plaza formed by the intersection of Flatbush and Atlantic avenues, contiguous to the Flatbush avenue station of the Long Island Railroad. The increment has been from 150 to 300 per cent. during the period.

These changes in values have been caused by the construction of Manhattan Bridge, which extends from the junction of Fulton street and Flatbush avenue across the East River to the intersection of Canal street and the Bowery in Manhattan; by the extension of the Interborough Railway to the Flatbush avenue station of the Long Island Railroad; and by the trend of business expansion toward the Hill section. The bridge, which although completed is not yet hardly in use, was the original contributing factor toward the changed condition. Before the subway through Flatbush avenue to the depot was built the bridge was in course of construction, and private property north of Fulton street was bought as the line of the extension of Flatbush avenue to the bridge structure. This extension forms the Brooklyn approach to the bridge; and to illustrate the hocus pocus of municipal administration the bridge was finished long before work on the building of the approaches and the condemnation of all the land for them was even begun. As a result the structure is a traffic nullity and will be for a long time to come, or until the work on the approaches is completed. This work means the connecting of the Fourth Avenue Subway in Brooklyn—now three-fourths completed—with the bridge and the connecting of certain elevated and trolley lines with it. It is an extensive undertaking embracing the excavating of several blocks and the completion of much masonry and steel work as well as a new avenue on either side of the approach proper. It will probably be another year, or longer, before the bridge is in use. Coincident with the creating of the approach, work is under way on the subway connection between the Fourth Avenue Subway and it. The latter work is progressing rapidly and gives promise of being completed before the approach is ready. This connecting subway link extends up the north side of Fulton street to Ashland place and through that street and across Flatbush avenue to Fourth avenue, a distance of several long blocks. Flatbush avenue has also had its traffic accentuated by the fact of the Nevins street and Atlantic avenue stations of the subway opening into it and only a few blocks apart. A steady stream of traffic is now witnessed in the avenue below the Long Island Railroad station.

Property on the part of Atlantic avenue fronting on the plaza at the intersection of Flatbush avenue is considered for all practical purposes Flatbush avenue property. It is a business storm-center for saloons, cigar stores, barber shops, hat stores, dentists and what not.

Thriving Small Stores.

All of the part of Flatbush avenue in discussion is fast becoming a street of thriving small stores, moving picture shows and theatres. It is a short cut thoroughfare for pedestrians to the Long Island Railroad station, Fourth avenue and the square mile of area within the environment of the new traffic zone. There is no probability of a large department store ever being situated on Flatbush avenue, unless perchance, on the south side of the plaza, opposite the railroad station; because the contour of Flatbush avenue, from Fulton street to Fourth avenue, is not suitable for the reason that too many streets intersect the avenue diagonally and at short distances apart, thus making many gore shaped plots of shallow depth. The character of the avenue as a street for small stores is pretty well determined.

The deepest plots on the avenue are on its west side, at Nevins street, running through to Livingston street, where the Cowperthwait building and the old Journey & Burnham building stand. The latter is a broad four-story structure that was abandoned and subdivided into a loft, studio and store building.

If there is any pronounced trade influx into Flatbush avenue at this time it is the automobile trade. Several prominent manufacturers of automobiles have established show and salesrooms between Fulton street and the railroad station during the last year. All of the stores so occupied have been improved with mod-

ern glass fronts. And numerous small stores given over to other lines of business have also been modernized in appearance.

Structural Improvements.

The notable structural changes on the avenue are the new Casino Theatre on the west side running through to State street, the new two-story bank, store and office building on the southwest corner of Third avenue, a new two-story concrete building on the east side abutting The Orpheum Theatre and being built by Percy G. Williams, owner of the latter; the demolition of the building on the triangular plot at Flatbush and Third avenues and State street, and the use of the site for excavating work in connection with the new Catskill water supply; and the large addition to the warehouse of the Pioneer Storage & Warehouse Company. The rehabilitating of the large structure at Flatbush avenue and Nevins street, occupied by the Cowperthwait Furniture Company, was another important piece of construction work of the year. The building was gutted by fire early last summer. This latter structure is owned by an investment company in which the estate of the late Abraham Abraham and Edward C. Blum are largely interested.

Closely Held.

Property in the part of Flatbush avenue from Fulton street to the depot is very closely held. Comprising it are some very old buildings, a few of them being of frame construction. Many of the old buildings do not yield an income proportionate to the value of the land; but this part of the avenue is in a transitory state to a degree. Property owners are waiting to see what effect the operation of the Fourth avenue subway and the use of the bridge will have on lower Flatbush avenue as well as on the plaza at Atlantic avenue.

Some experts argue that the through traffic of the Fourth avenue line will dissipate pedestrian traffic at the plaza, where thousands of persons now change from the end of the subway to the elevated lines that connect with the great southern tier of Brooklyn. Other experts point out that the Long Island Railroad station will continue to be present; that the traffic of the station is increasing yearly; that it has been contended all along that the present subway was of more benefit to Long Island commuters than anyone else; and that consequently traffic at the plaza must continue to be heavy. These champions of the plaza argue that contrary arguments will fall as flat as those advanced against the Borough Hall neighborhood a few years ago, when it was proclaimed that the subway to Brooklyn would dissolve the business solidity of that section, which is as strong as ever.

The hesitant attitude of property owners on Flatbush avenue regarding its future character is well illustrated by the Schmitz estate, which owns the furniture warehouse occupied by B. G. Latimer & Sons at Flatbush avenue and Fulton street. The tenants occupy the property on a month to month tenancy because they cannot obtain a lease, the owning estate not caring to tie up this valuable corner for a definite term.

Numerous three-story flats (with stores) on Flatbush avenue, in the vicinity of Lafayette avenue and of Fourth avenue, show an increase of close to one hundred per cent. in their rental power; but they are destined to be superseded within a few years by modern commercial buildings whose rental power will be still greater.

Fee values are from twenty-five to thirty per cent. stronger in the west side of the avenue than in the east side; but they are tending toward an equalization. The very strongest values are in those parts of Flatbush avenue adjacent to Fourth avenue and to Fulton street. A modern four-story building at the junction of Flatbush avenue and Ashland place was torn down last year in order to allow room for the subway to turn into Fourth avenue.

There is an extensive row of old one-story "taxpayers" on the west side of Flatbush avenue, south of Schermerhorn street, that are occupying ground altogether too valuable for such purposes.

Definite values along Flatbush avenue extension, paralleling the bridge approach, are hardly in sight. There are many gore parcels here occasioned by making the route for the bridge through private property. A few new buildings have been built along this part of the avenue.

TAX CONFERENCE.

The State System Denounced and Defended—Mr. Peeydell's Remarks.

The second State Conference on Taxation was in session Tuesday, Wednesday and Thursday of this week at Buffalo. A number of New Yorkers were present. A whirlwind of insurgency swept over the conference at its session Wednesday afternoon, when Attorney Arthur C. Wade of Jamestown arose at the invitation of the presiding officer, County Treasurer Frank Beyer, and extemporaneously denounced the entire taxation system in New York State as a mass of complexities, inequalities and absurdities. He touched upon tax-dodgers, exemption lists and finally averred that politics would not have much difficulty in obtaining a foothold in the conference.

Edward L. Heydecker, Assistant Tax Commissioner of New York City, addressed the convention on the subject of tax maps. Lawson Purdy, who presided at the session on Wednesday evening, read a paper prepared by David Rumsey of New York on the subject of interstate county and double taxation. Mr. Rumsey believes that taxation methods have not advanced since 1870 and that the States are just as jealous, warring and independent as they were then.

Taxation in New York

A. C. Pleydell, secretary of the New York Tax Reform Association, to whom had been assigned the topic, "Taxation in New York State," said in part:

"There are many theories of taxation, and many honest differences of opinion as to the best and fairest rule by which to test the laws that secure the revenue for governmental purposes.

"Important and vital, however, as it is to discover and apply the correct rule that should underlie all tax legislation, this is not the occasion for a discussion of the relative merits of the contending theories. Much, very much, would have to be said, before we would reach an agreement on those vital questions. The object of this meeting is to take up questions in regard to which there is probability of reaching an agreement that will secure immediate results.

"Some aspects of taxation are so obvious that they need only to be stated to receive approval. Everyone will agree that tax laws should be so framed that they can be administered cheaply and efficiently; that a law taxing any class of property or privilege should be so plain that any person of ordinary intelligence taxed by that law can calculate for himself whether the tax bill is correct or not; that whatever kind of tax may be imposed the law should be effective and certain, and not open to evasion and discrimination.

"Yet, I believe it is safe to say that most of the tax laws throughout the United States, as well as in New York, violate one or more of these principles.

"If there is no real disagreement as to the desirability of having our tax laws conform to these principles, why is it that so many do not so conform?"

"There are a number of causes for this peculiar situation. Among these causes are, inertia; indifference; the fact that often the hardship or loss to any one person is slight, although the aggregate loss to the community may be enormous; the further fact that most people have neither the time nor money to carry on individual crusades.

"An explanation sometimes offered is, that tax laws are a development, and that their basis was laid before the importance of simplicity and economy and efficiency had received much attention. This is partly true, and yet men have never desired inefficiency and extravagance, though there does seem to be a lurking dread, especially among economists, that if a law is easy to understand it will certainly not work.

"But chiefly these laws continue unchanged because they do produce the needed revenue. Administrative officers are reluctant to advise changes in the statutes that will possibly diminish the revenue, and legislative bodies facing the many demands for appropriation, are still more reluctant to enact a change whose effect cannot be definitely foretold. To secure improvement in a statute under such circumstances requires a body of public opinion sufficiently convinced of the need of change to urge that it be made regardless of a possible falling off in revenue, leaving that situation to be met if it should arise.

"The object of these State Conferences is to overcome this inertia and indifference, to enable individuals to unite their efforts effectively, to secure harmony in the details of desirable changes, to create a body of informed public opinion to support, and sufficient to justify, legislative bodies in taking the risks of disturbing the existing order.

"The first State Conference on Taxation, held at Utica last January, was suggested by the delegates who had represented this State at the National Tax Conference, and was a pronounced success both in attendance and results.

"In an address before that conference I pointed out that: 'Accurate assessment is second in importance only to the system of taxation. Wasteful expenditures deprive the entire community of benefits that might otherwise be enjoyed; harmful taxes that are impartially enforced fall with equal weight upon all in the class affected; but unjust assessment takes from individuals more than their proper share, without arousing the general protests that follow extravagance or excessive tax rates.

"To the individual citizen good assessment methods may be far more important than improvements in the tax system, however desirable these improvements may be for the community. If a bad tax is enforced thoroughly and impartially, all whom it affects will urge its repeal, but a tax unequally enforced affects chiefly the few victims who can do little to remedy the injustice, even when they realize it, which they frequently do not.'

"The general topic of discussion at Utica was the improvement of assessment methods. The conference adopted 8 resolutions, and the suggestions made in five were enacted into law by the last legislature. The changes made were important and far reaching. Among them were, the equalization of special franchises by the state board so as to do away with useless expense; a better system of county equalization among local districts; separate assessment of land and buildings in all cities of the state, following the plan in New York City; provision for in rem assessment and use of tax maps in all districts; provision for collection and publication of complete fiscal statistics; revision of the inheritance tax law.

"Among the next steps that seem to me both immediately necessary and possible of accomplishment, are these:

"First. To establish a fuller cooperation between state and county and local officials charged with the assessment and collection of taxes, so that the methods of administration may be improved through the exchange of experiences and information and advice.

"Second. To make the collection of public revenues more efficient and cheapen the cost of collection, to the benefit of the public treasury and of the taxpayers.

"Third. To simplify our tax laws and their administration so that each person paying a tax shall understand the why and wherefore of the exaction.

"Fourth. To establish a uniform basis for the assessment of special kinds of property which present unusual difficulties of valuation.

"Fifth. To seek a fair basis for apportioning between states the value of property subject to taxation in other states, to the end that the injustice of double taxation shall be avoided and this cause of friction between the several states shall be removed."

HOW TO HANDLE BUYERS.

Brokers Should Be Students of Psychology, Says R. E. Simon.

Robert E. Simon, vice-president of the Henry Morgenthau Co., addressed the real estate class of the West Side Y. M. C. A. Tuesday, January 9, on the subject of "What a Broker Would Have to Do to Sell Me a Piece of Property."

Mr. Simon opened his address with the remark that if he confined himself to the subject it would be too much of an invitation to brokers to come in and sell his firm real estate, and that he wished to enlarge his subject to such a point that it would cover the entire field of real estate brokerage from the standpoint of the broker who wishes to ingratiate himself with the purchaser of property.

He emphasized the necessity of a wide technical knowledge on the part of a broker, that nothing was too small for a broker to observe and put down in his notebook. He had known brokers to be successful by posting themselves on the percentage of gross business that a firm could pay for rental, and instanced the retail drug business which figured on 7 per cent. of their gross business. A thorough knowledge of land values is necessary to all brokers, the cost of building construction, a knowledge of how a building should be laid out at various costs, and the demands of a neighborhood. It is useless to offer properties to those who would have no earthly use for them.

A real estate broker should be a student of psychology. He should know the mental equation of the man with whom he is doing business. It is obviously necessary to handle the nervous, cautious investor in a very different manner from

the way the daring speculator would be approached, or the homeseeker or the investor. Each man should be approached in an entirely different manner.

Mr. Simon illustrated his remarks on psychology with several experiences of his own that showed keenness and intuition. Proceeding, he said a salesman must be tactful, patient, persevering, forceful, a student of human nature and thoroughly familiar with his art. He must put himself in the place of the purchaser and gather such information as he would wish to know if the property was being offered to him by a broker. He spoke of a number of cases where brokers had come to him without knowing the slightest thing about the property. As, for instance, the expense of conducting a building or whether a house had a hydraulic elevator. He advised the broker not to wear out his welcome and yet not to rush his prospect too hard, to avoid advising the conceited man and to confine himself to figures as much as possible, and not to allow his language to run into romance and dreams.

He quite emphasized the fact that no deal was too small in order to secure the good will of a possible purchaser, and instanced a case where he wrote to a broker in the city asking him to call to get particulars regarding some property that he had to sell. The broker wrote back that he hadn't time. He said that his estimate of that broker went down at least 100 per cent. He spoke quite at length regarding the ethics of taking commissions, illustrating it by saying that many brokers would make a deal with a seller of a piece of property, that they might get a larger price than he asked if they could, and he would give them a larger commission.

While the moral aspect of this might be somewhat in doubt, it was pretty poor business to make a purchaser pay several thousand dollars more than necessary in order for the broker to receive a few hundred more, and it worked to the disadvantage of the broker, because the seller would never employ him again to buy him a piece of property, and if the purchaser should hear of it he could never be convinced that the broker had not sold

him out. A good rule would be, when in doubt, for the broker to ask himself the question, "Would I be willing for both purchaser and seller to know of the conditions governing the case?" This practice, he said, was more frequent where a purchaser had to acquire a plot for a building, and more or less put himself at the mercy of his broker. He spoke of the slipshod methods of many brokers in offering property for sale and contrasted this inefficiency with the care taken in submitting bond issues in Wall Street, showing full statements made by the officers and accountants of the company, with affidavits attached.

Mr. Simon advised that all rents be confirmed by individual investigation, a complete, clean diagram of the property submitted with a statement showing the income and expense, and the client drawn out to find just exactly the kind of property which he is interested; and except in the case of unusual bargains, only the kind of property he is likely to purchase should be submitted.

In handling a seller, don't make unfavorable criticism of his property. He knows its weak points as well as the broker does. He does not particularly enjoy being told them, and it weakens his confidence in a broker being able to handle the sale. The speaker criticised the attitude of many brokers who had formed the habit of saying at once that property was too high without knowing its dimensions or the improvements on it.

New Officers of Long Island Exchange.

The Real Estate Exchange of Long Island held its annual meeting for election of officers at the Hotel Collingwood, Manhattan, this week. The following were elected for the ensuing year: John W. Paris, president; H. Stewart McKnight, vice-president for Queens; Lewis H. Pounds, vice-president for Brooklyn; Timothy L. Woodruff, vice-president for Nassau; Samuel Eichen, vice-president for Suffolk; D. Maujer McLaughlin, treasurer; Burton Thompson, secretary; James E. Wilkinson, assistant secretary.



Park Avenue n e corner 54th Street.

Cross & Cross. Architects.

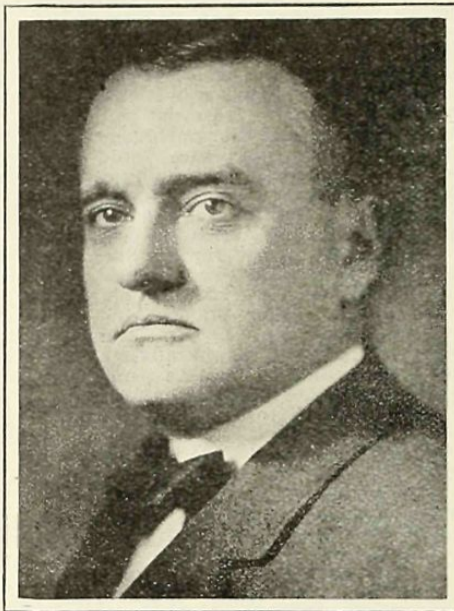
PARK AVENUE'S LATEST APARTMENT HOUSE.

Now in course of construction.

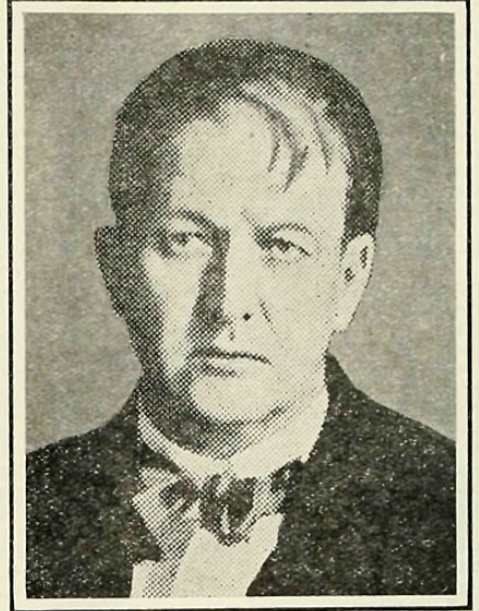
BOARD OF BROKERS' DINNER



FRANCIS E. WARD.
Toastmaster.



JOB E. HEDGES.
Speaker.



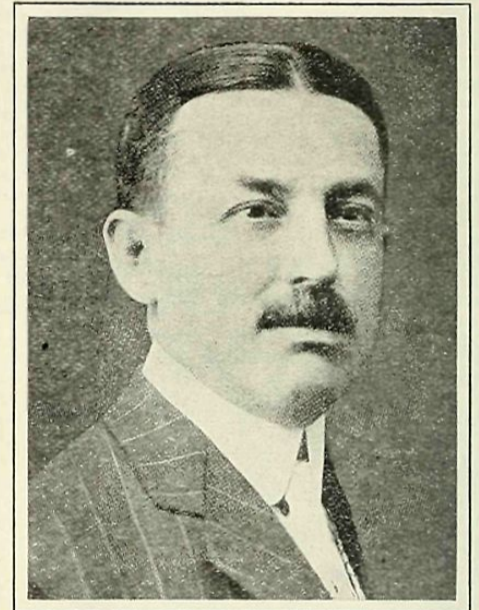
ARTHUR BRISBANE.
Speaker.



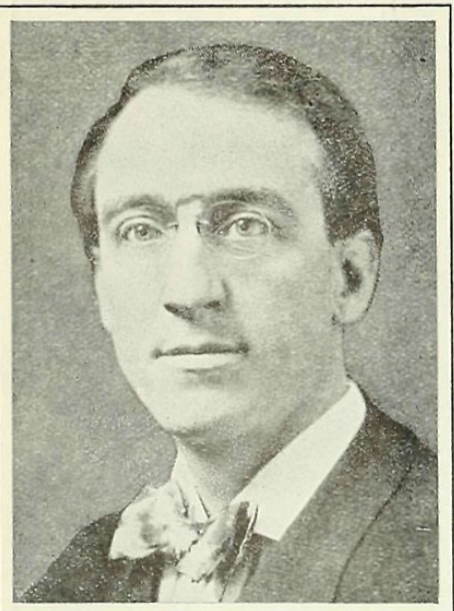
EDGAR J. LEVEY.
Speaker.



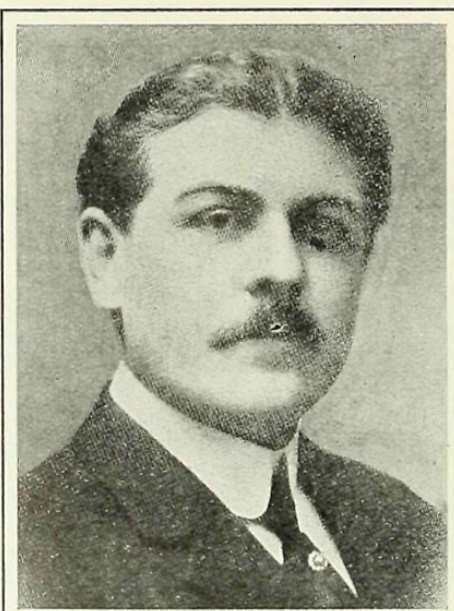
IRVING RULAND.
President.



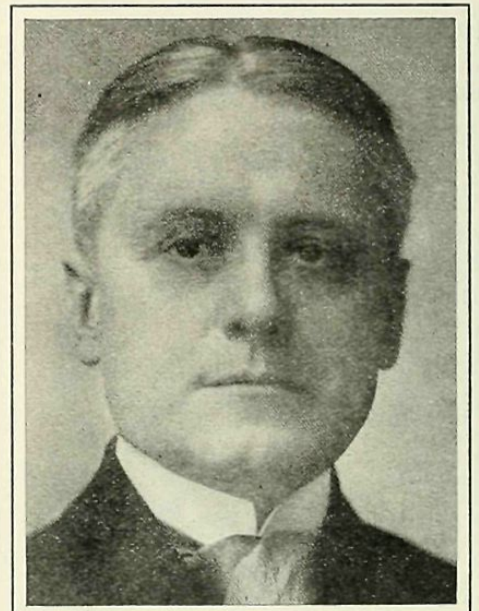
ELISHA SNIFFIN.
Chairman Dinner Committee.



JOSEPH P. DAY.
Dinner Committee.



ALFRED V. AMY.
Dinner Committee.



EDWARD L. KING.
Dinner Committee.

Speakers and Members of the Dinner Committee

The Real Estate Board of the City of New York comprises in its membership the most prominent brokers and agents in both Manhattan and the Bronx. The annual dinner has come to be recognized as the leading social function in metropolitan realty circles. The 16th annual dinner will be held this evening at the Waldorf-Astoria hotel.

STATEN ISLAND'S STREET PLAN WITHDRAWN.

Will Be the Subject of Further Study, on the Recommendation of the Chamber of Commerce—Opposition to the "Ocean View Parkway" Project.

THE people of Staten Island are intensely interested at the present moment in city planning. To them it is a real and vital subject, and city planners the country over are looking on to see how New York's most rural borough is to be developed into a city beautiful after modern ideas. The problem is to fit accepted principles to local conditions and local financial ability.

For several years the Commissioner of Public Works, Louis Lincoln Tribus, who is also consulting engineer to President Cromwell, has been working on a new map of the borough. It will be the most complete topographical survey ever conducted. From time to time tentative maps of different sections have been finished. The most important of all was recently submitted by the Borough President for approval or suggestions; it has claimed a great deal of public attention and has been seized upon, of course, as a subject of political contention, as too many important municipal questions are in New York City.

The map relates to an area of about 1,740 acres and includes within its boundaries the settlements known as Emerson Hill, Hillside Park, Midland Heights, Dongan Hills, Ocean Terrace, Manor Heights Area Park, Crystal Spring Park, South New York Addition No. 2, and Castleton Corners.

The principal artery of travel provided for in this map is a fine boulevard which has been named "Ocean View Parkway." As all the other boroughs have parkways, and no city plan is complete without one or more, Engineer Tribus has planned a few for Staten Island, not necessarily to be built at once, but when petitioned for by the taxpayers, it may be a generation hence. In the meantime the borough would have a permanent map of street lines and grades to grow up to. The present agitation, from all accounts, appears to be predicated on a misapprehension of the status and immediate effect of this tentative map.

The making of the survey has been a very painstaking labor on the part of the Topographical Bureau, under the direction of the chief engineer, who is conceded to be a man of eminence in his profession. The surveys show every physical feature of the landscape, together with all existing street lines, roads, bridges and buildings. Nothing is left for guesswork. So far nine hundred field sheets have been made, each 25 x 38 inches in size. These are arranged in groups of nine and reduced by photography to other single sheets and used as an atlas for the purpose of study and upon which to lay out street systems, parks and parkways, drainage systems and all public improvements.

"When a tentative layout has been completed it is submitted to the Board of Estimate and given the widest publicity," said Engineer Tribus on Wednesday, "with the hope of getting constructive criticism. These maps are put on the calendar and approved, it may be, but not signed by the Mayor and not filed. The title companies tell me that they pay no attention to them at this stage with any thought that they cast a cloud over property."

"We do nothing with them until some street opening or other public improvement is petitioned for and then we take the studies and prepare what is called a 'final map.' Then the final map is filed and even then it constitutes no legal cloud.

Ocean View Parkway.

"Ocean View Parkway, as projected, begins at the intersection of Wheeler road and Stuyvesant place, in a section which you may term a part of Tompkinsville, and extends through private and public property to Richmond Turnpike, utilizing the Richmond Turnpike to a little beyond Lewis street; then utilizing Howard avenue, the Serpentine road and private property to the crossing of the Clove road at its narrowest part by a high level viaduct; thence it passes back of Emerson Hill, utilizing Ocean terrace to the intersection of Four Corners road to the highest part of the avenue; then through private lands and Meissler avenue to Richmond, the court house town of the county.

"If carried out the parkway would connect several suitable areas for large and small parks, and it is estimated to cost \$350,000 for construction and \$800,000 for

land. Under the law it is thought that fifty per cent. of the cost can be charged against the city, thirty per cent. against the borough in ten installments and twenty per cent. against the special area of benefit in five installments, should the construction of the road be hereafter formally decided on in the manner prescribed in the charter. I do not know the assessed valuation of the property in the area of special benefit at the present time, nor can I show you yet a map of the separate improvement."

The Map Is Referred Back to the Borough President.

At the meeting of the Board of Estimate this week the tentative map containing the lines of Ocean View Parkway was referred back to the Borough President. At a meeting of a special committee of the Chamber of Commerce of Staten Island, held in this city on Tuesday afternoon, it was decided to recommend that the map be withdrawn by the borough administration from the Board of Estimate for further consideration; and with the idea of making it the subject of study on the part of the committee, to the end that the project of the boulevard and related matters may be intelligently considered in conferences to be held with President Cromwell and the Commissioner of Public Works. The action of the Board of Estimate was in line with this amicable movement.

The committee of the Chamber of Commerce above referred to has for its chairman E. W. Brown of Brown & Shaw of 22 Beaver street; besides Cornelius G. Kolff, a prominent real estate broker and agent; Ernest Flagg, architect; David J. Tyson, William H. Crittenden, W. W. Price and others. A description of the complete map will be found in the Record and Guide of December 30. While most criticism is leveled at the boulevard, the entire map covering the interior hill section as under fire.

In answer to public criticism of the map as a whole, President Cromwell says:

"I will state that we have endeavored to retain all existing street lines so far as we think the public interests will allow, having regard to the present development of property, and the sales which have been made so far. In some cases it has been considered desirable to depart from previous map lines where curves were too sharp for safety, where adjacent layouts did not register, where the grades would be impracticable, etc. Changes have been shown only where considerable improvement or economy could be effected, and where there has been few or no sales or improvements.

"A tentative map should show a comprehensive street plan, and should not be tied down too narrowly to minor mapped streets which have not been and may never be improved.

"It has been the universal experience where parks and boulevards have been laid out that the boulevard system has been the immediate and chief cause of the rise in real estate values where such improvement have been carried out, and I believe that it is more important at present to open some of these than to acquire an extended park system."

No Cause for Alarm.

Chairman Brown of the Chamber of Commerce Committee says:

"My feeling is that there is no cause for any public alarm with reference to the proposed action of the borough authorities and I feel fully convinced that these gentlemen will give most careful consideration to the opinions expressed and will endeavor to get the tentative map in such shape that it will be reasonably satisfactory to us all. You will realize it is impossible for any public improvement to be mapped out in a manner that will not conflict with some individual interest."

Opposition View.

C. G. Hine, in a public letter, has taken a different view:

"This boulevard is estimated to cost not less than \$6,000,000. The property which abuts on the route as laid out is assessed at \$2,233,000. Mr. Cromwell is quoted as saying that he has suggested that the city and borough assume 80 per cent. of the cost, and he claims to think that the property owners should not object to shouldering the 20 per cent., though

he does not put the situation in figures, which will readily show why property owners do object. Twenty per cent. of \$6,000,000 is \$1,200,000 and that is more than 50 per cent. of the total assessed value of all the property abutting on this proposed highway, and naturally the property owners are unable to see the situation through the Borough President's spectacles.

"Aside from this a considerable part of this property has already been assessed for what is known as the Canal street sewer, a work which in the opinion of many is fifty or more years in advance of the population. These assessments will mean confiscation of property along a large part of the route, and except in proportionally small areas will not increase values.

"All this is entirely aside from the destruction which would be wrought in the Serpentine road, the most beautiful and attractive in or near New York City.

"Mr. Cromwell was also credited either directly or by inference with the statement that it made no difference if all these so-called improvements were put on the map, as nothing could be done except by petition of the inhabitants. Lawyers consulted who are thoroughly familiar with the laws in regard to these matters say that this is not so; that no petition is necessary in regard to the opening or widening of streets, that a petition is necessary only in the case of sewers.

QUEENS IN 1912.

The Elimination of the River Barrier— One Cloud on the Horizon.

By John W. Paris.

What is in store for Queens Borough during 1912 is a question of much interest to many people. It is a well recognized fact that the human mind can foretell the future only by the study of the past. It is likewise a well-recognized fact that the same causes under the same conditions will bring about the same results.

Real estate has a value measured only by the use to which it can be put. When Manhattan Island was sold by the Indians for a few paltry baubles it brought all it was probably worth. It was then being used for no purpose that could create value. Its advance in value today is the direct result of the intensive use to which it is being put for the accommodation of large commercial enterprises, and for housing and providing living accommodations for upward of two millions of people.

New York City's growth and expansion has been the most peculiar of all the cities on the globe; its North and East river barriers have forced population in certain directions until the city is now a built-up proposition for about twenty-five miles north and south, spreading out at its northerly and southerly portions to a distance in width of from six to eight miles, but narrowing down at the center to a total width covering the built-up area of about two and one-half miles. Other cities, like London, Paris, Philadelphia, Chicago, etc., are what ex-Commissioner Bassett terms "round cities."

The barrier of the East river is soon to be a thing of the past, as the Pennsylvania tunnels are now carrying into the heart of the city the passengers of the Long Island Railroad, and under this river with the same degree of ease and safety, as if the river did not exist.

The Queensboro bridge is providing another avenue which eliminates the river as a barrier. When the Manhattan surface lines are operating over this bridge, carrying passengers from the great employment center of Manhattan to their future comfortable and uncongested home sections in Queens; when the elevated lines are operating over this bridge, performing its great service, and when the Belmont tunnels are finally put in operation enabling the Subway system of the city to transfer its passengers so that passage may be had from this same employment center through the Belmont tunnel into Queens, the effect of this river barrier will be practically a thing of the past.

At the close of 1910 the Long Island Railroad tubes were put in operation. About the same time the Queens County trolley cars began running over the bridge the effect of these two propositions

is plainly noticeable in the building records during the past year. The boroughs of both Brooklyn and Bronx show very materially a falling off in activity as to building operations during the year 1911. Manhattan erected less than 200 houses for living accommodations, and during the same time destroyed more than 700. Queens erected during the year 5,407 buildings as against 3,977 for the previous year, at a cost of \$22,212,255, for 1911, as against \$15,255,543 for 1910. It is quite apparent, therefore, that the tide of population is just turning towards Queens, and is filtering through the transportation avenues recently established.

It is not believed that it will be possible to delay the operation of the Belmont tunnel and its extension into Queens, or the operation of the elevated lines over the bridge and their extensions into Queens for a much greater length of time. The Third avenue surface lines will very quickly be operating over the bridge. This will be the first five-cent fare line from the employment centers of Manhattan extending into Queens Borough.

Thirty-five thousand to forty thousand people have found homes in Queens during the past year; fifty-five thousand to sixty thousand will undoubtedly provide themselves with homes in that borough during the coming year. It is generally recognized that New York City will increase in population during the decade now pending more than two million of people. A careful study of the movements of population would seem to insure that throughout this decade one-half of this growth will be located in Queens. That Queens will secure a much greater population during the coming year than it did during the past, is insured by the facts that the Long Island Railroad will, during this year, complete the electrification of all its lines in the borough; it will have eliminated many dangerous grade-crossings. The Third avenue surface lines will be operating over the bridge with good prospects of extensions into the borough, and it is devoutly hoped that the year will not close without seeing the Belmont tunnel in operation and extended at least to Wood-

side, and with the elevated lines operating over the bridge. But a small expenditure of money is needed to accomplish this.

These transportation improvements, coupled with the constantly widening knowledge of the merits and advantages which Queens possesses over any other section of the city, and the certainly expected increase in the flow of population to the borough is justified.

The only cloud on the horizon at this time is created by the efforts being made by some who claim themselves to be on the roll of reformers and are endeavoring to get through the legislature certain bills which, if passed, will intensify the building operations of the Borough of Manhattan, will intensify the congestion, and will increase the rents by retarding the flow of population into the adjacent and more desirable resident boroughs. Personally, I do not believe that such a result is possible, that the legislators of the State will not be blind to the claws which are so deftly concealed under the soft fur of misrepresentation and deception.

BEDFORD PARK AND ITS SURROUNDINGS.

A Wealth of Natural Advantages to be Found In This Historic Bronx Section—Apartment Houses Now a Feature.

ONE of the most interesting areas of the Bronx from a historical standpoint is the Bedford Park section. Many revolutionary activities occurred here which were of vital importance in the outcome of America's independence. Soon after the close of the war, many homes were built in the vicinity by families of note and these buildings have but recently given way to a rapid building movement. Historical and legendary facts are well fixed in a great many minds, but the more modern development that has taken place is a much greater factor and warrants recognition by various homeseekers.

On a rather high ridge of ground, Bedford Park has had both natural and artificial assets placed at its door, which primarily aided in making it one of the most attractive residential districts of the borough.

The northern boundary is composed of Woodlawn Cemetery and Van Cortlandt Park, probably the finest examples of improvements in their respective classes to be found in the East. Woodlawn is fast becoming the pride of the metropolis. The once thickly wooded farm land of the Valentines has yielded in artistic fashion to the landscape gardener and has come to be known as New York's most beautiful cemetery, while the monuments and mausoleums, which represent all the different types of sculpture, are famed for their artistic beauty. Van Cortlandt Park, with its long shaded drives, golf links, skating lake, polo and athletic fields is too well known to need much mention.

Not far south from Woodlawn and forming the eastern line of the section is Bronx Park. This part of the park, having direct access to all the neighborhood, is given entirely over to botanical gardens. A beautiful building has been erected, known as the Botanical Museum, for the purpose of displaying the various species of plants in their preserved form. In close proximity are the large crystal palaces, containing almost every kind of living plant and rare flower. Few people realize the size of these glass conservatories which have a total floor space of over an acre, a length of some five hundred feet and a tower eighty feet in height; a most wonderful sight when the sun strikes its glass panes.

Directly adjoining the conservatories is one of the borough's many institutions of learning, St. John's College. The grounds occupying seventy acres are studded here and there with beautiful buildings, nine in number. Vast stretches of lawns and numerous trees surround these buildings, making an ideal rural setting for an educational institution and affording the necessary seclusion for a seat of learning of this size.

Along the western side of Bedford Park is the new Jerome Park Reservoir, upon which countless laborers have been working for the past ten years. When finished it will occupy three hundred acres of ground and will be one of the largest reservoirs of its kind. Some very interesting computations have been collected showing the magnitude of the operations. There were 3,730,000 cubic yards of earth excavated and 3,600,000 yards of solid rocks; 392,000 cubic yards of masonry were used together with 53,000 tons of bricks and 3,550 tons of iron

pipes and castings, making a total weight of 14,000,000 tons. If this were loaded on cars it would reach 6,214 miles, and if divided into trains of 45 cars each, would require 16,500 engines to draw it.

On the south, the northward trend of building is rapidly crowding this former private house district, and with such a wealth of natural and artificial improvements there can be little doubt concerning the future development of Bedford Park.

While there has been no radical boom of building in this district, the progress has been steady, and municipal improvements have been added until to-day assessments are very rare. Although a number of the streets still have their original width, with shade trees lining both sides, there are very few that have not been regulated and graded.

Heretofore the private detached and two-family dwellings have been the main types of building, but during the last two years a new competitor, the modern five and six-story apartment has entered this territory and has met with popular favor. The greater portion of the ground values have doubled in the past five years and the bulk of the builders consider this larger construction a more profitable undertaking.

Besides the beautiful surroundings, and the modern buildings, the most important factor to home seekers and business men is the transportation facilities. In this respect Bedford Park has advantages that few of the more distant sections can boast of. The Third avenue elevated, which years ago was the main line of travel for all the Bronx, terminates here. Since free transfers have been issued between the Elevated and Subway at 149th street, a great increase in the number of passengers using the elevated above the transfer point has been noticed. Directly under the terminal of the elevated is the New York Central, whose accommodations during the morning and evening hours are fairly good. Besides these two main lines, a transfer point has been established by the Union Railway, operating surface cars, at the terminal point. It is possible by the use of this system to get to any place in the Bronx as well as to Mount Vernon, New Rochelle, White Plains and other suburban towns.

Due to the transfer point and the terminal of the elevated on Webster avenue, a great number of business enterprises, supply stores and shopping concerns offering the necessary requirements of the people, have been established on this avenue. Apartment buildings have increased in number near Fordham road, but the upper part has not been developed to nearly as great an extent.

Decatur, Marion, Bainbridge, Briggs and Valentine avenues, south of Mosholu Parkway, have increased two fold in the way of apartment construction. The majority of buildings on these avenues are still detached dwellings, but it is only a matter of time before apartments will take their place. Bedford Parkway and 198th street should not be passed over for here we find a very high class development both in apartments and detached dwellings. The residences on Bedford Parkway have the appearance of those found in the suburbs. Grand Boulevard and Concourse due to its recent con-

struction has retarded building considerably. The great amount of vacant space on both sides of the Concourse has in a few instances been utilized for the erection of stucco dwellings which if continued will make this parkway one of the finest in the Bronx. East of Jerome Park Reservoir near Kingsbridge road, several new apartments have been built and are very well rented. Above Mosholu Parkway, which connects Van Cortlandt and Bronx Parks, are a few scattered dwellings, the majority of the territory being vacant on account of lack of transportation and the double fare charge made necessary in using the elevated.

In addition to the housing conditions, Bedford Park has splendid educational features. On a crowning point of Marion avenue is the Ursuline Academy for girls. This institution was previously located in East Morrisania, but due to the rapid increase in attendance moved to Bedford Park, an ideal location for such a school. The city has erected two of the finest and best equipped public schools to be found in any part of Greater New York, the smaller on Mosholu Parkway and the larger, now nearing completion, at Bainbridge avenue and 189th street. Religious activities are also represented extensively by churches of various denominations.

Bedford Park, with its playgrounds, driveways, transit and educational improvements, still has an ample supply of ground suitable for apartments. The price of property is moderate and if builders put up this kind of structure, they should receive a fair profit on their investment. The average rent for a room in the present buildings is seven dollars a month and this will continue to be the case, for there is not an over-production in this field. With an increase of apartments this section will equal, if not surpass, any of the other residential districts of the Bronx.

Prominent Operator Dies.

Emanuel Heilner, long a prominent real estate operator in Manhattan and the Bronx, died suddenly at his home, 35 West 90th street, this week. He was a member of the firm of Heilner & Wolf, which has engaged in the past in many large speculative and building operations. The partnership was originally formed to conduct a retail dry goods business. Mr. Heilner was born in this city about 57 years ago. He was a member of the Freundschaft Society, the Economic and Republican clubs, and was a liberal contributor to many charities. He is survived by a widow, a son and a daughter.

Owners' Reception

United Real Estate Owners' Association will hold their annual entertainment at Terrace Garden, January 31. Prominent officials of the city have been invited, and Gov. Dix is expected to make an address. Joseph S. Schwab is chairman of the committee.

Brooklyn Real Estate Men to Dine.

The sixth annual dinner of the Brooklyn Board of Real Estate Brokers will be held at the Brooklyn Club, corner of Pierpont and Clinton streets, on Saturday evening, January 20.

ANNUAL REPORT OF THE

Lawyers Mortgage Company

JANUARY 1st, 1912

RICHARD M. HURD, President

To the Board of Directors:

Gentlemen: The business of the Company for the year 1911 shows larger Gross Earnings and Net Profits than ever before; also larger Gross Sales of Guaranteed Mortgages than in any previous year.

The extreme dullness in the Market for Stock Exchange Securities has not prevented the Lawyers Mortgage Company from selling a larger volume of its conservative mortgage investments.

The Gross Earnings of the Company for 1911 amount to \$844,400, the amount of Net Profits \$667,735. The total sales of Guaranteed Mortgages amount to \$38,411,204. The Net Increase in Outstanding Guaranteed Mortgages to \$9,811,079, and the Total Outstanding Guaranteed Mortgages to \$118,031,503.

The comparative figures for recent years are as follows:

	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtges.	Outstanding Guaranteed Mtges Dec. 31st.
1903.....	\$9,014,014	\$5,663,500	\$17,677,748
1904.....	16,269,278	10,442,649	28,110,397
1905.....	19,922,009	12,766,384	40,876,781
1906.....	22,959,085	13,577,369	54,454,150
1907.....	20,316,677	9,225,575	63,679,725
1908.....	27,152,558	13,598,209	77,277,934
1909.....	35,333,294	17,424,546	94,702,480
1910.....	34,495,430	13,517,944	108,220,424
1911.....	38,411,204	9,811,079	118,031,503

The Gross Earnings and Net Profits of the Company for recent years have been as follows:

	EARNINGS.				
	1911	1910	1909	1908	1907
Premiums for Guarantees.....	\$564,042	\$504,559	\$410,888	\$340,300	\$296,310
Interest on Mortgages.....	267,888	262,427	235,925	219,619	199,372
Rent, Commissions, etc.....	12,470	16,781	7,362	10,012	8,130
Gross Earnings	\$844,400	\$783,767	\$654,175	\$569,931	\$503,812
	EXPENSES.				
	1911	1910	1909	1908	1907
Rent	\$18,000	\$19,000	\$19,000	\$12,984	\$8,563
Salaries	110,810	102,205	86,625	71,910	64,889
Advertising and Stationery.....	16,681	14,400	14,400	13,782	11,539
Taxes and General Expenses.....	31,174	25,414	25,969	21,057	17,631
Expenses	\$176,665	\$161,028	\$145,998	\$119,733	\$102,622
Net Earnings	\$667,735	\$622,739	\$508,177	\$450,198	\$401,190

The percentages of Expenses to Gross Earnings for the past few years have been as follows: 33% in 1903, 31% in 1904, 25% in 1905, 22% in 1906, 20% in 1907, 21% in 1908, 22% in 1909, 20½% in 1910, and 21% in 1911.

The rates of Earnings and Dividends on the Capital Stock have been as follows:

	Capital.	Earnings.	Dividends.
1902....	\$1,000,000	6 per cent.	5 per cent.
1903....	2,500,000	7 per cent.	5 per cent.
1904....	2,500,000	8 per cent.	6 per cent.
1905....	2,500,000	11 per cent.	7 per cent.
1906....	2,500,000	13 per cent.	8 per cent.
1907....	2,500,000	16 per cent.	10 per cent.
1908....	2,500,000	18 per cent.	10 per cent.
1909....	*3,250,000	*15½ per cent.	12 per cent.
1910....	4,000,000	15½ per cent.	12 per cent.
1911....	4,000,000	16½ per cent.	12 per cent.

*Average Capital for year of \$3,250,000.—Capital increased July 1, 1909, from \$2,500,000 to \$4,000,000.

The large increase in Outstanding Guaranteed Mortgages during the past year is but little reflected in the earnings for that period but will show in future earnings.

UNEARNED PREMIUMS.

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to \$1,265,692.

The Assets and Liabilities of the Company on December 31st, 1911, were as follows:

ASSETS.	
New York City Mortgages.....	\$5,114,603.11
Accrued Interest Receivable.....	295,111.26
Company's Brooklyn Building, cost	175,000.00
Real Estate	138,200.83
Cash	1,218,793.91
	\$6,941,709.11
LIABILITIES.	
Capital	\$4,000,000.00
Surplus	2,500,000.00
Undivided Profits	77,871.59
Mortgages sold, not delivered.....	301,312.02
Reserved for Premiums, etc.....	62,525.50
	\$6,941,709.11

Since the increase of the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$2,500,000, in addition to which \$1,144,588 has been carried to Surplus or Undivided Profits, making total net earnings of \$3,644,588. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to December 31st, 1911, amounts to \$1,162,137.

The average amount loaned by the Company is 63 per cent. of the Company's own appraisal. For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company.

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies, or Life Insurance Companies.

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed.

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures. The Company has now under foreclosure 41 mortgages, many of which will probably be paid off prior to foreclosure sale. The Company owns \$138,200 of foreclosed real estate, and the interest delinquent for more than one month is \$3,567.

Since December 12, 1894, when the Company began business, 13,484 mortgage loans have been made aggregating about \$250,000,000, of which the Company has been compelled to purchase 53 at foreclosure sale, amounting to \$884,139, of which 44 have been resold amounting to \$745,939. The total losses of the Company in seventeen years amounts to \$13,057.

The steady growth of the Company's business during the past seventeen years, bringing the outstanding Guaranteed Mortgages up to ONE HUNDRED AND EIGHTEEN MILLION DOLLARS, both evidences the public confidence in the strength of the Company's guarantee, and involves corresponding responsibilities and obligations. The guaranteed mortgage business, like many others, runs smoothly in prosperous times, but recurring periods of hard times should always be guarded against.

It is true that the steady growth of New York City furthers the safety of all existing mortgages, but it is also true that owners of property because of this growth are continually pressing for larger and larger loans, so that caution is always needed. To be entirely safe in lending it, it is necessary to have technical knowledge and correct judgment and to use constant watchfulness over the movements of population, the shifting of nationalities, the new transportation systems and all the complex changes of industries and habitations within the city, which affect the value of land and buildings.

It behooves a prudent management to adhere to conservative real estate valuations—even at the cost of doing smaller business; to continue careful re-inspections of all properties on which mortgages are being extended; to enforce prompt payment of interest and taxes, and to maintain ample cash balances. With its sound and cautious methods, it is believed that this Company will add to the service now furnished to its clients, and even more valuable service when periods of depression arrive.

This Report in pamphlet form, mailed upon request.

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 30th, 1911, by THE AUDIT COMPANY OF NEW YORK.

There are 9,903 mortgages outstanding, the average loan being \$32,500 in Manhattan, \$5,400 in Brooklyn and \$18,500 in the Bronx.

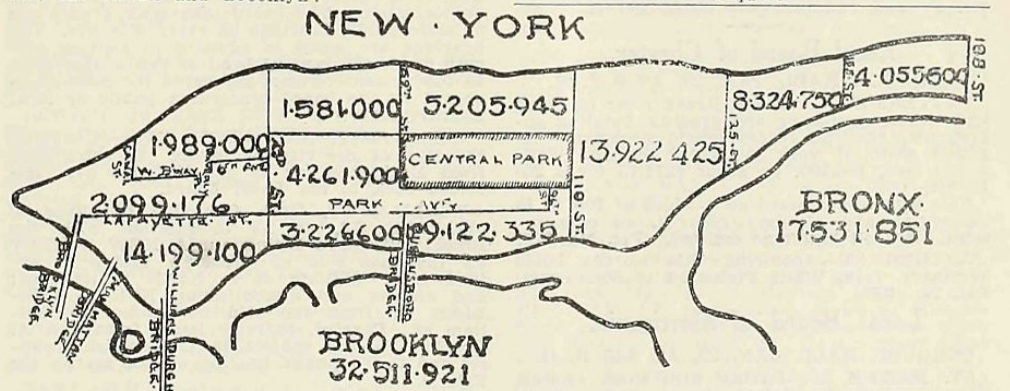
An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are divided among the three thousand three hundred customers of the Company as follows:

Savings Banks	\$13,663,690
Trustees	30,999,678
Individuals	40,682,385
Charitable Institutions	10,603,750
Insurance Companies	18,342,900
Trust Companies	3,739,100
	\$118,031,503

The Lawyers Mortgage Company having limited its charge for guarantee to one-half per cent. per annum is not directly concerned in the rate of interest. Investors, however, are directly concerned with the interest rate, which varies from year to year in conformity with general financial conditions. For the past year the rate of interest on guaranteed mortgages sold by this Company has been as follows:

Mortgages sold to net 4 per cent.	\$425,000
Mortgages sold to net 4½ per cent.	22,456,870
Mortgages sold to net 4¾ per cent.	1,081,500
Mortgages sold to net 5 per cent.	14,447,834
	\$38,411,204

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on January 1st, 1912, in Manhattan, the Bronx and Brooklyn:



It is worthy of note that 58 per cent. of the Company's mortgages are on Manhattan Island, while 27 per cent. are in Brooklyn and 15 per cent. in the Bronx.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan	\$55,582,100	\$49,437,480	\$105,019,580	\$67,987,731	\$57,178,800
Brooklyn	17,268,550	36,672,900	54,041,450	32,511,921	35,184,730
Bronx	8,973,310	17,425,200	26,398,510	17,331,851	17,183,650
	\$81,923,960	\$103,535,580	\$185,459,540	\$118,031,503	\$109,547,180

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 districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Washington Heights.

CITY HALL, MANHATTAN, JAN. 16 AT 11 A. M.

NORTHERN AV.—Paving with asphalt block pavement from 177th to 181st st.

Local Board of Murray Hill

CITY HALL, MANHATTAN, JAN. 16, AT 11 A. M.

S2ND ST.—Complaint of condition of sidewalk in the south side, commencing at Madison av and running east about 200 ft.

Local Board of Chester.

BOROUGH HALL, JAN. 23, AT 8 P. M.

PATTERSON AV.—From Bronx river to Pugsley's creek, regulating and grading, building approaches, erecting fences where necessary, together with all work incidental thereto. Estimated cost, \$66,500, or about \$214.75 for a 25-ft. lot.

This estimate is based on a width of 100 ft. in excavation and of sixty (60) ft. on embankment, with all bluestone omitted. Pet. No. 523.

ARCHER ST.—Acquiring title to the lands necessary, from White Plains rd to Storrow st. Pet. No. 530.

Local Board of Morrisania.

BOROUGH HALL, JAN. 23, AT 8.45 P. M.

ST. MARY'S ST.—Paving with sheet asphalt on a concrete foundation the roadways, from Wales av to Southern Boulevard, and of Wales av, from the Port Morris Branch of the New York Central & Hudson River Railroad to St. Mary's st, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. No. 526.

PROSPECT AV.—Regulating, regrading and paving with sheet asphalt on a concrete foundation the portions of the roadway, not al-

ready paved, between East 149th st and Crotona Park East, together with all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. (Joint session of Crotona and Morrisania Districts. Pet. No. 528.

Local Board of Crotona.

BOROUGH HALL, JAN. 23, AT 8.15 P. M.

VYSE AV.—To amend Local Board resolution adopted Jan. 3, 1912, for paving with asphalt blocks on a concrete foundation the roadway of, from East 172d st to Boston rd, and setting curb where necessary, together with all work incidental thereto, so as to provide that the northerly limit of the improvement extend to East 177th st. Pet. No. 506.

MOHEGAN AV.—Paving with asphalt blocks on a concrete foundation the roadway, from Southern Boulevard to East 182d st, setting curb where necessary, together with all work incidental thereto. Said pavement is designated as Class "A" pavement under Chapter 546 of the Laws of 1910.

Estimated cost is \$16,000, or about \$150.75 for a 25-ft. lot. Pet. No. 520.

GARDEN ST.—Paving with asphalt blocks on a concrete foundation the roadway, from Crotona av to Southern Boulevard, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546 of the Laws of 1910, as Class "A" pavement. Pet. No. 529.

HOE AV.—Paving with asphalt blocks on a concrete foundation the roadway, from East 173d st to Boston rd, setting curb where necessary, together with all work incidental thereto, said pavement being designated under Chapter 546, Laws of 1910, as Class "A" pavement. Pet. No. 531.

EAST 174TH ST.—Paving with asphalt blocks on a concrete foundation the roadway, from Boston rd to Bryant av, and paving with granite blocks on a concrete foundation East 174th st, from Bryant av to West Farms rd, setting curb where necessary, together with all work incidental thereto, said pavements being designated under Chapter 546 of the Laws of 1910 as Class "A" pavements. Pet. No. 532.

Local Board of Van Cortlandt.

BOROUGH HALL, JAN. 23, AT 9 P. M.

EAST 193D ST.—Regulating, grading, setting curb stones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in and paving with bituminous pavement on a concrete foundation, the roadway, from Bainbridge av to Webster av, together with all work incidental thereto; said pavement being designated as Class "B" or preliminary pavement. Pet. No. 517.

EAST 166TH ST.—Regulating, grading, setting curb stones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches, erecting fences where necessary, from Webster av to the property of the New York & Harlem Railroad. Pet. No. 519.

MOSHOLU PARKWAY SOUTH.—Paving with asphalt blocks on a concrete foundation the roadway, from Briggs av to Van Cortlandt av, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. No. 521.

EAST 174TH ST.—Acquiring title to a plot of land required for the construction of a stairway to the Grand Boulevard and Concourse at the south side of East 174th st and west of the Grand Boulevard and Concourse. Pet. No. 525.

MOSHOLU PARKWAY NORTH.—Paving with asphalt blocks on a concrete foundation the roadway, from Webster av to Perry av, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. No. 527.

LOCAL BOARD RESOLUTIONS.

There were no local board resolutions this week.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

WEST 138TH AND 139TH STS.—Changing the map of the city by laying out extensions, from Edgecombe av to St. Nicholas av. Referred back to the Local Board.

WILLIAM ST, ETC.—Changing the lines of WILLIAM ST, at its intersection with the Brooklyn bridge; laying out A NEW STREET on the east side of Brooklyn bridge to extend from William st to North William st; and closing and discontinuing NORTH WILLIAM ST from the said new street to William st. Carried, to refer letter from Jas. A. Deering on the subject to Corporation Counsel and to set public hearing on the matter for Feb. 8.

TUNNEL ST.—Laying out a TUNNEL STREET, to extend from Bennett av to Riverside drive. Filed.

RIVERSIDE DRIVE, ETC.—Recommending enlargement of the area of benefit heretofore fixed in the matter of acquiring title to an UNNAMED ST, adjoining Riverside drive at West 181st st. Public hearing on Feb. 8.

CANAL ST.—Transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to the widening of

CANAL ST at its east junction with the Bowery. Approved.

ARDEN ST.—Sewer, from Sherman av to Nagle av. Preliminary work authorized.

RECEIVING BASINS.—At the following points in KENMARE ST: Northwest cor of Bowery, northeast and northwest cors. of Elizabeth st, and northwest and southeast cors. of Mulberry st. Preliminary work authorized.

HILLSIDE AV.—Regulating, grading, etc., from Broadway to Nagle av. Preliminary work authorized.

WEST 154TH ST.—Rescinding resolution of Oct. 9, 1908, authorizing paving with asphalt block bet. St. Nicholas av and Amsterdam av. Rescinded.

Bronx.

UNIONPORT RD, ETC.—Changing lines and grades of street system bounded approximately by Unionport rd, McGraw av, Hoguet av, West Farms rd, Castle Hill av, and Westchester av. Adopted.

PENNYFIELD AV.—Laying out an extension from Shore drive to the Fort Schuyler reservation, together with an UNNAMED STREET, extending from Pennyfield av to the bulkhead line of East river, and a PUBLIC PARK, at the junction of Pennyfield av and the unnamed street. Approved.

FINAL MAP.—Establishing lines and grades of section 44. Adopted. Secretary of Board will call attention of the Borough President to the recommendation of the Chief Engineer relative to modifying treatment of certain streets.

EAST 174TH ST.—Changing the grade bet. Southern Boulevard and West Farms rd, together with a corresponding adjustment in the grade of the intersecting streets. Laid over for one week.

SEDGWICK AV.—Widening and changing the grade bet. Bailey av and West 183d st.; changing the grade of WEST 188TH ST, bet. Sedgwick and Webb avs; extending WEBB AV from West 188th st to Fordham rd, and changing the lines and grades of FORDHAM RD from West 184th st to Loring pl. Referred back to the Borough President.

CLIFFORD PL.—Laying out an extension from Walter av to Grand Boulevard and Concourse. Adopted.

SUMMIT PL.—Acquiring title from Heath av to Bailey av. All of cost to be assessed on property benefited. Referred to the Comptroller and laid over for two weeks.

EAST 174TH ST.—Acquiring title to the lands, etc., required for widening from Southern Boulevard to West Farms rd; also fixing area of assessment. Laid over for one week.

LIEBIG AV, ETC.—Proposed area of assessment in the matter of amending proceedings for acquiring title to LIEBIG AV, from Mosholu av to the city line; and to TYNDALL AV, from Mosholu av to a line extending bet. a point on the west side of Tyndall av 81.01 ft. north of the north line of West 260th st and a point on the east line of Tyndall av 65.23 ft. north of the north line of West 260th st. Adopted.

NEWTON AV.—Proposed area of assessment in matter of acquiring title to NEWTON AV, from West 253d st to West 260th st, and acquiring title. Adopted.

EXTERIOR ST, ETC.—Change in the grade of EXTERIOR ST, from East 151st st to East 158th st; and of EAST 157TH ST, from East 153d st to Exterior st. Resolution offered fixing Feb. 8 as date for a public hearing. Adopted.

WEST 242D ST, ETC.—Street plan for territory bounded by West 242d st, Corlear av, West 246th st, Cayuga av, West 253d st, Newton av, West 253d st, and Broadway. Resolution submitted setting Feb. 8 as date for a public hearing. Filed.

CASTLE HILL AV.—Request of Jas. F. Donnelly that the Corporation Counsel be authorized to file a partial report in the proceeding for acquiring title to CASTLE HILL AV, from West Farms rd to the public plaza at its south terminal. Request withdrawn for the present.

WEST FARMS RD.—Relative to the petition for further relief from assessment in the proceeding for acquiring title to WEST FARMS RD, from Bronx river to Westchester creek. Borough President reported that the city should have assumed one-half the cost, as the Board's resolution provided for the widening of an existing 60-ft. street rather than the acquisition of a new street; that the city, through an unfavorable agreement with the New York, New Haven & Hartford Railroad Co. relative to the cession of a portion of the street, relieved the company of a large portion of the cost which should have been assessed on the railroad company. Report accepted.

SEDGWICK AV.—Relative to the petition for relief from assessment in the proceeding for acquiring title to the widening of SEDGWICK AV, from Jerome av to the line bet. the 23d and 24th Wards. Borough President's recommendation in the premises was adopted.

ALLERTON AV.—Acquiring title from Bronx Park east to Hutchinson av; and to MACE AV, from Bronx Park East to Eastchester rd. Hearing set for Feb. 8.

HERING AV, ETC.—Acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; to TENBROECK AV, from Bronx and Pelham Parkway South to Pierce av; and to SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av. Hearing set for Feb. 8.

NETHERLAND AV.—Acquiring title, from Kappock st to West 230th st. Hearing set for Feb. 8.

BEACH AV.—Resolution was adopted approving the rule map, damage map and profile in the proceeding for acquiring title to BEACH AV, from Gleason av to West Farms rd; and to TAYLOR AV, from Westchester av to West Farms rd.

SEWERAGE DISTRICT.—Modification in the drainage plan of SEWERAGE DISTRICT 42-H-2. Adopted.

PLIMPTON AV.—Sewer, from Boscobel av to Featherbed lane. Preliminary work authorized.

RANDALL AV.—Grading, from Bronx river to Westchester creek. Referred back to the Borough President.

GARRISON AV.—Resolution of Nov. 29, 1911, was RESCINDED, granting preliminary authorization for flagging the west side of GARRISON AV, from Hunt's Point av to Faile st.

TREMONT AV.—Regulating and grading, from Ludlow av to Fort Schuyler rd. Referred back to the Chief Engineer of the Bronx.

PLIMPTON AV.—Paving with asphalt block and curbing, from Boscobel av to West 169th st. Adopted.

LONGFELLOW AV.—Regulating and grading from the bridge over the New York, New Haven & Hartford Railroad to Aldus st. Adopted.

AQUEDUCT AV.—Paving with asphalt and curbing, from West 181st st to Fordham rd. Adopted.

BARRETTO ST.—Sewer, from Spofford av to Lafayette av. Adopted.

FOX ST.—Paving with asphalt and curbing, from Av St. John to Leggett av. Adopted.

BRANDT PL.—Fixing width of roadway from Nelson av to Aqueduct av, legalizing present width of 24 ft., although laid out to have a width of 50 ft. Adopted.

PELHAM AV.—Communication from Corporation Counsel transmitting draft of proposed agreement with New York Central & Hudson River R. R. and the New York & Harlem R. R. in reference to the construction of a bridge across the right of way of the railroads at Pelham av, Fordham, in accordance with Chapter 736, Laws of 1907. Referred back to the Borough President.

PAVEMENTS.—Communication from Borough President requesting amendment of resolution of Aug. 3, 1911, classifying pavements which shall be designated as Class "A" or Class "B" character. Referred to the Chief Engineer and the Construction Engineer of the Bronx.

Brooklyn.

AMOS ST.—Changing the lines, from Kingsland av to Morgan av. Adopted.

59TH ST.—Changing the grade, bet 14th and 15th avs. Adopted.

36TH ST, ETC.—Amending proceedings, for acquiring title and fixing a modified area of assessment to 36TH ST, from Fort Hamilton av to West st, so as to relate to the street as now mapped, and by the inclusion of OLD NEW UTRECHT RD, from 36th st to 14th av; and, of 35TH ST, from Church av to West st. Adopted.

ALBANY AV.—Acquiring title and fixing an area of assessment, from Clarkson av to the north property line of Holy Cross Cemetery, and from Canarsie la to Farragut rd. Ad-journed for 2 weeks.

EAST 32D ST, ETC.—Acquiring title and fixing area of assessment to EAST 32D ST, from Av H to Flatbush av, from Av I to Av J, and from a line about 454 ft. south of the south line of Av M to Kings Highway; to EAST 33D ST, from Flatbush av to Av J; to EAST 34TH ST, from Church av to Canarsie la, from the south property line of the Flatbush Water Works to Farragut rd, and from the Long Island R. R. to Flatlands av; and to EAST 35TH ST, from the south property line of the Flatbush Water Works to Farragut rd, and from Av H to Flatbush av. Laid over for 2 weeks.

EAST 7TH ST.—Acquiring title and fixing area of assessment to EAST 7TH ST, from Foster av to Canal Av North, excluding right-of-way of the Long Island R. R. and also excluding a triangular parcel on the north side of the railroad right-of-way fronting 10 ft. in the east side of East 7th st and 50 ft. upon the railroad property. Adopted.

9TH AV.—Change in the grade of the territory bounded by 9th av, 59th st, New Utrecht av and 61st st. Hearing to be held Feb. 8.

BAY RIDGE PL.—Laying out BAY RIDGE PL from Bay Ridge av to Ovington av; and changing the grade of the STREET SYSTEM bounded by Ridge boulevard, Bay Ridge av, 3d av and 71st st. Hearing on Feb. 8.

EAST 17TH ST, ETC.—Acquiring title and fixing an area of assessment to EAST 17TH ST, from Av L to a point 480 ft. north of Av N; to EAST 18TH ST, from Av L to a point 465 ft. north of Av P, and, to EAST 19TH ST, from the south line of Av M to a point about 560 ft. north of Av P. Filed.

WEST 27TH ST, ETC.—Acquiring title, from Neptune av to Surf av, excepting the right of way of the New York & Coney Island R. R. Adopted.

WOODBINE ST.—Acquiring title from Knickerbocker av to Irving av. Hearing on Feb. 8.

EAST 43D ST, ETC.—Acquiring title to EAST 43D ST, from Flatbush av to Flatlands av; to TROY AV, from Canarsie la to a line about 275 ft. north of Av M and from a line about 240 ft. south of Av M to Flatbush av. Hearing on Feb. 8.

EAST 15TH ST.—Request from the Gravesend Board of Trade that the proceeding for acquiring title to East 15th st be amended so as to exclude that portion of the street occupied by the buildings of the Vitagraph Co. Referred to the Borough President.

ROEBLING ST.—Communication from Dr. Fred'k Schmitt asking city to vest title to the lands required for widening ROEBLING ST, from Broadway to Division av; for the widening of TAYLOR ST, from Lee av to Broadway; and, for the PUBLIC PLACE bounded by Roebling st, Lee av and Division av. Adopted. On April 10, 1908, the city assumed 25% of the cost. Further petitions for relief from assessment were referred to a committee which has not yet reported.

26TH AV.—Approval of rule and damage maps in proceeding to acquire title to 26TH AV from Stillwell av to Harway av, excluding right-of-way of the Brooklyn, Bath and West End Railroad. Adopted.

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CHURCH AV.—Approval of rule and damage maps for acquiring title from Brooklyn av to East 98th st. Laid over for 4 weeks.

INGRAHAM ST.—Approval of the rule and damage maps for acquiring title from Steward av to Flushing av. Adopted.

DRAINAGE PLAN.—Modification of DRAINAGE PLAN, Map L, District 24. Adopted.

75TH ST, ETC.—Preliminary work on the sewer in 75TH ST, both sides, from 17th av to Bay Parkway; in 18TH AV, from 63d to 75th st; in 19TH AV, from 70th to 75th st; in 20TH AV, from 66th to 70th st; in BAY PARKWAY, west side, from 66th to 75th st; in 70TH ST, from 18th to 19th avs, and, from 20th av to Bay Parkway. Adopted.

75TH ST.—Preliminary work on sewers in both sides of 75TH ST, from 11th to 12th avs. Adopted.

OCEAN PARKWAY.—Preliminary work on sewers in OCEAN PARKWAY, east side, from Av J to Av M; and in AV M, from Ocean Parkway to Coney Island av. Adopted.

82D ST.—Regulating and grading, from 3d av to 6th av. Preliminary work. Adopted. Estimated cost, \$17,800.

AV M.—Regulating and grading, from Ralph av to Flatbush av. Preliminary work. Adopted. Estimated cost, \$14,600.

74TH ST.—Regulating and grading, from New Utrecht av to 18th av. Preliminary work. Adopted. Estimated cost, \$3,900.

EAST 14TH ST.—Regulating and grading, from Av Z to Emmons av. Referred back to the Borough President.

CORTELYOU RD.—Paving with asphalt from Ocean Parkway to East 5th st. Preliminary work. Adopted. Estimated cost, \$3,200.

BAY 23D ST.—Paving with asphalt, from Cropsey av to Bath av. Preliminary work. Adopted. Estimated cost, \$3,900.

ELTON ST.—Final authorization to grade and regulate from Dumont av to Vienna av. Adopted.

HENDRIX ST.—Regulating and grading from New Lots av to Wortman av; also, resolution to vest title in the city on March 1 1912, except where already ceded; also resolution authorizing the improvement. All adopted.

MASETH AV.—Regulating and grading from Kingsland av to Morgan av. Adopted. Final.

METROPOLITAN AV.—Regulating and grading from Grand st to the borough line. Adopted. Final.

83D ST.—Regulating and grading, from 18th av to 21st av. Adopted. Final.

GERMANIA PL.—Grading, curbing and paving with asphalt from Kenilworth pl to Amersfort pl. Adopted. Final.

PRESIDENT ST.—Paving with asphalt from Nostrand av to New York av. Adopted. Final.

VAN SICKLEN AV.—Paving, with asphalt, from Dumont av to New Lots rd. Adopted. Final.

EAST 8TH ST.—Paving from Church av to Av C. Adopted. Final.

SEWERS.—In 37TH ST, from 8th to 9th av; in 9TH AV, from 37th to 38th st; in 38TH ST, from 9th av to the existing manhole at New Utrecht av. Adopted. Final. Also, resolution to vest title, in the city, to 37TH ST, from the west line of 8th av to the east line of 9th av.

SEWERS.—In 61ST ST, from 19th av to 20th av in 20TH AV, from 60th to 61st st. Adopted. Final.

SEWERS.—In EAST 28TH ST, from Tilden av to Beverley rd; in EAST 29TH ST, from Tilden av to Beverley rd. Also, resolution vesting title in the city, to East 28th and East 29th sts, from Tilden av to Beverley rd. Adopted. Final.

ATKINS AV.—Grading, curbing, and flagging from Pitkin av to Sutter av. Also, resolution vesting title, in the city, to Atkins av, from Pitkin av to New Lots rd. All adopted. Final.

ATKINS AV.—Grading, curbing, etc., from Sutter av to Blake av. Adopted. Final.

16TH AV.—Regulating and grading, from 44th to 60th st. Adopted. Final.

EAST 28TH ST.—Grading to a width of 24 ft. on each side of the center line, and curbing, etc., from Clarendon rd to Canarsie la. Also, resolution vesting title in the city on Mar. 1, 1912. Adopted. Final.

CHURCH AV.—Fixing sidewalks, from East 5th to East 7th st, width to be 15 ft. Adopted. Final.

26TH WARD DISPOSAL WORKS.—Construction of a sewerage treatment plant for discharged sewerage. Referred to the presidents of all the boroughs.

Queens.

FINAL MAPS.—Establishing the lines and grades of section 21 of the Final Maps. Adopted.

PIER ST.—Closing and discontinuing bet River st and East river. Laid over one week.

HAMPTON ST, ETC.—Modifying street plan for territory bounded by Hampton st, Kingsland av, Junction av and Corona av, 2d Ward. Adopted.

ADDISON PL.—Changing the lines, bet Laurel Hill Boulevard and Gould av. Adopted.

HILLSIDE AV, ETC.—Tentative map showing street system for territory bounded by Hillside av, Villard av, Farmers av, Freeport av, Rockaway boulevard and Van Wyck av. Adopted.

WESTSIDE ST, ETC.—Acquiring title and fixing an area of assessment to WESTSIDE ST, from Corona av to Rodman st; and, to WALDRON ST, from Alburts av to Rodman st. Referred back to the Borough President.

4TH AND 5TH STS.—Acquiring title and fixing an area of assessment to 4TH ST, from Queens boulevard to Jackson av; and, to 5TH ST, from Queens boulevard to Woodside av. Adopted.

GROVE ST, ETC.—Area of assessment and acquiring title to GROVE ST, from Woodward av to Traffic st; to VINCENT ST, from Ralph st to Metropolitan av; and, to RALPH ST, from Grandview av to Traffic st. Adopted.

ELIOT AV.—Proposed area of assessment and acquiring title from Metropolitan av to Mount Olivet av and from Edith pl to Queens Boulevard. Adopted.

BAXTER AV, ETC.—Closing BAXTER AV, from Trains Meadow rd to Leverich av; and, LEVERICH AV, from Baxter av to Elmhurst av. Referred back to the Local Board.

NOTT AV.—Laying out an extension of NOTT AV, from the highwater mark to the bulkhead line of East river, together with a change in the grade of the street bet Vernon av and the bulkhead line; also, in the grade of DIVISION ST, from Vernon av to West av; and, in the grade of WEST AV, from Nott av to the canal. Hearing, Feb. 8.

FINAL MAP.—Section 9. Replaced on calendar to be heard Feb. 8.

MAYWOOD (BEAVER) ST.—Laying out, from Carlisle to Medford st. Hearing on Feb. 8.

FINAL MAP.—Amending section 16. Hearing on Feb. 8.

SPRUCE ST.—Acquiring title, from Liberty av to St Anns av. Laid over for one month.

NORTH CURTIS AV, ETC.—Acquiring title to NORTH CURTIS AV, from Metropolitan av to Ridgewood av; to NORTH VINE ST, from Metropolitan av to Ridgewood av; to WAV-ERLY PL, from Metropolitan av to Jamaica av; and, to NORTH VILLA ST, from Metropolitan av to Jamaica av. Laid over for one month.

13TH ST.—Amending proceeding for acquiring title from Hunter av to East river by excluding the block west of Vernon av and the block east of Crescent st. Hearing on Feb. 8.

FOREST AV.—Acquiring title from Metropolitan av to Catalpa av, from Halleck av to Myrtle av, and from Summerfield st to the Manhattan Beach division of the Long Island R. R. Referred back to the Borough President.

ONDERDONK AV.—Acquiring title bet Metropolitan and Catalpa avs, in both Queens and Brooklyn; also, fixing area of assessment. Adopted.

MADDEN ST.—Approval of the rule map, etc. in the proceeding to acquire title from Borden av to Skillman av. Adopted.

DRAINAGE MAP.—For Sewerage District 27A, 2d Ward. Adopted.

SEWERS.—In ORTON ST, from Thomson av to Hunters Point av; in MANLY ST, from Nott av to Hunters Point av; in MOUNT ST, from Nott av to Hunters Point av; in SCHOOL ST, from Nott av to Hunters Point av; in VAN DAM ST, from Thomson av to Hunters Point av; in ANABLE AV, from Orton st to Van Dam st; in NOTT AV, from a point about midway bet Mount st and School st to Van Dam st; in MEADOW ST, from Thomson av to Hunters Point av, and in HUNTERS POINT AV, from Greenpoint av to Van Dam st, together with a storm water sewer in HUNTERS POINT AV, from Van Dam st to Dutch Kills Canal, and a sanitary sewer in HUNTERS POINT AV, from Van Dam st to a point about 350 ft. west of Orton st. Adopted. Preliminary work.

SEWERS.—In HUNTERS POINT AV, from Greenpoint av to Van Pelt st; in VAN PELT ST, from Hunters Point av to Anable av; and, in GREENPOINT AV, from Hunters Point av to Anable av. Adopted. Preliminary work.

SEWERS—In DUTCH KILLS PL, from Meadow st to Nott av; in QUEENS PL, from Meadow st to Nott av; in MANLY ST, from Thomson av to Nott av; and in MOUNT ST, from Thomson av to Nott av. Adopted. Preliminary work.

HARVARD AV—Grading, from Fulton st to Hillside av. Referred to the Corporation Counsel.

PROSPECT AV—Grading and curbing, from Metropolitan av to Madison st. Adopted. Preliminary work.

SEWERS—In CREEK ST, from Nott av to Hunters Point av; in NOTT AV, from Meadow st to Creek st; in ANABLE AV, from Meadow st to Creek st; in PEARSON ST, from Meadow st to Creek st; in DAVIS ST, from Pearson st to Hunters Point av; together with a storm water sewer in HUNTERS POINT AV, from Hayward st to Dutch Kills Canal, and a sanitary sewer in HUNTERS POINT AV, from Dutch Kills Canal to Creek st. Adopted. Preliminary work.

RECEIVING BASIN—At the southeast cor. of 14th st and Boulevard. Adopted. Final.

NEWTOWN RD—Sewer, from 13th to 18th avs. Adopted. Final.

BOULEVARD—Paving with asphalt block, from 14th st to Nott av. Adopted. Final.

Richmond.

STREET SYSTEM—Tentative map for a STREET SYSTEM for the territory bounded approximately by Richmond turnpike, Clove rd, Richmond rd, Four Corners rd extended to Tottenville rd, Tottenville rd, Sunnyside av (Manor rd), and Bradley av. Matter was referred back to the Borough President.

INNIS ST—Laying out, from Morningstar rd to Nicholas av. Adopted.

AMBOY RD—Changing the grade, from Foster's rd to Huguenot av; also requesting the Public Service Commission to modify its order of Feb. 7, 1911, as required to legalize the grade now proposed. All adopted.

WILLOWBROOK RD—Laying out the lines and grades, from Watchogue rd to Richmond av. Adopted.

RIDGEWOOD PL—Laying out, from Castleton av to Forest av. Hearing on Feb. 8.

WADSWORTH AV—Resolution of the Local Board of Staten Island District requesting the Board of Estimate to rescind its resolution of Apr. 20, 1911, and May 18, 1911, instituting proceedings to acquire title to WADSWORTH AV, from Tomkins av to New York av, as well as its resolution of Nov. 16, 1911, approving the rule, damage and profile maps in the proceeding. Referred back to the Chief Engineer of Richmond.

BOYD ST (Unofficial name.)—Amending proceeding for acquiring title, from the north terminus of Gray st to Gordon st; and, to GRAY ST, from Hudson st to Boyd st. Amending resolution of Oct. 19, 1911. Adopted.

COMBINED SEWER—In Targee st from Clove av to Fingerboard rd, together with temporary combined sewers in the following streets: CLOVE RD, from Neckar av to a point about 200 ft. west of Rhine av; RICHMOND RD, from a point about 50 ft. south of Pierce st to DeKalb st, and from Vanderbilt av to a point about 190 ft. south therefrom; PIERCE ST, from Main av to a point about 100 ft. east of Richmond rd; ODER AV, from Steuben st to a point about 175 ft. south of DeKalb st; MAIN AV, from Steuben st to DeKalb st; BRITTON AV, from Steuben st to DeKalb st; STEUBEN ST, from Danube av (Targee st) to a point about 140 ft. east of Richmond rd; VANDERBILT AV, from Hamilton st (Ashburton st) to Richmond rd, and from Metcalfe st to Roff st; HAMILTON ST (Ashburton st) from Vanderbilt av to a point about 100 ft. east of Van Duzer st; CORNELL PL, from Vanderbilt av to Van Duzer st; METCALFE ST, from Vanderbilt av to a point about 100 ft. east of Van Duzer st; ROFF ST, from Targee st to Van Duzer st; WAVERLY PL, from Targee st to Van Duzer st, Richmond.

A—Resolution for adoption, vesting title in the city on March 1, 1912, to Targee st from the junction of Fingerboard rd and Richmond rd to the south line of Clove av.

B—Resolution for adoption authorizing the improvement. All adopted.

PUBLIC HEARINGS.

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

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

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

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

By the Board of Estimate.

The Board of Estimate will, at its meeting, to be held at the City Hall on Jan. 18, at 10.30 a. m., consider the following matters.

BRONX.

Proposed change in the main line of the route of the New York, Westchester & Boston Railway Co. from that described in contract dated Jan. 29, 1909, between the south terminus of the road at the Harlem river and a point bet. 134th and 135th sts, east of Willow av.

By the Board of Assessors.

320 BROADWAY.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. The area of assessment of the improvements extends to half the block at the intersecting streets. All persons whose interests are affected and who are opposed to the assessments are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 5, at 11 a. m., at which time and place objections will be heard and testimony taken.

HALLETT ST—Paving, from Flushing av to Hoyt av, 1st Ward.

PROSPECT ST—Paving, from Beebe av to Freeman av, 1st Ward.

CHANGE OF GRADE CLAIMS.

All persons having any claims on account of the changes of grade in the regulating and grading of the following streets must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Jan. 23 at 11 a. m., when testimony will be taken:

75TH ST—Bet. 14th and 15th avs. List 2199.

79TH ST—Bet. 12th and 15th avs. List 2200.

BY BUREAU OF STREET OPENINGS.

90 WEST BROADWAY.

Monday, January 15.

PARKER ST—Assessment, from Protectory to Wellington avs; 3.45 p. m.

CRESTON AV—Closing, from Tremont av to Minerva pl; 9.30 a. m.

EAST 177TH ST—Assessment, from Tremont to Morris Park avs; 2 p. m.

SEDGWICK AV—Widening, between Fordham rd and Bailey av; BAILEY AV, between Kingsbridge and Albany rds; ALBANY RD, between Bailey av and Van Cortlandt Park; extending HEATH AV, between West 180th and West 191st sts; PUBLIC PL, between Heath and Bailey avs, south of West 191st st; widening KINGSBRIDGE RD, between Exterior st and Bailey av; 3 p. m.

TIBBETT AV—Opening, from West 230th to West 240th sts; and of CORLEAR AV, from West 230th to West 240th sts; 10.30 a. m.

Tuesday, January 16.

HAVEMEYER AV—Opening, between Lacombe and Westchester avs; 2 p. m.

WEST 235TH ST—Opening, from Spuyten Duyvil Parkway to Riverdale av; WEST 236TH ST, from Cambridge to Riverdale avs; CAMBRIDGE AV, from West 234th to West 236th sts; 3 p. m.

EAST 172D ST—Closing, from Jerome to Morris avs; 3.45 p. m.

ROSEWOOD ST—Opening, from Bronx Blvd to White Plains rd and from White Plains rd to Cruger av; 3 p. m.

BRONX BLVD—Opening, from Old Boston Post rd to East 242d st; 11 a. m.

GRAND BLVD—Opening, extension of and approaches to the southerly end, from East 158th to East 164th sts; 1 p. m.

PARKER ST—Opening, from Protectory to Wellington avs; 3.45 p. m.

OLMSTEAD AV—Opening, between Protectory av and the bulkhead line of Pugsley's Creek; and ODELL ST, between Unionport rd and Protectory av; and of PURDY ST, between Westchester and Protectory avs; 3 p. m.

PUGSLEY AV—Opening, from McGraw av to Clason's Point rd; CORNELL AV, from Clason's Point rd to Pugsley av; ELLIS AV; NEWBOLD AV, from Tremont to Pugsley avs; 3.30 p. m.

Wednesday, January 17.

GRAND AV—Opening, from Burnside av to Fordham rd; of 180TH ST WEST, from Aqueduct av East to Davidson av; and of AQUEDUCT AV EAST, from West 180th to West 184th sts; 3.45 p. m.

HOUGHTON AV—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV; and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3.30 p. m.

EAST 177TH ST—Opening, from Tremont to Morris Park avs; 2 p. m.

LACOMBE AV—Assessment, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe avs; 1 p. m.

GARFIELD ST—Opening, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest to Morris Park avs; 3.15 p. m.

NORTH ST—Opening, between Jerome and Aqueduct avs East; 2 p. m.

Thursday, January 18.

MINERVA PL—Opening, between Jerome av and the Grand Blvd and Concourse; 2 p. m.

McGRAW AV—Opening, between Beach av and Unionport rd; 1 p. m.

WHITE PLAINS RD—Opening, from West Farms rd to the bulkhead line of the East River; 2 p. m.

ST. LAWRENCE AV—Opening, COMMONWEALTH AV; ROSEDALE AV; NOBLE AV;

CROES AV; and FTELEY AV, from Westchester av to Clason's Point rd; 2 p. m.

WHITE PLAINS RD—Opening, between a point near the Old Unionport rd and a point near Thwaites Pl; 3 p. m.

BRIDGE AT HIGHERIDGE—Opening, across the Spuyten Duyvil and Port Morris Railroad on the line of Depot Pl; 11 a. m.

By the Supreme Court.

EXAMINATION OF COMMISSIONERS.

EDEN AV (Unofficial name), BRONX.—Acquiring title to the lands, etc., required for opening and extending from East 172d st to East 174th st, 24th Ward. Ernest Hall, Michael J. Egan and Walter E. Brown, who succeed Geo. W. Kearney, Chas. P. Storrs and Timothy E. Cohalan as commissioners in the above proceeding, will attend Special Term, Part 2, of the Supreme Court, on Jan. 20, at the opening of Court, to be examined as to their qualifications by anyone interested.

EAST 190TH (St. James) ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Jerome av to Creston av, 24th Ward. Timothy E. Cohalan, E. Mortimer Boyle and J. Fairfax McLaughlin, commissioners of estimate, and Timothy E. Cohalan, as commissioner of assessment in the above proceeding, will attend a Special Term of the Supreme Court on Jan. 17, at the opening of Court, to be examined as to their qualifications by anyone interested.

CHURCH AV, BROOKLYN.—Acquiring title from 36th st to Ocean Parkway, 29th Ward. Jno. J. Brennan, Jas. G. Reynolds and Jno. J. Kilcourse, commissioners; also, BAY 10TH ST, ETC., acquiring title to BAY 10TH ST, from 86th st to Bath av; and CROSEY AV, from 14th av to 15th av, 30th Ward. Wm. H. Swartwout, Geo. F. Dobson and Philip F. Lohmann, commissioners; also, AV V, acquiring title from 86th st to Van Sicklen st, excluding the right of way of the New York & Sea Beach Railroad, 31st Ward. Jno. M. Zurn, Jno. Dillmeier, and Geo. J. S. Dowling, commissioners; also THATFORD AV, ETC., acquiring title to THATFORD AV, from Riverdale av to Stanley av, and OSBORN ST, from Riverdale av to Vienna av, 26th and 32d Wards. Francis J. Sullivan, Morris Cohen and David J. McLean, commissioners; also, WEST 32D ST, ETC., acquiring title to the lands, etc., required for opening and extending WEST 32D ST, from Neptune av to the mean high water line of the Atlantic Ocean; of WEST 33D ST, from Neptune av to Surf av, and of WEST 35TH ST, from Canal av to Surf av, and of WEST 36TH ST, from Canal av to Surf av, excepting in each case the right-of-way of the New York & Coney Island R. R., in the 31st Ward. Thos. E. Pearsall, Edw. F. Linton and Jos. A. Guider, commissioners; also CHESTER AV, acquiring title from Church av to Fort Hamilton av, 29th Ward. Raymond D. Thurber, Frank L. Haggerty and Jos. Manne, commissioners; also WEST 28TH ST, ETC., acquiring title to the lands, etc., required for opening and extending WEST 28th st, from Neptune av to Surf av; West 29th st, from Neptune av to Surf av; West 30th st, from Neptune av to the mean high water line of Atlantic ocean; West 31st st, from Neptune av to Surf av, excluding, in each case, the right of way of the New York and Coney Island Railroad, 31st Ward. Jno. H. Gelhardt, Chas. H. Machin and Solon Barbanell, commissioners. The commissioners named in each of the foregoing proceedings will attend a Special Term of the Supreme Court, County Court House, Brooklyn, on Jan. 18, to be examined as to their qualifications and are subject to challenge by anyone interested.

FINAL REPORTS.

11TH AV (Albert st), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Jackson av to Flushing av, 1st Ward. The final reports of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn on Jan. 12, at 10.30 a. m.

BILLS OF COST.

PUTNAM AV (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending, from Brooklyn borough line to Fresh Pond rd, 2d Ward, as amended by the Supreme Court on Apr. 6, 1910, so as to conform to the lines of the same street as shown on sections 15, 29 and 30 of the final maps as approved by the Board of Estimate on May 21, 1909 and by the Mayor on June 4, 1909. The bill of costs will be presented, for taxation, to a Special Term of the Supreme Court in the County Court House, Brooklyn, on Jan. 19, at 10 a. m.

BROAD ST (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Pacific st to Borden av, 2d Ward, as amended by the Supreme Court on June 1, 1910, so as to conform to the lines of the street as shown in sections 12, 13 and 16 of the final maps of Queens, as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909. Bill of costs will be presented to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Jan. 25, at 10 a. m.

COMPLETED ESTIMATES AND ASSESSMENTS.

CRESCENT (Unofficial name) — QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Hunter av to Winthrop av, 1st Ward. The commissioners of estimate have completed their supplemental and amended estimate and assessment; and all persons objecting must do so, in writing, to the commissioners, in the Municipal Building, Long Island City, on or before Jan. 18, and they will take testimony on Jan. 22, at 2 p. m.

The commissioners of estimate and assessment in the following proceeding have completed their supplemental and amended estimate and assessment; and, all persons opposed

to same must file their objections, in writing, with Jas Ingram, Geo. J. Ryan and Harry T. Weeks, commissioners, Municipal Building, Long Island City, on or before Jan. 18; and, they will hear all such parties, in person, on Jan. 22, at 2 p. m.:

CRESCENT (Unofficial name).—Acquiring title to the lands, etc., required for the opening and extending of "Crescent," from Hunter av to Winthrop av, 1st Ward.

THROGGS NECK BOULEVARD, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Eastern boulevard to Shore drive, 24th Ward. The commissioners of estimate in the above proceeding have completed their estimate of damage; and, all persons objecting must do so in writing to the Commissioners, at 92 West Broadway, on or before Jan. 25, and they will take testimony on Jan. 29, at 2 p. m.

The Commissioner of Assessment in the same proceeding has completed his estimate of benefit, and all persons objecting must do so, in writing, to the Commissioners, at 92 West Broadway, on or before Jan. 25, and he will take testimony on Jan. 30, at 2 p. m.

By Com'rs of Estimate and Assessment.

NOTICE TO PRESENT CLAIMS.

All persons having claims on account of the following proceedings must present same in writing on or before Jan. 19, to the commissioners, at the Municipal Building, Long Island City; and, they will take testimony in each case on the date indicated below:

COLUMBIA PL.—Acquiring title to the lands, etc., required for opening and extending from Grand st to Brown pl, 2d Ward. Testimony on Jan. 22, at 3 p. m.

RIDGE ST.—Acquiring title to the lands, etc., required for opening and extending from the Boulevard to Academy st, 1st Ward. Testimony on Jan. 24, at 2 p. m.

FISKE AV.—Acquiring title to the lands, etc., required for opening and extending from Woodside av to Grand st, 2d Ward. Testimony on Jan. 22, at 10 a. m.

NOTT AV, ETC.—Acquiring title to the lands, etc., required for opening and extending of NOTT AV, from Van Dam st to Calvary Cemetery; and, of ANABLE AV, from Van Dam st to Calvary Cemetery, 1st and 2d Wards. Testimony on Jan 24, at 10 a. m.

MYRTLE AV.—Acquiring title to the lands, etc., required for a parcel of property at foot of MYRTLE AV, extending from Lawrence st to Flushing creek, required for the construction of a trunk sewer for drainage of the adjoining area, 3d Ward. Testimony on Jan. 23, at 10 a. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

WEST 135TH ST.—Opening, bet 12th av and the Hudson river, 12th Ward. Feb. 29.

BROOKLYN.

37TH ST, ETC.—Opening, from Fort Hamilton av to 14th av; and, 38TH ST, opening, from 10th av to West st, 8th, 29th and 30th Wards. Feb. 29.

57TH ST.—Opening, from 8th av to a point 460 ft southeast from it, and from Kouwenhoven la to 11th av, 8th and 30th Wards. Feb. 29.

DE KALB AV, ETC.—Opening, from Wyckoff av to the borough line; and, STOCKHOLM ST, opening, from Wyckoff av to the borough line, 27th and 28th Wards. Feb. 29.

BRONX.

WEST 234TH ST.—Opening, from Albany rd to Kingsbridge av, 24th Ward. Feb. 29.

BAKER AV.—Opening, from Baychester av to the city line, 24th Ward, annexed territory. Feb. 29.

BROOKLYN
UNION ST.—Regulating, grading, etc., bet Nostrand and New York avs, 24th Ward. Area of assessment: Both sides of Union st, bet Nostrand and New York avs, and to the extent of half the block at the intersecting avs.

OAKLAND PL.—Opening, bet Tilden av and Albenmarle rd, 29th Ward. Feb. 29.

RICHMOND.

ELIZABETH ST.—Acquiring title to the lands, etc., required for an easement for sewer purposes at the foot of Elizabeth st, 2d Ward. Feb. 29.

MAPLE AV.—Acquiring title to the land, etc., required for an easement for sewer purposes at the foot of Maple av, 4th Ward. Feb. 29.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for same are now due and payable. Unless paid on or before the date mentioned, 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:

BAY ST.—Constructing a TEMPORARY SEWER from Water st to Cross st; and a SANITARY SEWER from Cross st to Prospect st, 2d Ward. Area of assessment; Plot 2.

TROSSACH RD, ETC.—Constructing a temporary sewer in TROSSACH RD from a point 100 ft east of Pearl st to Pearl st, and in PEARL ST, from Trossach rd to a point about 110 ft south of it, 2d Ward. Area of assessment: Plot 8, lot 358 and 359.

QUEENS.

2D AV, ETC.—Sewer in 2D AV, from crown south of Pierce av to Graham av; and, in PIERCE AV, bet 2d and 3d avs, 1st Ward. Area of assessment: Block, 107, 108, 111 and 112.

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4TH AV.—Sewer, bet Flushing and Potter avs, 1st Ward. Area of assessment: both sides of 4th av, bet Flushing and Potter avs, and south side of Potter av, bet 4th and 6th avs.

9TH AV, ETC.—Sewer in 9TH AV, bet Graham av and crown 295 ft south of Pierce av; in PIERCE AV, bet 8th and 9th avs; in 8TH AV, bet Pierce and Graham avs. Area of assessment: Blocks 143, 144, 155, 157, 160, 162, 173 and 174.

JACKSON AV, ETC.—Sewer, in JACKSON AV, from Paynter av to South Washington pl; and, in SOUTH WASHINGTON PL, from Jackson av to Academy st, 1st Ward. Area of assessment: Blocks, 96, 97, 113 and 170.

9TH AV.—Temporary sewer, from the railroad bridge to 14th st, 3d Ward. Area of assessment: Both sides of 9th av, from 14th st to 17th st.

HOFFMAN BOULEVARD.—Temporary sewer, from Hillside av to Jefferson st, 4th Ward. Area of assessment: Both sides of Hoffman boulevard, from Hillside av to Jefferson st.

NORTH WASHINGTON PL.—Opening, from Van Alst av to Willow st., 1st Ward. Feb. 29.

Buy Plot on 39th Street.

Pease & Elliman have sold for Mary T Rennard as trustee for the estate of John Townshend, represented by Joline, Larkin & Ratabone, 62 West 39th street, a dwelling on lot 23x98.9; also for Miss Julia Livingston, represented by P. Chauncey Anderson as attorney, No. 64, a four-story dwelling on lot 23x98.9x irregular, adjoining the corner of Sixth avenue. The buyer is Judson S. Todd, who recently sold 35 and 37 West 39th street, bought through the same brokers from Gen. Howard Carroll.

Important Recorded Leases.

The following important leases were recorded this week: George H. Earle, Jr., leased to the Palace Theatre & Realty Co., of 55 Liberty street, 158 to 170 West 47th street and 1564 and 1566 Broadway. The rental is \$41,000 for one year, \$55,000 for 6½ years, and \$60,000 annually for the balance of the term, expiring in 1933. The lessor is to build an office and theatre building to cost not less than \$250,000, work to begin by April, 1912. Renewals to be at the rate of \$60,000 per annum. Lessees to pay all taxes.

The 20 West 36th Street Co. leased to R. J. Horner & Co. the twelve story loft building at 20 to 26 West 36th street. The rental is to be \$32,500 for three years from Feb. 1, 1912; \$33,500 for three years; \$35,000 for four years; \$37,500 for two years; privilege of renewal for eight years at \$37,500. Lessee to pay all taxes.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GREENWICH ST.—Robert R. Rainey and J. N. Kalley & Son sold for George H. Stege, 236 Greenwich st, a 5-sty building on lot 22x76. This is part of the property recently acquired from the William C. Rhineland estate and Eliza L. Park in exchange for the northeast corner of Church and Reade sts.

LAFAYETTE ST.—H. C. Hallenbeck, president of the Wynkoop-Hallenbeck-Crawford Co. which occupies a 10-sty building at the southeast corner of Pearl and Park sts, just northeast of the Municipal Building, bought a plot at the southwest corner of Lafayette and White sts. The plot was owned by the Tobin est., and extends 117 ft in Lafayette st and 100 ft in White st, abutting in Franklin st, with a frontage of 50 ft.

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tractors and Owners.

ORCHARD ST.—The Rudolph Wallack Co. bought from the William Fanning estate, 162 Orchard st, 100.7 ft south of Stanton st, 4 and 5-sty tenements, on lot 25x100. Arnold, Byrne & Baumann were the brokers.

PELL ST.—Frank A. Zunino bought, through Collins & Rowe, from the estate of Samuel Weeks, 32 Pell st, 4-sty front and rear tenements on lot 24.6x103x irregular. The property has been in the family of the seller for about 90 years. The buyer, who conducts the Bridge Cafe in Park row, recently bought from the Boyd estate, 26 to 30 Pell st, adjoining. The plot will in all probability be improved with a modern building.

SPRUCE ST.—William H. Whiting & Co. sold for Walter G. Walsh, executor of the Walsh estate, to George H. Rahman 31 Spruce st, a 5-sty building, on lot 25.6x79.11. The property has been held at \$50,000. The parcel has been in the Walsh family for the last 75 years.

WOOSTER ST.—The Brown Realty Co. bought the 7-sty loft building on plot 73.11x100 at 179 to 183 Wooster st, adjoining the southwest corner of Bleecker st, from the Geron Construction Co., George H. Piguero, president. In part payment the buyer gave the seven two-family houses at the northeast corner of Verio av and 235th st, each on lot 20x100.

12TH ST.—The Cruikshank Co. sold for the estate of Susan Biggart, 374 and 376 West 12th st, southwest corner of Washington st, two 3-sty brick buildings, on plot 44x80. The buyers will erect a business building on the site.

14TH ST.—Furey & Co., sold for Victoria Manzemado to Louis Berni, 250 West 14th st, a 4-sty store building, on lot 24x101.

16TH ST.—The Durock Co. sold for the Bradish Johnson estate, 246 West 16th st, a 3-sty dwelling, on a lot 25x103.3. The buyer is a building contractor.

20TH ST.—William H. Archibald sold for the Morrell estate, the 5-sty front and rear tenement at 337 West 20th st, between 8th and 9th avs, on lot 25x100. This is the first transfer of the property in over 50 years. The buyer is an investor.

25TH ST.—Edward L. King & Co. sold to Irving I. Kempner, 36 and 38 West 25th st, two 4-sty dwellings, on plot 50x98.9. No. 36 was sold by the Bennett estate and No. 38 by the Sawyer estate. The properties have been in possession of the respective estates for more than 50 years.

36TH ST.—George Neiman resold for Alfred Weil, president of the 19 and 21 West Thirty-sixth Street Co. the 12-sty loft building at 19 and 21 West 36th st, to William M. Sperry, of Sperry & Hutchinson. Mr. Sperry was represented by Henry T. Gurney. This building was sold to Mr. Weil through the same broker. Mr. Neiman reports that the recently reported lease of the lower part of 19 and 21 West 36th st, to Higgins & Seiter has not yet been closed. Schwartz & Gross designed the building.

37TH ST.—The Cross & Brown Co. sold for the Lewis estate heirs, 11 East 37th st, a stable, on plot 31.8x98.9 to Mrs. Elizabeth M. Anderson. The buyer is reported to have paid \$140,000 and it is assessed at \$113,000. Mrs. Anderson owns 9 East 37th st, adjoining, and the combined plot, which will be improved, has a frontage of 53.10 ft and a depth of one-half the block. Negotiations are well advanced for the leasing of the new structure in its entirety to one tenant.

42D ST.—The Pentalpha Realty Co., Raymond Hoagland, president, bought the Andrews estate property at 35 West 42d st and 38 to 42 West 43d st. The 42d st end measures 25x98.9 and the 43d st part 78x98.9. Last September the company bought the McDonald estate property to the west at 37 to 41 West 42d st and 44 to 48 West 43d st.

49TH ST.—Irving I. Lewine and Isidor H. Kempner, president of the New Amsterdam Realty Co., bought from the Stonewall Realty Co., Robert P. Zobel, president, the two 3-sty dwellings, on a plot 41.8x100, at 153 and 155 West 49th st, through S. B. Goodale & Perry. The property will be held in its present form by the new owners and eventually resold for improvement.

1ST AV.—The Folsom Corporation sold for the estate of Bridget Hare to Wendell P. McKown, 145 1st av and 350 East 9th st, being the southwest corner of these thoroughfares, two 5-sty tenements, with stores, on lot 23.6x100.

7TH AV.—Bauman & Ringler sold 112 7th av, a 3-sty house, on lot 19x60, adjoining the new 12-sty loft building recently sold to Henry Seigel to Wm. F. O'Brien.

7TH AV.—Bauman & Ringler resold for William F. O'Brien to M. J. Kellog, 112 7th av, a 3-sty building, on lot 19x60, located 34 ft south of 17th st and adjoining the 12-sty loft structure owned by Henry Seigel at the southwest corner of 7th av and 17th st.

The property was sold last Saturday by the same brokerage firm to Mr. O'Brien for a figure reported to be slightly in excess of \$23,000. Mr. Ringler stated that the resale was made at a substantial profit.

Manhattan—North of 59th Street.

HAMILTON TERRACE.—Moore, Schutte & Co. sold for Jesse Howell, 11 Hamilton Terrace, a 3-sty dwelling, on lot 17.5x65.

80TH ST.—Isador H. Blank sold to E. G. Soltman, 154 East 80th st, a 3-sty dwelling, on lot 20x100, between Lexington and 3d avs.

84TH ST.—Chas. Seligman and others sold to E. G. Soltman, 154 East 84th st, a 5-sty apartment on plot 27x102.2, between Lexington and 3d avs.

97TH ST.—William Fischman sold 116 East 97th st, a 5-sty triple flat, on lot 25x100.11. Isaac Levy was the broker.

104TH ST.—Eliza and John Curry sold the two 5-sty flat houses at 208 and 210 West 104th st, on plot 49.6x100.11, adjoining the Home for the Relief of the Destitute Blind, at the southwest corner of Amsterdam av and 104th st.

108TH ST.—Bernard A. Ottenberg bought from Mrs. N. Harris, 119 East 108th st, a 5-sty tenement, with two stores, on lot 25x100. Salomon & Greenbaum were the brokers.

122D ST.—Grossman & Phillips sold for the Narva Realty Co., 130 West 122d st, a 3-sty dwelling, on lot 19x100.11, to R. Cohen.

124TH ST.—Mrs. K. Mitchell bought from George H. Tiemeyer, 507 and 509 West 124th st, a 6-sty apartment house, on plot 49.6x100.11, located 150 ft west of Amsterdam av. Last July the property was transferred by Leo F. Gieberich to the Clinton Holding Co.

130TH ST.—Joseph P. Day sold for the estate of Sarah M. Disbrow, 128 West 130th st, a 3-sty dwelling, on lot 16x99.11.

169TH ST.—William Hobson sold to Aaron Goodman, the plot, 50x81.7, in the north side of 169th st, adjoining the northeast corner of Audubon av.

184TH ST.—Arnold, Byrne & Bauman, sold for George Davis, 507 West 184th st, a 5-sty four family flat house on plot 50x100, located 100 ft west of Amsterdam av. The property was held at \$65,000.

AMSTERDAM AV.—The Herman Arns Co. and Porter & Co. sold for Sadie Williams as trustee, to A. Stelhorn, the 5-sty triple flat with stores at the northeast corner of Amsterdam av and 129th st, on lot 25x100.

BROADWAY.—In part payment for the Irving Arms, a 7-sty apartment house at the north corner of Riverside Drive and 94th st, the sale of which was reported last week, the Welfare Realty and Construction Co. took from the New York Real Estate Security Co. the plot of about 17 lots extending from Broadway to Wadsworth av, located about 60 ft north of 185th st, with frontages of 150 ft on Broadway, 154 ft on Wadsworth av and having an average depth of about 325 ft. Plans are being drawn for several 6-sty elevator apartment houses on the Wadsworth av frontage and 5-sty non-elevator apartment houses on the Broadway frontage. The McVicker, Gaillard Realty Co. was the broker.

MADISON AV.—D. H. Scully & Co. sold for the estate of Alice A. Hayes the 3-sty dwelling, at 2,068 Madison av, on lot 16.7x75.

WEST END AV.—Isaac and Henry Mayer resold the Van Horne apartment house, a 7-sty structure at the southwest corner of West End av and 106th st, which they recently acquired in part payment from Augustus Van Horne Stuyvesant for the new 12-sty Allerton apartment house at the southwest corner of Broadway and 113th st. Miss Mary Monahan was the broker. The Van Horne covers a plot 50.11 ft on West End av and 100 ft on 106th st.

WEST END AV.—Mrs. Minnie T. Brown who owns the dwelling at the southeast corner of West End av and 78th st, bought the adjoining 5-sty dwelling, on lot 21x68, at 376 West End av from Frederick J. K. Lisman; also No. 374, a similar building, on lot 20x68, from B. M. Martin. The combined plot will probably be resold for an apartment house site.

8TH AV.—William Otten resold for Edward B. Teichman, 2641 8th av, a 5-sty building, on lot 25x100, at the southwest corner of 141st st, to Jacob Ruppert.

Bronx.

CRANFORD PL.—F. William Eggert sold for M. Hill the 2½-sty private dwelling at 731 Cranford pl to M. Watsky.

SIMPSON ST.—J. Clarence Davies sold for the American Real Estate Co. to Annie R. Spratly, 956 to 968 Simpson st, four 5-sty apartment houses, each on plot 40x107.6, located 140 ft north of 163d st. In part payment Mrs. Spratly gave 28 lots on the Southern boulevard, Boston rd and 173d st. The lots are adjacent to the 174th st station of the subway. The parcel includes 5 corners and 23 inside lots. The junction of Southern boulevard, Boston rd and 173d st is one of the important traffic centres of the Bronx.

176TH ST.—The Guggolz Construction Co. bought from David Lion, a large plot at the corner of 176th st and Aqueduct av, and one at the corner of 176th st and Andrews av, which was acquired at the auction sale of the Morris estate last year.

184TH ST.—E. Sharum sold to the Armor Realty Co., 316 and 318 East 184th st, southwest corner of Tiebout av, one 2-sty and one 3-sty frame house, on lot 23x90x38x irregular; 17 lots near Quogue, L. I., and 7 lots near Atlantic City, N. J. were given in part payment.

ARTHUR AV.—Davis Kraus sold the northeast corner of Arthur av and 181st st, a plot 46.10x92.10x irregular. The property will be improved with a 5-sty apartment house.

PERRY AV.—Kurz & Uren, Inc., sold for C. Werner a plot 70x80 on the east side of Perry av, 201.19 ft south of 201st st.

PARK AV.—David Lion bought from William Guggolz the 4-sty apartment house at 464 Park av, on lot 25x145.

RYER AV.—Fitzgerald & Broderick and W. A. Cameron, sold the southeast corner of 182d st and Ryer av, 100x95.

SHERIDAN AV.—W. E. & W. I. Brown, Inc., sold for Philip Livingston, the plot 30x60.50x irregular on the east side of Sheridan av, commencing 220 ft south of East 169th st and running through to Sherman av.

WALNUT AV.—The Lewis H. May Co. sold for John J. Roche the block bounded by 134th and 135th sts, Walnut av and the tracks of the New York, New Haven and Hartford Railroad, containing about 22 city lots, to the Phillips-Jones Co., manufacturers of shirts. The property facing 134th st will be immediately improved with an 8-sty concrete and steel factory building, containing about 28,000 sq ft on each floor. The balance of the block will be simultaneously improved with a similar structure, which will be rented. The property has perpetual railroad connections, a spur running through the centre of the block. The transaction will involve a total aggregating about \$500,000.

WASHINGTON AV.—The Poldow Construction Co. sold the new 5-sty apartment house 2268

Washington av., on plot 50x95, located 90 ft south of 183d st.

3D AV.—Wm. H. Whiting & Co. resold for the Inland Realty Co. of New Jersey to Daniel E. Seybel the vacant plot of 16 lots on the east side of 3d av., between 169th and 170th sts., adjoining Public School No. 2.

Brooklyn.

FLATBUSH GARDENS.—Wood, Harmon & Co. sold 2 lots at the northeast corner of Kimball st and Ave P to Jos. L. Banning, Jr.

JORALEMON ST.—James R. Ross sold for Mrs. Lilla Brown the 3½-sty dwelling, at 137 Joralemon st, between Clinton and Henry sts., on lot 25x107.2½. The consideration as reported was \$25,000.

KENSINGTON PARK.—Wood, Harmon & Co. sold 1½ lots on 47th st, near 17th av., to F. G. Meiley, and 1 lot on 47th st, near 18th av., to Richard Hallenbeck.

LINCOLN PL.—The John Pullman Real Estate Co. sold 35 Lincoln pl, a 2-sty brown stone dwelling, on lot 25x100, for Mary A. Chapman to Henry Williams for occupancy.

ORMOND PL.—John H. Gelhardt, Jr., sold for the Thomas Prosser estate, 29 Ormond pl, a 3-sty dwelling, to Mrs. Mary A. Laurie for investment.

STERLING PL.—Charles C. Stelle sold for a client the premises at 18 Sterling pl to Catherine F. Sweeney for investment.

39TH ST.—E. Sharum sold for a client, 661 to 667 East 39th st, four two-family frame houses, each on lot 20x100; 35 lots at Eastport, L. I., were given in part payment.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 1 lot on Coney Island av, near Avenue J, to the Palmetto Real Estate Co., and 1 lot on Coney Island av, near Avenue K, to Claude S. Thompson.

PUTNAM AV.—John H. Gelhardt, Jr., sold for Richard M. Bruno, 551 Putnam av, a 3-sty brownstone front dwelling, to Mrs. Mary Andrews for occupancy.

5TH AV.—Tutino & Cerny sold for Sigmund Goldberg, 3917 5th av, a 3-sty brick store property.

RUGEY.—Wood, Harmon & Co. sold 1 lot on Linden av, near East 42d st, to Miss Eliza M. O'Neil; 2 lots at the northeast corner of Linden av and East 45th st to C. B. Huiet; 2 lots at the southeast corner of Snyder av and East 48th st to Lucy C. Huiet; 3 lots on Snyder av, near Albany av., to Jos. M. Spencer; 2 lots on East 38th st, near Church av., to A. W. Triller; 1 lot on Albany av, near Church av., to I. C. Vandoren; and 1 lot on Linden av, near Albany av to W. W. Kelly.

EAST MIDWOOD.—Wood, Harmon & Co. sold 1½ lots on Delaware pl, near Avenue L, and 2 lots on Mansfield pl, near Avenue I, to Walter S. Marx.

Queens

KENSINGTON, L. I.—The Rickert-Finlay Realty Co. sold at Kensington, to Arthur Bomhower, a plot with 200 ft frontage in the north side of Beverly rd, between Netherwood rd and Shore rd; also to Laure de Maquin, a plot with 180 ft frontage in Arleigh rd, at the northeast corner of East drive; also to Harriet Tedrick, a plot with 100 ft frontage in the north side of Nassau rd, 140 ft west of West drive; also, to Thomas R. Souther, a plot with 80 ft frontage in the north side of Nassau rd, 202 ft west of Netherwood rd, and at Broadway-Flushing, to Flora M. Latham, the plot, 40x100, in the west side of 26th st, 144 ft south of Station rd.

NEWTOWN, L. I.—Anthony Mayer sold to the Jacob Sommer Inc. a parcel having a frontage of 500 ft on the east side of Charlotte pl, 98 ft on the south side of Millwood av, and 98 ft on the south side of St. Felix av, Newtown.

AUBURNDALE, L. I.—E. I. Follett sold to Mary E. Follett of Boston, a parcel having a frontage of 102 ft on Crocherson av and 100 ft on Auburndale av, Auburndale.

DOUGLSTON, L. I.—J. D. Doolittle reports the following sales at Douglaston Park: To W. G. Banks, 3 lots in Harvard rd, between the Boulevard and Virginia rd; to John C. Carson, an irregular plot at the corner of the Boulevard and Harvard rd containing approximately 7 lots; to John C. Bennet, 4 lots in Highland rd, near Virginia rd; to M. P. Welch, 3 lots in Virginia rd. The company has also signed a contract for the sale of one of the 5 houses now being completed in Douglaston av.

NORTH HEMPSTEAD, L. I.—Geo. C. Meyer sold to the Citizens' Water Supply Co. of Newtown, L. I., a parcel of 10 acres on the east side of Old House Landing rd, adjoining Dredger, Jeffrey, Kirkman, Walling, Wright, and the Long Island Railroad, in North Hempstead; also a parcel of 7 acres at the Head of the Vleigh, adjoining land of Jackson, Meyer, and Ousterman and creek between Flushing and Newtown.

RICHMOND HILL.—W. L. Ali & Co. and H. P. Linton sold at Richmond Hill and Morris Park, a plot 62x100, on the south side of Scott st, 228 ft west of Elm st, for \$2,700, to Louis Schwab; a plot 100x114 on the west side of Vine st, 170 ft north of Belmont av, for \$3,000, to Mrs. Kate Dickerson, and a plot 80x113 on the east side of Spruce st, 330 ft south of Broadway, for \$2,200, to John Wimmer.

LONG ISLAND CITY.—A building syndicate bought an entire block front in Long Island City, which will be immediately improved with several 4-sty apartment houses. The property includes the frontage on the south side of Pierce av, extending from Lockwood to Academy sts. John A. Kayan of Manhattan was the seller, and the deal was negotiated by the Seidel Realty Co. The projected structures will be the largest improvement of the apartment house type in the neighborhood for some time past.

LONG ISLAND CITY.—The Duross Co. sold for Peter F. Lebkuecher, 53 7th av, a 2-sty dwelling, on lot 25x100, to Elston M. French.

Suburban.

HARTSDALE, N. Y.—W. J. Ackerman sold about 40 acres of the Simpson tract, on the hills west of Hartsdale station, to Mrs. Jessie Barton Christianity, of Mount Vernon, who will erect a reinforced concrete residence, to cost \$60,000. The same broker also reports the sale of the Samuel P. Dusenberry property, at the corner of Inwood av and Sprain rd, Hartsdale, and 3½ acres to Margaret M. Setz, of Scarsdale.

LITTLE NECK, L. I.—Helen D. Aldrich, of Troy, N. Y., bought from Frederick W. Meysenburg a parcel of 38 acres at Little Neck. The property extends along the north side of Lawrence av and adjoins the Van Wyck, Dwyer and Henderson properties. A mortgage of about \$51,000 remains on the property, which will probably be developed during the coming year.

COVERT PARK, L. I.—The Prentice Webster Building Co. sold through F. W. Meysenburg, a dwelling, on plot 40x100, at Covert Park, in the Garden City section. The buyer is a Brooklyn investor.

VALLEY STREAM, L. I.—The Windsor Land & Improvement Co. sold at Valley Stream to Mary J. D. Garvey, a plot 180x100; also to E. J. Lawton, a plot 60x100, and to S. S. Weill, Joseph Berg, Mollie Walsh, Rose Lapner, William H. Reilly and William M. Gerson, each a plot 40x100; also at Floral Park to William Healion, Samuel Braunfield and Rose O'Reilly each a plot 40x100.

BABYLON, L. I.—Francis A. Williams, formerly commodore of the Unqua Corinthian Yacht Club and for many years a summer resident of Amityville, bought a tract of land comprising 3½ acres on the South Country rd. A summer residence will be built on the site.

EASTPORT.—E. Sharum sold for a client to the Armor Realty Co. the two frame dwellings, each on plot 34x117, at 176 and 178 Rutledge av, East Orange, N. J.

PASSAIC, N. J.—Frank Hughes, Inc., sold to a syndicate which will be incorporated into the Greater Passaic Realty Company, Philip Simon, Pres., 233 lots on Franklin av, Rutherford boulevard and South pkway, immediately adjoining the new mills now being erected by the Passaic Metalware Co.

The new Metalware factories will include nearly two hundred thousand sq ft of floor space and will employ nearly one thousand persons. The property will now be offered to builders and individual lot purchasers.

MIDDLEBUSH, N. J.—The Duross Co. sold the Strachie farm at Middlebush, for the Highland Park Realty Co., to F. P. Lefkin.

THE SCARSDALE ESTATES sold to H. E. Lesan, of the H. E. Lesan Advertising Agency, 3 plots on Brayton pl, Greenacres, comprising about 1½ acres, upon which a residence will be constructed.

W. B. TIBBITTS & CO. sold a 4 family apartment on the west side of Hillside av, White Plains, on lot 50x125, for Cora V. Hall. In part payment the buyer, Mrs. W. H. Carter, gave the house at 144 South Broadway, White Plains. The amount involved in the deal was \$32,000.

COOLEY & WEST sold 35 acres on Lake Mohansic for Mrs. A. Louis Beiderhase to the State of New York for \$12,000. The State held options on this property as well as the O'Brien and the Dean places, but only exercised the one on the Beiderhase tract. The parcel adjoins the State Hospital grounds sold by the same brokers.

Recent Buyers.

DR. RUFUS L. PATTERSON is the buyer of 130 East 62d st, sold recently by Dr. Joseph Pfeiffer.

DR. FRANK GRAUER is the buyer of the dwelling at 226 West 71st st, sold recently by the Edelmeyer estate.

LEASES—MANHATTAN.

PEASE & ELLIMAN leased for George B. Wilson in the Bennett Building, for a term of years, the store at 93 Nassau st, to the Hanover Shoe Co.; also for the New York Life Insurance Co. to Schwartz & Land, the store in 91 Centre st; also for Samuel Klein to Nelson Brothers the basement in 44 Maiden la; also with the Douglas Robinson, Charles S. Brown Co. and Robert O. Beris, the entire building at 141 Fulton st, for a term of years, to the Borough Lunch; also a loft in 32 Maiden la for John Scheidig & Co. to Joseph Garofano and Henry Levine, and in 123 Liberty st, offices, to J. E. Adams, Jr. and W. H. Caffrey.

HENRY D. WINANS & MAY leased for the estate of Asher Weinstein & Morris Weinstein the 6-sty store and loft building at 260 Grand st to Frank Marchiony for a term of years; also for J. W. Simpson to a client of Van Norden & Wilson, the 2d loft in the new 6-sty business building, 25 West 57th st, to Paige Co. for a term of years; also the store and basement in 1665 Broadway to Wm. Parkinson; also the store and basement in 1663 Broadway to Cimiotti Bros.; and the parlor loft in 19 East 59th st for Judson Lawson to James F. Morrow.

THE BROADWAY REALTY CO. leased to the Dorfman Manufacturing Co. the 6th loft in 11 West 20th st; to the Zinn Manufacturing Co. the 1st loft in 35 and 37 East 10th st; to Saunders & Cohen, the 3d loft in 35 West 20th st; to the Glove Cap Co., the store 213 Greene st; to J. & L. Waldstein, the 7th loft in 124 Bleecker st, and to Fishkin & Lipman the 6th loft in 113 Greene st.

GOODWIN & GOODWIN rented for the estate of Elizabeth Young to Hattie Strosbel the 3-sty dwelling at 270 Lenox av.

A. OFFENBERG & SON leased for a client of H. L. Moxley to Nelson & Blume, tailors, the 4th floor in the new building at the southwest corner of Madison av and 33d st.

WILLIAM H. WHITING & CO. leased for Elizabeth McColgan the entire building at 361 and 363 Pearl st for a term of 10 years to the

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Kress & Owen Co, which has been located in Fulton st for many years.

HENRY SCHWIEBERT leased for J. G. McCrorey & Co, the store and loft at the northeast corner of Westchester and 3d avs, for a term of years, to Oscar Wilgerodt, cloak and suit merchant, formerly located at the corner of 6th av and 18th st.

SPEAR & CO. leased for Carl Bonwit, the top floor in 28 and 30 West 25th st, to Harrison & Siegel; for Henry Corn the top floor in 139 5th av to Maisel & Co.; for Moses Sahlein, 5,000 sq ft, to the Lazar Miller co.; for the Citizen's Investing Co, the 10th loft in 237 and 239 Lafayette st to the Autowear Raincoat Co.; for M. D. Mirsky, the 5th loft in 123 and 125 Bleecker st, to Dine Becker & Co.; for Jacob M. Kram, the 4th loft in 101 and 103 Crosby st to Joseph Goothoffer; for Julius Tishman, the 2d loft in 171 and 173 Greene st to Frank Gelfond; for Henry Hirsh, the 3d loft in 123 Prince st to New & Freirich; for Henry Corn, the 3d loft in 28 and 30 Waverly pl to Leopold Frankfeldt & Son; also 18,000 sq ft in 209 and 211 Sullivan st for the L. & T. Holding Co, to the Lewitt Manufacturing Co, and the top loft in 101 Prince st to the Regent Waist Co.

THE CROSS & BROWN CO. leased for Geo. C. Smith, the entire 4-sty building at 64 West 40th st to Dr. D. Klomis; also for Wm. R. H. Martin, office space in the Marbridge building to the J. F. Parkhurst & Son Co.

PEASE & ELLIMAN leased for Mrs. C. J. Coulter, of Tuxedo, 6 West 49th st, a 4-sty high-stoop brownstone dwelling, 20x100, to L. J. Franke.

STEPHEN H. TYNG, JR. & CO. leased for the O. B. Potter Trust Co, to the United States Fastener Co., the 9th loft in 740 and 742 Broadway; for Anthony La Forte, to Keil & Keil, space in 104 5th av; for Lewis B. Preston, to D. S. Mackay, space in 215 4th av; for Lewis B. Preston, to H. Kremer, space in 215 4th av, and for Lewis B. Preston, to the Bradford Woolen Co., space in the Clarendon Building.

LOUIS G. SCHLIEP leased the ground floor containing 5,000 sq ft, in the factory at 511 to 519 West 30th st, to the Import and Export Co, for the Muller estate.

B. CRYSTAL & SON. leased the store in 141 to 145 West 17th st to H. Paradise, for 3 years.

THE DUROSS CO. leased the 8th loft in 48 and 50 West 21st st to the J. Spiegel Co.; also the 4th loft in 10 West 18th st to the J. C. Gillmore Co, and space in 145 and 147 West 25th st to Samuel Glassman.

FREDERICK FOX & CO. leased the 10th loft in the Herald Square Building, at 141 to 145 West 36th st, to the Allen Advertising Co.; also the 8th loft to R. Reich & Son.

THE GRAND RAPIDS FURNITURE CO. leased for a term of years from Frederick Hussy, the property at 220 West 29th st, a 5-sty loft building, fronting 24.11 ft in 29th st and running back 68.3 ft, with an inside 'L' extending west 49.11 ft, and having an additional depth of 37 ft.

PEASE & ELLIMAN leased space in the front of the Hotel Imperial for Robert K. Stafford to Arthur Hotaling and for Dr. P. J. Gibbons, a floor in 269 Madison av to C. W. Cassidy.

TUCKER, SPEYERS & CO. leased for William Plinn to Joseph Stewart, Inc., tailors, the southerly store in 509 5th av, for 5 years; also for the Madison Holding Co, to the New Fiction Library Co., the 3d loft in 72 and 74 Madison av, for 5 years.

J. IRVING WALSH leased for the estate of C. H. D. Steffens the building, at 4 Charles st to Lubarsky & Star; also for Fanny H. Von Schmid, the 3-sty dwelling at 63 Barrow st.

ALBERT B. ASHFORTH leased for the Ernestus Gulick Co., space in the Cambridge Building, 5th av and 33d st, to the Netherlands Railway Co.

DANIEL BIRDSALL & CO. leased to Parker, Holmes & Co, of Boston, dealers in shoes, the store and basement in 134 Duane st for 5 years at a gross rental of \$30,000.

ROYAL SCOTT GULDEN leased the store in 106 West 57th st for C. H. Lang, a builder, who recently leased the entire building from the estate of W. H. Leslie and is altering the structure into stores and apartments.

M. & L. HESS leased for Kops Bros, the 4th loft in 115 and 119 4th av, northeast corner of 12th st, to the G. S. Roth & Son Co.; for the Central Realty Co, the 3d loft and part of the 4th loft in 24 to 32 Irving pl, to the Bauer Chemical Co.; for the Twentieth Street Realty Co., space in 45 and 47 East 20th st to R. & A. Coen and David Mesibov; for the Realty Holding Co, the 5th loft in 34 to 38 West 27th st to Charles Kafka & Co., and for the R. A. S. Realty Co, the 2d loft in 130 West 26th st to the Genee Underwear Co.

H. C. SENIOR & CO. leased for Josephine A. Collins, the 4-sty dwelling at 119 West 61st st, to A. J. Lawlor; for Edward B. Corey, the 4-sty English basement dwelling at 63 West 69th st to Rose Levitan.

CORN & CO. leased for F. & G. Pflomm, as agents, the store and basement, containing over 20,000 sq ft, at 142 to 154 East 32d st, to the Reliable Trading Co, for a long term of years.

S. H. GREENBAUM leased 1538 and 1540 Madison av, 2 dwellings, on plot 33.4x70, for a term of 21 years to William Schwartz. The buildings will be altered for use as a moving picture theatre.

CHARLES HARFT leased the 2d loft in 58 East 8th st to Black & Mendelssohn; also in 55 East 8th st the 2d loft to Grand & Son; also the 3d loft to S. Kay & Co., and the 4th loft to Sclekef & Gaier; also in 48 East 8th st the 2d loft to Gluck & Eisenstein, and in 22 University st to the American Pressing Iron Co.; also in 36 East 8th st the 2d loft to Gluck & Eisenstein, and in 22 University pl the 2d loft to the Quality Cloak and Suit Co.

S. OSGOOD PELL & CO. leased to Mrs. Agnes M. Nichols, doing business under the name of

A. M. Webster, modiste, the west loft on the 5th floor in 20 and 22 East 46th st.

THE CROSS & BROWN CO. leased for the Bush Terminal Co, the entire 5th floor in 225 and 227 West 57th st, to the J. I. Case Thrashing Machine Co.; also for the Century Holding Co., office space in the Centurian Building, 1182 Broadway to Harris J. Cohn for a term of years.

ALBERT B. ASHFORTH leased for the Arnholt Realty Co, the store and basement in 22 East 30th st to Sarah M. Tucker, who will use the premises as a tea room.

THE LOUIS BECKER CO. leased for Joseph Gottlieb the 3-sty dwelling at 17 Sylvan Terrace for 2 years to Daniel P. Thomson.

THE CHARLES F. NOYES CO. leased for William A. White & Sons, representing Countess Isabelle de Montigny of Paris, France, the loft building at 72 Gold st, on plot 37x140, containing about 40,000 ft, for a period of 10 years. The tenant is the American Dyewood Co., and the aggregate rental is about \$60,000.

THE CROSS & BROWN CO. leased for John R. McMurray space on the 9th floor in the building at 12 and 14 West 37th st, to George T. Fenn for a term of years.

ROYAL SCOTT GULDEN leased space in the Medville Building, 17 and 19 West 45th st, to John C. Sims, architect.

PEASE & ELLIMAN leased 444 Madison av, a 4-sty dwelling in conjunction with the Cruikshank Co, to Mrs. L. S. Thomson and 1013 Madison av for Dr. John B. White to Richard L. Morris.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased 24 West 40th st, a 4-sty dwelling, to J. Wallace Breet, and the entire 2d floor in 304 Madison av to the Van Ransselaar Cramer Studios.

THE UNITED STATES REALTY AND IMPROVEMENT CO. leased the ground floor in 111 Broadway to August Belmont & Co.; also to the Western Union Telegraph Co, space in the basement of 111 Broadway; also to W. Reid Gould space in the basement of 111 Broadway; also for Frank Jordan a part of the 16th floor in 165 Broadway; also to the Equitable Trust Co, the ground floor in 115 Broadway; also to Pierce and Greer, agents for the Western Maryland R. R., a portion of the 9th floor in 115 Broadway; and to Lawrence & Lawrence, a portion of the 13th floor in 115 Broadway.

GEORGE R. READ & CO. leased to William A. Read & Co., bankers, the entire 2d floor in 31 and 33 Pine st; also to August Rheinhardt, space on the 1st floor in 51 William st; also to Bela D. Eisler and Edward D. O'Brien, space in 31 Nassau st and to Elliot Norton, space on the 14th floor of 66 Broadway.

THE CITY INVESTING CO. leased the 2d, 3d and 4th floors in 165 Broadway to the Equitable Life Assurance Society of the United States; also to Alexander and Green space on the 15th floor in 165 Broadway, and to Kounze Bros., bankers, the entire 3d floor in 141 Broadway.

LEASES—BROOKLYN.

THE BUSH TERMINAL CO. leased to B. Lissberger & Co. (the Eagle Smelting & Refining Co.), 20,000 sq. ft. of floor space in building No. 19, at the foot of 39th st, on New York harbor. The firm at present has its quarters at 14th st and the East river, Manhattan.

CHAS. E. RICKERSON leased for a client to Wm. Bone, for a term of years, the 3-sty and basement brick dwelling at 633 Carlton av; and, for a client to Mrs. Catherine Doyle, for a term of years, the 3-sty and basement brick dwelling at 54 Sidney pl, Brooklyn.

THE L. L. WALDORF CO. rented for a client the 2-sty brownstone dwelling, 479 8th st, to John J. Riley, for a term of years; also for a client the 2d apartment south of the apartment dwelling, 199 8th av, to Bart L. Stafford under lease.

REAL ESTATE NOTES.

POST & REESE were the brokers in the sale of the dwelling at 130 East 62d st for Dr. Joseph Pfeiffer, reported last week.

THE CROSS & BROWN CO. were the brokers in the sale of 582 Lexington av, for Mrs. Paul R. Reynolds, reported last week.

HERMAN LE ROY EDGAR has been elected a member of the Real Estate Board of Brokers.

PETER GILSEY has been appointed renting agent of the 12-sty store and loft building to be erected at the southeast corner of 7th av and 14th st, on plot 100x117, by the Fourteenth Street and Seventh Avenue Co.

H. VAN CORTLAND FISH, who has been associated with the real estate and insurance firm of Fish & Marvin, has recently acquired an interest in the concern.

GEORGE H. LEGGATT, formerly manager of the Bronx offices of the United States Title Guaranty Co., and the Title Insurance Co. of New York, is again associated with the United States Title Guaranty Co., at 51 Chambers st.

ISAAC LEVY, formerly connected with the firm of Kurz & Uren, has established an office at 1019 Faile st, where he will conduct a general real estate brokerage business.

ENDICOTT, JOHNSON & CO., of Endicott, N. Y., dealers in boots and shoes, are the lessees of the building at the northwest corner of Hudson and Reade sts, the lease of which was recently reported by Daniel Birdsall & Co. The building will be remodelled and used as a salesroom and distributing depot.

EUGENE ASHLEY, for the last 2 years connected with the Douglas Robinson, Charles S. Brown Co., has become associated with the office of Moore & Wyckoff, at 546 5th av.

VAN VLIET & PLACE, were the brokers in the recent sale of the northeast corner of Hudson and Horatio st, for D. Rosenbaum to John E. Nicholson.

G. DEWITT WILLIAMSON, for the last 10 years with the late William Henry Folsom, is now associated with Ogden & Clarkson, at 17 West 30th st.

A. L. MORDECAI & SON., INC., bought from Potter & Bro. and William H. Chesebrough part of the stock of the Montana Realty Co., so that the stock of the Montana Realty Co. is now owned by Potter & Brother, William H. Chesebrough and A. L. Mordecai & Son, Inc. The Montana Realty Co. is now erecting a 12-story building 75 ft front in the east side of Park av, between 53d and 54th sts, and proposes to erect next year on the site known as the "Steinway property," on the east side of Park av, between 52d and 53d sts, a 12-story apartment house covering 15 lots, which will be one of the largest and handsomest buildings of this type in the city.

THE TITLE GUARANTEE & TRUST CO., under an arrangement with its employees, established last January, has distributed to them from the profits of the year 1911, the sum of \$34,346.99. The distribution is made to certain classes of employees according to the position held and length of time employed and is on the basis of a varying percentage of salary, according to the grade of employment and efficiency of the person concerned.

GEORGE NEIMAN was the broker in the sale of 19 and 21 West 36th st, for the Winona Construction Co., to Alfred Weil. The property at 7 and 9 West 30th st was given in part payment. Title passed this week.

G. NICHOLSON of Nicholson & Co., real estate brokers, has returned from a trip abroad.

CHARLES BERLIN, general manager of the Berlin Renting System, established at 141 East 17th st, has opened an uptown office at 162d st and Broadway for the conduct of a general real estate business. The company has been appointed agents for the Ritz-Carlton apartments, the St. Ermins, the New Castle apartments, the Orinda, the Amazon, the St. David, the Raymore Court, 106th st, the Kinghaven, and the Glen Cairn.

ANSORGE & CO., mortgage loan brokers formerly in the Equitable building, are now located in 100 Broadway, suite 12, on the 11th floor.

IN THE ANNUAL REVIEW appearing in last week's issue, the property at 550 and 552 Broadway, was quoted in error as having been sold for \$195,000 less than its assessed value. The referred to should have been Nos. 500 and 502 formerly owned by Seth Low.

BELA D. EISLER, formerly in the Equitable building has taken new offices in 31 Nassau st.

VAN VLIET & PLACE were the brokers in the sale of 277 and 279 West 12th st, for the Crumley estate to Harry Rousby, recorded recently.

A Chief Engineer's Responsibility for Final Estimates.

From time to time a question is raised as to the legal duties of a chief engineer who is required by a contract to prepare final estimates of the cost of construction. The California courts have recently decided this matter in Rialto Construction Co. vs. Reed, 118 Pac. Rep. 473. "The law does not contemplate in such a case, it was held, that the chief engineer shall in person make the estimates, for, on account of the extent of the work, such a course would be impracticable. It is sufficient if he exercises, as was done in this case, a general supervision over them."

A case in point, from which the court quoted at length, is Sweet vs. Morrison, N. E. 276. "Considering the extent of the railroad, the time provided for its completion, the details and complications in the measurements, and the nature of the duties of the chief engineer as implied from his position, even if it would be possible for him to give the requisite personal attention, it would be unreasonable to expect it."

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 12, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

- *Indicates that the property described was bid in for the plaintiff's account.
- JOSEPH P. DAY.
- *Catherine st, 64, ss, 50 w Oak, 25.3x102 x25.2x103.9, 2 & 3-sty bk & fr loft & str bldg; due, \$13,245.88; T&c, \$1,500; Chas Williams. 19,300
- *Cherry st, 420, ns, abt 230 w Jackson, 25x100, 2-sty bk tnt & 3-sty fr rear tnt; due, \$3,543.09; T&c, \$913.87; Isaac Lewenthal. \$7,425
- *Houston st, 88 W, see W Bway, 490-4.
- *Houston st, 301 E, ss, 36 e Clinton, 18x 52, 4-sty & b bk tnt with str; exrs sale; Lowenfeld & Prager. 11,275
- *Harrison st, 51-5, see West, 206.
- *Monroe st, 332, (*) ss, 198 e Corlears, 22.5x70, 3-sty bk loft & str bldg & 1-sty fr

ext; due, \$8,856.74; T&c, \$192.32; Francis K Pendelton. 7,500

- *Mende st, 637, ns, 350 e Garfield, 25x 100, Van Nest; due, \$3,387.05; T&c, \$137.55; L Schuler. 3,700
- *West st, 206, (*) sec Harrison (Nos 51-5) 24x74.6x24.2x74, 4-sty bk hotel; due, \$9,740.83; T&c, \$2,403.35; sub to pr mtgs of \$35,000; Chas F Matilage. 47,238
- *16TH st, 619 E, (*) ns, 288 e Av B, 25x 92, 5-sty bk tnt & str; due, \$18,374.43; T&c, \$453.33; Sol H Kohn. 18,450
- *GIST st, 170 E, ss, 85 w 3 av, 20x75.5, 4-sty & b bk & str dwg, voluntary; Bid in at \$22,500.
- *72D st, 116 E, ss, 196.6 e Park av, 14.3x 102.2, 3-sty & b bk str dwg; exrs sale; C Alfred Capen. 12,250
- *78TH st, 26 E, ss, 74 w Mad av, 15.8x 76.8, 4-sty & b bk & str dwg, voluntary; Bid in at \$32,500.
- *82D st, 306 E, ss, 100 e 2 av, 25x102.2, 2-sty bk office & 2-sty bk rear tnt; due, \$9,844.10; T&c, \$191.64; Readvertised for Jan. 26.
- *92D st, 43 E, see Mad av, 1295-1303.
- *95TH st, 70 W, (*) ss, 80 e Col av, 20x 100.8, 5-sty str tnt; due, \$20,105.13; T&c, \$444.17; Fredk W Marks. 25,000
- *98TH st, 105 W, ns, 100 w Col av, 25x 100.11, 5-sty bk tnt; exrs sale; Frank Canovatchel. 22,000
- *113TH st, 158-60 E, ss, 150 e Lex av, 50 x100.11, 6-sty bk tnt; exrs sale; Geo E Rosenberg. 55,700
- *137TH st, 1 W, see 5 av, 2252.
- *137TH st, 370 E, (*) ss, 206.6 w Willis av, 25x100, 5-sty bk tnt; due, \$6,634.88; T&c, \$453.33; sub to pr mt of \$14,500; Henry Hall. 16,500
- *148TH st, 231 (old No 225 E), ns, 375 w Morris av, 25x106.6, 3-sty fr shop & 2-sty fr stable in rear; due, \$4,946.23; T&c, \$212.04; withdrawn.
- *176TH st, 816 E, ss, 62 w Marmion av, 50x100, two 2-sty fr dwgs; due, \$5,595.27; T&c, \$643.79; Geo K Mathewson. 7,400
- *176TH st, E, swc Marmion av, 62x100, vacant; due, \$2,950.49; T&c, \$651.36; sub to a first mtg of \$6,500; Ellen G Madigan. 2,980
- *183D st, 461-3 E, ns, 134.7 w Washington av, 35x100, 4-sty bk tnt; due, \$20,354.99; T&c, \$413.36; Rebecca Rubin. 21,900
- *AV C, 166, es, 44.9 n 10th, 25x83, 5-sty bk tnt with str; exrs sale; Julia Samuels. 22,100
- *Hunt av, 1956, es, 297.11 s Bronxdale av, 25x100, Van Nest; due, \$3,399.22; T&c, \$84.62; Fredk G Durr. 3,725
- *Marmion av, swc 176th, see 176th, swc Marmion av.
- *Madison av, 1295-1303, (*) nec 92d (No 43), 100.8x62.2, 9 & 10-sty bk tnt; due, \$208,722.41; T&c, \$21,629.31; Union Dime Savings Bank. 175,000
- *Topping av, 1741, (*) ws, 100 n 174th, 32.6x95, 3-sty fr dwg; due, \$3,544.74; T&c, \$775.35; sub to a mt of \$9,000; Belle M Ryckman. 10,900
- *W Broadway, 490-94, nwc Houston (No 88), 98x18.9, 4-sty bk tnt with str; exrs sale; Julia Samuels. 37,300
- *3D av, 1020, ws, 75.5 s 61st, 25x105, 5-sty & b bk loft & str bldg; voluntary; Bid in at \$82,500.
- *5TH av, 2252, nwc 137th, (No 1 W), 49.11x62.6, 6-sty bk tnt with str; exrs sale; Theo Haebler. 46,000

BRYAN L. KENNELLY.

- *26TH st, 355 W, ns, 142 e 9 av, 22x98.9, 4-sty bk tnt, 1 & 3-sty ext; due, \$4,269.36; T&c, \$434.86; sub to 1st mtg of \$11,000; Adj sine die.
- *102D st, 153 W, ns, 266.8 w Col av, 25x 100.11, 5-sty str tnt; due, \$21,547.01; T&c, \$1,356.02; Leonard Weill. 23,400
- *AV D, 49-51, (*) ws, 63 s 5th, 44x80, 6-sty bk tnt & str; due, \$17,176.74; T&c, \$2,200; sub to a first mtg of \$42,000; Bertha Halpron. 51,050

HERBERT A. SHERMAN.

- *97TH st, W, swc Central Park W, see Central Park W, swc 97.
- *111TH st, 53 W, ns, 125 e Lenox av, 25x 100.11, 5-sty bk tnt; due, \$6,015.50; T&c, \$1,117.17; sub to pr mtg \$21,500; Adj to Jan. 24.
- *Central Park W, (*) swc 97th, 100.11x 200, vacant; due, \$256,039.32; T&c, \$3,617.17; Geraldyn Redmond et al. 259,915

JAMES L. WELLS.

- *Orchard st, 186, es, 178 n Stanton, 25x 87.6, 5-sty bk tnt & str & 3-sty bk tnt in rear; due, \$4,699.98; T&c, \$681.40; Saml Zaleschitz. 35,554

CHARLES A. BERRIAN.

- *Kelly st, 847-85 on map 847-83, ws, 346 n Longwood av, 343.4x100, ten 4-sty bk tnts; due, \$36,664.77; T&c, \$823.68; sub to ten first mtgs aggregating \$174,500; Longvale Realty & Constn Co. 197,250

SAMUEL MARX.

- *165TH st, W, nwc Colonial Parkway, see Colonial Parkway, nwc 165.
- *Colonial Parkway, (*) nwc 165th, runs n80.9xw116.5x21.1xw10.1x59.11x140.3 to beg, 6-sty bk tnt; due, \$20,282.31; T&c, \$1,632.70; sub to pr mtg \$85,000; Woodmont Realty Co. 104,000

Total \$1,244,812
 Corresponding week 1911..... 1,014,870
 Jan. 1, 1912, to date..... 1,671,509
 Corresponding period 1911.. 1,315,968

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VOLUNTARY AUCTION SALES

MANHATTAN AND BRONX.

JAN. 15.

BRYAN L. KENNELLY.

67TH st, 101-7 W, see Bway, 1981-7.

Broadway, 1981-7, nwc 67th (Nos 101-7), 84.9x93x75.5x131.8, four 4-sty bk bldgs with strcs & three 4-sty & b stn dwgs; also BROADWAY, 1991, ws, 84.9 s 68th, 28.1x 130.2x25x117.4, 1-sty fr bldg. (Sale of 1-24 undivided int.)

Broadway, 1991, see Bway, 1981-7.

Muliner av, es, at nes, Rhinelander av, 55.5x129.7x50x138, vacant.

Rhinelander av, nes, at es Muliner av, see Mullner av, es, at nes Rhinelander av.

3D av, 2556-60, es, 54.6 s 139th, 54.6x 125.6x50x103.8, two 1-sty bk strcs.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Jan. 10, 1912.

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

WM. H. SMITH.

Boerum st, ss, 75 e Humboldt, 25x100; Withdrawn.

Dean st, ss, 160 e Ralph av, 20x107.2; A. B. Roberts. \$5,500

Elmore pl, (*) es, 365 s Av L, 35x100; Greater New York Development Co. 5,000

Johnson st, 65, nec Pearl, 25x78.8, 3-sty & b fr bldg; voluntary; Withdrawn.

Logan st, ws, 150 n Belmont av, 40x100; Advertised for Jan. 30.

St Johns pl, ss, 41.5 e Ralph av, runs e 58.7 x s85x50xn85xel25xs85xe25xs35.7xw 200xn20.7xw36.8xn—to beg; Simon Shapiro. 6,250

S 4TH st, sws, 75 nw Hooper, 45x94.9; Adj to Feb. 5.

N 5TH st, nes intersec ses Driggs av, 25 x77xirreg; Streeter & Denison. 8,450

24TH st, es, 130 n Mermaid av, 500x 118.10; Adj to Feb. 8.

49TH st, (*) ns, 325 e 6 av, 18.4x100.2; Carl Johanson et al. 3,600

86TH st, (*) ns, 125 w Fort Hamilton av, 60x—; Teachers Co-operative Building & Loan Assn of the City of N Y. 5,000

AV J, ns, 88 w East 2d, 18x100; Withdrawn.

East New York av, (*) ss, 48 e Tapscott, runs s 120xw48xw14xs54.10xel102.8xs50 xw 102.8 to c l Tapscott av, xs50xw102.8xs50 xel102.8xs125xw102xs50xel102xs150xw102 x s 50xel101.7xs25xw101.6 x s152.4xne207.6 x n 864.9xs152.4xne—xn864.9 to beg; Edw A Schott et al. 15,500

Glenmore av, (*) ss, 40 e Railroad av, 17 x54; Adolph Schwabe. 2,950

Glenmore av, (*) ss, 80 e Railroad av, 20x81.3x23.8x68.7; Adolph Schwabe. 3,200

New Jersey av, ws, 95 s Riverdale av, 20x100; Metropolitan Holding Co. 1,100

New Jersey av, ws, 115 s Riverdale av, 20x100; Metropolitan Holding Co. 1,600

New Jersey av, ws, 135 s Riverdale av, 18x100; Metropolitan Holding Co. 2,400

New Jersey av, ws, 153 s Riverdale av, 18x100; Metropolitan Holding Co. 2,550

New Jersey av, ws, 171 s Riverdale av, 18x100; Metropolitan Holding Co. 2,400

New Jersey av, ws, 189 s Riverdale av, 18x100; Metropolitan Holding Co. 2,600

New Jersey av, ws, 207 s Riverdale av, 18x100; Metropolitan Holding Co. 2,400

Ocean Parkway, ws, 200 s Albemarle rd, 20x120; Alfred B Warwick. 7,900

5TH av, es, 154.6 n Ovington av, 20.7x 63.10; Cross, Austin & Ireland Lumber Co. 5,010

17TH av, (*) es, 200 s 81st, 20x90; Chas N Davidson. 3,950

17TH av, (*) es, 220 s 81st, 20x90; Chas N Davidson. 3,950

JAMES L. BRUMLEY.

Boerum st, ss, 100 w Humboldt, 25x100; Shetland Co. 15,000

20TH st, (*) ns, intersec ses 10 av, 20 x80; Louisa M Aukamp. 2,000

Atlantic av, 1808½, ss, 66.8 e Utica av, 16.8x83.4, 2-sty fr dwg; voluntary; Chas Esselstyn. 1,700

Estate rd, sec East 4th, 100x160; also EAST 4TH ST, es, 80 n Estate rd, 69.9x 104.1; also OCEAN PARKWAY, ws, 60 s Estate rd, 40.11x100.11; Withdrawn.

Ocean Parkway, ws, 60 s Estate rd, see Estate rd, sec E 4th.

4TH av, ws, 80 s 87th, 69x103.3x43.3x100, vacant; voluntary; A Heckenberger. 2,950

WM. P. RAE CO.

Junius st, (*) ws, 120 n Lott av, 20x100; Bensonhurst Co. 3,400

St Johns pl, ns, 205.4 w Schenectady av, 26.4x120.3; Adj to Jan 24.

58TH st, nes, 300 n 11 av, 40x100.2; also 58TH ST, sws, 340 nw 11 av, 40x100.2; also 58TH ST, nes, 100 se 11 av, 40x100.2; also 59TH ST, nes, 240 nw 11 av, 40x100.2; also 59TH ST, nes, 420 nw 11 av, 40x100.2; Louis Hirsch. 6,700

58TH st, sws, 340 nw 11 av, see 58th, nes, 300 n 11 av.

58TH st, nes, 100 se 11 av, see 58th, nes, 300 n 11 av.

59TH st, nes, 240 nw 11 av, see 58th, nes, 300 n 11 av.

59TH st, nes, 420 nw 11 av, see 58th, nes, 300 n 11 av.

SAMUEL MARX.

AV R, (*) ns, 48.10 e East 12th, 42x99; Theodore C Stolze. 200

CHARLES SHONGOOD.

1ST st, (*) ns, 102.3 e Whitwell pl, 24.6 x75; Rufus L Shea. 3,000

Total\$126,260
Corresponding week, 1911.....\$674,717

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesrooms, 14 and 16 Vesey st., and the Bronx Salesroom, 3156 3d av., unless otherwise stated.

JAN. 13.

No Legal Sales advertised for this day.

JAN. 15.

22D st, 261 W, see 23d, 250-2 W.

22D st, 265 W, see 23d, 250-2 W.

23D st, 250-2 W, ss, 225 e 8 av, runs s 197.6 to 22d (No 265), xe18.9xn—xe18.9xs—to 22d (No 261), xe18.9xn98.9xw6.3xn98.9x w50 to beg, 1-sty bk & fr bldgs & vacant; Farmers Loan & Trust Co agt Wm R Sheldon et al; Geller, Rolston & Horan (A), 22 Exchange pl; Townsend Morgan (R); due, \$67,466.61; T&C, \$1,626.34; mtg recorded Dec24'08; Joseph P Day.

Castle Hill av, sec Westchester av, see Westchester av, sec Castle Hill av.

Steuben av, 3411, cl, 130 n cl 210th, 100x 130, 3-sty fr dwg; Jas B Powers agt Andw J Mulcahy et al; Jas A Donnelly (A), 26 Liberty; Herbt K Stockton (R); due, \$5,- 278.25; T&C, \$24; sub to a first mtg of \$10,000; Jas L Wells, at 3156 3 av.

Westchester av, sec Castle Hill av, 51.9 x161.10x18.5x157.6, Unionport; Leanora Morreau agt Mary M Henning et al; Isaac S Heller (A), 35 Nassau; Jos R Truesdale (R); due, \$2,277.84; T&C, \$297.38; Joseph P Day, at 3156 3 av.

JAN. 16.

18TH st, 120-2 W, ss, 230 w 6 av, 49x92, 6-sty bk loft bldg & strcs. Fredk Lewisohn et al as exrs agt Chas Brendon et al; Hoadly, Lauterbach & Johnson (A), 22 Wm; Reid L Carr (R); due, \$98,985.87; T&C, \$5,000; Joseph P Day.

95TH st, 307-19 E, ns, 137.6 e 2 av, 187.6 x100.8, 5-6-sty bk tnrs strcs in 307-13; Meyer Jarmulowsky agt Jacob Cohen et al; Bernard Alexander (A), 165 E Bway; J Hampden Dougherty (R), due \$4,381.17; T&C \$4,000; sub to mtgs aggregating \$153,000; Jos P Day.

JAN. 17.

Madison st, 390, ss, 100 e Jackson, 24.10x 95.8x25x95.8, 6-sty bk tnt & strcs; Adam Muller agt Saml C Baum et al; Devo & Bauerdorf (A), 111 Bway; Marshall S Marden (R), due, \$9,235.26; T&C, \$1,510; Bryan L Kennelly.

72D st, 246 E, ns, 133.4 w 2 av, 16.8x102.2, 3-sty & b stn dwg; Windsor Trust Co et al as trstes agt Abr Kosower et al; Rollins & Rollins (A), 32 Nassau; Robt H Grimes (R); due, \$12,931.36; T&C, \$1,- 010.33; J H Mayers.

97TH st, 108 E, ss, 150 e Park av, 25x 100.11, 5-sty stn tnt; Jno J Mahony agt Michl Lupowitz et al; Peter L Mullaly (A), 49 Liberty; Wm R De Lano (R), due \$26,- 548.00; T&C, \$2,049.01, mtg recorded Nov2 '04; Jos P Day.

159TH st, 422 E, ss, 175 w Elton av, 25x 98; 5-sty bk tnt; Long Island & Westchester Holding Co agt Emma Horenburger et al; Mark Eisner (A), 280 Bway; A Welles Stump, (R); due, \$7,836.77; T&C, \$965.83; Jos P Day, 3156 3 av.

Bryant av, 801, ws, 100 n Lafayette av, 25x95, 2-sty bk dwg; Julia G De Haven agt West Mount Vernon Realty Co et al; Julius H Seymour (A), 280 Broadway; Archibald Douglas (R), due, \$6,946.20; T&C, \$275, mtg recorded July16'11; Bryan L Kennelly at 3156 3 av.

Bryant av, 807, ws, 175 n Lafayette av, 25x100, 2-sty bk dwg; Hahnemann Hospital of the City of N Y agt West Mount Vernon Realty Co et al; Julius H Seymour (A), 280 Bway; Archibald Douglas (R), due, \$6,975.91; T&C, \$275, mtg recorded May19'10; Bryant L Kennelly, 3156 3 av.

Hughes av, 2418, es, 121.6 s 188th, 24.8x 87.6, 2-sty fr dwg; Universal Savgs Bank agt Julia D Bernard et al; Robt Mazet (A), 257 Bway; M Spencer Bevins (R), due, \$5,- 628.03; T&C, \$120; Jos P Day, 3156 3 av.

JAN. 18.

72D st, 26 E, see Mad av, sec 72.

109TH st, 62 E, ss, 221 w Park av, 17x 100.11, 4-sty stn tnt; Jacob Goldberg et al agt Herman Schapierer et al; Edw A Isaacs (A), 27 William; Thos A Brennan (R), due, \$3,359.22; T&C, \$189.47, sub to a pr mtg of \$7,000; mtg recorded Jan2'09; J H Mayers.

114TH st, 33 W, ns, 455 w 5 av, 19.11x 100.11, 5-sty bk tnt; Eleonora E Hurlimann agt M Greenberg Realty Co et al; Edgar Whitlock (A), 2 Rector; Robt L Stanton (R); due, \$19,139.25; T&C, \$1,207.39; Herbert A Sherman.

Madison av, sec 72d (No 26) runs s102.2 xe58.3xn22.2xw18.3xn80xw40 to beg, 5-sty stn dwg; Dime Savgs Bank of Bklyn agt Gertrude R Waldo et al; Dykman, Oeland & Kuhn (A), 177 Montague, Bklyn; Percival H Gregory (R), due, \$155,376.40; T&C, \$14,611.27; Jos P Day.

St Nicholas av, 708, es, 124.11 n 145th, 20.11x100, 4-sty & b bk dwg; Lawyers Mtg Co agt Wm I Brown et al; Carv & Carroll (A), 59 Wall; Denis A Spellissy (R), due, \$18,373.70; T&C, \$700.96; Jos P Day.

JAN. 19.

172D st E, nwc Hoe av, see Hoe av, nwc 172.

Heath av, es, 795.3 s Kingsbridge rd 50x 86.10 to Kingsbridge ter, x70.6x136.6, vacant; Emma R Fettlech agt Jacob Rosborg; Fettlech & Seybel (A), 41 Park Row; Geo W Clune (R), due \$4,393.58; T&C, \$68.89; Bryan L Kennelly, 3156 3 av.

Hoe av, nwc 172d, 937, 25x100; Jacob Waxman agt Altro Realty Co et al; Milton S Hoffman (A), 198 Bway; Louis F Doyle (R), due \$6,480.98; T&C, \$—; Jos P Day, 3156 3 av.

Kingsbridge ter nws, abt 110 n Heath av, see Heath av, es, 795.3 s Kingsbridge rd.

JAN. 20 & 22.

No Legal Sales advertised for these days.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to be held at the Brooklyn Salesroom, 189 Montague st., unless otherwise stated.

JAN. 13.

No Legal Sales advertised for this day.

JAN. 15.

84TH st, ss, 620 w Fort Hamilton av, runs s100xw70.5xn71.9xe47xn25xe— to beg; Michl Murphy agt Harry F Hawkins et al; David F Manning, (A), 350 Fulton; Colin W McLennan (R); Wm H Smith.

Rockaway av, sec Dean, 24.5x100; Welz & Zerweck agt Alfonso Clervo et al; Harry E Lewis, (A), 215 Montague; Meier Steinbrink, (R); Wm H Smith.

E 7TH st, ws, 540 s Av J, 40x100; Metropolitan Securities Co agt Arah Constn Co et al; Louis B Hasbrouck, (A), 257 Bway; Thos H Troy, (R); Wm P Rae.

Lenox rd, sec E 49th, runs e119.2xs247.10 x w20.4xn102.10xw100xn40xe109xn54.5xw100 xn50 to beg; Giuseppe Campisi agt Miranda M Edwards et al; Francis L Corrao, (A), 189 Montague; Chas Clark, (R); Wm P Rae.

JAN. 16.

Ridge Boulevard, es, 90.6 s Bay Ridge av, 20x90; Augusta M Voss agt Frank A Brandholtz et al; J Fred Alsgood (A), 280 Broadway, Manhattan; Robt B Bach (R); Chas Shongood.

17TH st, nes, 100 nw 4 av, 20x115.2; Ella M Schwick agt Title Guarantee & Trust Co et al; Walter H Dodd (A), 20 Broad; Warren I Lee (R); Wm P Rae.

De Kalb av, nws, 225 ne Hamburg av, 25x100; Matthew F McGunegle agt Annie Schue et al; David Siegelman (A), 217 Havemeyer; Saml Gleason, Jr, (R); Chas Shongood.

Rockaway av, sec Bergen, 27.9x77; Sheriff's sale of all right, title, &c, which Sebastian Vassold had on Jan. 6, 1910, or since; Patk H Quinn, sheriff; Wm H Smith.

Voorhies av, nec E 25th, runs e90.4xn 150xe14.6xn30xw105xs180 to beg; Johanna Balaban agt Florence Novelty Co et al; Myron Krieger (A), 220 Bway, Manhattan; Grover M Moscowitz (R); Chas Shongood.

JAN. 17.

Franklin av, ws, 324.9 n Malbone, 20x 91.10x20.6x87.10; Ellen R Parsons et al agt Benjamin Bros et al; Jno Z Lott (A), 164 Montague; Wm M Russell (R); Wm P Rae.

Washington av, es, 310.6 n Malbone, runs n224.3xne186.4xe360.9 to Franklin av, xw103.8xs80.4xe87.11 to Franklin av, xs36.11xw76.5xn45.5xw82.10 to beg; Serena Robbins et al agt Beck Bros Brewing Co et al; Jno Z Lott (A), 164 Montague; Fortesque C Metcalf (R); Jas L Brumley.

Crescent st, ws, 20 n Blake av, 20x100; Max H Gruhn agt Van Dyke Constn Co et al; James Moffett (A), 894 Bway; Edwin L Garvin (R); Wm H Smith.

Crescent st, ws, 40 n Blake av, 20x100; Same agt same; Action No 2; same (A); Jas M Kelly (R); Wm H Smith.

Crescent st, ws, 60 n Blake av, 20x100; Same agt same; Action No 3; same (A); Gilbt E Smith (R); Wm H Smith.

Crescent st, ws, 80 n Blake av, 20x100; Same agt same; Action No 4; same (A); Earl J Bennett (R); Wm H Smith.

Crescent st, ws, 100 n Blake av, 20x100; Otto A Gruhn Jr agt same; Action No 5; same (A); David Spiro (R); Wm H Smith.

Crescent st, ws, 120 n Blake av, 20x100; Same agt same; Action No 6; same (A); Jno L Mitchell (R); Wm H Smith.

Crescent st, ws, 140 n Blake av, 20x100; Same agt same; Action No 7; same (A); Edwin Kempton (R); Wm H Smith.

Crescent st, ws, 160 n Blake av, 20x100; Jno Gruhn agt same; Action No 8; same (A); Leon Sacks (R); Wm H Smith.

Crescent st, ws, 180 n Blake av, 20x100; Same agt same; Action No 9; same (A); Jos Rosenthal (R); Wm H Smith.

Crescent st, ws, 200 n Blake av, 20x100; Same agt same; Action No 10; same (A); Fredk A Drake (R); Wm H Smith.

Crescent st, ws, 220 n Blake av, 20x100; Emma Gruhn agt same; Action No 11; same (A); Fredk B Bailey (R); Wm H Smith.

Crescent st, ws, 260 n Blake av, 20x100; Same agt same; Action No 12; same (A); Henry A Ingraham (R); Wm H Smith.

Crescent st, ws, 240 n Blake av, 20x100; Same agt same Action No 13; same (A); Leroy W Ross (R); Wm H Smith.

Macon st, ns, 82 e Stuyvesant av, 18x100; Lawyers Title Ins & Trust Co agt Geo M Miller et al; Philip S Dean (A), 160 Bway, Manhattan; Jno T Eno (R); Wm H Smith.

Jefferson st, nws, 100 ne Evergreen av, 25x100; Jno K Gruebel agt Minnie J Zundel et al; Mann & Buxbaum (A), 886 Bway; Geo E Congswell (R); Wm P Rae.

Meserole st, ss, 183 w Lorimer, 21x100; Rose Erdmann agt Adolph F Erdmann et al; Chas A Wilson (A), 150 Bway; Herbt N Warbasse (R); Wm H Smith.

58TH st, ns, 200 e 12 av, 40x100.2; Eagle Savings & Loan Co agt Fredk C Pedersen et al; Mayer, McLeer & Dobson (A), 189 Montague; Michl Furst (R); Wm H Smith.

East 35TH st, ws, 127.8 s Tilden av, 20x 100; also EAST 35TH ST, ws, 147.8 s Tilden av, 20x100; EAST 35TH ST, ws, 167.8 s Tilden av, 20x100; EAST 35TH ST, ws, 187.8 s Tilden av 20x100; Winslow M Burdick agt Dorey Realty Co et al; Nathan D Shapiro (A), 808 Bway; Henry D Levy (R); Chas Shongood.

42D st, ns, 100 e 15 av, runs n100.2xe44.4 xe25xs83xw60 to beg; also 42D ST, ss, 100 e 15 av, 140x100.2; also 42D ST, ss, 240 e 15 av, 40x100.2; also 43D ST, ss, 120 e 15 av, runs n100.2xe260.10xs28.6xs79xw280 to beg; also 43D ST, ss, 100 e 15 av, runs e 435.8xe5.10xs96.2xw440xn100.2 to beg; also 44TH ST, ns, 600 e 15 av, 40x100.2; also 44TH ST, ss, 600 e 15 av, 60x100.2; Chas S Conklin agt Emery Realty Co et al; Action No 3; Elek J Ludvigh (A), 31 Nassau, Manhattan; Geo F Lewis (R); Chas Shongood.

JAN. 18.

Flushing av, nwc Evergreen av, —x— to Cook; also COOK ST, nwc White, —x— 100x— to Varet, x—; City Real Estate Co agt Iron Clad Mfg Co et al; Henry A Ingraham (A), 189 Montague; Arnon L Squires (R); Jere Johnson Jr Co.

Putnam av, ses, 140 ne Bway, 20x100; Augustus Assenheimer agt Thaddeus J G Stack et al; Bailey & Sullivan (A), 135 Bway, Manhattan; Edw I Garver (R); Wm H Smith.

St Marks av, ns, 90.10 e Eastern Pkway, runs n 116 to Eastern Pkway, xne15.7xe14.10 xs127.9xw25 to beg; Milton Schreiber agt Nellie Carbery et al; Chas A Connor (A), 165 Bway, Manhattan; Horward C Lake (R); Wm H Smith.

Ovington av, ns, 241.10 e Ridge Boulevard, 20.2x86.5; Mary L Cavano agt Phoenix Development Co et al; Jacob Brenner (A), 26 Court; Jno P Hurley (R); Jas L Brumley.

Bedford av, nwc So 9th, 24.6x75; Ida A Kraeger agt Alvine Emery et al; Herbt Peake (A), 44 Court; Richd E Geis (R); Wm H Smith.

Dumont av, ns, 40 e Georgia av, runs n 80xw40xn20xe115xs100xw75 to beg; Dime Savings Bank of Brooklyn agt Leon Lemberg et al; Saml D Levy (A), 290 Bway, Manhattan; Katherine B Daniel (R); Shongood, Shuter & Sanford.

Flushing av, nwc Evergreen av, —x— to Cook; also COOK ST, nwc White, —x— 100x— to Varet, x—; City Real Estate Co agt Iron Clad Mfg Co et al; Henry A Ingraham (A), 189 Montague; Arnon L Squires (R); Jere Johnson, Jr, Co.

JAN. 19.

Hancock st, ns, 257 e Tompkins av, 17.8 x100; Mary Wallace agt Jacob Herrscher et al; Wood, Cook & Seltz (A), 41 Wall, Manhattan; Henry B Ketcham (R); Jas L Brumley.

Bay Ridge av, nws, 502.10 w 18 av, 40x 100; Artlissa V Gearon agt Rocco V Ursino et al; J A McCreery (A), 119 Nassau, Manhattan; Fredk R Rich (R); Jas L Brumley.

JAN. 20.

No Legal Sales advertised for this day.

JAN. 22.

Ditmas av, nwc Ocean av, 100.5x100; Wm Hawkins agt R Evelyn Norton et al; Henry J Davenport (A), 375 Pearl; Francis C Koehler (R); Wm H Smith.

East 42D st, es, lots 36 & 37, block 40; Anna Hoffman agt Jas Holoman Barrett et al; Surpluss, Moore & Williams (A), 215 Montague; Henry Hetkin (R); Chas Shongood.

Lots 40, 41 & 157 & 158, Official Map of Wallabout Market, leaseholds, &c; Peoples Trust Co agt Dutcheess Cider & Vinegar Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

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C. W. SWEET

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Harrington Emerson and F. W. Taylor, the noted efficiency engineers, have been retained by Commissioner of Accounts Fosdick to make an inspection of municipal bureaus and departments. The efficiency of their engineering will appear when the next tax levy is announced.

The Terminal Publishing Company announces a forthcoming volume on The Erection and Planning of Young Men's Christian Association Buildings. It will be the first book of its kind and the fact of its being compiled is an interesting illustration of modern specialization in architecture and engineering.

The proposed shuttle car service on Manhattan Bridge is meeting with determined opposition from the Brooklyn League, the Allied Boards of Trade, the Manufacturers' Association, and other civic bodies in Brooklyn. It certainly does seem as if the day of bridge shuttle cars ought to be over in a town like New York.

It's an ill wind that blows no good. The destruction of 250,000 square feet of rentable space in the Equitable Building goes far toward eliminating the surplus of vacant offices downtown. The City Investing Building, with its high reputation in the matter of fireproof construction, seems to have gotten a substantial share of the unhoused tenants.

President Horowitz, of the Thompson-Starrett Company, in a published interview, gives some of the reasons why the interior construction of the Equitable Building offered no effective resistance to the spread of fire. Among them was the absence of adequate protection for the soffits of the steel beams. These were simply plastered. When the plaster crumbled off under the heat the beams buckled and the floors collapsed. Failure to provide substantial protection to soffits has, according to Mr. Horowitz, been common until recently, Mr. Miller being the first Building Superintendent to insist upon such protection where it has been omitted in plans submitted for new buildings.

The licensing of builders is recommended in his annual report by John Thatcher, Superintendent of Buildings in Brooklyn. A positive danger, he says, exists "in that a large number of buildings are being put up by men who know absolutely nothing about building construction, and whose sole purpose and aim is to make money by the use of the cheapest material and labor in the market. This results in buildings that will always be unprofitable to the purchaser, as the cost for maintenance will be sure to exceed any possible returns on the investment. This condition, in a large measure, could be prevented if a consistent law were enacted, requiring builders to pass an examination as to the fitness, and if fit, to be given a license before being allowed to build. This will have to be done very soon, as present conditions are dangerous and a positive menace to the public. The Bureau of Buildings can only hope, by constant vigilance, to secure present safety of this class of buildings. The quality of workmanship is largely beyond control." Assuming that the law demanding licenses for plumbers works well, much may be said for Mr. Thatcher's recommendation.

Court House Architecture.

The Record and Guide has always been in favor of moving the court house to a site nearer the middle of the island, but if it has to remain downtown the choice of the committee announced this week is probably the best that could be made. It will be less expensive than a Chambers street or a Broadway plot, while it will be almost as convenient; and it will be at least possible to plan it in relation to an architectural scheme that will provide for the gradual development of the whole neighborhood. At the same time, such a scheme may easily be made to cost more than it is worth. It will never be possible to devise a plan for a "civic center" in that vicinity, which would be worthy of a metropolitan city. There are too many discordant elements in the immediate surrounding. Consequently, unless there was very much to be gained at a not impossible cost, the administration will do better to plan a courthouse not unlike the new municipal office building. Under the circumstances there is no good reason why a courthouse should not conform to practical common sense conditions. The characteristic theme about the architecture of New York is coming to be its towers; and it is merely a convention which demands that a courthouse be designed as a low neo-classic building. The tower would be both more impressive and more essentially local; and it might save the county a great deal of money which it can ill-afford to spend.

Vested Rights in Urban Land.

We do not propose to reply in detail to the letter of Mr. Childs in another column, and we shall refuse to publish any more controversial communications on this subject from the New York Congestion Committee. The spirit which the several dialectic members of the committee give to an argument, and their controversial manners, are not such as to make the discussion of a public question with them either agreeable or profitable.

To only one part of the letter do we propose to refer. In some half a dozen instances Mr. Childs sneers at the claim made by the Record and Guide that in any alteration of the comparative pressure of taxation on buildings and land, "vested interests"—that is, "property" consideration, and he asks us whether "vested interests"—that is, "property"—have rights above the "right to life and liberty."

In its original article the Record and Guide fully admitted that the community had every right to use the power of taxation for a manifest public benefit, even though "vested interests" would ultimately be injured. It merely claimed what every civilized government concedes, that a change in the system of taxation, intended not merely to raise revenue for public purposes, but to benefit one class in the community at the expense of another class, should be brought about with the smallest possible loss to the people whose interests are adversely affected. The contrast which Mr. Childs draws between property rights and the right to life and liberty, popular as it is among American reformers, is not as sharp as he apparently believes it to be. Property, as such, has no rights. Property rights are merely one class of human rights. In order to have any validity they must inhere in individuals. Confiscation of property works harm to particular men and women; and whenever it is necessary in the public interest, the users should either be compensated or else their loss should be minimized by a very gradual application of the new method. It is always easy for a government to assist one class in a community by appropriating for its benefit the property of another class, and such appropriation may at times be warranted, but fair-minded and just men are willing to treat the losing individuals with the utmost consideration.

One of the ablest and most candid books on economies, recently published in this country is Prof. T. W. Taussig's "Principles of Economics." Prof. Taussig believes that the community should appropriate future increases in the rent of urban land, but on page 102 of his second volume, he

has the following passage, which will, we believe, commend itself to fair-minded men, whether they be reformers or not:

"The problem of vested right in urban land stands as stubbornly in the way of the ardent reformer, as it does for agricultural land. The purchase and transfer of urban sites has gone on from time immemorial in the same way as that of farming land. To the present owners the capitalized value represents an investment or an inheritance, precisely as does anything which is capital in the strict sense. But, again, unless the whole institution of private property be remade or abolished, the existing rights to land, as they have been allowed to develop through the centuries, must be respected."

The Equitable's Problem.

One by one all the early experimental office buildings in New York are being modified or destroyed. The Western Union Building is to be torn down some time during the current year. The Tribune Building has been almost doubled in height. Now the Equitable Building has burned down. It is no doubt true, as has been stated in the newspapers, that the structure was no longer carried as an asset on the books of the company and that the land is worth somewhat more minus the building. Nevertheless, the directors of the company may well have a difficult time in deciding what to do with the block which has been left tenantless on their hands. In 1908 plans were filed for a large skyscraper, covering the whole block, rising to a tower about 900 feet high and costing about \$10,000,000. For some reason or other the plan was abandoned, and a natural supposition was that it would be revived, but yesterday it was officially announced that the project would never be carried out.

There have been recently a great many vacancies in the office buildings of the financial district, and the destruction of the Equitable Building will constitute a boon to the owners of these structures. The price at which the property is carried on the books of the company represents its value for improvement with a skyscraper. If the site is sold, the sale will have to be made piecemeal, and will also be attended with considerable losses in interest and taxes. A second course open to the management of the company is to be rebuild, but with a somewhat less ambitious structure; and probably that is the course which will be adopted. It is regretted, however, that the directors have virtually resolved not to revive the plans of 1908, as very rarely does it occur that any corporation has the means and opportunity to erect a skyscraper, covering a whole block in the heart of the financial district and rising to a height at its apex of nine hundred feet. It will be a loss to New York in case the opportunity cannot be used.

The Subway Negotiations.

The people of New York have become so accustomed to an abortive ending of negotiations between the Interborough Company and the city that they probably expect a similar ending to the current conferences. The Record and Guide is inclined, however, to be more than usually hopeful that some agreement will be reached. Since the failure of last summer both the Interborough directors and the city officials have had time carefully and with cool heads to consider the situation; and the resumption of negotiations must mean that neither of these groups of gentlemen are satisfied with the outlook. The city officials on their side have calmly ignored their earlier decision to turn all the new lines over to the Brooklyn Rapid Transit Company, and they have in the meantime held up the contracts for certain portions of the Lexington avenue subway not needed by the Interborough Company.

There can be only one explanation of such a course. They must be dissatisfied with both the traffic arrangements of their present plan and with the financial responsibilities which it entails. The state of mind of the management of the Interborough Company is more difficult

to imagine; but in case they are not unhappy over the outlook, they most assuredly ought to be. If all the new lines go to the Brooklyn Rapid Transit, the city will be committed thereafter to a policy of doing everything to strengthen the Brooklyn company and to ignoring the Belmont company. The city's investment in the new system will be so considerable that future extensions will have to be used partly to increase travel on the lines operated by the Brooklyn company, which will mean that little by little all the elevated roads and subways operated by the Interborough Company will be paralleled and starved.

Such being the prospect that corporation should be willing to make considerable sacrifices for the privilege or the duty of operating its fair share of the new lines. In short, the pending negotiations should come to something, because each of the two negotiators needs what the other can bestow. If they understand their own interests they will see that they cannot afford to disagree, and the resumption of the conferences affords at least a presumption that they understand their own interests. Therefore let us hope.

The Week in Real Estate.

Miscellaneous and well-distributed selling in moderate volume characterized the Manhattan real estate market for the past week. The trading was about equal in amount to that of the closing weeks of 1911, but the range of selling was considerably wider than has been seen in any one week for some time. Few large deals were in evidence, but the broadening perspective on the part of buyers indicated by the wide distribution, apparently should be taken as a sign of underlying market strength. Several of the prominent brokerage firms were somewhat handicapped in their work by the Equitable fire. A few lost their records and were obliged to move, and as the financial world generally was considerably upset, it is probable that many pending negotiations were laid over till a more convenient time. On the other hand, many of the downtown renting agents profited immensely by the sudden turning out of a large number of desirable tenants and the catastrophe has proved an unexpected boon to several skyscrapers with plenty of rentable space to spare. The enterprise of several of the agents was shown by the fact that they were busy before seven o'clock in the morning and by noon of the day of the fire a number of leases had been closed.

Sales in the inactive downtown districts included a parcel on Spruce street, in the Swamp, a lot at 32 Pell street, a corner at First avenue and 9th street and a plot at Lafayette and White streets, said to have been acquired with reference to the probable site of the new Court House.

The midtown and Fifth avenue sections were represented by a few medium-sized sales, chief among which were 11 East 37th street, bought by Mrs. Elizabeth M. Anderson to fill out her present holdings, and the acquisition of a large plot at 35 West 42d street running through to 43d street by an adjoining owner. According to a well defined rumor this deal is preliminary to a large transaction involving the old Harmonie Club property and the other Gerry estate holdings in the rear, including half the block front on Sixth avenue.

An old report concerning Madison Square Garden was revived after the Equitable fire, and it is said that the Society has opened negotiations looking toward the purchase of the site for a new home.

The West Side and Washington Heights produced a number of small sales, the only ones of any size being the resale of the Van Horne apartment at West End avenue and 106th street and the purchase by builders of a plot on Broadway near 185th street for improvement with apartment houses.

The Bronx was fairly active this week and several large plots destined for improvement changed hands. The American Real Estate Co. traded a row of apartment houses on Simpson street to an investor for a number of vacant lots on Southern Boulevard and Boston road and the Phillips-Jones Shirt Co. purchased an entire block on Walnut avenue for improvement with two large factory buildings. A number of large concerns have recently located in this borough and the indications are that approaching transit facilities for both freight and passengers will induce other manufacturing industries to build or lease here in the near future.

Trading in Brooklyn was rather slack, but brokers are of the opinion that a good demand for one and two-family houses is in prospect and renting conditions affecting property of this nature appear to be excellent.

The increasing travel on the Long Island Railroad from Flatbush avenue to Jamaica, has led to a demand for more trains. The company has stated that it is unable to meet this demand but that it will lengthen the local trains to seven cars if necessary.

The Sinking Fund Commission has set January 31 as the date for a public hearing on the plan to develop and improve the waterfront of Jamaica Bay. The detailed plans have already been made public by the Dock Department.

The mercantile colony in South Brooklyn is still expanding. Plans were filed this week by the Bush Terminal Co. for an eight-story factory building at Second avenue and 41st street, to cost \$450,000.

A fair amount of selling was reported from Queens and outlying districts, and an entire block in Long Island City was acquired by builders, who will improve with apartment houses.

The filing of a petition with Attorney General Carmody asking for the commencement of proceedings for the dissolution of the Greater New York Brick Company as a combination in restraint of trade, had no harmful effect upon this commodity in the market this week. As a matter of fact, the sales were large considering that little construction work could proceed on account of the cold weather. It did have a tendency, however, toward making those dealers who have stacked heavily at the \$7 top level feel nervous regarding whether or not they would find the market still at that level when the building season opens, but their fears were quickly allayed by the statement by the Attorney General himself to the Record and Guide that he would give the company an opportunity to answer the petition before taking action.

The Equitable fire wiped out one of the richest salvage plumbs professional house wreckers say Manhattan ever offered. Material interests at first feared that it would result in a tremendous amount of second-hand material being dumped upon the market, but so complete is the ruin that, according to one professional wrecker, the Society will have to pay to have the debris removed. Even the common brick in the structure is valueless.

The market, as a whole, was strong, considering the difficult carting conditions and the inability of laborers to work for any length of time in the cold.

The most favorable feature of the market was the issuance by the United States Steel Corporation of its annual report of unfilled tonnages. At the close of business on December 31, 1911, the unfilled orders on hand totalled 5,084,761 tons, a gain of 942 tons for December, inasmuch as the company reported unfilled orders of 4,141,955 tons at the close of November. At the close of the year the unfilled tonnage was greater than at any time since March 31, 1910, when the report indicated 5,402,514 tons. Inasmuch as all other building materials experience a good or bad year, according as steel shows strength or weakness, it would seem to substantiate the general feeling that 1912 will be a good year for building materials and equipment.

Linseed oil went up three cents more this week. It is now selling at 78 and 79 cents for domestic. A gain of two cents is announced for Calcutta in quantities less than carload. There is very little trading and consumers are not inclined to meet the new high prices.

The Single Tax and Vested Interests.

Editor of the RECORD AND GUIDE:

The editorial in your issue of December 23d on the Sullivan-Shortt bill, which proposes gradually to reduce the rate of taxation on all buildings to one-half the rate of taxation on all land, contains several conclusions not warranted by the premises. You can hardly, I believe, as this editorial implies, hold that "vested interests," i. e., property, have rights above the right to "life and liberty."

You assume that if the rate of taxation on all buildings be halved, the "single tax" will follow. You, therefore, grant that halving the tax rate on buildings will have such beneficial results that you fear the enlightened and justly benefited community will next abolish all other forms of taxation for local purposes. Now, if the community,—assuming that it can acquire a means of carrying out its decision,—should vote to abolish all other taxes but one on land, it would do so because it believes it to be just and beneficial and because it recognizes that law is simply public opinion enacted into statutes. Are you not willing to recog-

nize, too, this fact, and another fact that the great body of the community may have just as high a regard for the sacred rights of property as your clients, but equally a conception that those who created the institution of property have the right to classify property and to determine the profits to be made on certain classes of property, a right already recognized by the different taxes levied upon different classes of property, such as the corporation tax. The single tax is not involved in halving the tax rate on buildings, but conscience does sometimes make cowards of us all.

You assume, too, that government has at some time guaranteed a certain net profit on property and that it is an inherent right of property to be protected in this right, while any reduction of anticipated profits through taxation is confiscation "in case," as you state, "changes in the system of taxation can be called confiscation." Your admission that you doubt whether this can be called confiscation, does credit to your intelligence and honesty. You are probably aware that the State Constitution permits a tax rate which "shall not in the aggregate exceed in any one year two per centum of the assessed valuation of the real and personal estate of the city," in addition "to providing for the principal and interest of existing debt." Under such provision a tax rate of \$2.45 per \$100 would be legally permissible.

You admit the real objection when you state, "but we have never discriminated between the land and improvements." That such discrimination is proper you do not deny. It may be asked, however, upon what value of land you think that the owner should be guaranteed a net profit, what per cent. of net profit he should be guaranteed, and for what length of time he should be guaranteed such net profit by the government?

If a piece of land worth \$500 is sold for \$3,000, because a transit line is anticipated, or a factory has been located near it, has the government by any act or suggestion implied or pledged its credit to the man who paid \$2,000 in order that he should earn 4, 5 or 6 per cent. on this \$2,000 regardless of the fact that neither he nor the man to whom he paid \$1,500 more than the value, created any appreciable amount of this value? Has the Record and Guide any record of any governmental guarantee to the Astor family and the Vanderbilts that they should earn 3, 4, 5, or 6 per cent. upon present values of the land they acquired in Manhattan practically as farms, and now worth scores of millions of dollars?

Will the Record and Guide please define "sudden," for you claim that "suddenly to deprive the property of an additional proportion (of the anticipated net revenue from land) is most assuredly confiscation, in case changes in the system of taxation can be called confiscatory." One year recently the tax rate on both land and buildings was increased 13 cents on every \$100 of assessed valuation, and for each of three consecutive years recently it was increased more than the average increase on land alone contemplated by the halving of the tax rate on buildings in five years, aside from any increase over this year of the levy on ordinary real estate. Such increase would, of course, require an increase in the rate of taxation on all ordinary real estate regardless of whether the tax on such real estate be uniform or differentiated.

On the same page on which you refer to the "suddenness" of the increase in the rate of taxation on land you note that the discovery of a sum of \$9,534,905.85 which is available for the general fund "will effect a reduction in the 1912 tax rate of about eleven cents on each \$100 of assessed valuation." It is extremely doubtful whether the slight increase in the tax rate on land involved in halving the tax rates on buildings in five years would appreciably affect the assessed valuation on land for the following reasons:

1st. The lower tax rate on buildings would stimulate the demand for land for building sites because it would increase the number of rooms that would be required, encourage the location of more factories in the city (including all five boroughs) and stay the flight of large factories employing skilled workers.

2d. Transit lines will have been completed by that time.

3d. The projected dock and harbor development will be under way (and the prices the city will pay for the land will show that land values haven't been irreparably injured).

All these developments will tend to keep land values normally increasing as past experience has amply demonstrated.

For the sake of argument, admitting that the net return on land values would be decreased two-fifths of one per cent., i. e., from 5 per cent to 4 3-5 per cent.

net during the four years in which the tax rate on buildings is halved, it would require twenty years to reduce the net profit on land from 5 to 3 per cent., while a tax rate of only 3½ per cent. upon land values would probably yield all the revenue the city would need for an economical administration of government. That is, the city would just about share the gross ground rental with the owners, permitting them to earn half as much again as the United States Postal Savings Banks pay. As is well known the increase in assessed land values much more than offsets the increase in the tax rate that would be required if buildings were not taxed at all, but as you know full well, this is not involved in halving the tax rate on buildings since no legislature can prevent the repeal of the actions of any preceding legislature, nor will any legislature unadvisedly pass legislation to impair the rights of "vested interests" so dear to your heart.

You state, too, "But whether the confiscation is felt by the owner as such depends largely upon what he has been led to expect in the way of taxation by past and present practices."

As you are aware the tax rate in the city has been kept at a low figure by the politicians who wished to spend money, but to seem to do it without taking it from property owners in taxation. So they loaded on to future generations the job of paying for things they were enjoying and using up. This began so long ago that we are now "it," one of the "future generations" after a past misgovernment, and so the following items appear in the budget for 1912:

Interest on the city debt.....	\$35,973,685.93
Redemption of the city instalments payable in 1912	15,780,842.24

Total debt service.....	\$51,754,528.17
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You certainly must admit that this tax rate did not, and in all decency could not be held to determine the tax rate to be expected, but rather illustrated the penny-wise and pound foolish conception of the ostrich who "avoids" facts by burying its head in the sand.

It is, of course, natural that you should suggest more discussion and ventilation, because you admit that you are chiefly concerned with "vested interests." Your fairness in giving space to those who do not agree with you is deeply appreciated, and is a good example to all the papers of the city. Despite the fact that few of the daily papers for obvious reasons dare editorially favor the halving of the tax rate on buildings (several of them have damned it editorially for selfish reasons, but have given much space to the discussion of the measure) more than 90 meetings on the subject have been held in the city, including several in every one of the boroughs. Procrastination is "vested interests" motto and you proclaim the "Record and Guide" to be "vested interests" mouthpiece.

You are in error, however, in assuming as I understand you to assume, that the German land increment taxes are a substitute for halving the tax rate upon buildings, and that they are based upon the same economic idea, but they reach the result by different means."

A land increment tax will yield some new revenue from increases in land values, perhaps \$5,000,000 to \$7,500,000 a year. This would not materially reduce the total taxes to be paid upon adequate improvements or appreciably lower the present levy. The tenant would be relatively little benefited from such a measure; and it has very great administrative difficulties and will be very expensive as a temporary expedient for securing a little new revenue.

It would have relatively little effect, however, in reducing congestion through moderating rents, and hence largely preventing the widespread room overcrowding in the tenements in Manhattan, the Bronx and Brooklyn. Halving the tax rate on buildings is not designed primarily to secure additional revenue, however, appropriate it is that the city should secure additional revenue by taxing ordinary real estate more heavily with this differentiation in the rate of taxation on the two, entirely different classes of real estate, land and buildings.

Halving the tax rate on buildings will stimulate the construction of more buildings and so moderate rents and check land speculation, and that is why your clients are opposed to it. It will encourage home ownership, and this is why the Metropolitan League of Savings and Loan Associations endorsed it. Do you consider home ownership a bad thing?

Probably the reason you suggest the land increment tax instead of halving the tax rate on buildings is because you

(Continued on page 84.)

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 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN CONVEYANCES

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
Total No.....	178	221	
Assessed value.....	\$18,714,400	\$12,751,700	
No. with consideration..	20	30	
Consideration.....	\$1,707,515	\$1,340,750	
Assessed value.....	\$1,458,500	\$1,320,000	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
Total No.....	301	352	
Assessed value.....	\$26,064,800	\$19,086,000	
No. with consideration..	32	43	
Consideration.....	\$2,292,240	\$2,102,740	
Assessed Value.....	\$1,944,400	\$1,867,500	

MORTGAGES

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
Total No.....	123	174	
Amount.....	\$3,608,049	\$4,840,485	
To Banks & Ins. Cos.....	27	32	
Amount.....	\$1,322,790	\$905,000	
No. at 6%.....	49	57	
Amount.....	\$1,096,234	\$882,685	
No. at 5½%.....	4	2	
Amount.....	\$255,000	\$312,500	
No. at 5%.....	33	54	
Amount.....	\$966,660	\$1,347,300	
No. at 4½%.....	8	23	
Amount.....	\$1,020,500	\$737,250	
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	2	
Amount.....	.....	\$535,000	
Interest not given.....	29	36	
Amount.....	\$269,655	\$1,025,750	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
Total No.....	213	296	
Amount.....	\$7,294,256	\$8,248,270	
To Banks & Ins. Cos.....	40	.....
Amount.....	\$2,215,290	.....

MORTGAGE EXTENSIONS

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
Total No.....	47	45	
Amount.....	\$2,838,000	\$2,597,500	
To Banks & Ins. Cos.....	20	8	
Amount.....	\$1,313,000	\$1,559,000	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
Total No.....	99	147	
Amount.....	\$4,703,500	\$7,586,800	
To Banks & Ins. Cos.....	27	.....
Amount.....	\$1,751,000	.....

BUILDING PERMITS

1912		1911	
Jan. 6 to 12		Jan. 7 to 13	
New buildings.....	18	12	
Cost.....	\$1,186,000	\$8,916,200	
Alterations.....	\$226,595	\$97,300	

1912		1911	
Jan. 1 to 12		Jan. 1 to 13	
New buildings.....	30	15	
Cost.....	\$1,770,750	\$9,041,200	
Alterations.....	\$297,375	.....

BRONX

CONVEYANCES

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
Total No.....	154	161	
No. with consideration..	16	17	
Consideration.....	\$69,095	\$110,300	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
Total No.....	242	243	
No. with consideration..	26	.....
Consideration.....	\$130,457	\$148,789	

MORTGAGES

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
Total No.....	118	163	
Amount.....	\$960,746	\$1,744,087	
To Banks & Ins. Cos.....	15	15	
Amount.....	\$109,586	\$301,500	
No. at 6%.....	30	59	
Amount.....	\$343,649	\$286,347	
No. at 5½%.....	14	27	
Amount.....	\$87,650	\$282,850	
No. at 5%.....	24	40	
Amount.....	\$331,525	\$821,500	
Unusual rates.....	7	2	
Amount.....	\$33,636	\$14,250	
Interest not given.....	43	35	
Amount.....	\$164,286	\$339,140	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
Total No.....	196	250	
Amount.....	\$1,550,746	\$2,255,036	
To Banks & Ins. Cos.....	24	.....
Amount.....	\$219,436	.....

MORTGAGE EXTENSIONS

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
Total No.....	18	15	
Amount.....	\$283,500	\$248,750	
To Banks & Ins. Cos.....	4	4	
Amount.....	\$124,500	\$127,000	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
Total No.....	28	26	
Amount.....	\$329,250	\$434,329	
To Banks & Ins. Cos.....	4	.....
Amount.....	\$124,500	.....

BUILDING PERMITS

1912		1911	
Jan. 6 to 12		Jan. 7 to 13	
New buildings.....	33	14	
Cost.....	\$797,180	\$273,600	
Alterations.....	\$54,450	\$6,600	

1912		1911	
Jan. 1 to 12		Jan. 1 to 13	
New buildings.....	41	17	
Cost.....	\$878,630	\$322,600	
Alterations.....	\$61,350	.....

BROOKLYN

CONVEYANCES

1912		1911	
Jan. 4 to 10		Jan. 5 to 11	
Total No.....	466	536	
No. with consideration..	31	30	
Consideration.....	\$277,070	\$381,320	

1912		1911	
Jan. 1 to 10		Jan. 1 to 11	
Total No.....	645	736	
No. with consideration..	36	.....
Consideration.....	\$342,970	\$412,320	

MORTGAGES

1912		1911	
Jan. 4 to 10		Jan. 5 to 11	
Total No.....	375	466	
Amount.....	\$1,323,299	\$1,732,852	
To Banks & Ins. Cos.....	76	.....
Amount.....	\$540,710	.....
No. at 6%.....	208	233	
Amount.....	\$607,277	\$478,603	
No. at 5½%.....	46	154	
Amount.....	\$170,155	\$735,700	
No. at 5%.....	103	54	
Amount.....	\$478,040	\$421,450	
Unusual rates.....	2	.....
Amount.....	\$3,000	.....
Interest not given.....	16	25	
Amount.....	\$64,827	\$97,099	

1912		1911	
Jan. 1 to 10		Jan. 1 to 11	
Total No.....	540	625	
Amount.....	\$1,985,919	\$2,217,642	
To Banks & Ins. Cos.....	115	.....
Amount.....	\$845,760	.....

BUILDING PERMITS

1912		1911	
Jan. 4 to 10		Jan. 5 to 11	
New buildings.....	68	46	
Cost.....	\$383,405	\$379,638	
Alterations.....	\$103,697	\$26,640	

1912		1911	
Jan. 1 to 10		Jan. 1 to 11	
New buildings.....	79	62	
Cost.....	\$791,370	\$447,738	
Alterations.....	\$113,547	\$37,990	

QUEENS

BUILDING PERMITS

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
New buildings.....	36	58	
Cost.....	\$127,730	\$711,350	
Alterations.....	\$6,140	\$13,315	

1912		1911	
Jan. 1 to 11		Jan. 1 to 12	
New buildings.....	82	108	
Cost.....	\$273,305	\$977,300	
Alterations.....	\$6,140	\$14,415	

RICHMOND

BUILDING PERMITS

1912		1911	
Jan. 5 to 11		Jan. 6 to 12	
New buildings.....	9	.....
Cost.....	\$26,000	.....
Alterations.....	\$1,090	.....

1912		1911	
Jan. 1 to 11		Jan. 1 to 11	
New buildings.....	9	.....
Cost.....	\$26,000	.....
Alterations.....	\$1,090	.....

The Foreign Born.

Contrary to a very general supposition, the proportion of foreign born people in New York has not increased in the last half century, though undoubtedly the relative percentage of immigration from English speaking countries has fallen off decidedly. Greater New York in the year 1855 was 49.68 per cent. foreign born; in 1910, 40.42 per cent. Figures compiled by Walter Laidlaw, executive secretary of the New York Federation of Churches, from State and National sources, shows an increase in every nationality in New York between 1855 and 1910, though the table shows a decrease in Germans and Irish since 1900.

The comparative populations of New York in 1855 and 1910 are as follows:

Nation	1855	1910	Increase, 1855-1910
Canada	4,784	26,800	22,016
England	37,518	78,100	40,582
Scotland	11,598	26,000	14,402
Wales	1,335	1,700	365
Norway	362	22,200	21,838
Sweden	782	34,900	34,118
Denmark	461	7,900	7,439
Switzerland	1,193	10,400	9,207
Germany	121,303	279,200	157,897
France	7,554	18,200	10,646
Ireland	241,995	252,500	10,505
Italy	1,078	340,000	339,322
Greece .....	.....	8,000	8,000
Austria	393	192,200	191,807
Hungary .....	.....	73,300	73,300
Russia	1,290	478,200	476,910
Finland	170	7,400	7,230
Roumania .....	.....	32,100	32,100
Other Europe.....	2,021	14,800	12,779
All others	17,215	22,600	5,385
Totals	451,052	1,926,900	1,475,848

BUILDING SECTION

A PLAIN TALK ON SPECIFICATION WRITING.

Some Phases That Are Meaningless and Why—Why Architects Demand List of Names of Sub-Contractors Before General Contract is Awarded.

SPECIFICATION writing is an art. Inasmuch as these documents are designed to clarify the drawings and to establish standards of the building materials to be used in the operation in question they should be logical, intelligently worded, accurately punctuated and should reflect the writer's knowledge of construction practice. It therefore requires literary ability, a thorough knowledge of building materials and costs. A set of specifications ambiguously written invariably results in higher figures and opens the way for costly mistakes. Clearness, conciseness and conclusiveness, therefore, are the "three Cs" of specification writing.

One point in draughting specifications that is frequently overlooked by both novices and experienced writers is the fact that the specification is primarily intended to define the results the builder expects accomplished; not to define the methods by which these results are to be obtained. Upon this point rests much of the success of the enterprise, whether it be a modest suburban home or a mighty urban skyscraper. Where the architect or owner insists upon having the work done in his way the contractor invariably adds a liberal percentage for time lost and petty annoyance to himself and men. It is the province of the architect only to state what he wants accomplished and to leave the means of accomplishing it to his builder. Confidence and co-operation are as important between architect and contractor as they are between architect and owner.

Much is heard nowadays about standardization of specifications and the success that has resulted from experiments conducted along this line by Government engineers. These standardizations set a general high quality of materials and in some cases, they describe the accepted methods by which they shall be installed. In practice the plan works well only in those operations in which duplication occurs, as, for instance, in the case of the Grand Central Station buildings. Its theory, however, does not seem to work as well in the case of smaller operations, such as speculative homes, mill, apartment, loft and some office buildings. The reason is that in some speculative work, the best materials are not even wanted, and careful "rough work" is not expected in the great majority of cases. In such cases, especially during the last ten years, everything frequently is sacrificed to time and low cost.

Speculative construction in New York to-day is like Vanity Fair; very pretty and over-dressed, but hiding within weakness and physical defects. Most speculatively constructed buildings also find their contours by the grace of steel and upon it, too, they find their main support. Styles run from hobble to hoop, depending upon the ability of their sponsors to provide sufficient standing room. They long retain the blush of youth, but when the span of greatest usefulness is run, age and depreciation come on apace.

Indeed, so serious has become the tendency to sacrifice good workmanship in favor of time and cost that labor organizations and building material interests have already taken steps to prevent a continuance of this practice in so-called "shoestring" operations in the future. Economy in the city recently resulted in a reduction of the inspection forces of the departments charged with the responsibility of seeing that perfect construction practice is followed, and in this day of speed-record construction, whole stories may probably in some instances be wallied in before the inspectors can get around to scrutinize the operation.

But, to get back to the subject of specification writing, it is the right of every constructor to know what he must furnish and what he is expected to do. Here is just the point where a thorough knowledge of good construction practice counts much in the value of the specification writer, because in a concise statement of what the architect or owner expects the contractor to provide or perform, subsequent suits are avoided and the contractor has a fair chance to figure on his extras and can make his charges for

those unforeseen contingencies which are bound to arise in almost any construction job.

Why Construction Costs Are Higher.

Owners should always expect heavier figures when conditions are placed about the builder which will hamper his men while at work. Where plenty of lot or street space is accorded the contractor for the storage and handling of material the costs will be lower than if the specifications provide for the protection of adjoining walls, trees, lawns or walks. That is one reason why construction costs are becoming heavier every year both in Manhattan and in other boroughs. The Bureau of Highways and the Bureau of Encumbrances are more reluctant about granting street room for the storing of materials, and the suburbs are becoming so built up that only limited quantities of building materials can be stored at once.

Another reason why construction costs continually are going up is the necessity for shoring adjoining buildings. In Manhattan, the Bronx and Brooklyn, seven operations out of every ten now include in the specifications provision for shoring adjoining property. Still another reason is because contractors are finding material on sites less available for construction purposes because of the more built-up conditions and that haulage from sources of supply are greater than formerly.

Specifying Sand.

Sand is such an apparently insignificant part of the specifications that many specification writers dismiss it with a description consisting of the words "sharp and clean," sometimes adding the name of a particular brand. But a great deal depends upon the kind of sand used in the construction of a building. Failure in concrete work is not, as a rule, the fault of cement, but of the sand used. Even the calibre of the bond is not quite so important as is the quality of the sand. Therefore a word about sand will not be amiss.

What is Sand?

The technician calls sand a water-worn detritus, finer than that to which the word "gravel" would ordinarily be applied; but the line between sand and gravel cannot be distinctly drawn and they frequently occur intermingled. Sand consists of the debris of crystalline rocks, and quartz very commonly predominates in it, since this mineral is very little liable to chemical change or decomposition. Sand occurs in every stage of wear, from that in which the particles have sharp edges, showing that they have been derived from the recent breaking up of granitic and other silicious rocks, to that in which the fragments are thoroughly rounded, showing that they have been rubbed against one another during a great length of time. The sand in the first classification is that used for concrete work. In the latter class, it is not so desirable, although in this day of economy in construction cost, it is sometimes used.

The behavior of sand in concrete depends upon the thoroughness with which it is mixed with cement and, frequently, upon the fineness with which the cement has been ground. The finer the "screen" the better the cement will mix with the sand. If a grain of sharp sand were to be placed under a powerful magnifying glass, it would appear very much like an unpolished diamond, with many well defined, though irregular, facets. These tiny facets are the real seat of strength in concrete, provided the mixing process has been thorough enough completely to cover every individual grain of sand, so that between the sand and the cement there are no voids. The sharper the sand the fewer voids there will be, because dull sand gives the cement particles nothing to cling to, and consequently results in a weak slab with only 33.9 the sustaining strength that a slab of equal size and made of sharp sand and cement has.

But sometimes architects and builders find a sand upon the site which while dull and lifeless, can still be made to

serve for construction purposes. In the case of the sharper sand, the contractor will figure on a two to one mixture; that is, two parts of sand to one of cement. In the case of dull, earthy sand, the mixture probably would be two to two or possibly three of sand to two of cement.

Such practice is only resorted to, however, when the haul is great from source of supply to job or when the work to be done does not have to bear heavy stresses. At seventy-five cents a yard delivered, for sand, it would cost less to buy cement than to dig and haul the dead material away, buy sharp sand and cart it to the operation.

The secret of writing concrete specifications not only is making it imperative upon the part of the contractor that sharp sand be used, but that the ingredients be thoroughly mixed. In this case, it is permissible to fix a standard of method for mixing, by stating whether it shall be thoroughly machine mixed or whether it be hand mixed, each batch being intershoveled twice before being laid. Some architects, in specifying concrete for very fine work and where great tensile strength is desired, require that the batch be intershoveled twice for cement and sand and twice for sand-cement and aggregate, especially if the aggregate is pebble or gravel.

Useless Phrases in Specifications.

The specifications and the contract differ from each other inasmuch as the former is a detailed statement of conditions of payment and amount of work to be performed for the sum stated between the owner and contractor or the architect and builder, while the latter recites the conditions of construction and the materials and workmanship to go into the operation.

The Words: "All materials not specified, to be standard," saves repetition, and gives the contractor a definite idea in a few words of what is expected and at the same time it gives him an opportunity to shop. In this connection it might be stated that the words: "First Quality" does not always mean the best in the market. "Extra No. 1" shingles, for instance, are not so good as "Extra" and "6 cut" stone work may show many "stuns" which would not appear if "Good 6 cut" stone work had been specified. The words: "Best," "Proper," and "Sufficient" are of doubtful value unless some other measure of quality is given. Upon such loose descriptions as these rest much of the responsibility for suits and expensive rectification of mistakes which builders frequently encounter.

Another important thing to remember in writing specifications is that the workmen are expected to execute, not to originate. If they cannot clearly read the specifications or understand its instructions, it is safe to assume that serious mistakes will occur. Interlineations should never be permitted in the specifications. It is better to take time to rewrite them. If addenda is necessary, they should go into a separate specification either as a triplicate letter or as a rider to the original document.

Electric work, for instance, is seldom put into the original specifications, and, in fact, it is becoming the practice to provide separate specifications for most of the equipment contractors. In the case of electric light and power wiring, the company from which the power is to be purchased, usually is willing to lay out the wiring plans in conformity with underwriters' rules and regulations where ordinary installations are to be made. In more complicated work, architects prefer to engage electrical engineers as associates in mapping out the ducts and channels for the wires.

Using Trade Publications.

There really is no excuse for a bungling set of specifications. Where the writer is at all in doubt, he should write to the editor of a trade publication for information regarding certain materials, or address some of the advertisers in those publications who will be glad to furnish special information regarding their specialty.

In large and important work contractors frequently are asked to submit to

the architect the names of sub-contractors whom they propose to deal with. This practice is becoming general, especially in large cities where irresponsible contractors, known as "shoe-stringers" have been known to take work and either default in its execution or perform it in such an unsatisfactory manner as to cause heavy losses to the general contractor, owner and annoyance to the architect.

The Warranty Clause.

A final caution regarding the warranty clause in a set of specifications is important. This clause provides that all work shall be satisfactorily done and that it shall give perfect service for a certain time after the building is completed. In some cases a part of the contract price is withheld as a guarantee that satisfaction shall be given. There is a wide difference of opinion among architects and builders regarding this clause, some insisting upon inserting it, while others confine this provision to the contract. Still others, especially those architects having a high class clientele and dealing exclusively with high class contractors in all branches of the work, and where the element of competition and low price is not the all-consuming factor in the deal, ignore it entirely, preferring to depend upon the integrity of the contractors to carry out the provisions of the contract.

The objections to the warranty clause are numerous. In the first place there is the element of delay. If the contractor will not do good work in the first place, he returns to the job in bad humor and his secondary work is more unsatisfactory than was the original. In the case of speculatively built structures the owner and the architect know as well as the contractor that if the work is done according to the specifications, it cannot be warranted. In fact, the speculative owner cares little about the warranty clause, because he doubtless will sell before the building is a year old.

Specifications should be prepared with three distinct purposes in mind: first, what is to be done; second, what kind of materials are to be used in doing it, and, third, when it shall be completed. The manner of payment has no proper place in the specification, although there are some architects who insert it. It belongs in the contract as a matter of interest only to the general contractor and architect or owner.

Lexington Avenue Subway Bids Opened.

The Public Service Commission, 154 Nassau street, opened bids on Thursday for the construction of Section three of the Lexington avenue subway, along Broadway, between Howard street and a point between Houston and Bleecker streets. The section is 2,611 feet long and will provide for a four-track line. The amounts of the bids, for which thirteen concerns competed, are now being tabulated by the Engineering Department and will not be made public before late today or Monday next. It was said, however, at the offices of the Public Service Commission on Friday that the Underpinning & Foundation Co., of 290 Broadway, apparently are the lowest bidders. The other twelve bidders were, Frederick L. Cranford, the Bradley Contracting Co., the Degnon Contracting Co., J. H. Louchheim, Oscar Daniels Co., Holbrook, Cabot & Rollins Corporation, the Metropolitan Contracting Co., of Boston, Mass., J. F. Cogan Co., the O'Rourke Engineering Construction Co., the Cranford Co., the United Engineering & Contracting Co., and the Empire Engineering Corporation.

New York State's Motor Trucks.

Eight thousand commercial automobiles are registered in New York State, according to a statement made by the Secretary of State. Yet the production and use of motor trucks and delivery wagons is only fairly under way. It is the consensus of opinion that in a few years this branch of the automobile industry will exceed in importance and volume the passenger car business that has now become the third largest manufacturing industry of the country, with exports amounting to \$20,000,000 annually.

At least 50 per cent. of the commercial cars registered in the State are used in Greater New York, where conditions now almost prohibit the economical use of horses. Business men who before were "on the fence" in the matter of adopting mechanical haulage and delivery were quickly converted during the protracted hot spell last July, when 1,600 horses died of the heat in two weeks.

Railroad earnings are fairly well maintained and occasionally show encouraging increases in gross. In other cases, however, the latter are offset by somewhat disappointing increases in current expenses, resulting in poor net returns, the Harriman lines being notable in this respect.

A MODERN LIEN LAW.

How California Protects Mechanics From Financial Wrongs.

IN various States during the past year amendments have been enacted to the mechanic's lien law and in some instances the trend is toward the further protection of materialmen and subcontractors, apparently in the belief that if there is to be a mechanic's lien law upon the statute books it should be one which thoroughly protects those for whose benefit it was enacted. The recent amendments to the lien law in California which took effect May 1st, 1911, may be taken as an example of this sentiment.

In view of the great amount of building which will be carried on in San Francisco in the very near future in preparation for the Exposition to be held there to celebrate the opening of the Panama Canal, this law will undoubtedly be of great importance to countless numbers of contractors and builders all over the country who either have taken or are contemplating the taking of contracts for the improvement of real property within the State of California.

In discussing this recent enactment, in an interview, Mr. Moses Allen Warren of 52 Wall Street, New York City, who has made a study of the lien laws of various States and is attorney for several corporations who act as contractors, subcontractors and materialmen throughout the United States, some of whom have taken contracts for Exposition buildings at San Francisco, said:

"With the growth of corporations doing business in the building trades, it has become necessary for them to examine carefully the laws of each State before making any contracts for the improvement of real property therein, and it has also become necessary to employ an expert on the laws of all the States, in addition to a local counsel in each one. There seems to be a general sentiment throughout the country that if there is to be a mechanic's lien law upon the books at all, it should be one which does protect those whom it was designed to benefit. Apparently with this idea in view the Legislature of the State of California has passed an amendment to the mechanic's lien law of that State which is designed to protect the subcontractor, laborer and materialman and contains some rather drastic provisions as against the general contractor. This law was approved on the 1st day of May, 1911, and provides in effect that the lien of a subcontractor or materialman shall be a direct lien and not derivative through the general contractor, unless the general contractor shall file a bond before the work is commenced equal to 50 per cent. of the contract price. (Code of Civil Procedure, Section 1183.)

"This bond must be conditioned, in addition to the performance of the contract, that he will also pay in full all claims for labor performed or materials furnished, included in the original contract or modifications thereof, by subcontractors, laborers and materialmen and shall inure to the benefit of any persons who perform such labor or furnish such material and give to them the right of action to recover upon the bond. The owner has the power to compel the contractor to file such a bond. No advance payments shall be made and all contracts shall be payable in installments as the work progresses. A minimum of 25 per cent. of the contract price shall be held at least thirty-five days after the completion of the work. (Section 1184.)

"The general contractor has sixty days after the completion of his contract within which to file his notice of lien, but the subcontractor, laborer and materialman is given only thirty days. Any subcontractor can serve upon the owner a notice of the amount of work done or to be done for the improvement of the real property and the owner must thereupon hold back out of the sum due or to become due to the general contractor an amount equal to the sum stated in the subcontractor's notice. (Section 1184.)

"It will thus be seen that if a subcontractor does not receive the payment from the general contractor as soon as it is due and serves such a notice on the owner, an amount equal to the sum claimed will be held out by the owner. If he thereafter files a lien and a suit is brought to foreclose it and he does not recover the full amount due him, he may in addition sue on the bond filed by the general contractor for any deficiency. The owner may demand of the subcontractor a statement of the amounts earned by and unpaid to him and the subcontractor has no right of lien unless he furnishes such a notice to the owner. (Section 1184.)

"It will readily be seen that this provision is for the purpose of doing away with the custom, with which all builders in New York are familiar, which al-

lows an irresponsible general contractor to receive his payments from the owner and refuse to pay to the various subcontractors the amounts which are justly due them.

"Another provision of this law requires the owner to file in the Recorder's office a verified notice of the date of the completion of the building within ten days after it has been finished, and if he does not do so he is prohibited from setting up a defense to any action for the foreclosure of a lien based upon the fact that the notice of lien was not filed within the prescribed time. Section 1187. And there are further enactments providing for penalty for the filing of a false notice of lien or one for an amount in excess of the actual amount due. (Section 1202.)

"If a subcontractor or materialman fully complies with the requirements of the statute he would seem to be given adequate protection under this lien law and will not be at the mercy of a dishonest or irresponsible general contractor. The owner also by complying with its terms will be fully protected.

"Section 1186 states that a mechanic's lien has priority only over a mortgage or other incumbrance which may have attached subsequent to the time when the building or work thereon was commenced or which was not filed at the time the building or improvement was commenced."

Mr. Warren said this is but a very brief summary of the chief changes made in the law.

O. F. Perry Host to Material Men

Orin F. Perry, prominent in the Eastern lime market, gave a dinner recently at his home, 316 West 91st street, in honor of the Lobster Club of which he is a member. The other members are President Lovell H. Carr, of the Alpha Portland Cement Co.; vice-president Francis N. Howland, of the Candee-Smith & Howland Co.; Treasurer John W. Gaylor, of the Burroughs Brick Co.; Secretary George Shultz, of the Shultz Brick Co.; Steward Orin F. Perry; toastmaster, Frank W. Douglas, of the Glens Falls Portland Cement Co.; John A. Philbrick, of John A. Philbrick & Bro.; James E. Clonin, of Clonin & Messenger; Louis H. Peck, William C. Morton, of the Consolidated Rosendale Cement Co.; Uriah F. Washburn, of Washburn Bros. Co.; William H. and John Schmohl, of Murtha-Schmohl Co.; Frank E. and Charles Wise, of the Nathaniel Wise Co., and Ernest Braun, Jr., of Braun & Howe.

The invited guests were the Hon. Charles E. Littlefield, John J. Bell, of the John Bell Co.; Nathan Peck, of N. & W. J. Peck; Senator John B. Rose, Walter C. Shultz, of Charles S. Shultz & Co.; Audley Clarke, of the Audley Clarke Co.; A. V. C. Genung, of the Cook & Genung Co., Newark; J. Price, of Noonan Price Co.; T. C. Wood, Joseph Philbrick, of John Philbrick & Bro.; H. G. Silleck, Otto E. Riemer, P. J. Heaney, of the P. J. Heaney Co.; John P. Kane, Jr., and B. H. O'Hara, of the J. P. Kane Co.; Charles Agnew, C. Kelley, Lovell L. Palmer, Sr., Lovell L. Palmer, Jr., of the Palmer Lime & Cement Co.; C. J. Curtin, of the Cheshire Lime Co.; Harry A. Brocas, of the Kelley Island Lime & Transport Co.; W. E. Crocker, H. P. Brown, Thomas Cummings, A. E. Gibson and Charles Troxall, of the Rockland-Rockport Lime Co., W. N. Kenyon, of the F. D. Creamer Co., M. Halstead, of John Morton Sons Co., J. A. Coen, of the Construction Material & Coal Co.; M. M. Canda, of M. M. Canda Co.; C. McGuire, of the Burroughs Brick Co.; A. W. Tuthill, of Sayre & Fisher Co.; R. Boyd, of the Coney Island Brick & Supply Co.; Chas. Murtha, Jr., of the Murtha-Schmohl Co.; W. T. Hookey, of the W. T. Hookey Co.; J. H. Mahnken, of the Mahnken Building Material Co.; Capt. Wright D. Goss, of the Empire Brick & Supply Co.; William Rawling, of the John Bell Co.; A. Tomkins, of Tomkins Bros.; Hugh McDonald, of the Charles Warner Co.; F. H. Boyd, of the New England Lime Co.; A. C. Wood, of the Brooklyn Building Supply Co.; Dr. A. A. Richardson, J. H. Colyer, of Joseph Colyer & Son; F. E. Morse, of the F. E. Morse Co.; W. A. Thomas, of the W. A. Thomas Co., and Joseph F. Miller, of the Lawrence Portland Cement Co.

After dinner remarks were made by President L. H. Carr, W. C. Morton, Dr. A. A. Richardson, the Hon. Chas. E. Littlefield, A. W. Tuthill, Jos. Colyer, Francis N. Howland, Joseph Philbrick and the host Orin F. Perry. The club presented Mr. and Mrs. Perry with a beautiful silver salad set.

—Two hundred mechanics who were working on the new Academic building at West Point have been laid off for two months.

LESSONS FROM THE EQUITABLE FIRE.

Report of a Preliminary Survey By the Underwriters—No Protection on Columns and Beams—Large Floor Areas and Numerous Floor Openings Aided Spread of the Flames.

SINCE the destruction of the Equitable Building by fire on Tuesday morning, the plans which had been on file at the Building Bureau for a 62-story edifice on the same site have been withdrawn by the architects and the best information obtainable is to the effect that it is improbable they will ever be used. The members of the executive committee of the Equitable Life Assurance Society are reported to be almost unanimously of the opinion that the site on which the burned building stands should be sold and a more modest home erected elsewhere. At the Building Bureau and at the local offices of the architects of the projected building the understanding is to the same effect.

"We have virtually decided," said an official representative of the insurance company, "that the advertisement afforded by a large downtown office building is too costly. We believe better value can be obtained for our money from advertisements in the press."

The burning of the Equitable Building was one of the biggest fires and on account of the intense cold then prevailing it was one of the most trying experiences for firemen in many years. The greater portion of the original building, facing on Broadway, is entirely gutted, and the floors to the extent of one-fourth of the area of the building, to the west end, have collapsed. Seven lives were lost. The assessed valuation of the building, exclusive of the vaults was \$2,200,000. The original cost was much larger.

This was the first large office building to be erected in New York. It was also the first "elevator building," in that the first section of it was the first building in the city designed to have an elevator. Elevators were in use in the Fifth Avenue Hotel and the St. James Hotel before the Equitable Building was erected, but the buildings were not originally intended for elevators. The first section of the Equitable was built in 1869-70.

Fireproof Construction.

The term "fireproof" has meant different things at different eras. Before the Chicago fire it did not exclude wooden doors, window-frames, floors and partitions—all of wood. The first so-called fireproof building to be erected in this city was the Park Bank, in 1868; the second was the old New York Life Insurance Building, in 1869. The Equitable Building was built with granite front walls in the prevailing French style, with Mansard roof. The interior construction was of masonry partition walls, iron beams and segmental brick arches. It was originally five stories high. Jer. T. Smith was the mason; J. G. Batterson the granite contractor and J. B. & J. M. Cornell, the iron contractors. The additions at 78 to 82 Cedar street were built in 1874, from plans by E. H. Kendall.

In 1887, the building was enlarged to its present symmetrical dimensions, George B. Post being the architect, and David H. King, Jr., the builder. In the first section the floors were constructed of common brick arches between iron beams and furred underneath with metal lath, plastered, to get level ceilings; the minor partitions were of angle-iron studs, covered with metal lath and plastered. In the added portions of the building the floors were of hollow burnt clay flat arches, between iron beams, and the partitions were of burnt clay blocks.

In its last form the building was mostly nine stories and basement, except at the northeast and southeast corners, which were six and seven stories and basement. The area was 48,000 square feet. Walls were mostly stone and brick bearing walls, except the portion at 13-15 Nassau street, which had skeleton walls. Floors of old-style brick arches and part flat tile arches supported on unprotected steel beams, cast iron columns and bearing walls, except in the Nassau street section before mentioned.

A Surveyor's Report.

Supt. F. J. A. Stewart, of the Bureau of Surveys of the New York Board of Fire Underwriters, in a preliminary report, states that there was no protection on columns or beams in the main building except that afforded by the brick and tile floor arch construction. The floors were surfaced mostly with wood, though there was tile and other incombustible finish in some of the hallways and other minor parts. Floor openings were numerous—stairs, elevators and light shafts. Some

stairs and elevators were protected on three sides by terra cotta shafts, but they had open grills or wooden doors on one side. There was one large interior court extending above the second floor; approximately 35x90 feet, and four shafts, each 10x28 feet, near the north wall, enclosed in terra cotta blocks, but having thin glass window openings to offices and halls. A large portion of the building was occupied by banking concerns, railroad offices, club-rooms and the Equitable offices, all having large unbroken floor areas.

The report of Superintendent Stewart further says:

Location and Progress of Fire.

"Fire is said to have started about 5 a. m. in the basement storeroom at the Broadway end. Considerable time is said to have been wasted before a public fire alarm was turned in, owing to the fact that efforts were made by employees to extinguish the fire. When the Fire Department finally arrived the fire had made great headway, principally through stair and elevator shafts to the floors above. The greater portion of the original building facing on Broadway is entirely gutted and the floors to the extent of about one-fourth of the area of the building, at the west end have collapsed.

"The rapid spread of the fire seems undoubtedly to have been due to the fact that a number of the tenants occupied large unbroken floor areas, and there was nothing to retard the vertical spread of the fire owing to numerous open light wells, stair and elevator shafts. The spread of the fire was further facilitated by the fact that the abnormally high wind converted many of the hose streams into fine spray, reducing their effectiveness. Wood was also extensively used in the partitions and interior trim."

It is apparent from the foregoing that the building was not "fireproof" as the term is understood now. Perhaps on the whole it represented the best construction of its time. The Equitable Society had both the means and the desire to build in the most substantial manner, but the fact remains that instead of the building being one solid unit it was a collection of units of various ages and types of construction, and planned by different architects. The last architect, George B. Post, designed but one corner of the structure as a whole, other than the alterations. With the contents of the building he had nothing to do.

The application to present-day construction is not very close, so far as the structure of the building is concerned, but the reference in the report of Supt. Stewart to "large unbroken floor areas" is significant. There is nothing that will not burn if exposed to flames long enough. The contents of a building rather than the nature of its structure is the danger element in the modern skyscraper. A prominent underwriter expressed the opinion that the collapse of some of the floors was due primarily to the failure of an unprotected vertical column.

Fire Commissioner Johnson said in a statement that the destruction of the Equitable Building, with its attendant loss of life was an object lesson to New Yorkers on the danger from methods of construction in the city. He described the burned building as "an unrelated patchwork, started forty-two years ago, when the paid department was in its infancy, and was known to underwriters as 'sub-standard construction.' This simply means that the building was not fireproof; but it was permitted to exist in its hazardous condition in the face of modern fire preventive construction."

"New Yorkers, I fear," his statement goes on, "are under the delusion that New York will always be free from such conflagrations as visited Chicago, Boston and Baltimore. The same fuel for conflagration which existed in those cities exists in Manhattan in the old wholesale drygoods district and in the mass of buildings in the 'Swamp' and all the way up the East Side, as well as in several parts of the Brooklyn waterfront. With weather conditions such as prevailed Tuesday morning, and with an area of highly inflammable buildings such as exists in the districts I have described, with no barriers of fireproof buildings around them, I am somewhat fearful that history may repeat itself."

Standing Walls Not Menacing.

Deputy Commissioner Ludwig, upon an inspection of the ruins, decided that the exterior walls did not present a serious

menace to the surrounding buildings. He found the north wall, somewhat forced out of plumb, but not to a dangerous degree. All the walls, however, would have to come down eventually. The Building Bureau early put 65 men at work, first, to make the ruins safe for workmen, and, second, to look for bodies, and incidentally clearing away the debris. Later the force was strengthened to two hundred.

Mr. Ludwig said that the plans on file in the Building Bureau showed that the building was a composite structure as it had been erected in several sections at different times, and had been the subject of alterations repeatedly.

"It has always been supposed," said an insurance man, "that what is known as the old style fireproof building, which has brick arches and exposed iron beams, was a good risk when the structure was used as an office structure as was the Equitable Building. It has been clearly demonstrated that the old style fireproof structure is not as safe as has been presumed."

The Equitable Building was distinguished from others of its kind chiefly by the magnificence of its appointments and finishings. Artistically it was one of the finest specimens of American architecture, and for more than thirty years was one of the show places of the city. Its marble wainscotings on every one of its eleven floors, with bronze and marble statuary accentuating its mural decorations, gave to it a character that bespoke both excellent taste and lavish and unhampered expenditure on the part of Henry B. Hyde, who founded the insurance company that was housed within its marble walls.

The general design of the building was the Renaissance, the roof of the structure being finished with cupolas several stories high set around the base of a gigantic tower.

The building was last assessed on the tax books at \$12,100,000—\$9,500,000 for the land, \$2,200,000 for buildings and \$400,000 for vaults.

It was in 1908 that the society figured for a time on erecting the tallest building in the world on the site. Plans were drawn by architects and estimates of the cost obtained. The building was to be sixty-two stories in height—909 feet in the air—not counting a flag pole. This would have made it 209 feet higher than the Metropolitan Life Building, 292 feet higher than the Singer, 354 feet higher than the Washington Monument, and 75 feet lower than the Eiffel Tower. The cost was estimated at \$10,000,000 which, with the \$15,000,000 valuation on the land, would have made the amount invested \$25,000,000. The present intention of the directors is reported to be to abandon this enterprise for a less costly one.

The first architect was Bradford L. Gilbert, who, with the founder of the society, planned things in the construction and accommodations of an office building that had never before been attempted. The first unit of the immense structure was erected at the southeast corner of Broadway and Cedar street. It was occupied in 1870, and was enlarged until the building fronted on four streets.

A Growing Town.

The city of Poughkeepsie is at present growing faster than any other place on the central Hudson. Last year it erected 169 buildings of all descriptions. When it is remembered that the Hudson River towns were for many years—following the panic of 1893 and up to the present decade—almost lifeless in their real estate and construction departments, the record made by Poughkeepsie last year is significant of a decided change for the better along the river.

Poughkeepsie has recently acquired a number of new manufacturing industries and is also getting the benefit of an improved back-country trade, owing to the prosperous times farmers are having at the expense of those who must pay high prices for farm products. Poughkeepsie, Newburgh and Kingston have for generations grown at about the same slow rate. They were thriving centers for large sections of Eastern New York State before the Erie Canal and the railroads were built, and long before the big cities of the West were on the map.

LONG ISLAND'S GROWTH.

Nine Thousand Buildings Erected in 1911

According to a statement from the Traffic Manager of the Long Island Railroad, A. L. Langdon, 9,046 buildings were erected on Long Island (exclusive of Long Island City and old Brooklyn) during 1911. Of this number 7,429 were dwellings, 820 stores, 44 factories and 753 miscellaneous. The total shows an increase of 539 over the previous year, and compared with the number of structures put up in 1905—when the railroad first started to make compilations of building operations—it indicates a gain of over 50 per cent.

On September 8, 1911, the Long Island Railroad Company completed its first year's operation of trains to and from New York City through the Pennsylvania Railroad's East River tunnels; that during that period the Long Island Railroad handled about six million passengers at the Pennsylvania station in Manhattan and operated 87,000 trains, with a total of about 400,000 cars. During the year previous to the inauguration of the tunnel service 137,937 commutation tickets were sold on Long Island, while during the first year of the operation of the tunnel route there were 157,931 tickets sold—an increase of 19,994.

Mr. Langdon further says:

"It is a remarkable fact that the population of the Counties of Queens, Nassau and Suffolk have increased about 75 per cent. within the last ten years. Long Island, with its 400 miles of coast line, varied topography and accessibility to New York City and Brooklyn, must appeal to all as the logical place of residence for the city business man. There is room on the island for hundreds of thousands of people who are seeking a home in a healthful and congenial environment where they may be independent of the congested flats and tenements and yet be accessible to the city.

"The Long Island Railroad Company has spent enormous sums of money and is still making large expenditures for new equipment, new stations, improved roadbed, and the elimination of grade crossings. Work is now under way on the North Side Division which involves the construction of a new line between Woodside and Winfield, the electrification of the line to Port Washington and White-stone Landing, together with the abolition of many grade crossings."

Among the towns and villages showing greatest growth are the following:

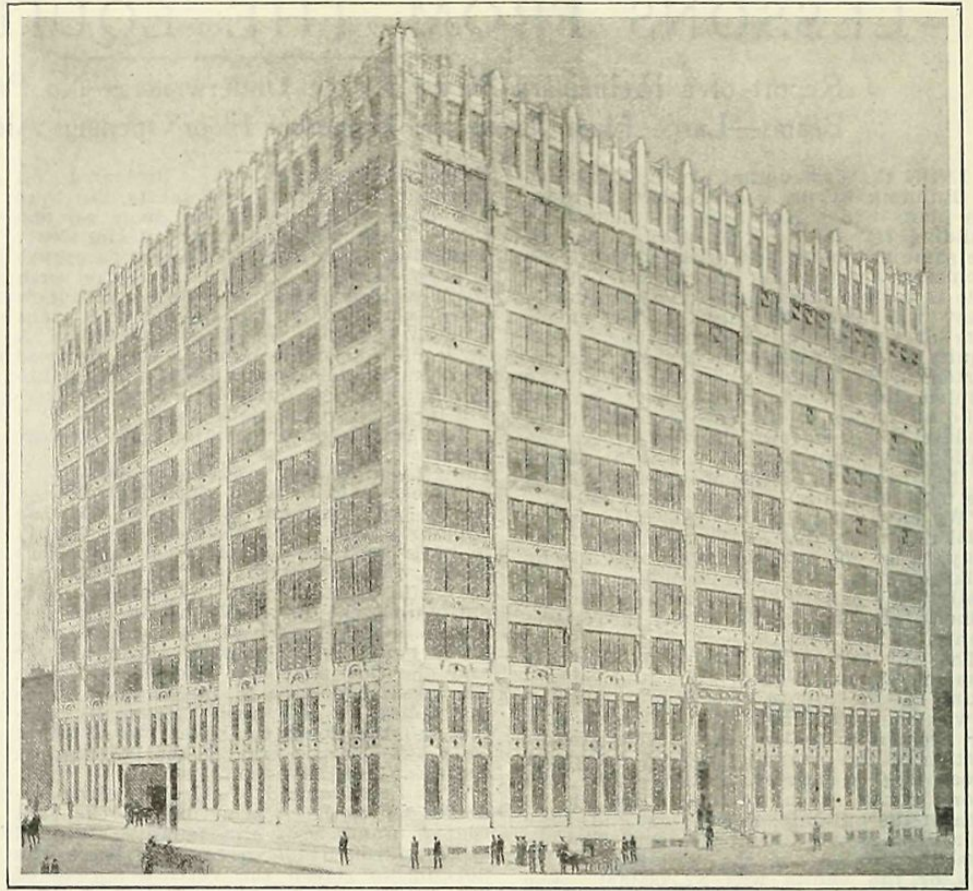
Bayshore	123
Bayside	138
Bushwick Junction.....	242
Corona	372
Elmhurst	165
Flushing	291
Forest Hills	113
Freeport	193
Glendale	191
Hollis	100
Jamaica	701
Lynbrook	162
Morris Park	325
Patchogue	116
Richmond Hill	527
Rockaway Beach.....	303
Rockville Centre	134
Woodhaven	381

„Largest Candy Factory in the World."

(Subject of Illustration.)

That the district around 11th avenue north of 42d street has manifest advantages for manufacturing purposes is best evidenced by the number of important buildings of that class that have recently been projected in that neighborhood. Plans have recently been filed for one of the largest manufacturing buildings recently projected in the Borough of Manhattan, of which an illustration is published in this number. It has been referred to as the "largest candy factory in the world." The total area to be covered when the entire factory shall have been completed, includes the block front on the east side of 11th avenue, 46th to 47th streets, and a depth of 200 feet on both side streets towards the east. The building is to be 11 stories high, of skeleton steel construction, the floors being designed for a live load of 200 pounds in the main section and 250 pounds in the east wing. The contract for the steel work has already been let to the Hay Foundry & Iron Works.

Among the features that are of particular interest in connection with this building are the schemes proposed by the architect, Robert D. Kohn, in order to make the building come up to the most advanced ideas of fire protection, both as to safety for property and safety and health for the workers. The building when completed will be divided into three sections on every floor by a transverse



11th Avenue, 46th to 47th Streets.

Robert D. Kohn, Architect.

NEW CANDY FACTORY FOR AUERBACH & SONS.

fire wall; each section of the building will be provided with its own means of escape and the fire wall itself with its opening serves as the best possible means of escape out of one section into another part of the building away from possible conflagration. Provision has been made for two fire towers, to which there is access to be from each of the three wings. These fire towers open out into a 30-foot wide driveway running from street to street underneath the building. It is in this driveway that all the shipping and receiving is to be provided for. In addition to the fire towers there are to be four other independent lines of staircases and six elevators. The staircases and all the elevators are enclosed from top to bottom by 8-inch brick walls with automatic fire doors. The building is to have a complete equipment of automatic sprinklers. The boiler-house is located underneath the court and has provision for overhead coal bunkers and automatic stokers.

Messrs. D. Auerbach & Sons, owners, have engaged Messrs. Nygren, Tenney & Ohmes as consulting engineers to design the power plant and provide for an artificial system of ventilation throughout the factory; and Messrs. Mailloux and Knox have been engaged to supervise the electrical work, which is of importance in view of the fact that all the machinery is to be electrically operated. The comfort of the workers in the factory is to be provided for by a lunch room 100 by 100 feet in area, on the second story, and a rest or hospital room on the same floor, as well as ample locker room and toilet rooms on every story to the top.

It may be imagined that the product of so large an establishment as this is widely distributed. The business of Messrs. D. Auerbach & Sons has grown in recent years to a colossal extent, and their candy, it appears, is shipped not only all over the United States, but even into Asia and the furthestmost parts of South America.

Rehabilitating Fort Wadsworth.

A committee of the Staten Island Chamber of Commerce, consisting of W. S. Van Clief, A. B. Pouch and Cornelius G. Kolff, has submitted a report on the subject of the rehabilitation of Fort Wadsworth. The committee appeared at Washington and had important interviews with the War Department, represented by General Leonard Wood, General Weaver and Major Bishop, bearing upon this question, and found that extensive plans for the erection of proper quarters for officers and men had been approved by the Department of War in 1908, but have been temporarily held up during the rebuilding of Fort Hamilton, on account of lack of appropriation. This improvement would have gone on during 1911 but for the reason of orders from the President to curtail expenses of the War Department wherever possible.

The remedy, the committee's report states, seems to be in seeking an amendment to the appropriation bill providing for such minimum sum of \$250,000 for this purpose. It was learned by the committee with considerable satisfaction that this small appropriation would provide the necessary quarters for officers and men, and go a considerable distance towards clearing up and putting in proper order the roadways and grounds of the post, based upon the quartering of the four companies of soldiers and officers. This would give the minimum of efficiency at this post, which is regarded by the Army Department as the most important fortification in America.

The Municipal Engineers.

There are nearly five hundred civil engineers working in the various municipal departments of the City of New York. Four hundred and eighty were at the annual banquet of their association last Saturday night at the Hotel Savoy.

Mayor Gaynor made the principal address and was followed by Lawson Purdy, of the Department of Taxes and Assessments, and Dr. John H. Finley, president of the College of the City of New York. At the speakers' table were Messrs. Miller and Cromwell, Borough Presidents; George S. Rice, Irving T. Bush, Lawson Purdy, F. R. Harris, John E. Eustis, John H. Finley, Water Commissioner Thompson, Col. W. S. Black, Charles H. Page and J. Waldo Smith.

Among the diners also were Paul Azbill of Indianapolis, John G. Horgan, M. H. Ryan, Robert Ridgway, Prof. Charles P. Berkey, Chief Engineer De Verona, George Burrows, Merritt H. Smith, James F. Sanborn, Frank Parsons, Martin J. Ungrich and Walter E. Spear.

Awnings.

If anyone can succeed in producing an awning for office buildings that will not ignite from cigars, cigarettes, etc., thrown from the windows his fortune is made. Every building manager has his troubles from this source each summer. In fact, so many awnings have been burned that several building managers have refused to replace them and are using Venetian blinds instead—"Building Management."

Phillips-Jones Co. to Build.

The Phillips-Jones Company, 502 Broadway, shirt manufacturers, will begin about March first the erection of a new 8-story concrete factory on the block bounded by 134th and 135th streets, Walnut avenue and the New York, New Haven & Hartford Railway tracks in the Bronx. An architect has been tentatively selected.

NEW FIRE BUREAU.

Prevention Now Equally as Important as Extinguishment.

The prevention of fires has hitherto been completely submerged in the Fire Department as a function merely incidental to the extinguishment of fires, largely dependent upon the attitude thereto of the chief of the department. The new bureau is of co-ordinate importance with the bureau of Fire Extinguishment and has an independent Chief reporting to the Commissioner. The subject is thereby elevated to its true place as of equal importance with the Bureau of Extinguishment.

The Commissioner is required to enforce all laws and ordinances in respect to:

1. Prevention of fires.
2. The storage, sale, transportation or use of combustibles, chemicals and explosives.
3. The installation and maintenance of automatic or other fire-alarm systems and fire extinguishing equipment.
4. The means and adequacy of exit, in case of fire, from all buildings, structures, enclosures, vessels, places and premises in which numbers of persons work, live, or congregate from time to time for any purpose except tenement-houses.
5. The investigation of the cause, circumstances and origin of fires and the suppression of arson.

Powers of the Commissioner.

The Commissioner is empowered to:

1. Cause any building, structure, enclosure, vessel, place or premises, or any part thereof, or thing therein or attached thereto, to be examined and inspected by any officer or employee of the department designated for such purpose.
2. Order, in writing, the remedying of any condition found to exist in, on or about any building, structure, enclosure, vessel, place or premises, except tenement-houses, in violation of any law or ordinance in respect to fires or the prevention of fires, except the Tenement House Law.
3. Require, in writing, the installation, as prescribed by any law or ordinance, in any building, structure or enclosure of automatic or other fire-alarm system or fire-extinguishing equipment and the maintenance and repair thereof, or the construction, as prescribed by any law or ordinance, of adequate and safe means of exit.

Dangerous Premises May Be Closed.

4. Require any building, structure, enclosure, vessel, place or premises, which, in the opinion of the Commissioner, is inadequately protected against fire perils to be vacated or to be condemned and removed.

The Commissioner and any of his authorized agents is given power to enter, at reasonable hours, any premises for purposes of investigation or in furtherance of any provision of the law.

Provision is made for the immediate serving of notice upon owners or occupants, or for service by affixing a copy to the premises.

Dangerous Premises Made Nuisances.

Buildings, premises, etc., perilous to life or property in case of fire therein, or adjacent thereto, by reason of the nature of contents, use, or the overcrowding at any time of persons therein, defects in construction, or deficiencies in such fire-alarm or fire-extinguishing equipment as may be required by law, ordinance or order of the Fire Commissioner, are declared to be a nuisance, and as such are subject to summary abatement by the Commissioner. Unless owners or lessees comply with the orders of the Commissioner within the time specified, the Commissioner may execute such order with his own employees and equipment.

WATER CURTAINS.

An Impassable Bulwark Against Flames —The "Maltese Cross."

Among the ideas for reducing the conflagration hazard that have met with expert approval is one for the erection of solid lines of heavy fireproof buildings, somewhat in the form of a Maltese cross, to divide the total area into sections separated by these massive bulwarks.

The lessons to be deduced from the burning Equitable building afford strong justification for this plan. The granite walls stood like battlements after the floors had melted and crumbled. To the extent that they confined the fire within, they would also have withstood flames from without, not absolutely but within the limits where the fire-fighting facilities of the city are effective.

A correspondent, writing in the interests of the automatic sprinkler industry ex-

presses the opinion that the only apparent complete solution of the situation lies in equipping the principal buildings, certainly within the congested area, in such a manner that it will be virtually impossible for fire to obtain hold upon them, and thus advance another step in its progress of destruction. There are two general methods by which this may be done, but for most perfect protection they should be jointly adopted. He adds:

"For fighting a fire on the inside of a building it is absolutely essential for best results that the building be equipped with an approved form of automatic sprinkler which, opening as soon as the temperature caused by the fire reached a certain predetermined point, will flood that fire and thus automatically put it out. The secondary protection, which would come into play only when a conflagration is in progress or threatened, is a system of open sprinklers on the outside of the building, placed one above each window or other exposed opening, and operated by means of a valve at some distance, turning water into the pipes and surrounding the building with a veritable curtain of water, through which the fire cannot pass.

"An instance of this duplicate form of protection was in evidence at the Baltimore fire in the premises of the O'Neill department store. This building was equipped both inside and out as above described, the outside sprinklers covering no less than 98 windows in the six stories. It was directly in the path of the fire and was attacked by flames which practically enveloped it, leaping more than 15 feet above the elevated sprinkler tank, the top of which is 30 feet above the roof. The cover of this tank was destroyed, while the tank and the timbers on which it rested were so badly damaged as to necessitate replacement. They were saved from total destruction, however, by blocking the overflow pipe and keeping water running in the filling pipe, thus overflowing the tank and keeping it wet.

"The cornice of the building was on fire a number of times, but four automatic sprinklers in the attic prevented the fire from entering. The freight elevator caught fire, but two sprinklers at the top checked it here. The open sprinklers over the windows were put in operation fifteen minutes before the flames attacked

the building, and such was the value of the screen thus formed that the store was open for business again two days after the fire. Thus the sprinkler saved not only the building and contents, but other buildings which, protected by this screen, were shielded from the direct force of the flames."

A Building for Publishers.

(Subject of Illustration.)

This building will be erected on a plot 126x98.9 feet at 207-217 West 25th street, and will be of absolute fireproof construction. It will be 126x90 feet; 12 stories, exclusive of the cellar and photograph galleries on roof.

The front will be constructed of Indiana limestone, light face brick and terra cotta. A sprinkler system will be provided to insure a low rate of insurance. An electric power plant will be installed. There will be four electric elevators, two passenger and two freight.

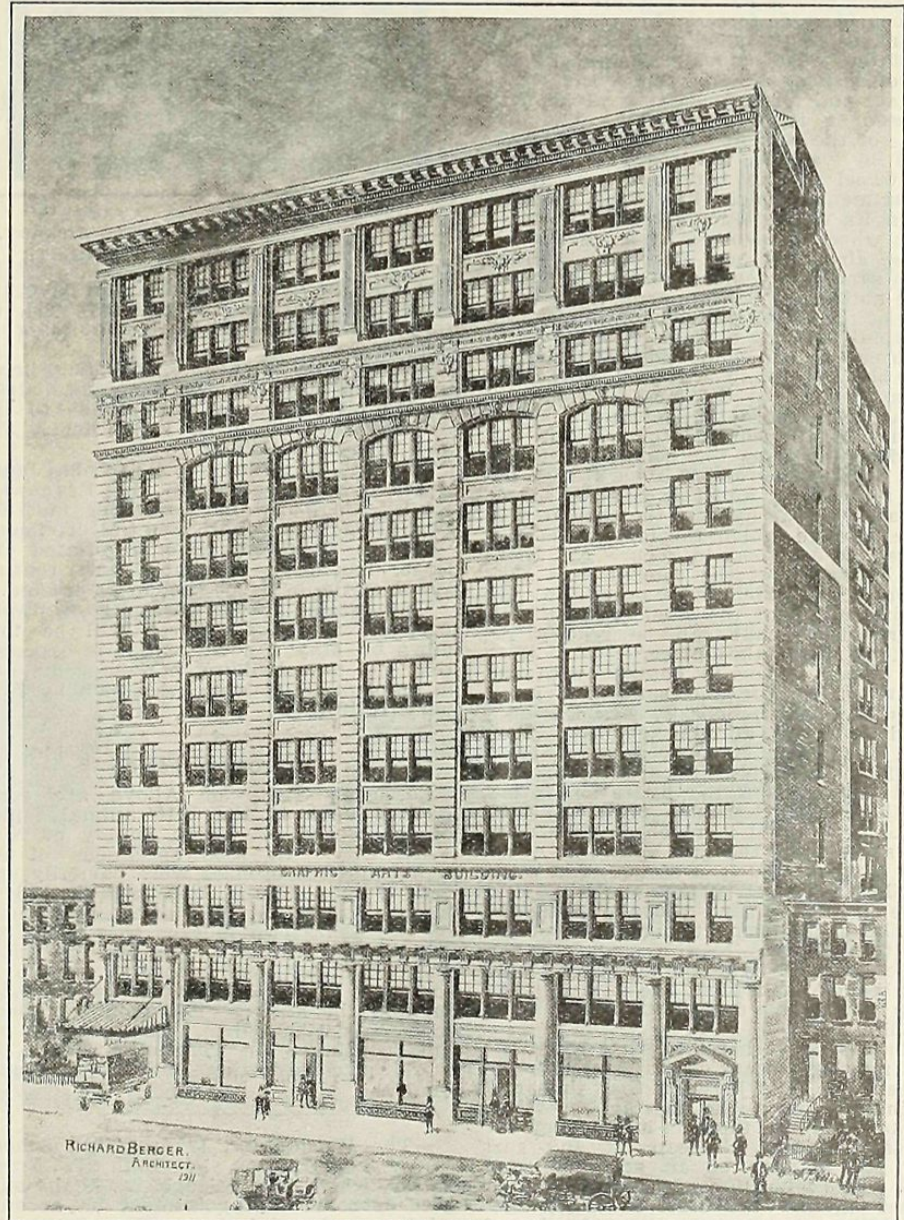
The building is to be built for investment only, and two-thirds of it will be occupied by the owners, who are the Publishers Printing Co., William Knoepke Binding Co., and F. A. Ringler Co., known as the Graphic Arts Realty Company.

The architect is Richard Berger, 309 Broadway; Robert W. Boyd, Structural engineer, and Walter S. Timmis, mechanical engineer.

John J. Boyle Has Contract.

The U. S. Government has awarded to John J. Boyle, of this city, as sculptor, the commission for the erection in Washington of a statue to Commodore John Barry. Congress in 1906 appropriated \$50,000 for the purpose of honoring Barry.

—General business is quiet, but there is every indication of soundness. Reports from the interior are slightly more encouraging, indications suggesting that reaction has seen its worst and that any change is likely to be in the direction of betterment rather than further depression.



207 to 217 West 25th street. THE GRAPHIC ARTS BUILDING. Richard Berger, Architect.

GARAGE REGULATIONS.

A New Code Adopted by the Municipal Explosives Commission.

An entire new code of regulations adopted by the Municipal Explosives Commission under date of January 3, 1912, was approved by the Board of Aldermen at this week's meeting. It repeats all the regulations of the commission in force on January 1. Included in the code are articles relating to garages and motor vehicle repair shops.

The code will be found printed in full in the City Record of Wednesday. It embraces 27 articles, which are divided into 598 sections. Article 11 relates to garages and Article 13 to motor vehicle repair shops. There are also regulations for dry-cleaning and dyeing establishments, retail drug stores, wholesale drug stores and chemical supply houses, besides rules for the storage of explosives, ammunition, fireworks, matches, paints, oils and varnishes.

Applying Cement Mortar by Compressed Air.

When concrete or cement mortar is applied as a protective covering to structural steel work, the ordinary method is to surround the steel members with wooden forms and pour the wet mixture into place, some form of wire mesh or metal lath being employed as an anchorage; but a radically different arrangement is adopted in covering the steel work which forms an important feature of the reconstruction of the Grand Central Terminal yards of the New York Central and Hudson River Railroad. The essential parts of the "cement gun" there used consist of superimposed steel tanks forming two compartments, from the bottom of which a dry mixture of sand and cement, entirely under the control of the operator, is ejected by compressed air through a hose line carrying a nozzle at its discharge end.

To this nozzle a second and smaller hose delivers a supply of water under pressure. The mixture of sand, cement, and water shoots out of the nozzle orifice with considerable force and impinges upon the surface of the steel work at which it is pointed. The mortar issuing in the form of a spray adheres to the surface of the steel and forms a coating which may be made as thick as desired. The discharge of the cement and the sand is regulated by varying the speed of a large feed wheel at the bottom of the lower compartment, which has deep notches around its entire circumference.

This wheel is revolved by a small compressed air motor, and the small charges of the sand and cement mixture collected in the notches or pockets around the periphery of the wheel are fed successfully into the rapidly-moving stream of air which issues from the inlet connection. The material is blown through a curved outlet and passes thence into the hose line supplying the discharge outlet of the gun. The quantity of air required for working the gun depends upon the conditions under which it operates and the nature of the work to be done, and this is also true of the water used to hydrate the cement. The nozzle through which the mixture is discharged is designed to secure the thorough hydration of the cement, and that portion of it which is exposed to the abrasive action of the sand is lined with a composition that can be readily replaced as wear takes place.

The water comes in contact with the mixture of cement and sand just as it passes through the nozzle, which is furnished with an annular chamber from which the water is sprayed under pressure from a series of carefully-proportioned orifices, and the hydration is begun there and continues until the surface to be covered is reached. The mixture issues from the gun nozzle at a velocity of about 350 ft. a second, and when it strikes the steel surface the large and coarse grains of sand rebound until the thin film of fine cement mortar which immediately adheres to the steel offers a plastic base in which the coarse particles become embedded; the mixture then builds up to any desired thickness upon this film.

It is apparent, therefore, that when the swift moving stream of material hits the steel surface, and between that time and the instant when the mortar cover begins to build up, there is a tendency for the sand grains to clean off any rust after the manner of an ordinary sand blast. The deposition of the thin film of cement against the steel is advantageous as it secures an excellent bond and makes an efficient protective covering over the metal. As the cement is literally shot upon the steel a coating of great density is secured, while the force

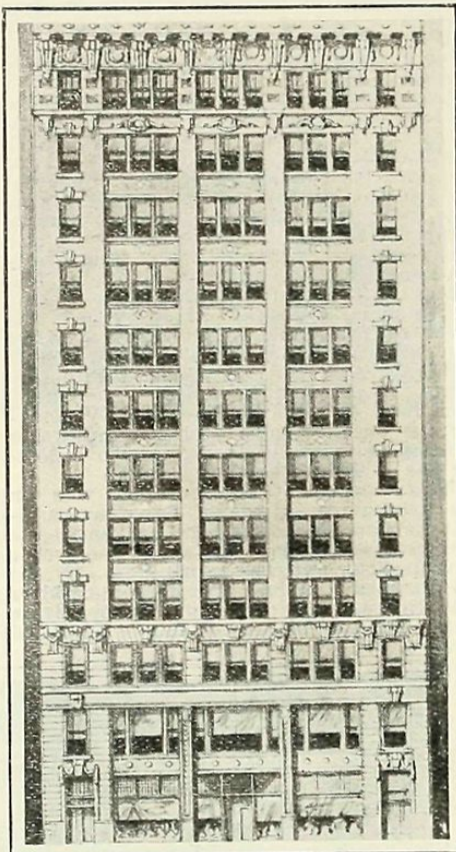
of the impact drives out all superfluous water and the concrete takes its initial set in a very short time, all possibility of voids or air pockets being avoided.

Building for the Fifth Avenue Section.

(Subject of Illustration.)

Among the operations planned for the Fifth Avenue section is the building to be erected by the Brunswick Realty Company, Robert P. Zobel, president, at Nos. 3-5-7 West 35th Street, 125 feet west of Fifth Avenue.

The Brunswick Realty Company will improve the site, which is 75x98.9 feet, with a 12-story store and loft building from plans by Frederick C. Zobel, architect. The structure will be high-class in finish and equipment, contain either three or four elevators and a 100 per cent. sprinkler system. The insurance rate will be



F. C. Zobel, Architect.

3, 5 AND 7 WEST 35TH STREET.

low, and the five upper lofts will have unrestricted light on the easterly side, as they will adjoin the 6-story building of Best & Co.

The location is exceptionally fine, being in the centre of the best shopping district in the city. Recent acquisitions to the neighborhood being R. J. Horner & Co. and Higgins & Seiter.

The site is owned by Col. John Jacob Astor, who leased it to the Brunswick Realty Company in November last for twenty-one years, with renewal privileges.

George B. Corsa, who negotiated the lease, has been appointed sole renting agent of the new building to be erected.

There are at present three 4-story dwellings on the plot. These will be torn down on May 1 next, and it is expected that the new building can be completed in ample time to give possession by January 1, 1913.

Corrosion Tests.

Corrosion Tests of Alloys are commented upon in the 1910 annual report of the Board of Water Supply of New York City. In 1908 specimens of six representative bronzes were partially embedded in concrete cubes and placed in Esopus Creek. In 1910, after an exposure of two years two months they were examined and weighed. The average thickness of metal lost from the surface of the most corrosible specimen was 0.000,248 in. and the average loss from all specimens was 0.000,136 in. The tests are being continued in connection with the work of constructing the Catskill aqueduct.

—The Washington Irving High School, under construction by John T. Brady & Co., which is now enclosed, is the subject of some disappointment on account of its sombre coloring. The same criticism was made against the new Vanderbilt Hotel before the white window frames were in to relieve the monotony of the gray brick walls.

THE SINGLE TAX.

(Continued from page 78.)

know how ineffective the land increment tax will be, and how easy on land owners.

Thus if the land increment tax were 10 per cent. of the increase and levied each year on the increase in assessed land value the total yield of an increase in the assessed value of land from \$1,000 to \$1,500 would be \$50. If, however, the tax rate on land were increased from the average this year \$1.73 per \$100 to \$2.12 (the rate which double the rate on buildings would yield the total levy on ordinary real estate this year) the tax on this piece of land assessed for \$1,500 would be increased from \$25.95 to \$31.80, and this increased tax rate would yield in 20 years \$117 more than at the present uniform tax rate on ordinary land and buildings, or nearly two and a half times the yield of a land increment tax of 10 per cent., the maximum conceivable rate.

A land increment tax of 10 per cent. on the increase from \$1,000 to \$1,100 would be \$10.

By increasing the tax rate from \$1.73 to \$2.12, the land assessed for \$1,100 would pay \$4.29 more every year, or in 20 years \$85 more than at a uniform tax rate on ordinary land and buildings and eight and a half times as much as a 10 per cent. land increment tax on this parcel would yield. A more probable land increment tax would be 5 per cent., which would yield only \$25 in the first illustration against \$117 in 20 years, if the tax rate on buildings were halving with the assumed budget and taxable base; and \$5 in the second case against \$85 in 20 years, with the halved tax rate on buildings. It should be noted, too, that land values of some parcels of the 515,849 in the city temporarily decline and those of others remain practically stationary for a year or so after booms. The land increment tax fails to afford any reward, such as does the halving of the tax rate on buildings to the man who has adequately improved his property, and similarly fails to stimulate the man who wants to improve his land adequately whether by intensive gardening in the outlying boroughs, or reasonably large buildings in the developed sections of the city. To raise new revenue the land increment tax might be tried, but as a means of preventing congestion and room overcrowding, the primary object which halving the tax rate on buildings will effect by moderating rents, it is of little value. Halving the tax rate on buildings does not necessarily imply that more revenue will be derived thereby from taxing ordinary real estate.

In the closing part of your editorial you fittingly refer to the dominant influence of the "vested interests" which you represent in the State Legislature in the past. You state that if halving the tax rate on buildings works well, the State ought to determine to recover more of the land values through taxation for the people who have created them, and you admit that you are afraid it will work well, hence don't try it. Fortunately, there is an increasing number of legislators who do not conceive it to be their special function as legislators to protect and foster "vested interests" but to conserve the rights of their constituents and the citizens of the State as a whole. They recognize that their function as legislators differs in this respect from yours.

As you state, "A respectable body of opinion has been expressed in favor of the bill." This is constantly increasing, and whether legislators will represent the rights of their constituents and vote to halve the tax rate on buildings at the next session of the legislature, or betray those rights to your clients' "vested interests" remains to be seen.

That ultimately the rights of those who possess nothing but bodies and not interests but those of justice must be granted is evident, and it may not be upon such easy terms as now suggested. "Vested interests" which sow the wind must reap the whirlwind.

RICHARD S. CHILDS.

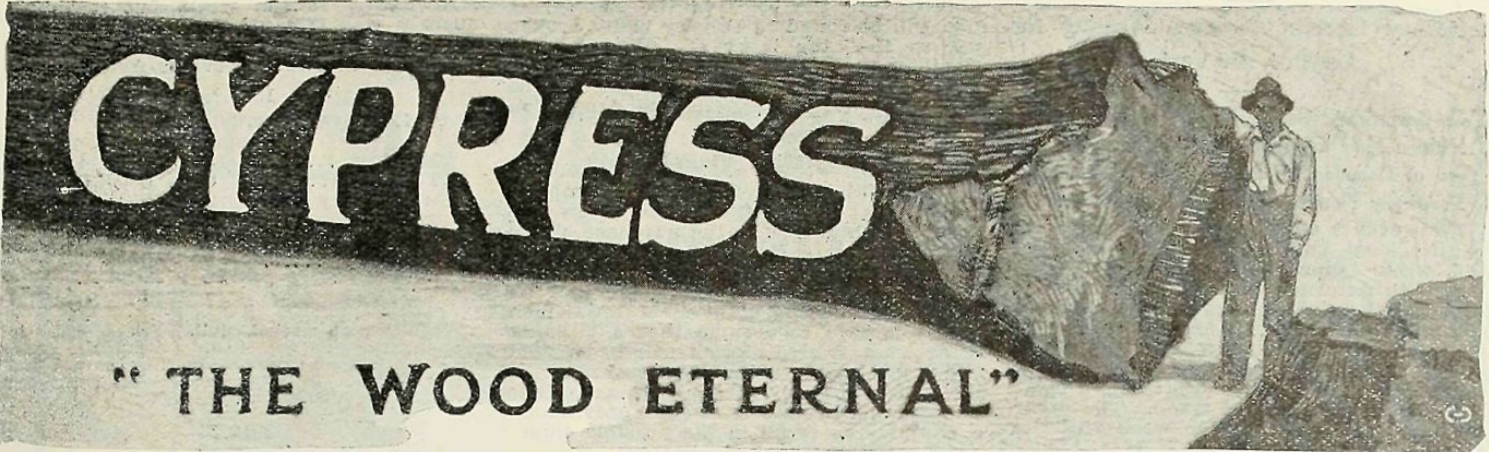
Mechanics and Traders' Exchange

The annual dinner of the Mechanics and Traders Exchange will be held at the Montauk Club, 8th Avenue and Lincoln place, Brooklyn, on Saturday evening, February 3, at 7 p. m. Tickets, \$5 each. Requests and remittances for the same may be made to the Dinner Committee at the M. & T. Exchange.

Jos. A. Guider, chairman; W. C. Williams, secretary.

—Monetary conditions are entirely satisfactory. January disbursements were passed without the usual furies experienced at that time. Money will soon begin to flow back from the interior and the local outlook is for a period of considerable ease for some time to come.

HE WHO USES CYPRESS BUILDS BUT ONCE



SO MANY PEOPLE KNOW

so little about woods
(and their relative values—How is it with you?)



SO MANY PEOPLE THINK

that "LUMBER IS LUMBER"—(How often do YOU specify the kind of wood you want used by your builder?)

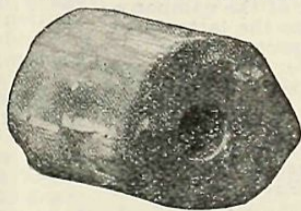
SO MANY PEOPLE BELIEVE

that frequent *Repair Bills* are "*Necessary Evils*"—that we believe we are doing a public service in informing you and other intelligent people on

CYPRESS
("THE WOOD ETERNAL")

HERE IS CYPRESS vs. AN IRON PLUG:

About 110 years ago, when Louisiana was a French Province, the Water Mains of New Orleans were CYPRESS logs, 18 feet long by 22 inches diameter, with a 5-inch hole bored lengthwise. These were joined by short iron tubes, tapered at both ends. A few years ago these were replaced by the most modern system. Below is a photograph of a section of one of the CYPRESS mains just as it was dug up—as sound as ever after 100 years' contact with wet earth. Below is a photograph of one of the iron connections just as dug up—most of them rusted past all usefulness.



HERE IS CYPRESS vs. WEATHER:

A photograph of a CYPRESS SHINGLE from the Austen Homestead, Staten Island, N. Y., built in 1710, and at last accounts still occupied by descendants of its original builders, with the original CYPRESS roof practically intact.

"He who uses CYPRESS builds but once."



CYPRESS is in truth "the wood eternal." If you are putting up a palace or a pasture-fence, and want to build it "**FOR KEEPS**"—USE CYPRESS.

There is going to be *CONTINUOUSLY*, a liberal education (and a wonderful INVESTMENT value for you) in this CYPRESS advertising—and in the detailed information and reliable counsel to be had promptly *WITHOUT COST*, if you will *WRITE US YOUR OWN NEEDS* (big or little), and *ASK YOUR OWN QUESTIONS* of the "**INVESTORS' AND BUILDERS' DEPARTMENT**" of the

Southern Cypress Manufacturers' Association
1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

Probably your lumber man sells CYPRESS; if not, WRITE US, and we will tell you the dealer handiest to you.

BUILDING MATERIAL MARKET.

Attorney General Arranges Hearing for Gnybco Interests.

Tells Record and Guide Program of Procedure in Petition for Dissolution Filed by Local Consumers of Common Brick—Equitable Fire Salvage Practically Nothing—Market is Less Active.

TWO events stood out prominently in the local building material market this week. One was the filing of a petition with Attorney-General Carmody at Albany wherein a number of consumers of common brick in this market asked that steps be taken looking toward the dissolution of the Greater New York Brick Company, on the ground that it is a combination in restraint of trade. The other conspicuous feature of the week was the destruction of the Equitable Life Assurance Society's building in the financial district, and its present and future effect upon the building material market.

Neither was more than a mere incident in the week's happenings, however, as far as its effect upon the general buying movement was concerned. The publication of the unfilled order report of the United States Steel Corporation and its subsidiary companies, the steady upward trend of linseed oil prices, the closing of navigation in the Hudson river and the continued heavy buying movement in pig iron from both rolling mills and equipment interests in the East and in the West, all received greater attention because each had a direct, present bearing upon the market while the other two offered only possibilities of future effect upon supply and demand.

The building material market, taken as a whole, was fairly strong. There was some sluggishness in the wholesale common brick department owing to the fact that with the closing of navigation in the Hudson, the supply of brick was cut off and dealers began in earnest to ride from stacks. This action was reflected in last week's sales which totalled only fourteen, as against eighteen in the week before.

Portland cement interests here report their market unchanged. Building stone is in fair inquiry. Crushed stone orders were not so numerous and sand was hard to handle and comparatively little was moved. The week was conspicuous for its general sluggishness in deliveries owing to the fact that construction work was seriously interfered with by the cold; wholesale interests, however, expressed themselves as satisfied with the general inquiry.

Money interests since the first of the year have shown a better disposition toward construction work of the loft building and apartment house type, especially where the operations are in new locations where special facilities in transportation or light and air are offered.

Equitable Salvage Negligible.

Second hand material men have always looked upon the Equitable Life Assurance Society's building as one of the richest prospective wrecking plums in the city. Various estimates have been made of the marketable value of its furnishings, equipments and interior and exterior materials. As compared with the Grand Central Station salvage it was considered a bonanza and the New York House Wrecking Company broke all previous records for profitable investment when it undertook the contract to raze that structure.

Originally costing considerably more than \$12,000,000 the wreckers figured that if they could get the contract for razing that building for \$200,000, they would be able to clear about 200 per cent. profit, providing they were not pushed for time as was the case with the wrecking company which demolished the Grand Central Station.

The fire, however, has shattered these hopes. Experienced wreckers who were called in by the Fire Department to aid in the search for bodies and to quickly uncover the treasure vaults buried by the debris, said that so complete was the ruin that the society probably would have to pay a wrecking company to complete the demolition, because all that was left was scrap steel so annealed by fire as to be practically of no value for remelting purposes, interior and exterior stone that was either terribly calcined or damaged by collapsing floors and heavy equipment; a quantity of melted bronze and brass and the vaults. Should the walls collapse, it is said that the chance of salvage would be still less than it was on Tuesday.

"Common brick is practically the only asset that a wrecker could hope to recover on if he took the contract for clearing the site," said the president of a large wrecking company, "and while the market

for second-hand common brick is better today than it has been in years, the probabilities are the brick in the smoldering pile will be found to be very badly broken up, so that the labor of digging and cleaning them would not pay. As far as I can see the ruins present a job for the ash man; not for experienced demolition engineers."

No Rebuilding Plans as Yet.

An official of the Equitable Company denied that negotiations had been reopened with a view to the purchase of the Madison Square Garden site upon which to erect the new home office of his company. It probably will sell the plot on which the building stands. Material men say it is safe to assume that a building of at least twelve stories will be erected and a twelve-story building, covering the block bounded by Cedar, Nassau, Pine streets and Broadway, would prove such a stimulus as to fill in the possible slump anticipated in the last quarter.

Lime.

Lime in this city is reported to be in a moderate, but strengthening market. General conditions seem to have improved since the organization of an association formed for the purpose of protecting the best interests of the product in the East. This association, which is known as the Lime Manufacturers' Association of New York city, was organized last October with these officers: President, Orin F. Perry; first vice-president, H. A. Brocas, of the Kelley Island Lime Co.; second vice-president, C. J. Curtin, of the Ches-hire Lime Co.; treasurer, F. H. Boyd, of the New England Lime Co., and secretary, Hugh McDonald, of the Charles A. Warner Co.

Brick.

Attorney-General Thomas Carmody gave to the Record and Guide this week the following exclusive statement in response to a request for the names of the petitioners who asked for a dissolution of the Greater New York Brick Co., of 108 Park avenue.

"A petition has been filed for the commencement of proceedings for the dissolution of the Greater New York Brick Co. as a combination in restraint of trade. The petitioners are: D. C. Weeks & Son, J. Odell Whitenack, William L. Crow Construction Co., August Niewenhouse, F. J. Ashfield, George A. Fuller Company, George H. McEntee, the Jones Construction Company, Donald Mitchell & Son, Charles A. Corwin & Co., Thompson-Starrett Co., John V. Schaefer, Jr., Frank E. Conover, Jacob Zimmerman and Beem & Nase.

"I will investigate the truth of the allegations of the petition before commencing proceedings. I have notified the Greater New York Brick Company of the substance of the petition and have given it an opportunity of explanation and offering to arrange a hearing."

Frank M. Patterson, of 27 William street, counsel for the Greater New York Brick Company, authorized the Record and Guide to make this official statement:

"You may say for me that the Greater New York Brick Company positively does not violate any state or national law, anti-trust, anti-monopolistic or any other kind, now or at any time in its existence. You may further say for me that when the proper time comes we will be able to prove absolutely the truth of the statement I have just made. I can say no more than that at this time."

John B. Rose, President of the company, has been in Bermuda since the latter part of December, and is expected home today. The officers of the company conferred on Wednesday afternoon with Mr. Patterson, and later in the day he departed for Albany. No statement was given out for publication by any of the officers after the conference and none was forthcoming from Mr. Patterson before he left the city.

The officers of the company are President, John B. Rose, of Newburgh; vice-president, Aaron E. Aldrich, of Fishkill; secretary, Frank DeNoyelles, of Haverstraw, and treasurer Robert Main, of Saugerties. The directors are executive officers and Lucien H. Washburn, of Haverstraw; Everett Fowler, of Haverstraw; H. J. Jova, of Roseton; Henry R. Bridgeman, of Kingston; Alonzo Rose, of Kingston; George H. Washburn, of Saugerties, and C. F. Suderley, of Coeymans.

Brick Sales Light.

The movement of common brick in this market was light this week, because construction work was seriously interfered with by the cold weather. Incoming cargoes were more numerous than in the week before, because manufacturers were desirous of getting loaded barges into the

market before navigation closed. One tow was reported fast in the ice near Haverstraw early in the week, but it subsequently was released.

Transactions for last week and comparisons with the week previous follow:

1911.*

	Left over, Dec. 30, 14:	Arrived.	Sold.	Covered.
Monday	18	4	4	
Tuesday	0	0	0	
Wednesday	9	5	0	
Thursday	11	4	3	
Friday	4	1	0	
Saturday	5	0	3	
	—	—	—	—
	47	14	10	

*Condition of market, dull. Prices, \$6.50 to \$7. Rarities, no quotation. (Wholesale, dock, N. Y.; allow for cartage, covering charges and dealers profits in estimating.) Total covered \$1. Reserve, Jan. 6, 47.

1910.†

	Left over, Dec. 31, 39:	Arrived.	Sold.	Covered.
Monday	0	0	0	
Tuesday	11	2	12	
Wednesday	0	1	0	
Thursday	0	8	0	
Friday	4	4	0	
Saturday	1	3	0	
	—	—	—	—
	16	18	12	

†Condition of market, good. Prices, \$4.75 to \$5. Quotations on covered barges, none. Number of covered barges, 81.

Iron and Steel.

The United States Steel Corporation gave out its long expected report this week. It showed better than anything else could, what the strength of the steel market is today. Inasmuch as other building materials depend for their strength, either directly or indirectly upon this commodity, it is generally considered a favorable omen for construction business during 1912.

At the close of business, Dec. 31, 1911, the unfilled orders on hand totalled 5,084,761 tons, a gain of 942,806 tons for December, inasmuch as the company reported unfilled orders of 4,141,955 tons at the end of November. At the close of 1911 the unfilled orders were larger than at any time since March 31, 1910, when the report indicated 5,402,514 tons.

These returns verify the reports of unusually heavy business for finished material during the last quarter, and it shows that the steel corporation's mills will be kept busy at 75 per cent. capacity for the next four months. This easily carries the other building materials well into the Fall on structural work.

The movement in pig iron is fair, showing that there is no apparent cessation of structural steel future.

Oil.

Linseed oil continues to be an active feature in the market. The price is toward higher levels, 78 and 79 cents being quoted for raw American seed. The advance is three cents in domestic oil and two cents in Calcutta. These prices apply to less than carloads. There is very little trading and consumers are not inclined to uncomplainingly pay the prices now asked.

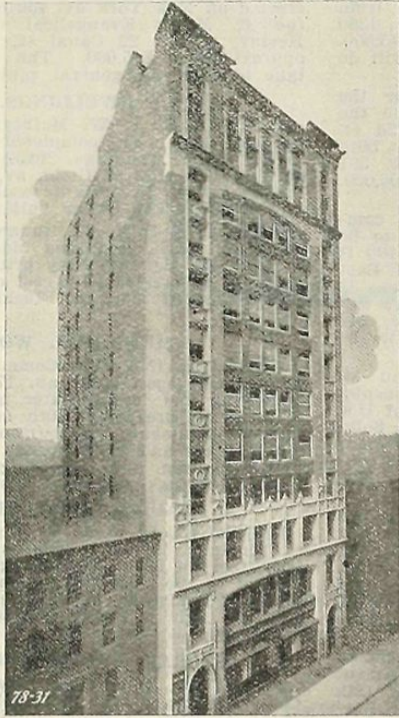
Modern Gas Lighting.

Modern gas lighting had its beginning about thirty years ago in the introduction of the Welsbach burner, and this has again been recently improved by the invention of the inverted mantle burner.

Besides the great improvements in economy, quality of illumination produced and appearance of fixtures, modern gas lighting also includes equally important strides in the way of convenience. The old method of lighting a gas flame with a match or lighter is now as out-of-date as the flame itself. The modern method of lighting and extinguishing is either by means of the "by-pass" or the electric ignition system. The "by-pass" is simply an arrangement by which a tiny "pilot" flame is kept burning when the lamp is turned out. This has the very great advantage of indicating by its own light the location of the lamp, so that there is no need of fumbling around in the dark to find the place where the light is to be turned on. The electric method permits of the lights being turned on or off from any distant point. With these improvements gas now possesses equal convenience with any other illuminant.

The gas mantle also has been greatly improved within a few years, so that the best mantles now made are much tougher and last longer in use. In many cases an inverted mantle will last two years.—B. F. Hamerstrom in Illuminating Engineer.

GURNEY ELECTRIC ELEVATORS



150-154 WEST 22D ST., NEW YORK
BROWNE & ALMIROTY, Architects
Building provided with
GURNEY ELECTRIC ELEVATORS

TWENTY years' electric elevator experience is embodied in the Gurney Electric Elevator.

Safety, Reliability and Efficiency are inherent in its design and construction.

The use of modern inter-pole motors, large diameter worm wheels, high angle worm threads, automatic mechanical terminal stops and massive construction throughout make Gurney Elevators without a superior in this field of engineering.

Correspondence Invited

GURNEY ELEVATOR COMPANY

26 STONE STREET, NEW YORK

It Costs You Money All the Time

Central Station power does not cost a cent until the power is started, and the cost stops instantly when it is shut off. Can you say the same of your private plant? It may be a good plant. That is not questioned. But it costs you something every minute of the day or night—in use or not. And no matter how efficient it is, it costs more to generate electricity with it than it does to buy from Central Station. We can prove this to you by comparative figures.

Central Station Service is Unrivalled

The New York Edison Company is always prepared for emergencies. There are the most elaborate precautions taken against even the slightest accident. Is your plant ready for the unexpected? An expert will give you free advice on any power problem. Just phone today.

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

CURRENT BUILDING OPERATIONS

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

Big Steel Contracts Awarded.

Post & McCord, 44 East 23d street, report a large number of new steel contracts just closed approximating about 20,000 tons. The list includes the Guaranty Trust Building, 140 to 146 Broadway, York & Sawyer, architects; the Aeolian Hall, 21 West 42d street, Warren & Wetmore, architects; Graphic Arts Building, 207 to 217 West 25th street, Richard Berger, architect; James Livingston apartments, 135 West 58th street, W. B. Chambers, architect; hospital for the New York Association of the Blind, West 59th street, W. W. Bosworth, architect; Downey Building, 9 to 11 East 40th street, La Farge & Morris, architects; Johnson Building, Madison avenue and 42d street, Buchman & Fox, architects; Montana apartments, Madison avenue, 52d to 53d streets, Rouse & Goldstone, architects; loft for L. L. Barzaghi, 25 West 59th street, W. W. Bosworth, architect; Blumenthal residence, Park avenue, southwest corner 70th street, Trowbridge & Livingston, architects; United States Post Office, Jersey City, American Exchange Bank, Clinton & Russell, architects; the St. George Terminal docks at Staten Island, and the Theatre, 238 to 242 West 41st street, H. C. Ingles, architect.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST.—Foundations are completed for the three brick and limestone apartments and stores, 5-stys, 62x86 ft., to be erected at the northeast corner of Tiffany st and 163d st, Bronx, for the C. V. Construction Co., S. Behrman, president, 992 East 163d st, from plans by C. B. Meyers, 1 Union sq. Estimated cost \$205,000. Owner builds.

22D ST.—Paul C. Hunter, 191 9th av, will take bids in about a week for the 5-sty apartment house, 57x100 ft., to be erected at the southwest corner of 22d st and 8th av, for the Cushman estate, 240 West 23d st, to cost \$100,000. A Von den Driesch, 204 East 86th st, will install foundations.

184TH ST.—Edward J. Byrne, 3029 3d av, is preparing plans for a 5-sty apartment house, to be erected at the southeast corner of 184th st and Park av, 50x88 ft., to cost \$50,000. The Hope Construction Co. is owner.

166TH ST.—Edward J. Byrne, 3029 3d av, is preparing plans for a 5-sty apartment house, to be erected on the north side of 166th st, 152.1 ft west of Washington av, Bronx, 62x74.8 ft.; to cost \$50,000. The Bethel Construction Co., is the owner.

LUDLOW ST.—A F. Leicht, 9 East 42d st, has prepared plans for a 6-sty tenement, 37x78.4 ft., to be erected at 96-98 Ludlow st, for Charles Karg, of Yonkers, N. Y. Estimated cost is \$35,000.

MISCELLANEOUS.

153D ST.—The Libman Contracting Co., 107 West 46th st, is estimating on the general contract and desire bids on all subs by Tuesday, January 16, for the 3-sty brick poultry market to be erected at the southeast corner of 153d st and Park av, from plans by Charles S. Clark, 443 East Tremont av.

MUNICIPAL WORK.

WATER MAINS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, January 17, for furnishing, delivering and laying water mains and appurtenances in West 97th st, and in Central Park West; also for transferring taps, rearranging connections and setting appurtenances on water mains in Water st.

LUMBER AND ROPE.—Bids will be received by the Commissioner of Docks for furnishing labor and materials required for furnishing and delivering miscellaneous lumber and manilla rope.

STORES, OFFICES AND LOFTS.

DIVISION ST.—Jacob Gordon, 31 Division st, is taking bids for the 7-sty brick loft and stores, 25x80 ft., to be erected at 15 and 15½ Division st, from plans by C. B. Meyers, 1 Union sq. The cost is \$35,000.

WASHINGTON ST.—Ground will be broken in a short time for a 7-sty loft building at the southwest corner of Washington and West 12th sts, on a plot 44x80 ft. The owner's and architect's name for the present is withheld. The property was formerly owned by the Susan Biggart Estate.

THEATRES.

MADISON AV.—Harrison & Sackheim, 230 Grand st, have prepared plans for alterations to the two dwellings, 1538-1540 Madison av, for a moving picture theatre, on plot 33.4x70 ft, for William Schwartz.

Bronx.

APARTMENTS, Flats and Tenements

BECK ST.—Excavating is under way for the three 5-sty flats, 54x106 ft., for the Osban Realty Co., 27 Walker st, to be erected in the south side of Beck st, 272 ft east of St. Johns

av, Bronx, from plans by M. Zipkes, 103 Park av. Estimated cost \$100,000. The owner builds and is taking bids on separate contracts.

BECK ST.—Foundations have been installed for the 5-sty tenement in the west side of Beck st, 115 ft north of Intervale av, Bronx, for the Absor Realty Co., 919 Fox st, from plans by the Kreyborg Architectural Co., 1330 Wilkins av. The cost is estimated at \$45,000. Wm. Moore, 190th st and Aqueduct av, will do the mason work.

HOE AV.—Excavating is underway for the two 5-sty flats, 50x88 ft., to be erected on the west side of Hoe av, 25 ft north of 172d st, Bronx, for the Ray Holding Co., 310 East 50th sts, from plans by Goldner & Goldberg, 391 East 149th st. The cost is estimated at \$95,000. The owner builds.

BELMONT AV.—Foundations have been completed for the 6-sty tenement, 45x87 ft., to be erected on the east side of Belmont av, 100 ft north of 175th st, for Ralph Belino, 45 East Houston st, from plans by Samuel Sass, 32 Union sq. Russo & Stola, 1123 Broadway, will do the mason work and Frank Guille, 244 Mott st, the carpentry. The cost will be \$40,000.

HOE AV.—Abraham Berres, 35 Nassau st, has completed plans for four 5-sty tenements, 75x88 ft., to be erected on the west side of Hoe av, 245 ft north of 172d st, for the Solid Realty Co., 133 West 113th st. The Kramer Construction Co., 35 Nassau st, is general contractor. Work will begin about March 1. The cost will be \$240,000.

UNION AV.—Foundations have been installed for two 5-sty tenements, 50x93 ft., on the east side of Union av, 66 ft south of Westchester av, for Benjamin Benensen, 407 East 153d st, from plans by Charles Schaefer, 401 Tremont av. Torregiani & Severino, 302 East 154th st, will do the mason work. Estimated cost, \$100,000.

OAK TREE PL.—Edward J. Byrne, 3029 3d av, is preparing plans for a 5-sty apartment to be erected at the northeast corner of Oak Tree pl and Lafontaine av, 25x85.6 ft.; Bernard Construction Co., owner. Estimated cost, \$30,000.

181ST ST.—Edward J. Byrne, 3029 3d av, is preparing plans for a 3-sty apartment to be erected at the northeast corner of 181st st and Vyse av, 25x74 ft.; William F. Smith, owner. The cost is estimated at \$8,000.

180TH ST.—Edward J. Byrne, No. 3029 3d av, is preparing plans for four 5-sty apartment houses, to be erected at southwest corner of 180th st and Southern Blvd; sizes, two 37.6x88 ft, corner 50x72 ft, and one 50x68 ft; cost, \$155,000. The Moorehead Realty & Construction Co. is owner.

166TH ST.—The Concourse Development Co., owner, contemplates the erection of several apartment houses, on a plot 162x147 ft., in the north side of 166th st, between the Grand Concourse and Carroll pl. It is indefinite just how soon work will begin.

MUNICIPAL WORK.

REPAIRS.—Estimates will be received by the Board of Health, Tuesday, January 23, for furnishing labor and materials necessary or required to erect and complete, together with all necessary alterations and other work incidental thereto, two concrete pavilions on the grounds of the Riverside Hospital, at North Brother Island, the Bronx.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ELLERY ST.—Shampan & Shampan, architects, 772 Broadway, are preparing plans for an apartment to be erected on plot of 50x100 ft, in the s of Ellery st, 250 ft e of Throop av, Brooklyn, for Charles Helling, as owner.

MUNICIPAL WORK.

COMPRESSORS.—The Commissioner of Water Supply and Electricity will open bids Jan. 17, for furnishing and installing motor driven air compressors and appurtenances, complete at the main and reserve high pressure service stations; hauling and laying water mains and appurtenances in various streets, and furnishing and delivering lubricants.

MATERIALS.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, January 17, for furnishing and delivering 2,000 tons of refined asphalt, 1,200 cubic yards of asphalt sand, 2,000 tons of limestone or other suitable inorganic dust, and 3,500 cubic yards of binder stone.

SEWERS.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, January 17, for labor and material required for constructing a sewer in 67th st., between 1st and 2d avs., and in 2d av, between 67th st and the sewer summit immediately south of 67th st., in 11th av, from 65th st to 66th st., and in 65th st, south side, from 11th av to 10th av; Belmont av, between Euclid av and Crescent st, and sewer basins on Belmont av at the northeast and northwest corners of Logan st, and 81st st, between Narrows av and Colonial rd.

STORES, OFFICES AND LOFTS.

HUMBOLDT AV.—Kahn Brothers, 525 East 19th st, are taking bids for the office building, 1-sty, 30x30 ft, two factory buildings, 28x61 ft and 71x61 ft and a stable, 31x47 ft, all brick construction, to be erected at the southeast corner of Humboldt av and Meserole st, Brooklyn, from plans by O. Reissmann, 30 1st st, N. Y. C. Estimated cost, \$40,000.

Queens.

CHURCHES.

JAMAICA, L. I.—W. J. Diltney, 1 Union sq, N. Y. C., is preparing plans for a 1-sty frame church and 2½-sty parsonage, 30x55 ft., to be erected on New York av, south of South st, for the St. Marks Evangelical Church, Rev. M. Herlinv, pastor, 22 Canal st, Jamaica, to cost approximately \$15,000. The owner will soon take bids on the general contract.

DWELLINGS.

JAMAICA, L. I.—W. McIntyre, 27 Grand av, Corona, L. I., has completed plans for three 2½-sty frame dwellings, 20x32 ft., to be erected on the west side of Globe av, 153 ft north of Pacific st, for Fred Gauterbach, Atlantic st, to cost \$9,000. The owner builds.

FLUSHING, L. I.—E. Runge, 154 Bowne av, Flushing, L. I., is taking bids on the general contract for the five 2-sty brick residences, 20x55 ft, to be erected at a cost of \$25,000. A. E. Richardson, 97 Main st, Flushing, is the architect.

MUNICIPAL WORK.

WATER MAINS.—The Commissioner of Water Supply will open bids Jan. 17, for furnishing, delivering and laying water mains and appurtenances in Broadway, 10th and Chambers sts, Bayside Boulevard, Ashburton, Crocherson and Mitchell avs and in Whiteside rd, Queens; also for furnishing and delivering cast iron pipe, special castings and valve box castings.

STABLES AND GARAGES.

FLUSHING, L. I.—A. E. Richardson, 97 Main st, Flushing, is taking bids on the general contract for the 1-sty steel garage, 50x47 ft., to be erected in the west side of Lawrence st, 200 ft north of Bridge st, for the New York & Queens Electric Light & Power Co., 66 Lawrence st, to cost \$5,000.

STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—The New York Telephone Co., Flushing, L. I., contemplates the erection of an addition to their building on Broadway, this place. Nothing definite has yet been decided.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

NEW BRIGHTON, S. I.—Foundations have been installed for the 3-sty frame store and dwelling, 30x44 ft, in the east side of Jersey st, 75 ft north of Brook st, for Jacob Cohen, New Brighton, S. I., from plans by Henry F. Comtois, to cost \$5,500.

FACTORIES AND WAREHOUSES.

STATEN ISLAND.—Greenwald & Pollak, general contractors of 171 Broadway, want bids for lumber, common brick, lime, cement, broken stone and sand; also estimates on sub-contracts for digging, iron work, galvanized iron work and plastic slate roofs for a group of factory buildings which will require about 1,500,000 bricks, to be built on Staten Island.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

TARRYTOWN, N. Y.—Joseph Blonin, Jr., Tarrytown, has drawn plans for the erection of a six-family apartment house in this city for Rudolph Helwig, owner.

NEW ROCHELLE, N. Y.—Kasrell Schumann has purchased property on Union av, and will probably improve the property with modern stores and flat buildings.

NEWARK, N. J.—Nathan Welitoff, 11 Clinton st, Newark, has completed plans for four 3-sty frame apartments, to be erected at 342-348 North 5th st, for the Equitable Realty Co. The cost is \$20,000.

NEWARK, N. J.—Michael B. Silbertsein, 17 Market st, Newark, has drawn plans for a 3-sty frame and stucco building for Karasik & Meinket, to be erected at 115 Watson st. Cost is \$6,000.

BANKS.

BANGOR, ME.—Carrere & Hastings, 225 5th av, N. Y. C., have been commissioned to prepare plans for a new bank building for the Bangor Savings Institution to be erected in this city. Particulars of material and construction are yet unobtainable. Plans have not yet been started.

GLEN RIDGE, N. J.—Definite action will be taken in a short time to discuss plans for a new bank in this city. It is probable that the new building will be located on Ridge-wood av.

CHURCHES.

BATAVIA, N. Y.—Homelius & Son, architect, Main st, Batavia, have completed plans for enlarging and reconstructing the Sunday school rooms of the First Baptist Church. Work will be finished by the first of March.

SYRACUSE, N. Y.—The Church of the Saviour, of Syracuse, will rebuild their edifice, which was partially burned. Funds are now being raised and it is probable that the cost of rebuilding will be \$20,000. Work will begin in a short time.

DWELLINGS.

LOCKPORT, N. Y.—A committee consisting of Chairman Treichler, F. H. Krull, clerk, and George M. Tuttle, county attorney, has been formed for the purpose of discussing plans for the erection of a new almshouse at this place. Definite action has not yet been taken.

LAND VALUE MAPS

of the

City of New York

FOR 1911

Prepared by the Department of Taxes and Assessments. Published under arrangement with the Department as a section of the Record & Guide for Sept. 16th, 1911.

Introduction written by President Lawson Purdy.

The Department of Taxes and Assessments has had these maps of the City prepared in order to show at a glance the land values in different neighborhoods as assessed for the year 1911. Maps of the smaller sections or wards are shown on single sheets. Where the sections or wards are too large to be shown on a single sheet several sheets have been made, drawn to the same scale. The streets as shown on the maps are slightly wider than scale, to make room for legible figures.

The first sheet is an index map showing the boundary lines of the boroughs, the sections or wards and their divisions and the page number of each division. Following this, the maps are arranged in numerical order.

The figures in the streets represent the value per front foot of normal lots 100 feet deep, which are not subject to corner influence. Where only one figure is shown, it applies to both sides of the street. When the value of opposite sides of a street is not the same, a double set of figures is used.

In the case of land held as acres the price in dollars per acre is marked at a point to indicate approximately the centre of the tract.

The maps have been prepared for the purpose of assisting in the consideration of applications for reduction, making reductions when necessary and satisfying complaints when assessments are equitable, and generally in order to bring about a more uniform assessment of land values.

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

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

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

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

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

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HASTINGS, N. Y.—Mr. Wiperman, of N. Y. C., contemplates the erection of a new dwelling at this place to cost about \$60,000. Work will not begin until spring.

MOUNT VERNON, N. Y.—I. Hooper, North Terrace av, Mount Vernon, will erect a frame dwelling, 28x33 ft, on North Terrace av, to cost \$3,000. The owner builds. S. Durr, Locust st, will do the mason work.

TARRYTOWN, N. Y.—Matthias Meacle, this city, contemplates the erection of a fire-proof dwelling on Hudson Terrace. Plans have been drawn by Joseph Blonin, Jr., Tarrytown.

PORT CHESTER, N. Y.—The property recently purchased by the Walter Clark Realty Company in Port Chester will probably be improved with dwellings.

SYRACUSE, N. Y.—Thurber J. Gillette, 811 Park st, Syracuse, is preparing plans for a two-family house in Manlius st, for Jules A. Hamel.

SYRACUSE, N. Y.—Russell & King, Snow Building, Syracuse, have been commissioned to draw plans for remodeling and improving the residence at 820 James st, for Mrs. W. B. Kirk, owner. Work will begin this winter.

LACKAWANNA, N. Y.—Charles Reuling has plans for a 2-story frame dwelling to be erected at 1541 Abbott rd, at a cost of \$2,200.

CORINTH, N. Y.—E. H. Benway & Co., Inc., of Corinth, N. Y., will rebuild their factory which was burned some time ago. Nothing definite has yet been decided.

PEEKSKILL, N. Y.—The Gurney Elevator Co., 26 Stone st, N. Y. C., contemplate the erection of a new factory in this city. The cost is estimated at \$150,000. A site has not yet been selected.

BUFFALO, N. Y.—Plans are being prepared for a residence to be erected on Chapin Parkway, at the corner of Windsor av, for Washington B. French, on plot 130x160 ft. Work will be started in the spring.

FACTORIES AND WAREHOUSES.

TROY, N. Y.—The Metropolitan Charcoal Company will erect a 2-sty factory in this city. Nothing definite has yet been considered.

LYONS, N. Y.—Albert L. and Charles Frind contemplate the erection of a new creamery, 60x45 ft, of concrete construction, in this city. Work will probably begin in a short time.

HALLS AND CLUBS.

DOVER, N. J.—The Northampton Country Club has plans for a new building to be erected in this city at a cost of \$30,000. Work will begin in the spring.

YONKERS, N. Y.—James A. Watson, this city, is taking bids for the erection of a 4-story club building for the Men's Sunday Club, at 228 Main st. The approximate cost is \$50,000.

ALBANY, N. Y.—The Building committee of the Elks' Club will open bids February 12, for the new clubhouse to be erected in State st, this city.

UTICA, N. Y.—It is probable that the proposed new clubhouse for Utica Lodge, No. 33, B. P. O. Elks, will be erected at the southeast corner of Charlotte and Mary sts, this city.

HOSPITALS AND ASYLUMS.

VINELAND, N. J.—The Board of Managers of the New Jersey Home for Disabled Soldiers, Sailors, Marines and their Wives, contemplate the erection of a new home at this place. The cost will be about \$50,000. Nothing definite has yet been considered.

HOTELS.

SPRING LAKE, N. J.—Drawings have been completed for the 6-sty brick hotel for the Essex and Sussex Company. The cost is estimated at \$500,000. It is probable that work will begin next year.

MUNICIPAL WORK.

BRANCHPORT, N. J.—William Tallman, Englewood, N. J., has completed plans for a 3-sty stucco firehouse for the members of the Branchport Hose Co. Bids are being advertised.

KATONAH, N. Y.—Bids will be received until Jan. 17 by the Commissioner of Water Supply, Gas and Electricity, Manhattan, for furnishing and constructing a chlorinating plant at Katonah, Westchester county, New York.

OTISVILLE, N. Y.—Estimates will be received by the Board of Health, Manhattan, until Friday, January 19, for furnishing all necessary labor and materials required to install a refrigerator in the storehouse at the tuberculosis sanatorium at Otisville, Orange county, New York.

OTISVILLE, N. Y.—Bids will be received by the Board of Health until Friday, January 19, for furnishing and delivering hardware supplies to be used in the construction and equipment of various buildings, now erected or proposed for erection, on the grounds of the tuberculosis sanatorium of Otisville, Orange county, New York.

RIDGEFIELD PARK, N. J.—The Public Service Corporation contemplates the erection of a modern building at the corner of main and Salem sts, on a plot 60x145 ft.

OLEAN, N. Y.—The Cattaraugus Tanning Company, of Olean, contemplates the erection of a disposal plant in this city. The cost will be about \$25,000.

LEWISBORO, N. Y.—The Lewisboro Association and the Taxpayers' Committee, George W. Mead, chairman, are discussing plans for the erection of a new town hall and jail. The building will probably be erected at Cross river.

CATSKILL, N. Y.—The Board of Trade, Mr. Cowan, president, contemplates the erection of a new federal building in this city. A committee consisting of P. Gardner Coffin, Percy W. Decker, District Attorney Howard C. Wilbur, Harry Hall, Fred E. Craigie and M. E. Silberstein has formed for the purpose of submitting the proposition to the federal authorities.

PUBLIC BUILDINGS.

OSSINING, N. Y.—A new library will be erected at Nelson Park, this city, to cost \$26,000. Andrew Carnegie is the donor. No plans have yet been prepared.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—Bids closed on January 12, for the erection of the new school building at this place from plans by William T. Towner, 320 Fifth av, N. Y. C., for the Board of Education of White Plains. Bids were also received at this time for heating and ventilating systems.

OLEAN, N. Y.—The Anti-Vaccination League has sent out petitions for a meeting to discuss plans for the erection of a new school at Olean. Nothing definite has been settled upon.

STABLES AND GARAGES.

ROCHESTER, N. Y.—George A. Gillette & Stephen Zielinski, this city, will erect a brick garage at 5 East av. The cost is estimated at \$12,425.

STORES, OFFICES AND LOFTS.

RED BANK, N. J.—Newton Doremus, 48 Washington st, Red Bank, N. J., is having plans prepared for five store and apartment buildings, 87x90 ft, to be erected in Mechanic st. Bids will be called for as soon as plans have been completed. It is probable that work will be completed for the summer trade.

LONG BRANCH, N. J.—Clarence D. Wilson, Broadway, Long Branch, has prepared plans for alterations to the buildings on Broadway, for H. W. Green & Bro., 231 Broadway, owners. Alterations consists of new store fronts and work will begin as soon as contractors submit their figures.

ROCHESTER, N. Y.—B. Forman, 50 Clinton av south, will erect a 3-sty terra cotta brick building, 37x125 ft, at 46 Clinton av. Plans have been prepared by Hutchinson & Cutler, Triangle Bldg., Rochester.

LOCKPORT, N. Y.—John Mace, of Lockport, contemplates the erection of a 2-sty brick store, 78x58 ft., at the junction of Richmond av and Ontario st.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Rhode, of Yonkers, N. Y., has received the contract to erect a seven-family apartment house in Highland Park, for Mrs. Louisa Hermann from plans by Cox & Barclay, 45 Warburton av.

BELMONT AV.—Greenberg & Cohen, 326 East 259th st, have received the mason work on the four tenements to be erected at the southwest corner of Belmont av and 188th st for the Garin Realty Co., of which Maurice Garinkel, 102 Green st, is president. Estimated cost, \$125,000. Work on the foundations is now under way. Harold L. Young, 67 West 125th st, is the architect.

PATERSON, N. J.—Max Heiman, Paterson, has received the contract to erect a 5-sty brick apartment with stores at Park av and Straight st, this city. The cost is estimated at \$48,000.

BROADWAY.—W. A. L'Hommedieu & Co., 1 Madison av, has received the general contract for \$25,000 worth of alterations to the 5-sty flat and store, No. 1271-1273 Broadway, for the English-American Realty Co. Shire & Kaufman, 373 4th av, are the architects.

DWELLINGS.

LEONARD ST.—B. F. Golden, 508 Pearl st, has received the general contract for extensive interior changes to the two 4-sty residences, 117-119 Leonard st, for Theodore Burt Sayre, owner; F. P. Platt, 1123 Broadway, is the architect. Estimated cost \$12,000.

FACTORIES AND WAREHOUSES.

NIAGARA FALLS, N. Y.—The Eraas Brothers Co., Niagara Falls, have received the contract to erect a 2-sty brick and concrete plant, 110x120 ft, at Buffalo av and East Quay st, for the Niagara Chocolate Co. The estimated cost is \$90,000. Work will probably be completed by May 1.

NEWARK, N. J.—The Flynt Building & Construction Co. has received the contract for additions to the plant of Kaltenbach & Stevens, at Clifton st and Sherman av. The cost is estimated at \$18,000.

WATER ST.—J. W. Clark, 86 Roosevelt st, has received the contract for \$20,000 worth of improvements to the 6-sty warehouse, 127-129 Water st, for the E. H. Field Estate, J. Acker Hays, 2010 Broadway, architect.

HOSPITALS AND ASYLUMS.

STAPLETON, S. I.—The Concord Construction Co., 38 Park Row, N. Y. C., has received the general contract for alterations to the 4-sty hospital, 50x100 ft, for the U. S. Marine Service, Stapleton, S. I., from plans by J. Knox Taylor, Treasury Department, Washington, D. C. Estimated cost is \$350,000.

STAPLETON, S. I.—The contract for the construction of the U. S. marine hospital at Stapleton, N. Y., bids for which were opened on Dec. 14, has been awarded to the Concord Construction Co., 38 Park Row, N. Y. C., at \$169,247; time, Aug. 1, 1913.

MUNICIPAL WORK.

PATERSON, N. J.—George F. Brackett, Clifton, N. J., has received the contract for paving the River rd from Vreeland av to the Wesel brook, for the Board of Freeholders. The cost is estimated at \$40,000.

VICTORIA, CAN.—The contract has been awarded for the erection of an addition to the British Parliament building at Victoria, to cost \$1,000,000. The structure will be of British Columbia stone and work will begin immediately.

PUBLIC BUILDINGS.

BOSTON, MASS.—The sum of \$2,195.69 has been added to the contract of the Norcross Bros. Co., Worcester, Mass., for additional excavating and concreting in connection with the U. S. custom house, Boston, Mass.

MANHATTAN.—The contract for installing a conduit and wiring system in the U. S. court house, New York city, has been awarded to T. Frederick Jackson (Inc.), at \$21,280.

WASHINGTON, D. C.—The contract for mechanical equipment except elevators and mail-handling apparatus, for the new post office, Washington, D. C., has been awarded to W. J. Cornell Co., 45 E. 17th st, N. Y. C., at \$208,399.

STABLES AND GARAGES.

142ND ST.—The Louis Weber Building Co., 1 Madison av, has received the general contract to erect a 1-sty brick garage, 140x228 ft, at the northeast corner of 142d st and Concord av, Bronx, for the Ward Bread Co., Southern Boulevard and 143d st, from plans by C. B. Comstock, 23 East 26th st. The cost is estimated at \$23,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Trivett & Walters Co., 7 Bond st, Newark, N. J., have received the contract to erect the 1-sty brick commercial building, 93x118 ft, at 28-36 Halsey st, for the Fairchild-Baldwin Co., 786 Broad st, from plans by Dunn Brothers, Firemen's Building, to cost about \$18,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CONVENT AV, Nos. 302-308, 6-sty brick tenement, 99.11x115, slag roof; cost, \$200,000, owner, Benclair Construction Co., 536 W. 136th st; architects, Schwartz & Gross, 347 5th av. Plan No. 13.

169TH ST, Nos. 516-518 West, 6-sty brick tenement, 50x72; cost, \$60,000; owner, Moses Goodman, 117 West 119th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 19.

ARDEN ST, e s, 134 n Nagle av, eight 5-sty brick tenements, 27x97, tin or slate roof; cost, \$200,000; owner, Hensle Construction Co., 3210 Broadway; architect, Geo. Fred Pelham, 507 5th av. Plan No. 21.

PINEHURST AV, n e cor 178th st, 6-sty brick tenement, 85x58, tin or slate roof; cost, \$60,000; owner, Emmay Realty Co., 602 West 181st st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 20.

DWELLINGS.

75TH ST, No. 41 East, 5-sty brick dwelling, 20x80.8; cost, \$40,000; owner, Annie H. Cole, premises; architects, York & Sawyer, 50 East 41st st. Plan No. 18.

HALLS AND CLUBS.

46TH ST, Nos. 227-231 W, 6-sty brick club house, 75x100.5, felt, asphalt and gravel roof; cost, \$150,000; owner, Charlotte A. Mount, on premises; architects, Harde & Short, 3 W. 29th St. Plan No. 15. Not let. White Rats Realty Co., lessee.

HOTELS.

8TH AV, s w cor 22d st, 5-sty brick hotel, 57x95; cost, \$60,000; owner, Allerton Realty Co., 240 West 23d st; architect, Paul C. Hunter, 191 9th av. Plan No. 22.

MISCELLANEOUS.

128TH ST, 129TH ST, 2d and 3d avs, block 1-sty brick compressor house, 21.4x17.4; cost, \$1,500; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Owner. Plan No. 17.

59TH ST, 9th av, 58th st, 10th av, block, 2-sty brick laboratory, 28x40; cost, \$8,500; owner, Roosevelt Hospital, premises; architects, La Farge & Morris, 25 Madison sq north. Plan No. 16.

STORES, OFFICES AND LOFTS.

27TH ST, Nos. 254-258 W, 2-sty brick store and office, 50x14.3, slag roof; cost \$6,000; owner, L. L. Melius, 416 W. 154th st; architects, Kreymborg Arts Co., 1330 Wilkins av. Plan No. 14.

BROADWAY, s w cor 25th st, 12-sty brick store and loft, 50x212.4; cost, \$400,000; owner, Louisa M. Gerry, Newport, R. I.; architects, J. B. Snooks' Sons, 73 Nassau st. Plan No. 23.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOE AV, w s, 25 n 172d st, two 5-sty brick tenements, slag roof, 50x86; total cost, \$95,000; owners, Ray Holding Co., Samuel Parnass, 310 East 50th st, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 6.

SO. BOULEVARD, w s, 125 s Jennings st, 3 5-sty brick tenements, slag roof, 41.8x94.6; total cost, \$105,000; owners, Lederer Constn. Co., Norman Lederer, 1327 So. Boulevard, Pres.; architects, Lederer & Schmidt, 1327 So. Boulevard. Plan No. 12.

BAILEY AV, e s, 574.3 n Boston av, 4-sty brick tenement, slag roof, 35.7½x66; cost, \$17,000; owner Martha M. Shady, 527 West 157th st; architect, Edgar L Kerby, 169 West Tremont av. Plan No. 13.

SO. BOULEVARD, ws, 53.10 s 176th st, 5-sty brick tenement, slag roof, size irregular; cost, \$50,000; owners Dwyer & Carey Const. Co., C. J. Carey, 926 East 167th st, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 10.

SO. BOULEVARD, s w cor 177th st, two 5-sty brick tenements, plastic slate roof, 54.10x71.5; total cost, \$105,000; owner, John McNulty, 3058 Bainbridge av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 15.

CLINTON AV, w s, 25 s Oakland pl, 5-sty brick tenement, 50x86.11; cost, \$45,000; owner, Thos. F. Lancer, 1336 Washington av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 16.

WASHINGTON AV, n e cor 169th st, 5-sty brick tenement, plastic slate roof, 26x62.11; cost, \$22,000; owner, Miriam De Voss, 2023 Washington av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 19.

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WHITLOCK AV, e s, 275 s Tiffany st, four 5-sty brick tenements, slag roof, 39x66; total cost, \$100,000; owners, Lockwhit Co., Chas. W. Graham, 630 Falle st, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 11.

DWELLINGS.

BLONDELL AV, e s, 75 s St. Raymonds av, 2-sty frame dwelling, tin roof, 21x45; cost, \$4,300; owner, Wm. M. Fleischman, Williams-bridge rd; architect, Michael A. Buckley, 1513 Hone av. Plan No. 7.

SO. CHESTNUT DRIVE, n s, 460 e North Chestnut Drive, 2-sty brick dwelling, tin roof, 20.4x50; cost, \$6,000; owner, Columba Basso, 184 Lincoln av; architect, Jos Ziccardi, 585 Morris av. Plan No. 14.

WALLACE AV, w s, 730 n Barnet pl, four 2-sty frame dwellings, tin roofs, 21x50; total cost, \$16,000; owner, Anna Vogel, 1702 St. Peter's av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 18.

238TH ST, s s, 200 w Keppler av, 2-sty brick dwelling, tin roof, 18x40; cost, \$3,800; owner, A. H. Murdock, 285 East 142d st; architect, Albert E. Davis, 258 East 138th st. Plan No. 24.

233D ST, n s, 155.37 e Carpenter av, 2-sty and attic frame dwelling, slate roof, 20x36; cost, \$3,500; owner, Wm. F. Wochian, 2284 Columbus av; architect, Emil P. Picart, 4159 Wickham av. Plan No. 21.

MISCELLANEOUS.

ARTHUR AV, s e cor 178th st, 2-sty frame shed, 45x16; cost, \$89; owner, A. H. Oesterheld, 2038 Hughes av; architect, Arthur Boehmer, Arthur av and 178th st. Plan No. 22.

STABLES AND GARAGES.

DALY AV, e s, 72.50 s 181st st, 1-sty concrete garage, tin roof, 15.10x18; cost, \$1,000; owner, A. C. Butts, 2093 Daly av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 8.

STORES AND DWELLINGS.

TINTON AV, s w cor 150th st, 1-sty frame store and dwelling, tin roof, 19.6x60.2; cost, \$5,000; owners, Ligure Realty Co., E. Ligure, 798 East 150th st, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 17.

STORES AND TENEMENTS.

188TH ST, s w cor Belmont av, four 5-sty brick stores and tenements, slag roof, 38x75.6; 44x78.9; total cost, \$176,000; owners, Garfin Realty Co., Morris Garfinkel, 102 Greene st, Pres.; architect, Harold L. Young, 67 West 125th st. Plan No. 9.

STORES, OFFICES AND LOFTS.

OGDEN AV, e s, 75 n 166th st, two 1-sty frame stores, tin roof, 37.6x54; total cost, \$2,500; owners, Emma E. Horn & Lina Ettinger, 265 7th av; architect, Geo. M. McCabe, 96 5th av. Plan No. 20.

THEATRES.

MONTEREY AV, n w cor 178th st, 2-sty brick theatre, slag roof, 65x99; cost, \$40,000; owner, Henry Raabe, 319 West 64th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 23.

Brooklyn**APARTMENTS, FLATS AND TENEMENTS.**

ALABAMA AV, e s, 70 n Glenmore av, 3 4-sty brick tenements, 49x89, tar and gravel roof, 16 families each; total cost, \$36,000; owner, F. & G. Realty Co., 359 Van Sicken av; architect, Louis Danacher Co., 7 Glenmore av. Plan No. 43.

7TH AV, w s, 50.2 s 48th st, 5 3-sty brick tenements, 25x68, tin, tar and gravel roof, 5 families each; total cost, \$30,000; owner, Lippman Realty Co., 16 Court st; architect, Louis Danacher, 7 Glenmore av. Plan No. 40.

DWELLINGS.

HINSDALE ST, e s, 109.4 n New Lots av, 7 2-sty brick dwellings, 20x44, tin roof, 2-families each; total cost, \$21,000; owner, Benj. Grozdow, 648 Williams av; architect, Cohn Bros., 361 Stone av. Plan No. 46.

52D ST, n s, 80 e 8th av, 2 2-sty frame dwellings, 20x56.2, gravel roof, 2 families each; total cost, \$7,000; owner, Mathilde Wilkman, 141 31st st; architect, Arthur H. Strong, 625 East 19th st.

FOSTER AV, s w cor East 18th st, 2-sty and attic frame dwelling, 26.2x30.2, shingle roof, 1 family; cost, \$4,500; owner, John R. Corbin Co., Foster av and B. B. R. R.; architect, Benj. F. Hudson, 319 9th st.

EAST 4TH ST, w s, 205 n Albemarle rd, 2-sty and attic frame dwelling, 20x48, shingle roof, 2 families; cost, \$4,500; owner, August Wuest, 624 East 7th st; architect, Benj. F. Hudson, 319 9th st.

EAST 10TH ST, w s, 210 n Ave K, 2 2-sty and attic frame dwellings, 20x40, shingle roof, 1 family each; total cost, \$9,000; owner, Lawrence A. Brennan, 1525 East 15th st; architect, Benj. F. Hudson, 319 9th st.

EAST 38TH ST, n w cor Ave J, 2-sty and attic brick residence, 28x45, slate roof, 1 family; cost, \$9,000; owner Frank Mosca, 205 Flushing av; architect, Chas. Infanger & Son, 2634 Atlantic av.

AVE D, s w cor East 35th st, 8 1-sty and attic dwellings, 18x29, shingle roof, 1 family each; total cost, \$24,000; owner, Christ Morgensen, 425 East 5th st; architect, Benj. F. Hudson, 319 9th st.

SCHENCK AV, e s, 85 s Vienna av, 2-sty frame dwelling, 20x50, tin roof, two families; cost, \$2,100; owner, Chas. Ferraro, 825 Blake av; architect, Ernest Denins, 241 Schenck av. Plan No. 125.

DOVER ST, w s, 100 n Oriental blvd., 2-sty and attic dwelling, 39x35, tile roof, one-family; cost, \$6,500; owner, Michael E. Finnigan, 107 Prospect pl; architect, Chas. B. Sagar, Ocean Grove, N. J. Plan No. 129.

25TH AV, w s, 450 s Warehouse av, 1-sty frame summer bungalow, 22x40, shingle roof; cost, \$650; owner, Wm. Ulmer & ano, Harway av and 25th av; builder, ———. Plan No. 152.

74TH ST, s s, 300 w 12th av, two 2-sty brick dwellings, 20x35, tin roof, one-family each; total cost, \$6,000; owner, Dominick Davenport, 1329 66th st; architect, Carl A. Olsen, 6811 16th av. Plan No. 135.

EAST 37TH ST, e s, 107.6 n Ave H, two 2-sty and basement brick dwellings, 20x30, tin roof, 2 families each; total cost, \$5,000; owner and architect, Richard vom Lehn Sons, 1565 New York av. Plan No. 146.

AVE H, n s, 60 East 37th st, 2-sty and basement brick dwelling, 20x30, tin roof, 2 families; cost, \$2,500; owner and architect, Richard vom Lehn Sons, 1565 New York av. Plan No. 147.

ESSEX ST, w s, 90 s Pitkin av, seven 2-sty brick dwellings, 19.4x55, tin roof, 2 families each; total cost, \$21,000; owner, Chas. H. Ohlan, 788 New Lots av; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 157.

FACTORIES AND WAREHOUSES.

BANKER ST, n e cor Meserole av, 4-sty brick factory, 90x95, gravel roof; cost, \$25,000; owner, Jas. S. Rourke (Inc.), 158 Heyward st; architect, Phil Lillion & Son, 957 Broadway. Plan No. 107.

ATLANTIC AV, n s, 144.3 w South Portland av, 2-sty brick storage, 24.8x97.6, tar and gravel roof; cost, \$6,000; owner, Chas. D. Strang, 195 So Portland av; architect, Harting & White, 6323 New Utrecht av. Plan No. 143.

MISCELLANEOUS.

FLUSHING AV, Park av, Navy st, and St. Edwards st, 1-sty brick shelter comfort station, 31.6x26.3, tile roof; cost, \$20,000; owner, City of New York, "Litchfield Mansion"; architect, Frank J. Helmle, 199 Montague st. Plan No. 66.

MIDWOOD ST, n s, 236 w Kingston av, 1-sty frame tool house, 40x15; cost, \$200; owner, Frank J. Ulrich, 895 Lafayette av; builder, Frank Persicano, 513 Midwood st. Plan No. 45.

BERGEN ST, s s, 100 w Grand av, 1-sty frame wagon shed, 12x70, tar and gravel roof; cost, \$350; owner, Nicholas A. Ciafa, 383 St. Marks av; architect, Jas. F. Bly, 422 St. Marks av.

THATFORD AV, No. 399, 1-sty frame open wagon shed, 10x35, tar and gravel roof; cost, \$275; owner, Abraham Silverman, on premises; builder, S. Millman & Son, 1780 Pitkin av.

7TH AV, e s, 75.2 s 50th st, 3-sty brick engine house and dormitory, 25x77.6, tile roof; cost, \$35,000; owner, Fire Department, 157-9 East 67th st, N. Y.; architect, Hoppin & Koen, 244 5th av, N. Y.

KNICKERBOCKER AV, w s, 100 s Gates av, 3-sty brick engine house, 25x77.6, tile roof; cost, \$35,000; owner, Fire Department, 157-9 East 67th st, N. Y.; architect, Hoppin & Koen, 244 5th av, N. Y.

THATFORD AV, No. 241-3, 1-sty frame wagon shed, 20x29, tarpaper roof; cost, \$100; owner, Sarah Meitzer, 51 Bristol st; architect, Alle-sohn & Feinberg, 1776 Pitkin av. Plan No. 99.

Same property, 1-sty frame coal shed, 7x22, tarpaper roof; cost, \$50; owner and architect as above. Plan No. 100.

WEST 16TH ST, s w cor Surf av, 1-sty frame entrance, 35x35, tar and gravel roof; cost, \$680; owner, Steeplechase Park Co., Steeplechase Park, L. I.; builder, E. H. Warren, same address. Plan No. 115.

BUTLER ST, s w cor Nevins st, 2-sty brick stable, office and storage, 200x20, asphalt and gravel roof; cost, \$30,000; owner, City of N. Y.; architect, I. M. De Varona, 21 Park row, N. Y. Plan No. 144.

STABLES AND GARAGES.

PACIFIC ST, s s, 286 East Classon av, 1-sty brick stable, 39x17, tin roof; cost, \$2,000; owner, Nicholas N. Mollenhauer, 1066 Pacific st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 36.

ASHFORD ST, No. 28, 1-sty brick garage, 20x20, tin roof; cost, \$300; owner, Wm. H. Reeveland, on premises; architect, Chas. Infanger & Son, 2634 Atlantic av.

BERGEN ST, s s, 100 w Grand av, 2-sty brick stable, 39.8x16, tar and gravel roof; cost, \$1,200; owner, Nicholas A. Ciafa, 383 St. Marks av; architect, Jas. F. Bly, 422 St. Marks av.

EAST 17TH ST, w s, 407.10 s Dorchester rd, 1-sty frame garage, 20x18, shingle roof; cost, \$250; owner, Chas. Hearn & ano, 496 East 17th st; builder, Hildege Ducharme, 1022 38th st. Plan No. 111.

22D AV, w s, 180 s Benson av, 1-sty frame garage, 12x20, shingle roof; cost, \$250; owner, Bernard Kaplan, 8708 22d av; builder, Antine Pinover, 16 Bay 31st st. Plan No. 136.

STORES AND DWELLINGS.

SURF AV, n w cor West 27th st, 3-sty brick store and dwelling, 20.10x60, slag and pitch roof, two-families; cost, \$6,000; owner, Rose O'Connor, 136 Lexington av; architect, O'Rourke-O'Connor, same address. Plan No. 59.

SURF AV, n s, 20 w Surf av, 3-sty brick store and dwelling, 20.10x60, slag and pitch roof, 2 families; cost, \$6,000; owner, Rose O'Connor, 136 Lexington av, N. Y.; architect, O'Rourke-O'Connor, same address. Plan No. 58.

STORES AND TENEMENTS.

NEPTUNE AV, n e cor West 5th st, 4-sty brick store and tenement, 30x84.6, tar and gravel roof, 8 families; cost, \$16,000; owner, Bennie Silberman, 44 Canal st, N. Y.; architect, Abraham Farber, 1746 Pitkin av.

STORES, OFFICES AND LOFTS.

BATH AV, s w cor 23d av, 1-sty frame stores, 80.2x52, gravel roof; cost, \$3,000; owner, Luis Sainberg, 8646 Bay 24th st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 38.

THEATRES.

CROPSEY AV, s w cor 21st av, 1-sty frame enclosed and open-air moving picture show, 42x60.6, felt roof; cost, \$5,000; owner, Thomas Lemers, 186 Bay 26th st; architect, C. Schubert, 13th av cor 86th st. Plan No. 52.

86TH ST, s e cor Bay 31st st, 1-sty frame moving picture show, 28x74, felt roof; cost, \$2,000; owner, August Plishpa, 89 Bay 28th st; architect, C. Schubert, 13th av cor 86th st. Plan No. 134.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—2d av, w s, 11 s Grand av, 4-sty brick tenement, 25x67, tin roof, 8 families; cost, \$12,000; owner, Joseph Zacolo, 243 15th av, L. I. C.; architect, George J. Fischer, 406 12th av, L. I. C. Plan No. 59.

DWELLINGS.

RICHMOND HILL.—Wicks st, w s, 826 n Williamsburg Turnpike, 2-sty frame dwelling, 18x30, tar and felt roof, 1 family; cost, \$1,800; owner, George DeLaron, 24 Wicks st, Richmond Hill; architect, owner. Plan No. 43.

CORONA.—Clinton st, w s, 300 n Jackson av, two 2-sty brick dwellings, 18x36, tin roof, 1 family; cost, \$4,000; owner, Antonia Macek, 193 Johnson av, Brooklyn; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 41.

ELMHURST.—Flushing rd, s s, 90 w Washington st, two 2½-sty frame dwellings, 19x35, shingle roof, 1 family; cost, \$5,400; owner, Augusta Long, Corona; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 45-46.

JAMAICA.—Helen av, s s, 40 e Pressberger av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$1,600; owner, Horace C. Trythall, 42 Kaiser av, So. Ozone Park; architect, R. Evans, Maple st, So. Ozone Park. Plan No. 48.

WOODHAVEN.—I pl, w s, 560 n Elm st, three 2½-sty frame dwellings, 16x46, shingle roof, 1 family; cost, \$7,500; owner Charles Sohl, 69 Suydam st, Woodhaven; architect, Charles W. Ross, 1185 Jamaica av, Woodhaven. Plan No. 49-50-51.

FLUSHING.—Central av, s w cor Hawthorne st, 2-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$4,000; owner G. Hackett, Flushing; architect, Louis Widsthoft, Kissena Park, Flushing. Plan No. 52.

COLLEGE POINT.—Av D, s e cor Elizabeth st, 2½-sty brick dwelling, 23x34, shingle roof, 1 family; cost, \$4,500; owner, C. W. Weddle, 23d st, Flushing; architect, Peter M. Coco, 404 Jackson av, L. I. C. Plan No. 53.

COLLEGE POINT.—11th st, w s, 150 s Monument av, 2½-sty frame dwelling, 20x44, shingle roof, 2 families; cost, \$4,000; owner and architect, A. M. DeMalltears, 321 13th st, College Point. Plan No. 54.

ROCKAWAY PARK.—8th av, w s, 100 n Newport av, 2½-sty frame dwelling, 26x34, shingle roof, 1 family; cost, \$4,500; owner, James Cleary, So. Holland av, Rockaway Beach; architect, J. B. Smith, 57 No. Fairview av, Rockaway Beach. Plan No. 55.

ARVERNE.—Clarence av, w s, 220 s Amstel Blvd, 2½-sty frame dwelling, 28x36, shingle roof, 1 family; cost, \$3,000; owner, S. L. Pollack, Blvd., Arverne; architect, Owner. Plan No. 56.

ROCKAWAY PARK.—Washington av, n s, 500 e 8th av, 2-sty frame dwelling, 24x24, felt and gravel roof, 1 family; cost, \$1,900; owner, Charles Young, premises; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 57.

CORONA.—Grant st, w s, 197 n Jackson av, 2-sty frame dwelling, 18x44, tin roof, 2 families; cost, \$3,500; owner, Alphonse Napoli, 124 Grinnell av, Corona; architect, J. Buhl, 179 Clinton st, Corona. Plan No. 61.

ARVERNE.—Clarence av, e s, 140 n Amstel Blvd, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$3,000; owner and architects, Mollie & Mejo, Rockaway Beach. Plan No. 64.

ARVERNE.—Clarence av, e s, 220 n Amstel Blvd, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$3,000; owner and architects, Mollie & Mejo, Rockaway Beach. Plan No. 65.

ARVERNE.—Isabel av, n e cor, Remington av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$4,000; owner, Mrs. Julius Scharman, Lewis and Pulaski sts, Brooklyn; architect, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 66.

ARVERNE.—Remington av, w s, 45 n Isabel av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$4,000; owner, Mrs. Julius Scharman, Lewis and Pulaski sts, Brooklyn; architect, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 67.

GLENDALE.—Market st, n s, 500 e Fulton av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$2,600; owner, Morris Pomerantz, 652 Hopkinson av (Brooklyn); architect, Louis Berger & Co., Myrtle av, Ridgewood. Plan No. 74.

FOREST HILLS.—Cranford st, s e s, 100 s w School st, 2½-sty brick dwelling, 25x35, tile roof, 1 family; cost, \$5,000; owner, Sage Foundation Homes Co., 47 West 34th st, Manhattan; architect, Grosvenor Atterbury, 20 West 43d st, Manhattan. Plan No. 75.

BROOKLYN HILLS.—Elm st, n s, 275 e Wyckoff av, two 2½-sty brick dwellings, 18x55, tin roof, 2 families; cost, \$8,000; owner, Louis Schwab, 27 Jefferson av, Richmond Hill; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 70.

RIDGEWOOD EAST.—Thompson av, w s, 685 s L. I. R. R., 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,000; owner, William Schweneke Thompson av, Ridgewood East; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 71.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—3d st, n s, 150 w Hayward st, 1-sty frame shop, 40x100, gravel roof; cost, \$2,180; owner, Joseph Habermann, Borden av and Hayward st, L. I. C. Plan No. 60.

FLUSHING.—Prospect st, n s, 129 e Lawrence st, 1-sty frame shop, 16x20, paroid roof; cost, \$150; owner, August Kallmeyer, 28 Prospect st, Flushing. Plan No. 63.

MISCELLANEOUS.

CORONA.—Grinnell av, 124, 1-sty frame chicken coop, 12x10, paper roof; cost, \$100; owner, Alphonse Napoli, 124 Grinnell av, Corona. Plan No. 62.

CORONA.—Jackson av, bet 16th st and 19th sts, 1 frame sign board, 285x12; cost, \$200; owner, Disoway & Fisher, 1075 3d av, Manhattan. Plan No. 42.

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RIDGEWOOD.—Ralph st. s. s. 130 w Covert av. 1-sty frame shed, 21x40, tar and gravel roof; cost, \$100; owner, Arthur Edwards, premises. Plan No. 72.

STABLES AND GARAGES.

BAYSIDE.—Bell av. e. s. 600 n Crocheron av. 2-sty frame stable, 25x36, shingle roof; cost, \$600; owner, V. Neumann, Bayside; architect, F. J. Grotz, Whitestone, L. I. Plan No. 44.

ROCKAWAY BEACH.—Washington av. n. s. 60 w 1st av. 1-sty frame garage, 10x12, gravel roof; cost, \$100; owner, Wiedman Bros., premises. Plan No. 69.

STORES AND DWELLINGS.

GLENDALE.—Myrtle av. s. s. 122 w Tompkins av. 3-sty brick store and dwelling, 20x60, tin roof, 2 families; cost, \$4,000; owner, Sophia Kresberg, Myrtle av and Lafayette av, Glendale; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 74.

STORES, OFFICES AND LOFTS.

ROCKAWAY PARK.—Washington av. n. s. 60 w 2d av. 1-sty frame office, 14x31, shingle roof; cost, \$600; owner and architect, Colton Bros., Washington av, Rockaway Park. Plan No. 58.

LONG ISLAND CITY.—Jackson av. n. e. cor Skillman av. 4-sty brick office building, 37x87, slag roof; cost, \$30,000; owner, William E. Paynter, 171 Hunter av, L. I. C.; architect, John Boese, 280 Broadway, Manhattan. Plan No. 68.

Richmond.

DWELLINGS.

HUGUENOT AV. e. s. 200 n Journey av. 1-sty wagon shed, 14x14; cost, \$200; owner, Chas. A. Bollman; owner builds. Plan No. 2.

HERBERTON AV. e. s. 75 s Homestead av. Port Richmond, 2½-sty frame dwelling, 18x26; cost, \$2,300; owner, August Weinbert, Port Richmond; architects, Selmer Jensen, Port Richmond; builder, Adolph Schwald, Castleton Corners. Plan No. 1.

BURGER AV. s. e. cor Henry pl. 2-sty frame dwelling, 24x32; cost, \$2,500; owners, Frank de Costa and Louis Frenigiano; architect, Frank A. Miller. Plan No. 8.

BEACON ST. n. s. 235 n Richmond rd. 1½-sty frame dwelling, 26x41; cost, \$4,000; owner, Chas. Wyeth; architect, Smith-Wilcox Co. Plan No. 7.

SAND LA. e. s. 785 s Cedar av. South Beach, 2½-sty frame dwelling, 29x52; cost, \$5,000; owner, Angelo Asmundi, South Beach; architect, Chas. B. Heweker, 9 First av, Tompkinsville; owner builds. Plan No. 4.

MOUNTAIN VIEW AV. e & w s. 515 s of Richmond turnpike, West New Brighton, 2 2½-sty frame dwellings, 23x32; cost, \$3,000 each; owner, Mrs. Kate Corson, Palmer av, Port Richmond; architect, Wm. H. Mersereau, 32 Bway, N. Y. C.; builder, D. T. Corson, Palmer av, Port Richmond. Plan No. 5.

TYSON AV. s. w s. 125 n w Johnson pl. Dongan Hills, 1½-sty frame dwelling, 24x16; cost, \$500; owner, John McCaffrey, Dongan Hills; architect and builder, Chas. Schultz, Dongan Hills. Plan No. 6.

BEMENT AV. e. s. 750 s Cary av. West New Brighton, 2-sty frame dwelling, 40x31; cost, \$5,500; owner, Watson F. Keeney; architect, E. Spencer Barnes; builder, H. Hermansen. Plan No. 3.

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Manhattan.

BOND ST. No. 19, partitions to 5-sty brick lofts; cost, \$1,500; owner, Farmers Loan & Trust Co., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 81.

BROOME ST. Nos. 457-459, doors, iron skylights, fire-escapes, to 6-sty brick loft; cost, \$5,000; owner, Thomas L. Reynold, 39 E. 42d st; architect, Oscar Lowinson, 20 E. 42d st. Plan No. 57.

CHERRY ST. No. 217, toilets to 3-sty brick dwelling and loft; cost, \$300; owner, E. C. Buckley, 425 Convent av; architect, David Bleier, 545 E 139th st. Plan No. 65.

CHRISTIE ST. No. 3, partitions, toilets, to 5-sty brick tenement; cost, \$700; owner, M. Claman, premises; architects, Horenburger & Bades, 122 Bowery. Plan No. 60.

CANAL ST. n. e. cor Centre st, stairs, girders, partitions, to 4-sty brick store and loft; cost, \$6,000; owner, Myra R. Harper, 62 Cedar st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 90.

FULTON ST. Nos. 123-125, Ann st. Nos. 44-46, alter show windows to 4 and 6-sty brick store and loft; cost, \$3,500; owners, Harris Mandelbaum, 12 West 87th st and Evans Museum and Institute Society, Philadelphia, Pa.; architect, A. D. Kelly, 4 Gold st. Plan No. 91.

GREENWICH ST. s. w cor Hubert st, partitions, columns, to 6-sty warehouse; cost, \$800; owner, German American Coffee Co., 95 William st; architect, Thos. T. Hopper, 1328 Broadway. Plan No. 48.

GREENWICH ST. Nos. 402-404, posts, columns, girders, to 6-sty brick storage; cost, \$5,000; owner, Wm. J. Amend, 38 W. 74th st; architects, Maynicke & Frank, 25 Madison sq North. Plan No. 50.

GRAND ST. n. e. cor Clinton st, toilets, partitions, to 5-sty brick store and tenement; cost, \$250; owner, Jacob Siris & Pincus Malzman, 68 Allen st; architects, Cantor & Livingston, 29 W. 42d st. Plan No. 54.

LEONARD ST. Nos. 117-119, beams, iron beams, columns, to two 4-sty brick dwellings; cost, \$12,000; owner, Theodore Burt Layre; architect, F. P. Platt, 1123 Broadway. B. F. Golden, 508 Pearl st has contract. Plan No. 76.

LAFAYETTE ST. No. 417, window to 8-sty brick store and loft; cost, \$120; owners, Condit & Hall, 141 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 80.

VANDAM ST. Nos. 50-74; Spring st. Nos. 279-291; Hudson st. Nos. 304-322, trusses, tanks, to 8-sty brick warehouse; cost, \$2,000; owner, Trinity Corporation, 187 Fulton st; architect, S. J. Gill, 157 Meserole av, Brooklyn. Plan No. 56.

WATER ST. Nos. 127-129, elevator shaft, skylights, windows to 6-sty brick warehouse; cost, \$20,000; owner, B. H. Field Estate; architect, J. Acker Hays, 2010 Broadway. J. W. Clark, 86 Roosevelt st, has contract. Plan No. 73.

4TH ST. Nos. 293-297 W, Bank st. No. 48, bake ovens to 2-sty brick store and dwelling; cost, \$3,300; owner, Christin Yere, 293 West 4th st; architect, O. L. Spannhaake, 233 East 78th st. Plan No. 82.

4TH ST. No. 59 E, partitions to 4-sty brick club and loft; cost, \$75; owner, Herman Bauman, 79 East 4th st; architects, Cantor & Livingston, 29 West 42d st. Plan No. 77.

14TH ST. No. 46 W, alter show windows, elevator to 6-sty brick store; cost, \$1,000; owner, S. W. S. Realty Co., 24 West 14th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 75.

14TH ST. No. 37 W, alter floor, mezzanine, show windows to 5-sty brick loft and stores; cost, \$1,000; owner, Van Beuren Estate, 21 W. 14th st; architect, Wm. J. Cherry, 103 Park av. Plan No. 72.

16TH ST. No. 5 W, partitions, windows, to 3-sty studio and restaurant; cost, \$2,500; owner Mechanical Eng. Investigating Co., 99 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 46.

22D ST. No. 277 W, 1-sty front, extension, 15x11, to 4-sty brick dwelling and store; cost, \$2,000; owner, Mary Drake, 277 West 22d st; architect, O. Reissman, 30 1st st. Plan No. 86.

23D ST. No. 341 E, cut hole toilets, entrance to 4-sty brick tenement; cost, \$700; owner, Mary Fielding, East Orange, N. J.; architect, Thomas H. Laurence, 110 Greenwich st. Plan No. 66.

24TH ST. Nos. 616-626 W, erect shed, steel beams, to 2-sty brick; cost, \$1,000; owner, C. C. Moore Estate, 191 9th av; architects, Moreland & Gibson, 490 East 182d st. Plan No. 87.

29TH ST. No. 234 E, tank, to 5-sty brick tenement; cost, \$100; owner, Frank Setaro, 236 E 29th st; architect, Chas. Sheret, 37 Liberty st. Plan No. 70.

34TH ST. Nos. 22-26 W, extend elevator shaft to 6-sty brick store; cost, \$1,500; owner, John Forsythe, 24 W. 34th st; architect, Harry N. Paradies, 231 W. 18th st. Plan No. 64. J. Odell Whitenack, 231 W 18th st, has contract.

47TH ST. No. 38 W, partitions to 4-sty brick store and dwelling; cost, \$250; owner, E. Lauritino, premises; architect, Geo. H. Taylor, 615 10th av. Plan No. 63.

47TH ST. Nos. 23-25 E, 6-sty brick rear extension, 44.9x31.4, add 1-sty, partitions, to two 4-sty brick residences; cost, \$40,000; owner, Carlton Chambers Co., 542 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 88.

51ST ST. No. 131 W, elevator shaft, to 3-sty brick garage; cost, \$3,000; owner, Oakland Motor Co., 1600 Broadway; architect, C. L. Peden, 1737 Broadway. Plan No. 89.

67TH ST. Nos. 251-253 W, tank, to 5-sty brick factory; cost, \$2,000; owner, Francis Leland, 79 8th av; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 74.

76TH ST. No. 65 E, runway, stalls, lift, iron stairways, to 2-sty brick stable; cost, \$7,000; owner, L. V. Harkness, 933 5th av; architect and builder, Collins Marsh, 40 W. 33d st. Plan No. 61.

79TH ST. No. 56 E, partitions, plumbing, windows, etc., to 5-sty dwelling; cost, \$25,000; owner, Hon. Arthur H. Masten, 49 Wall st; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 51.

80TH ST. Nos. 214-216 W, 1-sty brick rear extensions, 22x5.10, fire-escape, brick walls, beams, to 6-sty brick garage; cost, \$300; owner, Frank J. Welton, 2409 Broadway; architect, Geo. H. Griebel, 4 E. 42d st. Plan No. 58.

81ST ST. No. 540 East; East End av. Nos. 28-34, bake oven, walls, steel columns, to 2-sty brick bakery; cost, \$6,000; owner, General Baking Co., 62 Cedar st; architect, O. L. Spannhaake, 233 East 78th st. Plan No. 59.

107TH ST. No. 233 E, doors, toilets, show windows to 5-sty brick tenement; cost, \$50; owner, C. Sammet & Co., 662 West End av; architect, Marion Di Mial, 241 East 108th st. Plan No. 84.

128TH ST. s. s. 100.1½ e Amsterdam av. add 2-stys to 4-sty brick storage; cost, \$15,000; owner, Bernheimer & Schwartz Pilsner Brewing Co., premises; architect, Louis Oberlein, premises. Plan No. 92.

AMSTERDAM AV. Nos. 2440-2444; 181ST ST. No. 501 W, 1-sty rear extension, 30x9, girder, windows to 1-sty brick saloon and garden; cost, \$400; owner, Frederick W. Hunter, 127 E 37th st; architect, Alex. McCloud, 156 W. 29th st. Plan No. 68.

BROADWAY, No. 47, marble steps to 5-sty brk store and office; cost, \$250; owner, James H. Jones, Sairholme, Wash.; architect, J. C. Westervelt, 36 W. 34th st. Plan No. 69.

BROADWAY, Nos. 670-674, partitions, windows, toilets, to 5-sty store and loft; cost, \$2,000; owner, Adele Livingston Sampson, Paris; architect, Wm. F. Conran & Son, 305 Pearl st. Plan No. 47.

BROADWAY, n. w cor 10th st, windows, to 4-sty loft; cost, \$350; owner, Edith Coventry, 128 Broadway; architects, Nash & Springstein, 21 West 45th st. Plan No. 49.

BROADWAY, Nos. 1628-1630, partitions, windows, columns, to 3-sty hotel and store; cost, \$2,000; owner, Jacob Wertheim, 1016 2d av; architect, Herbert M. Baer, 21 West 45th st. Plan No. 52.

BROADWAY, Nos. 1271-1273, 32d st. Nos. 54-56 West, 6th av. No. 536, piers, steps, steel girders, to 5-sty brick flat and store; cost, \$25,000; owner, English American Realty Co., 1271 Broadway; architects, Shire & Kaufman, 373 4th av. W. A. Hommedieu & Co., 1 Madison av has contract. Plan No. 78.

BROADWAY, No. 1770, 57th st. No. 220 W, partitions, electrical lighting, to 9-sty brick office and loft; cost, \$5,000; owner, A. T. Demarest & Co., premises; architect, Frank P. Whiting, 105 West 40th st. Plan No. 79.

CENTRAL PARK WEST, No. 261, partitions, windows, to 7-sty brick apartment; cost \$4,500; owner, David E. Oppenheimer, 56 E. 66th st; architects, Neville & Bagge, 217 W. 125th st. Plan No. 62.

MADISON AV, Nos. 56-60; 26th st. No. 25 East; 27th st, Nos. 18-20 East, partitions to 12-sty office; cost, \$1,000; owner, Neptune Realty Co., 36 Wall st; architects, Maynicke & Frank, 25 East 26th st. Plan No. 53.

PARK AV, s e corner 58th st, stairs, partitions, to 13-sty brick apartment; cost, \$1,000; owner, No. 471 Park Av., Inc., 471 Park av; architect, Eli Benedict, 1947 Broadway. Plan No. 67.

7TH AV, No. 341; 29TH ST, No. 169 W, 4-sty brick rear extension, 24.3x29.6, partitions, windows to 4-sty brick hotel; cost, \$4,900; owner, James Todd, premises; architect, J. A. Tassi, 303 W. 130th st. Plan No. 71.

10TH AV, s e cor 157th st, partitions, windows, toilets, to two 5-sty brick stores and tenements; cost, \$3,000; owner, Henry Tishman, 316 West 112th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 45.

3D AV, s e cor 60th st, well, hole, to 6-sty department store; cost, \$50; owner, S. J. Hiram & Irving J. Bloomingdale, premises; architects, Buchman & Fox, 11 East 59th st. Plan No. 83.

11TH AV, Nos. 573-577, alter floors, to 4-sty brick storage; cost, \$200; owner, Eugene Higgins, 1 Madison av; architect, J. H. Knubel, 318 West 42d st. Plan No. 55.

Bronx.

BROOK AV, No. 1330, new partitions to 5-sty brick store and tenement; cost, \$50; owner, A. J. Schwarzler, 1150 Clay av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 20.

BRONX BLVD, e s, 123 n Burke st, move 2-sty frame dwelling; cost, \$300; owner, Gottlieb Hengel, on premises; architect, Frank J. McGarry, Barker av and Prost st. Plan No. 16.

FOREST AV, w s, 51 s 160th st, build 2-stys of brick upon present Synagogue foundation, 63x87.6; cost, \$30,000; owners, Cong. Beth Hamedrash Hagodel of the Bronx, Dr. S. J. Littenberg, 945 East 163d st, Pres.; architects, Harrison & Sackheim, 230 Grand st. Plan No. 17.

FULTON AV, n w cor 169th st, new toilet, to 5-sty brick store and tenement; cost, \$100; owner, Max Cohen, 1185 Fulton av; architect, H. L. Young, 67 West 125th st. Plan No. 21.

PARKER AV, w s, 50 n St. Raymonds av, move 3-sty frame store and dwelling; cost, \$1,200; owner, Niccola Ziccola, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 18.

PARKER AV, e s, 193.36 s Castle Hill av, move 3-sty frame store and dwelling; cost, \$800; owner, Salvatore Vinsciquirt, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 14.

PARKER AV, w s, 25 n St. Raymonds av, move 3-sty frame store and dwelling; cost \$800; owner, Marv Marcon, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 15.

PARK AV, w s, 111.83 n 188th st, 1-sty and basement brick extension, 40.1x63.5%, to 3-sty brick transformer and loft building; cost, \$20,000; owner, Henry J. Hemmens, 55 Duane st; architect, W. Weissenberger, 55 Duane st. Plan No. 11.

BARKER AV, w s, 200 s Magenta st, move 2 1/2-sty frame dwelling; cost, \$500; owner, E. Brennan, 215th st and Olinville av; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 12.

BARKER AV, w s, 375 s Burke st, move 2-sty frame dwelling; cost, \$500; owners, North Bronx Realty Co., F. McGarry, 660 Burke st, Pres.; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 13.

WALLACE AV, w s, 150 s Van Nest av, 2-sty frame extension, 10x5 to 2-sty frame dwelling; cost, \$200; owner, Frederick Muller, 1661 Wallace av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 19.

Brooklyn.

ADELPHI ST, e s, 214 n Myrtle av, new stairs, etc.; cost, \$6,000; owner, City of N. Y., City Hall, N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 102.

BRIDGE ST, w s, 75 s John st, new columns, etc.; cost, \$1,000; owner, Muller & Van Winkler, 8 and 10 Bridge st; builder, John Thatcher & Son., 60 Park av. Plan No. 154.

BERKELEY PL, n s, 250 e 5th av, new stairway, etc.; cost, \$7,000; owner, City of N. Y., City Hall, N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 122.


BERRY ST, Nos. 225-7, new toilet compartment, etc.; cost, \$150; owner, Hipolyt Wasiluski, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 53.

CLIFTON PL, No. 78-89, new caisson, etc.; cost, \$15,000; owner, Bristol-Myers Co., 281 Greene av; builder, The Foundation Co., 115 Broadway, N. Y. Plan No. 37.

FULTON ST, No. 1747, new show window, etc.; cost, \$250; owner, Louis Beer Sons, 1318 Fulton st; architect, Wm. Debus, 914 Broadway. Plan No. 64.


FULTON ST, No. 1900, new toilet compartment, etc.; cost, \$500; owner, Anthony Hartman, on premises; architect, Louis Allmendinger, 926 Broadway.

FULTON ST, Nos. 1938-40, new extension, 50 x70; cost, \$3,000; owner, Albert Rosen, 416 Park pl; architect, Cohn Bros., 361 Stone av. Plan No. 69.



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FRANKLIN ST. No. 137, 1-sty brick extension, 25x22.8; cost, \$450; owner, Estate of Cath. Sullivan, 224 Monitor st; architect, Jas. McKellog, Jr., 154 India st. Plan No. 151.

FLOYD ST. s s, 295 e Tompkins av, new stairway, etc.; cost, \$5,000; owner, City of N. Y., City Hall; architect, H. M. Devoe, 131 Livingston st. Plan No. 110.

HENRY ST. No. 454, new toilet compartment, etc.; cost, \$250; owner, Andrew Mancuso, on premises; architect, Edw. H. Scully, 527 Henry st. Plan No. 42.

KENT ST. Nos. 59-63, new tank on roof, etc.; cost, \$800; owner, Eberhard Faber Pencil Co., 37 Greenpoint av; builder, Flint & Walling Mfg. Co., 96 Wall st, N. Y. Plan No. 57.

MONROE PL. No. 39, 1-sty basement brick extension, 9.10x7.6; cost, \$1,200; owner Jas. H. Jourdan, 262 Henry st; architect, Henry P. Keeley & ano., 103 Park av, N. Y.

PROSPECT ST. No. 208, new roof; cost, \$500; owner, Antonio Ceroso and another, 204 Prospect st; architect, Walter H. Volchening, 116 Decatur st. Plan No. 54.

PLYMOUTH ST. n s, 100 e Hudson av, new toilet, etc.; cost, \$460; owner, Fideli Pambasco, 311 Plymouth st; builder, ———. Plan No. 97.

PULASKI ST. No. 338, new extension, 15x15; cost, \$600; owner, Anton Scholl, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 131.

SEA-PL. s s, 81.1 w West 32d st, new extension, 20x60; cost, \$6,000; owner, Felix Miserochci, 7 West 27th st, N. Y.; architect, N. Serracino, 1170 Broadway, N. Y. Plan No. 65.

STOCKTON ST. n s, 235 e Marey av, new stairway, etc.; cost, \$7,000; owner City of N. Y., City Hall, N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 106.

STERLING PL. n e cor Vanderbilt av, new stairway, etc.; cost, \$2,000; owner, City of N. Y., City Hall; architect, H. M. Devoe, 131 Livingston st. Plan No. 109.

SKILLMAN ST. No. 73 1/2, new partitions, etc.; cost, \$75; owner, Magdalene Sisia, 55 Skillman st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 139.

VARET ST. n s, 200 e Bogart st, alter elevator, etc.; cost, \$800; owner, B. Zirinsky, 67 Morrell st; builder, R. H. Emrich & Son, 139 Stockholm st. Plan No. 117.

VANDERVEER ST. n s, 80 e Bushwick av, move buildings, etc.; cost, \$2,500; owner, John O. Moesch, 1913 Broadway; architect, Louis F. Schilling, 167 Van Sielen av. Plan No. 112.

WYCKOFF ST. No. 34, new walls, etc.; cost, \$150; owner and builder, W. A. McCam, 236 Atlantic av. Plan No. 137.

WILLOUGHBY ST. s w cor Bridge st, alter partitions, etc.; cost, \$1,200; owner, Business Women's Union, 80 Willoughby st; architect, Thos. B. Hallock, 478 West 159th st, N. Y.

YORK ST. No. 220, new plumbing, etc.; cost, \$175; owner, Raffles Nobarburto, on premises; architect, Robert A. Austin, 174 Sands st. Plans No. 98.

WEST 1ST ST. w s, 71.7 n Park pl, 2-sty frame extension, 26.5x19.6; cost, \$1,200; owner, Isaac Schulman, 44 Mermaid av; architect, Lee Samenfeld, 8 East 42d st, N. Y. Plan No. 148.

18TH ST. No. 92, 1-sty frame extension, 8x20; cost, \$200; owner, Louis Bohm, on premises; architect, Dominick Salvati, 19 4th av. Plan No. 130.

SOUTH 5TH ST. n w cor Rodney st, new plumbing, etc.; cost, \$150; owner, Alfred Hodges, 216 Broadway; architect, C. H. Mentzenger, 356 Broadway. Plan No. 41.

NORTH 5TH ST. No. 121, new plumbing, etc.; cost, \$150; owner, Max Cohn, 280 Bedford av; architect, Bernard Wells, 144 Bedford av. Plan No. 123.

5TH ST. s s, 50 e 4th av, new elevator, etc.; cost, \$1,100; owner, Empire State Dairy Co., 502 Broadway; builder, Otis Elevator Co., 17 Battery pl. Plan No. 118.

8TH ST. n s, 250 w 3d av, new walls, etc.; cost, \$400; owner, Royal Metal Furn Co., on premises; architect, Albert Ullrich, 367 Fulton st. Plan No. 70.

WEST 15TH ST. No. 2833, new partitions, etc.; cost, \$500; owner, Sarah Korn, 101 Cannon st, N. Y.; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 47.

16TH ST. s w, 200 s Surf av, new flooring, etc.; cost, \$850; owner, Steeplechase Park Co., on premises; builder, E. K. Warren, same address. Plan No. 105.

37TH ST. n s, 475 e 12th av, new house drain; cost, \$65; owner, Jelis & Davis, 1267 37th st; architect, Geo. Ribim, 3715 Ft. Hamilton av. Plan No. 63.

37TH ST. n s, 300 e 12th av, new house, drain, etc.; cost, \$65; owner, Mendell Senaenen, 1239 37th st; architect, Geo. Ribim, 3715 Ft. Hamilton av. Plan No. 50.

37TH ST. n s, 445 e 12th av, new house drain, etc.; cost, \$65; owner, Walter Doyle, 1263 37th st; architect, Geo. Ribim, 3715 Ft. Hamilton av. Plan No. 61.

38TH ST. s s, 300 e Ft. Hamilton av, new house drain, etc.; cost, \$164; owner, Philip Gurian, 1258 40th st; architect, Geo. Ribim, 3715 Ft. Hamilton av. Plan No. 62.

38TH ST. s s, 110 w 12th av, new house drain, etc.; cost, \$65; owner, Burtin Orenstine, 1142 38th st; architect, Geo. Ribim, 3715 Ft. Hamilton av. Plan No. 60.

43D ST. No. 1684, new plumbing, etc.; cost, \$40; owner, Wm. Maitland, 1684 43d st; architect, Wm. Levy, 530 Gravesend av. Plan No. 156.

46TH TO 47TH STS. 150 e 3d av, new partitions, etc.; cost, \$12,000; owner, City of New York, City Hall; architect, H. M. Devoe, 131 Livingston st. Plan No. 48.

66TH ST. s s, 333 w New Utrecht av, new house drain, etc.; cost, \$125; owner, Anthony R. Maty, 6658 New Utrecht av; architect, Carl A. Olsen, 6811 16th av. Plan No. 153.

74TH ST. n s, 342 w 18th av, new house drain, etc.; cost, \$50; owner, Chas. Clark, 82 Charles st, N. Y.; architect, John J. Dunn, 74th st and 15th av. Plan No. 153.

BEACH 48TH ST. n s, 180 w Surf av, 1-sty and attic frame extension, 20.10x6.5; cost, \$1,000; owner, Edw. H. Bailey, 31 East 17th st, N. Y.; architect, Parfitt Bros., 26 Court st. Plan No. 44.

ATLANTIC AV. n e cor Albany av, new elevator, etc.; cost, \$1,650; owner, St. John's Hospital, on premises; builder, Otis Elevator Co., 17 Battery pl, N. Y.

BROADWAY. Nos. 1658 to 1662, new plumbing, etc.; cost, \$100; owner, Henry Batterman, 191 Montague st; builder, Jas. Wolfenden, 1036a Lafayette av. Plan No. 95.

BROADWAY. n e cor Driggs av, new store front, etc.; cost, \$500; owner, J. Everett Sparrow, 83 Greenpoint av; architect, Phil Tillion & Son, 381 Fulton st. Plan No. 141.

DEKALB AV. No. 652, new plumbing, etc.; cost, \$95; owner, M. E. Heilbrunn, 91 South 9th st; builder, H. Oeters, 652 DeKalb av.

DEKALB AV. No. 501, new store front, etc.; cost, \$150; owner, Irma Loughran, 267 Quincy st; builder, United Cigar Stores Co., 44 West 18th st. Plan No. 67.

EVERGREEN AV. e s, 41.8 n Stanhope st, 1-sty frame extension, 6.7x15; cost, \$300; owner, Clara Vogt, 269 Evergreen av; architect, Louis Allmendinger, 926 Broadway.

FLATBUSH AV. No. 1520, new partitions, etc.; cost, \$350; owner, Albertine B. Nelson, on premises; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 150.

FOUNTAIN AV. s w cor Liberty av, new partitions, etc.; cost, \$200; owner, Philip Brenner and another, on premises; architect, Cohn Bros., 361 Stone av. Plan No. 56.

GATES AV. No. 388, new plumbing, etc.; cost, \$75; owner, W. M. Best, on premises; builder, ———. Plan No. 39.

HAMILTON AV. s s, 39.2 e Imlay st, new doorway, etc.; cost, \$175; owner, Peter Gibbons, 49 Park av, N. Y.; architect, Alex Rotha, 86 Hamilton av. Plan No. 133.

HUDSON AV. No. 192, new partitions, etc.; cost, \$500; owner, Michele Guglielino, 238 High st; architect, Rob't A. Austin, 2542 Bedford av. Plan No. 103.

JOHNSON AV. No. 318, new platform, etc.; cost, \$50; owner, Nathan May & Co., 300 Johnson av; architect, Harrison & Sackheim, 230 Grand st, N. Y.

MYRTLE AV. No. 1474, new sky sign, etc.; cost, \$200; owner, Adam Mann, on premises; builder, Met. Eng. Co., 1250 Atlantic av. Plan No. 101.

MYRTLE AV. No. 1013-5, new walls, etc.; cost, \$1,200; owner, Sam'l Soplloff, on premises; architect, Tobias Goldstone, 18 Beaver st.

MYRTLE AV. s e cor Lawrence st, alter wall, etc.; cost, \$400; owner, Jos. F. Flanagan, "Old South Building" Boston, Mass.; architect, J. M. Murphy, 20 East 42d st., N. Y. Plan No. 94.

MYRTLE AV. n s, 62.5 e Taaffe pl, new wall, etc.; cost, \$400; owner, Margaret Ross, 982 Fulton st; builder, Thos. Dumbleton & Son, 619 Carlton av. Plan No. 142.

MANHATTAN AV. s w cor Boerum st, 3-sty brick extension, 30x40; cost, \$4,500; owner, Louis Gordon, 91 Manhattan av; architect, Harrison & Sackheim, 230 Grand st, N. Y. Plan No. 96.

METROPOLITAN AV. No. 434, new partitions, etc.; cost, \$500; owner, Wm. E. Patterson, 200 Lincoln pl; architect, Benj. Finkensieper, 134 Broadway. Plan No. 140.

PITKIN AV. s s, 50 e Thatford av, new windows, etc.; cost, \$300; owner, Morris Kerman, on premises; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 98.

PROSPECT AV. w s, 86 n Greenpoint av, move building, etc.; cost, \$200; owner, Cath. May, 1290 Prospect av; builder, August W. Koestner, 201 Greenpoint av.

SURF AV. s w cor West 5th st, new show windows, etc.; cost, \$2,000; owner, Wm. Johnson, ——— Surf av; architect, Richard Marzari, 2818 West 6th st. Plan No. 124.

THATFORD AV. n w cor Belmont av, new toilet compartment; cost, \$100; owner, Louis Ratner, 341 Stone av; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 49.

TOMPKINS AV. No. 31, new skylight, etc.; cost, \$75; owner, Adolf Bergido, on premises; builder, Abe Markowitz, 225 Hart st.

UNION AV. e s, 100 s Grand av, new doors, etc.; cost, \$75; owner, Lena Camenson, 118 and 120 Union av; architect, Benj. Finkensieper, 134 Broadway. Plan No. 145.

VAN SINDERN AV. No. 173, 1-sty frame extensions, 45x21; cost, \$500; owner Meyer & Anselm, on premises; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 108.

3D AV. s e cor 12th st, new partitions; cost, \$750; owner, Bainbridge Colby, 111 Broadway; architect, Geo. N. Bush, 97 Liberty st. Plan No. 104.

3D AV. e s, Shermerhorn to State sts, new flooring, etc.; cost, \$3,500; owner, City of N. Y., City Hall, N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 121.

3D AV. No. 869, 1-sty brick extension, 25x33; cost, \$1,500; owner, Rocco M. Agolia, 705 4th av; architect, John C. Wandell Co., 502 39th st. Plan No. 127.

3D AV. No. 645, new extension, 12x32.6; cost, \$2,500; owner, Michael Czeglecki, 639 3d av; architect, Jacob Fisher, 25 Ave A, N. Y. Plan No. 132.

4TH AV. No. 248, new windows, etc.; cost, \$250; owner, Salvatore Alfieri, on premises; architect, W. J. Conway, 400 Union st. Plan No. 400.

5TH AV. No. 4713, new wood bin, etc.; cost, \$200; owner, Dietrich H. Bieg, 427 Court st; builder, ———. Plan No. 123.

12TH AV. e s, 75 n 39th st, new house drain, etc.; cost, \$73; owner, Frank Fildenbrand, 3815 12th av; architect, Geo. Ribim, 3715 Ft. Hamilton av. Plan No. 51.

Queens.

EVERGREEN.—Washington av, No. 90, raise building and erect new foundation and repair; cost, \$500; owner, Frank Ott, premises; architect, Louis Berger & Co., Myrtle & Cypress av, Ridgewood. Plan No. 1.

ARVERNE.—Jessica av, e s, 300 s Blvd, erect new piazza; cost, \$200; owner, T. M. Avery, 256 West 57th st, N. Y. C. Plan No. 2.

SO. OZONE PARK.—Pressberger av, e s, 200 s Rockaway rd, general repairs after fire damage; cost, \$1,175; owner, Mrs. H. Boyd, So. Ozone Park. Plan No. 3.

CORONA.—Jackson av, n s, 60 w Washington av, 2-sty frame extension on rear, 20x20, tin roof; cost, \$300; owner, H. Hollander, 32 East Jackson av, Corona; architect, A. Magnoin, 112 Lincoln st, Corona. Plan No. 4.

WOODSIDE.—4th st, w s, 110 n Riker av, 1-sty frame extension on rear of shelter shed, 8x36, paroid roof; cost, \$300; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 5.

WOODSIDE.—Elmweir av, s w cor Brook School rd, enclose stone shed; cost, \$750; owner, Adlers Monument & Granite Co., 148 East 57th st, N. Y. C. Plan No. 6.

FLUSHING.—Amity st, No. 146, 1-sty frame extension on rear and sides, 8x16, tin roof; cost, \$900; owner, Mrs. Gussie Kahn, 150 Amity st, Flushing; architect, Kennedy & Morris, 11 Main st, Flushing. Plan No. 7.

FAR ROCKAWAY.—Grand View av, s s, 350 n e Due De St Felix av, raise bldg 6 ft and erect new foundation; cost, \$500; owner, Joseph D. Cramin, Dep't Taxes, Hall of Records, N. Y. C. Plan No. 8.

RIDGEWOOD.—Myrtle av, No. 1, erect new steel electric sign; cost, \$90; owner, Ridgewood National Bank, premises. Plan No. 9.

FAR ROCKAWAY.—Central av, e s, 275 s Mott av, replace store front and other repairs; cost, \$1,000; owner, Herchmann Bleir Co, Far Rockaway. Plan No. 10.

FLUSHING.—Amity st, n s, 150 e Bowner av, 1-sty frame extension on rear, 8x10, tin roof; cost, \$150; owner, Edward J. Clark, 238 Amity st, Flushing. Plan No. 11.

CORONA.—Henry st, No. 16, 1-sty frame extension on rear, 6x9, shingle roof; cost, \$25; owner, E. Murray, premises. Plan No. 14.

WOODSIDE.—Woodside av, e s, 225 n Riker av, erect new store front and other repairs; cost, \$250; owner, Francis Eberhardt, 16 Woodside av, Woodside. Plan No. 15.

Richmond.

BAY ST. e s, 75 w Dock st, Stapleton, alter into moving picture; cost, \$300; owner, Otto W. Pape, Stapleton; architect and builder, P. Fiore, 29 Broad st, Stapleton. Plan No. 3.

FRANKLIN ST. 319; 250 W. BROADWAY, West New Brighton, move and alter frame dwelling; cost, \$150; owner, Poone Cosimo, 93 Bway, West New Brighton. Plan No. 538.

RICHMOND TER. n s, 429 w Jersey st, New Brighton, add to boiler house, steel, 31x33; cost, \$600; owner, J. B. King & Co., New Brighton; owner builds. Plan No. 2.

CROMWELL AV. w s, cor Gordon, Dongan Hills, from garage, 10x16; cost, \$49; owner, Mrs. Nina E. Heckler, Dongan Hills; builder, Saml. Hopping, South Beach. Plan No. 1.

Personal and Trade Notes.

THOMPSON & FROHLING, 114 East 28th street, Manhattan, are the architects for the Queens County office building to be erected on the plaza at the Queens end of the Brooklyn bridge. The foundations are now being laid. A picture of the building was printed in last week's paper.

WILLIAM G. I. ROEDER, steel and consulting engineer, who for many years was connected with the Bureau of Buildings, has opened an office at 1123 Broadway, Room 1013.

JOHN C. SIMS, architect, will open offices at 17-19 West 45th st, on February 1.

Government Work.

DOUBLE CREEK, N. J.—The bid of the Penn Dredging Co., of Camden, N. J., 15.9c, per cubic yard, has been accepted for dredging in Double Creek, N. J.

LONG ISLAND.—The contract for dredging in Hempstead Harbor, Long Island, N. Y., under bids opened November 13, has been awarded to the Coastwise Dredging Co., of Norfolk, Va., at 18.75 per cubic yard; total, \$12,375.

BOSTON, MASS.—U. S. Engineer Office, Boston, Mass.—Sealed proposals for dredging in Weymouth Back River, Mass., will be received until January 22. Information on application. **FREDERICK V. ABBOT,** colonel, engineers.

SALEM RIVER, N. J.—U. S. Engineer Office, Wilmington, Del. Sealed proposals for dredging in Salem River, N. J., will be received until January 26. Information on application. **R. R. RAYMOND,** major, engineers.

BRIDGEPORT, CONN.—The bid of J. H. Gerish, 15 Whitehall st, N. Y. C., has been accepted for dredging in Bridgeport Harbor, Conn., at the following prices: For areas A, B, & C, 13.3c., and area D, 16.7c. The total contract amounts to \$11,383.50.

PHILADELPHIA, PA.—Sealed proposals for constructing four dikes in Delaware River, below Philadelphia, will be received until January 20. Information on application. **HERBERT DEAKYNE,** major, engineers, 815 Witherspoon Bldg., Philadelphia, Pa.

WILMINGTON, DEL.—The U. S. Drainage and Irrigating Co., 120 Broadway, N. Y. C., has the contract, under bids opened on November 6, for constructing jetty at mouth of Broadkill river, Delaware, at \$9.87 per foot for jetty construction and \$4 per ton for stone fill.

NORTH BROTHERS ISLAND.—R. G. Packard, of 130 Pearl st, N. Y. C., presented the successful bid, at \$347,150, for removing obstruction in Middle Reef, in Hell Gate, Middle

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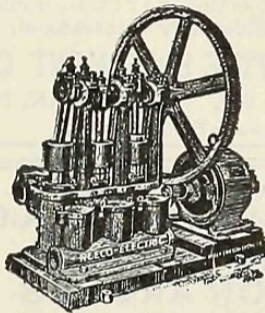
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MANTUA CREEK, N. J.—The contract for jetty construction at mouth of Mantua Creek, N. J., under bids opened October 30 by the U. S. engineer, Wilmington, Del., has been awarded to Tatnall-Brown Co., of Wilmington, Del., at \$10.90 per foot for jetty and \$4.95 for sheet pile revetment. The grand total of the bid was \$20,856.50.

NORFOLK, VA.—Proposals for Electric Capstans will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until January 27, for two electrically-driven capstans for the navy yard, Norfolk, Va. Specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. HOLLYDAY, chief of bureau.

BOSTON, MASS.—The following bids were received by the supervising architect, Treasury Department, Washington, D. C., for the construction of an extension, remodeling, etc., of the U. S. Custom House, Boston, Mass. Geo. A. Fuller Co., N. Y. C., \$1,464,200; time 20 months; The Conners Bros. Co., Lowell, Mass., \$1,665,000; 30 months; Norcross Bros., Washington, D. C., \$1,393,000; time 2 years; Woodbury & Leighton Co., Boston, Mass., \$1,535,000; 24 months.

Building Trades Wages, 1912.

Prevailing Rate of Wages—Issued by the New York Building Trades Council, Headquarters, Brevoort Hall, 154 East 54th St., New York City. 'Phones 3349-3521 Plaza. This schedule is based on 8 hours work per day, from 8 A. M. to 5 P. M., except on Saturday, when work in the Building Trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a Union Mechanic, Helper or Laborer connected with the Building Trades can engage the same through the above office upon application. All recognized Legal holidays and Sundays are to be figured at "double time": Asbestos workers, boiler felters, pipe coverers, insulators, \$4.50; asbestos workers' helpers, \$2.80; blue stone cutters, flaggers, bridge and curb setters, \$4.50; blue stone cutters' helpers, \$3; boiler makers and iron ship builders, \$4.25; boiler makers' helpers, \$3.50; carpenters and framers, \$5; cabinet makers, \$5; cement and concrete masons, \$5; cement, concrete and asphalt laborers, \$3; derrickmen and riggers, \$4; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; elevator constructors' helpers, \$3.20; electrical workers, \$4.50; electricians' helpers, \$2.20; electrical fixture workers, \$4.50; engineers, stationary, \$4.50; *engineers, portable hoisting, etc., \$27.50 weekly, by the day, \$5.50; granite cutters, \$4.50 yard, bridge, \$5; house shorers, mover and sheath piler, \$3.75; house shorers' helpers, \$2.05; housemills and bridgemen, \$5; ironworkers, \$5; ironworkers' apprentices, \$3; ironworkers' helpers, \$3.50; metallic lathers, \$5; *marble cutters and setters, \$5.50; marble carvers, \$5.50; *marble polishers, \$4.50; *marble sawyers, \$4.75; *marble bed rubbers, \$5; *marble cutters' helpers, \$3, on derrick work, \$4; mosaic workers, \$4.50; mosaic workers' helpers, \$3; machine stone workers, \$4; machinists of all description, \$5; paper hanger, price list; plate and sheet glass glaziers, \$3.50; plasterers, plain and ornamental, \$5.50; plasterers' laborers, \$3.25; plumbers and gas fitters, \$5.50; *painters, \$4; decorators and gilders, \$4.50; riggers on machinery, dynamos, boilers, etc., \$4; roofers, tar, felt, composition, damp and water-proofers, \$4; rockmen, \$2.50; *rock drillers and tool sharpeners, \$3.75; sheet metal workers, coppersmiths, tinsmiths, metal roofers, \$4.75; slate and tile roofers, \$5; steam and hot water fitters, \$5.50; steam fitters' helpers, \$3; tile layers, \$5; tile layers' helpers, \$3; *tunnel and subway constructors, \$3.75; upholsters of all description, \$4.50; wood lathers, \$5.

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All doors are shipped "in the white" (unfinished), and moisture must now be allowed to penetrate the doors. As quickly as possible after receiving the doors have your finisher give them at least one coat of filler, and immediately after fitting the doors, paint or shellac the top and bottom edges. Front Doors.—Before the glass is set, fill the doors and varnish with at least two coats of the best exterior varnish. Moulding around glass should be removed and two coats of shellac applied. Glass should be bedded in putty.

Don't hang your doors in a damp, freshly plastered building. This refers not only to doors, but to all kinds of fine interior finish. Mortar contains large quantities of water and until the moisture has dried out of the walls the building is in no condition to receive hardwood doors or fine interior finish. A manufacturer cannot be blamed for defective work if the goods upon which every care is exercised in the making are not properly handled at the building. Artificial heat to help dry out the building before hardwood doors and fine interior finish are put in, is always advisable.

If the above suggestions are carried out, every standard hardwood veneered door can be relied on to stay perfect and prove a lasting thing of beauty.—"American Carpenter and Builder."

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.

6 Alimento, Biagio & Raffaele Crecci* N Y Tel Co.....31.51	6 Climenko, Hyman—W C Wood et al.....76.76	11 Drennan, Robt—Dimock & Fink Co.....724.13
6 Anderson, Jas M—J B Rogers.....252.21	6 Connold, Kate—B Newman.....61.90	11 De Silva, Harry M—M K De Silva.....1,244.67
6 Abernathy, Abel E & Gotter N Bacon —N Y Tel Co.....37.67	6 Cooper, Jno H—P Shottland.....158.15	11 Demko, Stefan—Pietrowski & Konop Co.....costs, 108.48
8 Appleton, R Wilmarth—J MacAr- thur.....351.53	6 Cooper, Rose—H B Claflin Co.....80.84	11 Daniels, Jas A—Equitable Trust Co.....38.16
8 Adams, Jos H & Helen Mae Adams— Frank Presbrey Co.....112.32	8 Crittenden, Eliz E—N Y Tel Co.....37.60	11 Draper, Geo O—H C Andrews.....8,567.53
9 Ackerson, Edna E—Wetherbee Real Estate & Impt Co.....555.95	8 Cohen, Louis & Isaac—same.....15.39	11 Diss, Jno B—City of N Y.....34.92
9 Anker, Frank—City of N Y.....311.70	8 Clark, Thos B & Jno T Carroll— Geo T Barnes Co.....362.18	12 Dalrymple, Almere G—Flood & Conk- lin Co.....51.86
10 Ash, Wm—B Gella.....37.45	8 Clitter, Geo F—H E Meeker.....1,083.38	12 Diamond, Jacob—H T Mendelsohn et al.....307.95
10 Adelman, Wm—O Wagner.....144.67	8 Chester, Philip—W B Simonds et al.....20.46	12 de Pastory, Mora, Constance—J W Flint.....90.28
10 Aiello, Saverio & Raffaele De Simone* —G Savarese.....74.41	8 Carter, Harry G & Wm H Carter— Automobile Trade Directory.....271.80	12 de Mauriae, Norman P—C M Minzes- heimer.....10,975.92
10 Abrahams, Paul M—S Rosenberg.....87.51	8 Childs, Jas E, Wm H Duval, Wm H Lovering, Chas M Englis, Chas C West, Wm G Borland, Geo W Mabie Ernest S Emanuel, Wm R Simons, Geo O Pfeiffer, Arthur C Shen- stone & Theo S Solomons—AL- aska Banking & Safe Deposit Co.....67,398.46	12 Droge, Wm C & Hudson Trust Co—W W Farley.....1,820.97
11 Aarons, Martin S—E S Heyman.....317.68	9 Caro, Nathan—Enterprise Butter Co.....216.44	6 Edwards, Edwin D—Albt Busch Co.....406.57
11 Arnold, Monica—Sulzberger & Sons Co.....30.18	9 Conn, Albert L—J P O'Brien.....30.60	6 Eidner, Max—M Eidner.....costs 40.08
11 Artsis, Philip—Baumgold Bros.....493.55	9 Culver, Sigel F* & Karl A A Staahl- gren—W J Salomon.....61.65	8 Eason, Richd B—N Y Tel Co.....22.56
11 Alexander, Henri P—M Kantor & Co.....98.31	9 Coster, Norman B—A Dittrich et al.....64.06	8 Edis, Jacob & Rose Tuchman—S Schechter.....131.03
11 Adler, Louis & Wm Rotherosen— Epstein.....300.00	9 Crowley, Wm—Bluthenthal & Bick- art, Inc.....5,760.35	10 Ellis, Chas E & Erwin R Graves— N Y Mfrs Real Estate Co.....6,333.00
12 Augenti, Henry & Louis*—Jno J Mitchell Co.....24.12	9 Conklin, Walter A—N Y Edison Co.....11.39	10 the same—W J Thompson Co.....5,570.65
12 Alexander, Bessie—S Atkins.....25.61	9 Carson, Garfield—H O Loewi.....95.83	10 Egan, Patk J—F Westphal et al.....178.72
6 Booth, Jno F—N Y Tel Co.....38.44	9 Cushing, Henry H—F Hildebrandt.....148.38	10 Emery, Jno W—Ebendroth Bros.....2,910.06
6 Berkowitz, Jno—same.....22.82	9 Coggey, Jno V recvr—J Watson.....1,419.97	10 Ellis, Chas E & Erwin R Graves— Green.....948.96
6 Bastable, Lawrence—same.....19.05	9 Clune, Patk H, Jno J Quinn, Jno J Giblin, Wm B Stacom & Jno H Clar- ity officers of St. Martin of Tours Council 449 K of C—J E Kerby.....1,374.03	10 Ellis, Chas E & Erwin R Graves— N Y Mfrs Real Estate Co.....532.00
6 Bartles, Wm D—same.....102.07	10 Caffora, Amiello—People, &c.....200.00	10 Erbe, Chas—Rey, Straus & Co.....132.37
6 Buller, Marcus—Simon Spiro & Co.....130.56	10 Campbell, Alex J—J Lambert.....309.77	10 Edelstein, Henry or Harry—E Green- baum & Co.....74.22
8 Bardman, Edw F & Harry E Pou- cher—Anderson Bros.....74.46	10 Crocoll, Jno—Trou & Schaefer.....213.26	12 Epstein, Jacob—Magee & Grosbie Co.....76.41
8 Bechtold, Adolph—A Keiser et al.....439.40	10 Clements, Evelyn S—W & J Sloane.....179.80	12 Ellis, Chas E—W J Thompson Co.....41,175.71
8 Berdell, Chas P—J Lawson.....518.16	10 Clauson, Jos W—Lawyers Title Ins & Trust Co.....19.41	12 Eise, Max, Jos Einhorn, Benj Wies- enfel, Saml Wiesenfel & Max Spas- ter—W Karon et al.....537.54
8 Bergen, Saml—Cluster Alliance Gas Lamp Co.....25.71	10 Charlton, Robt H—the same.....123.61	8 Farrell, Edw & Jas J Cully—A F Burger.....534.72
8 Blau, Leopold, Alexander Freedman & Klemmer Klein—N Y Tel Co.....15.31	10 Conovish, Theodore & Anna—J Kovacs et al.....423.41	9 Erdenbrecher, C H Jacob—City of N Y.....67.57
8 Baeser, Nathan & Philip Cohen—Peo- ple, &c.....500.00	10 Cobb, Jacob—Caeser Misch, Inc.....33.06	6 Fink, Jos—N Y Tel Co.....37.46
8 Boderberger, Henry—Daily & Carlson.....101.72	11 Chassin, Max—Sulzberger & Sons Co.....69.34	6 Fallickman, Saml—Meyer & Nelson.....152.75
8 Bezouska, Ernest A—H Herrman Lumber Co.....90.74	11 Cirrito, Jos—Lee L Wolins Co.....224.57	6 Frankel, Mitchell—M Frankel.....720.00
8 Brennan, Jos P—Colwell Lead Co.....117.68	11 Chiring, Isidore S & David Cheznisky —A Lipschitz.....217.72	6 Furniss, Wm P & Grace Livingston —S R C Furniss.....costs 135.33
8 Beck, Benedict M, Benedict M, Jr* & Theresa*—I T Williams & Sons.....38.14	11 Coogan, W Gordon—A McConnell.....100.61	6 Futterman, Abr—E K Brown.....59.41
9 Blumenthal, Theresa & Henrietta Brunneman—J Walter.....3,163.20	11 Champion, Esra R—J H Mealing.....854.10	8 Fooks, Louis—H M Dulmer.....2,694.08
9 Bloom, Annie—Century Bank of the City of N Y.....1,084.34	11 Candee, Fredk R & Thaddeus Jack- son—N B Crawford.....286.46	8 Franklin, Emil & Ernest—Colwell Lead Co.....1,971.71
9 Barrett, Chas—W Strathman.....73.41	11 Coon, Aaron A—M Feldman.....76.89	8 Futterer, Jno—Manhattan Ice Co.....36.75
9 Baronick, Jacob, Harris Kareison & Abm Gitler—L Birnbaum et al.....78.21	11 Cavanagh, Thos—A H Joline et al.....costs, 77.00	8 Fox, Irving C—N Y Tel Co.....29.68
9 Burkle, Gabriella—City of N Y.....219.65	11 Coen, Ralph M—M Feldman.....90.22	8 Foley, M Wallace—J Darrow.....costs 8.00
9 Blum, Henry I or Henry J—City of N Y.....67.57	11 Cerlone, Marco* Frank De Rosa & Alfonso Baratta—F Behr.....121.91	8 Fabre, Geo—N Y Edison Co.....12.05
10 Brand, Morris—J Braun.....64.41	11 Coughlin, Maurice J—M W Vogel et al.....205.35	8 Ferrara, Antonio—A D'Andrea.....78.97
10 Barcus, Harry—R Auerbach et al.....141.60	11 Christie, Elsie—C I Sender.....250.00	9 Falkin, Saml & Abr—A Hutt.....244.90
10 Balsamo, Michl—People, &c.....200.00	12 Cohn, Harry & David Schneider—Peo- ple, &c.....2,000.00	9 Fusco, Luigi & Anthony Guzzetta— G Viviano.....359.08
10 Benson, Wm W—Alo Realty Co.....876.73	12 Cronkite, Adelbert—M Berkowitz.....112.41	9 Flowers, Arthur H—Stapleton Natl Bank.....755.37
10 Brodezyk, Saml—J Dallet et al.....58.75	12 Cox, Louis B—O M Friederich.....231.12	9 same—W E Hanna.....1,011.83
10 Benigsohn, Sarah H—W H Newcomb.....123.16	12 Constantian, Florence M—Northern Bank of N Y.....400.00	9 Franke, Pedro F & Thos G De La Hoyde—R W Boyd et al.....8,152.45
10 Bayer, Etienne—Jos Beck & Sons.....640.32	6 Dunn, Mortimer or Jno J Hunt or Jesse Murray—N Y Tel Co.....287.91	9 Finlay, Geo J—Seneca Distributing Co.....247.82
10 Betts, Fredk A—C W Schwim.....79.29	6 Davis, Chas—P Gallagher.....32.77	10 Frank, Chas—S Weisbader.....282.76
11 Bullard, Harold—M H White.....162.41	6 Diamond, Pinkus & Meyer Skobel— J Blum.....76.96	10 Friedman, Saml—H Goldstein.....28.72
11 Bartlett, Jno R—Saks & Co.....79.89	8 Darre, Max, Hyman Broudy & Noah Broudy—N Y Tel Co.....115.52	10 Forguon, Emilo—Superior Savings & Trust Co.....140.03
11 Borowsky, Jacob—Sulzberger & Sons Co.....86.12	8 Dexter, Olive A—same.....18.10	10 Ford, Frank—M Rosenstein.....43.63
11 Bohanan, Jno—Fialla & Eppler, Inc.....19.67	8 Duckworth, Albt W—same.....38.70	10 Fink, Abr—N Y Butchers Dressed Meat Co.....264.41
11 Busch, Max—M Jorrich.....59.51	8 de Guzman, Henry C—Hall Stable Co.....36.91	10 Forner, Abr & Abr Fisher—L Firsten- berg.....75.65
11 Berger, Isaac—T J Morgan.....203.97	8 Dillon, Isaac—L S Silverstein.....26.43	10 Firth, Edw F—Caesar Misch Inc.....311.91
11 the same—the same.....27.41	9 Damron, Frank C—P Wolfsohn.....20.06	10 Fine, Israel—L Koch & Co.....34.79
11 Baruch, Adolph—J H Morrell et al.....145.08	9 Davis, Michl & John O'Brien—T M McCarthy et al.....1,528.95	10 Freundlich, Louis & Thos Waldwell, Jr*—M J Drummond.....34.72
11 Brenner, Leo—J Ruppert.....106.24	9 Davis, Clarence—L S Pilsner.....499.79	10 the same—the same.....22.72
11 Brown, Wm C H—B Markowitz.....93.36	9 Dettmer, Justus G—I L Ernst et al.....24,905.52	10 Frommee, Herman & Abr L*—Law- yers Title Ins & Trust Co.....51.11
11 Bjorkegren, Chas—Schnitz & Eulen- stein Co.....61.79	9 Dickar, David, Max Cohen*—N Y Edison Co.....37.79	10 Fajen, August R—N Y & Brooklyn Casket Co.....89.97
11 Breitenfeld, Karl V B—M H Sexias.....42.56	9 Dickstein, Saml—Title Guar & Trust Co.....20.30	11 Friedman, Louis A—S S Gass.....79.92
11 Boomer, Alex H—J S Bordeaux.....2,133.88	9 Drumstadter, Henry & Jacob Klein— E S Alpaugh & Co.....85.65	11 Fox, Geo—W J Hart.....837.05
12 Brihle, Wm Jr—J Meyers.....79.82	9 D'Ambr, Annie—H F Lippold et al.....1,975.70	11 Foner, Abr & Abr Fisher*—L Firsten- berg.....75.65
12 Barnes, Wm—Oliver Typewriter Co.....49.93	10 Donovan, Jno J—N W Mahaney.....1,169.10	11 Feisenfeld, Max—F Brown.....36.00
12 Bayer, Etine—M Isenberg.....114.30	10 Dreyfuss, Chas—F Lage.....costs, 49.00	11 Florio, Vito—People, &c.....100.00
12 Bunting, Beatrice B—M Hub & Son.....330.15	10 D'Ullissi, Eliz—F Friedman.....78.41	11 Forrent, Arthur—Wm A Brady, Ltd.....costs, 139.12
12 Bryfezynski, Jos—K Breyfezynski.....304.72	10 Dorman, Edw O—Lawyers Title Ins & Trust Co.....45.91	12 Freiman, Isidor & Jos—M Goldstein.....268.31
12 Bloodgood, Harry—Fiat Repairs Co.....250.80	10 Davis, Walter C & Ed G—C D Spen- cer.....676.21	12 Faron, N J—H E Brown et al.....45.68
12 Bowker, Saml W—M Weingarten et al.....292.28	10 De Luca, Felix, Geo M Bruno, Mor- ris Grossman & Mendel Schuhman* B F Nathan.....497.21	12 Feinman, Israel—B Edelhertz.....61.61
12 Bustanoby, Andre & Jacques—H S Graves et al.....543.19	10 Draper, Geo O—A Z Kremer.....94.31	12 Fausner, Fred—C B Leggett.....1,037.62
12 Batzar, Ida—A Bernhard et al.....427.47	10 Decker, Hugh—Caesar Misch Co.....30.69	12 Fudji, Geo E—Davis Foundry Co., Inc.....221.03
12 Blaine, Jas J & Henry W Nelson & Chas H Williams—Williamsport Iron & Nail Co.....116.86	10 Duryea, Jas S—Caesar Misch, Inc.....30.69	6 Gunther, Alfred—J Mohr.....118.92
6 Clossen, Geo G—N Y Tel Co.....21.13	10 Darre, Richd—Saml Mayers Realty Co.....39.65	6 Gray, Jno—P H Elsen.....31.14
6 Cook, Jno—same.....22.47	10 Dillon, Isador—L S Silverstein.....26.43	6 Goldstein, Meyer—H B Claflin Co.....69.41
6 Cook, Herman H—same.....15.77	10 Dorset, Saml—J Heller.....68.25	8 Glucksman, Louis—Henry Breunich Coal Co.....22.51
6 Cooley, Chas H—same.....27.32	10 Dobkin, Henry—A Lewenthal et al.....34.65	8 Grantz, Greuther F—C H Weber.....1,248.98

8 Granatelli, Vincent—Louis Jaeger & Co.	394.60	9 Kloth, Raphael—M R Silverman	147.85	9 Marks, Saml—J Braun	19.41
8 Griffith, May* & Theresa Vitagliano—Moschowitz Bros.	131.67	10 Kelly, Jno—Caesar Misch, Inc.	31.01	9 Moore, Jno by gdn—F S Pendelton	costs, 113.70
9 Gold, Louis—H Hilleston et al.	102.98	10 Kaufman, Max—Piel Bros.	60.81	9 Moskiowitz, Adam,* Henry Brody, Meyer Jackson & Sarah Lamport*—N Lamport	40.75
9 Guthrie, Alfred P—Century Holding Co.	costs 120.38	10 Kind, Saml—Piel Bros.	72.91	10 Moll, Alford—W Isaacs	485.02
9 Gonzales, Ida—I Rubin	177.11	10 Karoff, Abr—R Moehs et al.	37.65	10 Murphy, Patk—J Doelger et al.	2,331.68
10 Gleason, Edw D—Strawbridge & Clothier	259.14	11 Kalmanowitz, Isaac—Jos Stern & Sons Inc.	190.38	10 Myers, Mary—Humphrey's Homeopathic Medicine Co.	costs, 109.64
10 Ginsberg, Rae—C M Rosenthal.	68.62	11 Kaminski, Jos—I Barnett et al.	118.65	10 McCaffrey, Jas & Joe Smarak—L Waller et al.	899.60
10 Graves, Irwin R—W Green	672.66	11 Kirk, Wm F—R B Bradley	108.38	10 Mumms, Geo F Jr—Lawyers Title Ins & Trust Co.	104.10
10 Gobbi, Luigi—G Savarese	135.67	11 Kopelowitz, Jakyl—A G Galligan & Co.	54.85	10 Meyer, Ralph—E W Burger	30.28
10 Greenbaum, Nathan—W K Vanderbilt et al	363.64	11 Kaplan, Abr—S Schwartz et al.	49.61	10 Miller, Saml—I Goodman	26.98
10 Gordon, Harrington—Acker, Merrill & Condit Co	226.01	11 Kaufman, Bessie admrx—M Feller et al	47.85	10 Mayon, Geo A—Caesar Misch Inc.	28.44
10 Greenfield, Wm & Harris Maskin—E Childs	10,128.61	11 Kutner, Rudolf & Henry Levy*—Coffin & Levy	111.91	10 McBride, Annie—Caesar Misch, Inc	46.41
11 Goldberg, Louis—E M Bloch.	36.41	11 Koch, Herman—Sulzberger & Sons Co.	423.17	10 Meyer, Arthur L—Acker, Merrill & Condit Co.	227.94
11 Gracey, D Le Roy—Blight & Overfield	50.50	11 Kinetzler, Herman—Colwell Lead Co.	319.33	10 MacMillan, Robt—H Schmidt.	173.41
11 Glicken, Harry—G Topper et al.	46.11	12 Kennedy, David E—S Gordon.	96.15	10 McCoy, Danl B & Gas Engine & Power Co, & Chas L Seabury & Co, Consolidated—J A Flannery	625.00
11 Gamsler, Chas—Wheeling Corrugating Co	131.65	12 Kitay, Benj—B Burgheimer et al.	32.56	10 Mach, Harry—N Dube	42.72
11 Gans, Emil & Louis Gardner—M Zack	209.29	12 King, Saml J—A Cohen et al.	224.77	11 McAuliffe, Patk J & Thos F Clarke—C Haberstadt	35.83
11 Goldberg, Isaac & Abe Siegel*—Jackson & Perkins Co.	145.86	12 Kubanik, Anton—Manhattan Rolling Mill	333.80	11 McDonough, Chas J—Equitable Trust Co of N Y	353.00
11 Goetchius, Harry B—R V Alvarado.	99.65	12 Keating, Catherine—C F Bishop et al	costs, 123.07	11 Marcus, Jos—B Borden	159.35
11 Green, Jos—S Blum	158.91	12 Kayser, Leopold—E E Henkle et al.	163.24	11 McKelvey, David J—M T McKelvey, et al.	costs, 42.85
12 Goldsmith, Chas H—A M Simon	13.01	6 Lillibridge, Ray D—Bway Bldg Co	574.74	11 Martin, Edwin P—E M Roche	36.69
6 Hollander, Adolph—T Reisenfeld.	26.41	6 Levine, Louis—H B Claffin Co	121.81	11 Mitchell, Jno—Colwell Lead Co.	103.88
6 Howsen, Wm J—E H Rambow.	693.05	6 Lubert, Morris—same.	119.43	12 Miller, Isidor R—W Glaudinger.	99.90
8 Hildreth, Percy E—City of N Y.	costs 110.48	6 Lavin, Thos by gdn—J J Allen.	costs 128.51	12 Munde, Margt A—B Altman & Co.	163.06
8 Hyman, Jacob—S Popow	205.00	6 Leder, Felix* & Cillo Kofle—H B Claffin Co.	99.46	12 Margaretten, Ignatz—Security Bank of N Y	3,049.60
8 Heineman, Simon D—M Keckeissen et al.	1,406.02	8 Larkin, Eduard—J Ruppert	169.06	12 Morris, Geo & Celia Isman—People, & Co	1,000.00
8 Herzog, Paul—J N Kohn	450.00	8 Loebelson, Adolph—Singer Sewing Machine Co.	51.72	12 Mitchell, John—F N Du Bois et al.	159.87
8 Hanley, Sara S—N Y Tel Co.	21.40	8 Lore, Frank—J Bachrach	119.65	12 Miller, Harold R—J W Travell.	46.82
8 Heller, John—A Darrow	costs 9.00	8 Lamson, Jno A—J G Wells	217.31	12 Miller, Abe—A Honigsberg et al.	39.91
8 Healey, Margt C—N Y Tel Co.	18.81	8 Lange, Jno F—G Monaco.	1,141.45	12 Mildorf, Sigmund & Adolph Altman—M B Altman	303.65
8 Hayne, Eugene R & Jennie C Ayler—C W Alberts et al.	318.80	8 Leahy, Jno M & Fitzroy D'Arcy—N Y Tel Co.	38.74	12 Meadows, Chas A—Aaron Buchsbaum Co	109.59
8 Howes, Wheeler E—N S Swords et al.	109.32	8 London, Gertrude B—same.	30.12	12 Matthews, Franklin—Victor Hotel Co.	100.18
8 Hale, Wm E—Jacob Gold Packing Co.	192.11	8 Lieberman, Harry O—Robinson Clay Products.	52.16	12 Moore, J Clifford—J Friend.	173.91
8 Hall, Wm H—W H Hunt.	3,441.30	8 Lipschutz, Anna & Malvin—M Kraus	1,467.94	12 Murphy, Chas C—Seventy-sixth Street Co.	1,671.18
9 Hubbard, Eliza A—M Belitzer.	728.03	8 Lord, Floyd M—Cramer Meyer Co.	123.09	12 Morrison, Elise M—F Severinc.	771.59
9 Hansen, Matthew J—D Jacobson.	130.30	9 Lasher, Frank—S Killezt.	268.41	6 Nubel, Jno R—Westchester Hard Wood Co.	119.26
9 Hoffmeyer, Halver—E C Brennum.	76.82	9 Leithtag, Abr & Mary—G R Krier.	132.52	6 Neier, Harry D—S Garfinkle	76.35
9 Herschel, Bernard E—W L O'Connell	676.28	9 Lockhead, Jas D—W J Salomon.	74.41	6 Natelson, Julius,* P Rabinowitz—A Rosenfeld et al.	78.88
9 Harrison, Richd—F Lewisohn et al.	91.49	9 Levison, David & Wm J Kavanagh—R Badcock, Jr.	60.48	10 Nathans, Saml F—Acme Realty Co.	223.81
9 Humphrey, Geo P—J R Allen	69.88	9 Lewis, Nathan—J Cohen et al.	87.91	10 Nolan, Jas—C H Nolke.	48.49
9 Hazlett, Harriet L—R L Crosby	5,387.40	9 Levy, Max—W Golfand & Co.	17.41	11 Nicholson, Arthur J—B O Jackson.	378.63
9 Hall, David B—N Y Edison Co.	73.05	9 Leven, Isaac—C S Houghton.	357.10	11 North, Saml—Sulzberger & Sons Co.	82.54
9 Hay, Wm C—S Jacobs et al.	84.10	9 Lyons, Margie—N Y Tel Co.	40.23	11 Natelson, Julius* & Philip Rabinowitz—I D Cohn	40.70
10 Haan, Louis—C Rothfeld.	306.34	9 Lax, Herman S—the same	36.57	12 Neier, Sherman L—G E Loeffler et al.	114.15
10 Hart, Jas F, Eliz M Hart & Jane Fisher*—L Firstenberg.	76.65	9 Lucas, Harold—the same	16.44	12 Neier, Sherman L—Geo E Loeffler Land & Amusement Co.	114.18
10 Haight, Fred A, St Paul's Realty Co & Franklin Hartwell Co—S Lipman.	236.20	9 Lerch, Ephraim, Rose Lerch & David Lerch*—the same	22.60	6 O'Connor, Jno—F M McCarthy et al.	978.02
10 Habbidge, Jay—Pease & Elliman.	326.15	9 Lerch, Rosie—the same	28.40	8 Opperman, Wm C & Theodore*—A B Ansbacher et al.	112.81
10 Higgins, Jas—Caesar Misch, Inc.	15.71	9 Logan, Helen M—the same	25.01	8 Oesfeld, Elisa—American Funding Corp.	43.11
10 Hay, Wm C—E Gross.	161.91	9 Long, Jno & Mary—K Glass.	28.27	8 Olivette, Camillo & Ferdinand D'Or Danton—People, & Co.	2,000.00
10 Henning, Mary M—Piser & Co.	80.62	9 Lovoli, Carmel & Rogers Building Co—Title Guarantee & Trust Co.	115.90	10 O'Shea, Michl F—Caesar Misch, Inc.	19.11
11 Hyams, Philip—Connecticut Cab Co.	14.05	9 Leczycki, Herman—S Kuczynski.	36.72	10 O'Brien, Jno J—R Waldo.	costs, 111.50
11 Heller, David—G Von L Meyer.	1,783.34	10 Lenta, Ralph—People, & Co.	200.00	11 O'Brien, Mary—Browning King & Co.	678.54
11 Hartwell, Horace E—S Lipman.	315.53	10 Levine, Edw & Max—Public Bank of N Y	27.72	12 O'Brien, Patk—M Fitzmartin.	146.22
11 Herbt, Minnie—L Stern	68.52	10 Liberti, Carmine—T R Thorn.	123.12	6 Post, Edw R—C D Bloomer	1,273.18
11 Hooker, Thos & Harry—Swift & Co.	80.91	10 Lenahan, Jno H—Hub Mfg Co.	93.57	6 Palatucci, Gaetano—J L Goldenberg	172.39
11 the same—the same	27.41	10 Loutrel, Benj & Adam P Davidson—Ajax Oil & Grease Co.	119.08	8 Parr, Wm F—N Y Edison Co.	47.25
11 Harris, Herbt H—S Mautner.	69.89	10 Leany, Jno D—E Ornstein.	22.45	8 Pellenz, Theodore—E K Qilkin.	44.41
11 Hartwell, H Edgar—Metal Lock & File Co	86.11	10 Linsky, Barnet—August Belmont Mfg Co.	60.26	9 Polhemus, J Arthur & Louise—H S Pascal	179.41
12 Hirshorn, Saml or Sam—A J Friedman	75.88	10 Leber, Edw—West Disinfecting Co.	50.76	9 Paolillo, Jos—Title Guarantee & Trust Co.	215.68
12 Hoffman, Robt—J M Sinsheimer.	18.86	11 Loewinthal, Max—F Brown.	38.00	9 Perry, Wm A—R A Velle.	2,453.81
12 Hirsh, Saml—G Alborg et al.	91.15	11 the same—Y Miller et al.	25.50	9 Pigueron, Geo H—M Cohen.	540.48
12 Henry, Paul & Ura M Irving—C A McCann	119.08	11 Lee, Walter R—Eaton & Gettinger.	33.71	9 Pain, Luigi—N Y Tel Co.	19.47
6 John, Geo C—Willard Storage Battery Co	193.80	11 Levenson, Isaac—G Topper et al.	87.41	9 Paonessa, Saverio—American Exchange Realty Co.	155.82
6 Jones, Alfred R—N T Swezeys Son & Co.	89.41	11 Lewis, Benj P & Frank P Bellinger—Daire Press	345.21	9 Paonessa, Salvatore—the same.	154.71
8 Joline, Adrian H & Douglas Robinson recvrs Wm M Barrett pres—F A Sleeper.	20,167.43	11 the same—Picturegraph Co.	347.70	10 Pell, Archie C—J D Ibbetson.	63.88
8 Jacquin, Alfred L—W J Jaeger.	220.01	11 Lewis, St John—Equitable Trust Co of N Y	476.34	10 Pryor, Wm J & Joe Smarak—L Waller et al.	128.96
8 Jest, Jno—N Y Tel Co.	20.95	11 Lindinger, Fritz—E Davis.	85.01	10 Perdoif, Abe—Finkelstein & Finkelstein	41.46
9 Johnston, Jas R—Clover Farms Co.	108.42	11 Levey, Robt E—Lord & Taylor.	203.06	11 Palcologue, Jean—F W Hamlin.	132.05
9 Jackson, Margt—Corning & Co.	487.32	11 Levy, Sam & Julius Martinson—People, & Co	2,500.00	11 Paris, David or Dave—J Morrison et al	382.47
9 Jacobs, Jno—N Y Edison Co.	73.05	12 Loebberg, Louis—I Fleiss.	29.65	11 Pitum, Jno W & Walter J Adams—C Bang	101.99
9 Jung, Edw, Edw W Jung & Maxwell M Giles—T E Conklin	540.79	12 Loebelson, Adolph—A Grossman.	329.65	11 Pucci, Julius A—Jamison Semple Co.	74.20
11 Jackier, Sidney—Adolf Prince Co.	436.84	12 Leichter, Adolph—M Goldstein.	27.41	11 Pucci, Egidie—the same	61.74
11 Jones, Holmes—E Kennedy.	29.65	12 the same—M Goldstein	17.41	12 Palen, Geo—Northern Bank of N Y	915.34
11 Jesberger, Otto—Sulzberger & Sons Co.	32.38	12 La Martyre, Thos, Otto H Harras & Thos Addison—V Capiteli	475.00	12 Planer, Chas—G Monk	480.80
11 Janis, Elsie & Josephine—Gramercy Park Club	429.79	12 Lindberg, Thos J—J Goldsmith.	86.21	6 Roberts, Garnet M—J Lengel.	104.41
6 Kuhlman, Fredk H & Harry Hollman—N Y Tel Co	21.95	12 Lipschitz, Alex—Superior Savings & Trust Co	70.71	6 Rose, Saml B—P Weinberg et al.	81.41
6 Klesch, Balthason & Henry Becher—same	24.02	6 Miller, Sam—H S Fried.	54.31	6 Rubenstein, Nathan—P Loewnfeld et al.	9,227.41
6 Kolman, Wm B—A M De Harde.	76.26	6 Manning, Beckie—A Klenk	335.45	6 Rubenstein, Nathan—P Lowenfled et al.	9,227.41
6 King, Albt E—W Price	40.15	6 Miller, Beckie—H B Claffin Co.	77.76	6 Rosenthal, Chas—D Umanoff.	34.11
6 Kantor, Sam—M Wittenstein.	442.00	6 Mann, Jno A C—N Y Tel Co.	26.97	6 Rubin, Saml C & Aaron Wellner—W S Popham	654.74
6 Kluge, Herman O—N Y Tel Co.	61.02	6 McCluskey, Wm A—J M Vander Meulen	1,645.28	8 Ryley, Thos W—H A Ritchie et al.	135.21
6 Kleinman, Jacob & Zerwill Kashdam—R J Boomgarden.	87.41	6 same—C Cort	569.25	8 Rose, Louis—Metropolitan Tobacco Co.	25.59
8 Kujawa, Frank—C H Rammany.	350.06	6 same—M Hazleton	102.00	8 Rubenstein, Nathan—N Y Tel Co.	20.24
8 Kimball, Fredk—C Brooks.	395.00	6 Martyre, Thos L & Thos F Ardienne*—N Y Tel Co.	60.88	9 Rizzotta, Jantonio—N Y Tel Co.	16.61
8 Krakstein, Chas—Geo Jones & Co.	costs 108.15	8 Madsen, Magnus C—E H Rambow.	619.30	9 Ronayne, Grace—the same	15.73
8 Krieger, Max, Hyman Broudy & Noah Broudy—N Y Tel Co.	71.04	8 McGuire, Helen—L W Ely	516.41	9 Robertson, Madge—City of N Y.	27.81
8 Kirsch, Martin & Jacob Ledman—same.	25.84	8 Marsh, Robert McC—Castle Square Opera Co et al.	68.81	9 Rogers, Paul—the same	22.36
8 Kaiser, Jos—same.	22.86	8 Malanati, Jno—Societe Anonyme Des Plaques et Papiers Photographiques Lumieri et ses Sils	53.82	9 Reich, Max—Berlin Ladies Tailoring Co.	65.65
8 Kapler, Jno P—same.	34.41	8 Montgomery, Anna—N Y Edison Co	35.16		
8 Kingsly, Rose—same	27.41	8 Morris, Harriet by gdn—City of N Y.	costs 122.21		
8 Klinger, Louis—Roth Bros & Co.	28.13	8 Meagher, Jas A—H Held.	153.56		
8 Kummer, Jacob—N Y Edison Co.	10.77	8 Mullaly, Jas—H S Simonds et al.	36.61		
8 Koch, Adolph E—Consumers Park Brewing Co.	27.72	9 Marccke, Thos—N Y Tel Co.	19.53		
8 Kramer, Jos—Henry Breunich Coal Co.	22.51	9 Mullin, Patk H—the same	18.34		
8 King, Saml J—Pearson.	1,069.74	9 McGovern, Jas & Michl—the same	60.51		
9 Kappalman, Louis—Golinke Lieberman Co	220.41	9 Murray, Israel—the same	25.17		
9 Kornfeld, Max—Adolf Prince Co.	44.17	9 Merritt, Chas A—the same.	54.10		
		9 Mestanz, Emma M L—S Wunsch.	64.91		
		9 Mullaly, Jas—Seneca Distributing Co.	204.20		

10 Rabstein, Israel, Louis Rabstein, Leah Rabstein* & Abr Leichtag—S Gonsky 214.65	11 Shuttleworth, Clarence V—Estes Mills 60.05	11 Wechsler, Louis, Chas Neuschotz & Phillip Leichtentritt—M S Birkhahn 176.61
10 Rath, Henry C—Lawyers Title Ins & Trust Co. 59.41	11 Shanley, Jas & Matthew—Central Cigar Mfg Co 101.65	11 Wenderhold, Wm, Carl Webar & Wm De Classon—Concrete Pub Co. 178.52
10 Prugansky, Isaac—Caesar Misch, Inc 32.04	11 Solotkin, Aaron & Benj Gleisher*—Sulzberger & Sons Co. 86.58	11 Warta, Chas Jr—Jno L Hasbrouck & Sons 862.84
10 Roberts, Jos—J B Johnston 133.49	11 Stern, Monroe—F W Lindars 67.78	11 Winelberg, Sam & Eni—J Goldman 66.40
10 Rabinowitz, Morris—L M Fertig 133.49	11 Schmitt, May—M J Drickerhoff 88.43	11 Weil, Henry A—H Aranow 79.01
10 Redford, Guy B—D Kaplan costs, 254.72	11 Sacharoff, Motchell V—B Goldstein 364.41	11 Weinstein, Julius & Highwood Realty & Constn Co—J L Morris 2,029.96
10 Raferty, Timothy J—M Sullivan 138.41	11 Sabatino, Guiseppe gdn—A H Joline et al costs, 86.00	11 Whatley, Chas J—J B Lloyd 418.31
10 Rosett, Louis J—G W Meat 58.49	11 Shandel, Beulha, admrx—American Soda Fountain Co. 76.32	11 Whipple, Chas A—Press Pub Co. 31.21
10 Rathbone, Christopher & Christopher Jr*—W H Sidway 51.35	11 Silberstein, Wm M—Corn Exchange Bank costs, 78.35	11 Weil, Chas—Sulzberger & Sons Co. 194.44
10 Ryan, Danl J—Alberene Stone Co 239.09	11 Spindel, Adolf—H J Stephens 191.31	11 Wechsler, Louis, Chas Neuschotz & Phillip Leichtentritt—M S Birkhahn 176.61
10 Rice, Zachariah M—E F Houghton & Co. 73.31	11 Sanders, Henry—Jamison Semp Co. 26.12	11 Walsh, Jas H—Colwell Lead Co. 459.41
10 Rohr, Peter G—City of N Y costs, 120.07	11 Sasserath, Meyer S—R Naegeli 170.96	12 Wolozinsky, Saml—J Jahn 319.07
10 Rosen, Abr L—J O Leffler et al. 197.73	11 Sisman, Sarah—R Koehn 1,090.10	12 Wertheiser, Fanny—A H Joline et al 71.00
10 Richardson, Abr—Caesar Misch Inc 19.11	11 Standish, Miles—D Herrng 69.41	12 Weinrib, Abr—A H Joline et al. 71.00
10 Rosner, Isidor—Union Exchange Natl Bank of N Y 29.65	11 Silver, Minnie—People, &c. 500.00	12 Weiler, Jacob & Saml Finkelstein—H B Platt et al 74.65
11 Rouse, Danl E, Jr—Indian Refining Co of N Y 318.80	11 Schats, Barnett & Morris J Wendler*—J T Boyle Co. 432.06	12 Wyatt, Jno M—H J Berry 438.75
11 Rosenfield, Saml D—S Navias et al 198.22	11 Stubbelbin, Peter A—C D Monsell 36.43	6 Yaeger, Rose N—H S Burley 116.32
11 Roberts, Nicholas & Silvestro Sozio—J Khayat 274.51	11 Seidenstock, Abr, Abr Kivestval & Saml Wember—L Zeiler 278.18	10 Yuzzoline, Nicola—E M Cogswell 600.00
11 Rockmore, Harold L—Colwell Lead Co. 488.13	12 Slotin, Louis—W Glassbinger 59.40	8 Zagarino, Frank—S S Feinstein 161.91
12 Richardson, Howard W—E L Benehy 804.05	12 Staruss, Gustavus E—C F Dilg 289.79	9 Zugar, Max—N Y Tel Co. 48.02
12 Resnick, Abr—B Burgheimer et al 115.91	12 Sulivan, Michl G—Century Tire Co 578.32	9 Zucker, Jacob—the same 20.97
12 Ruhinetti, Pasquale—V Filliponi 544.67	12 Sofransky, Sol—Washington Paper Co. 17.26	9 Zucker, Meyer, Simon Klein* & Chas M Butler*—N Y Edison Co. 78.11
12 Natelson, Julius & Philip Rabinowitz—M Blitzer 90.32	12 Schultz, Wm H—G Menier et al. 38.31	10 Zipkes, Henry—J Mahn et al. 321.75
12 Rau, Seymour L—Rector's 73.98	12 Sugarman, Harry & Edw A Kahn—H Reiser 13.01	10 Zwerg, Edw—Caesar Misch Inc 84.37
12 Roda, Frank—People, &c. 10.00	12 Schwartz, Adolph—Eller Mfg Co. 27.77	10 Ziglar, Moe—M Kronheim 68.59
12 Roch, Ernest—E S Dodge 476.04	12 Stein, Louis—R Hill 75.36	10 Zimmerman, Fred L—Beaver Cafe 94.91
12 Randall, Purdy—H F Doris 124.41	12 Schryver, Maurice—D Van Golder 985.21	
12 Rosen, Meyer A, Max Risnicoff, Bar-net Schwartz, Jos Solotovsky & Morris Risnicoff—S Greenberg 1,043.87	6 Tsouros, Mary—N Y Tel Co. 27.26	
6 Smith, Herman T—S W Salt 158.70	6 Tarlo, Beniamio & Jno Bonnaieco*—C Buanacore 52.82	
6 Sender, Arthur—N Y Tel Co. 23.05	8 Thumin, Fredk, Ph Kramer Diamond & Jewelry Co*—I Rosenfeld 319.15	
6 Sabine, Jno B—N Y Tel Co. 26.10	9 Tuchinsky, Abr—S Goldberg 105.41	
6 Shapiro, Harry—same 17.21	9 Taylor, Mildred—W T Hooper 68.12	
6 Shaw, Harry R—same 150.28	9 Turner, Jas C Jr—E W Caddick 88.22	
6 Stidham, Harlan M—same 32.25	9 Taylor, Gove S—N Y Tel Co. 32.51	
6 Sullivan, John—same 82.95	10 Thul, Frank F—M N Johnston 85.72	
6 Sloan, Jos V—same 32.70	10 Thompson, Fredk M—Chas Scribner Sons 93.33	
6 Smith, Jonas—same 35.34	10 Thompson, Thos H—G W Meyer 32.02	
6 Sonders, Max & Morris—same 19.08	11 Trachtenberg, Fredk—Globe & Rutgers Fire Ins Co of N Y City 42.65	
6 Swan, Helen L & Chas A—same 172.94	11 Tower, Wm T—P Seggl 145.04	
6 Silberman, Saml—H B Claflin Co. 223.41	11 Traverse, Frank, Julius C Traverse,* Paul Traverse,* Michl Delzio,* Antonio Del Zio & Nichol Del Zio—H Marenholz 60.36	
6 Slattery, Michl J—Natl Fireproofing Co. costs 141.36	11 Trimble, Milton E—Cook & Wilkinson Co. 76.35	
6 Smalline, Barnet—H B Claflin Co. 109.21	11 Tsheppe, Adolphus* & Guias Rice—White Tar Co. 54.21	
6 Stidham, Harlan M—Globe Ticket Co 39.16	12 Trachtenberg, Celia & Herman Schaffer—R J Levine 206.98	
6 Sprickerhoff, Geo—E M Stevens et al 1,095.12	12 Thompson, Thos—H Steers, Inc, costs 38.08	
8 Sherman, Fredk W—C Sherman costs 90.25	12 Tiffany, Perry—Illinois Surety Co. 2,017.90	
8 same—J S Stone costs 87.25	6 Unruh, Grayson—J H Stoutenburgh 85.01	
8 Stuckle, Fredk M—W H Zinsser 6,648.79	10 Ungrich, Martin—Chas V Schmidt, Jr 1,518.60	
8 Selenkow, Max J—M Eggers 215.58	6 Vahrenkamp, Fred H—N Y Tel Co. 31.39	
8 Sullivan, Thos N—W J Scofield 26.45	6 Vail, Arabella B—same 291.80	
8 Saal, Jos—London Waterproof Co. 121.93	6 Von Erlenbell, Walter—B W Hochstadter 179.77	
8 Stone, Oswald—F B Haviland Pub Co 91.70	6 Vohl, Leo E & Antonio G Savarese—N Y Tel Co. 37.49	
8 Simonds, Herman—Sherman & Apartment Hotel 198.91	6 Van Damm, Heloise F—N Y Central Storage Co. 40.66	
8 Simmons, Jas A—Natl Reserve Bank of N Y 1,222.17	8 Vitagliano, Frank—Moschowitz Bros. 69.36	
8 Stale, Charles—E C Kindelberger et al 115.56	8 Victory, Elizabeth—J Gewirtz et al 26.41	
8 Stevens, Wm H—Olus Mfg Co. costs 125.00	9 Vigorito, Dominick—H M Lewin 29.96	
8 Sweet, Robert M—Monolith Realty Co. 653.91	9 Vigorito, Jack—Title Guar & Trust Co. 215.68	
8 Spierman, Herman—L Barth et al 40.64	9 Veit, Selig* & Meyer—Hoffman Co. 393.85	
9 Stearns, Harry H—F A Theiss 76.41	9 Vetter, Jno—N Y Tel Co. 47.14	
9 Steckler, Henry & Henry Urbach*—S Goldberg 47.68	9 Vandegrift, Jos A—the same 38.85	
9 Sears, Richd H—Horseless Age 493.46	10 Van Mindeno, Abr J—L F Robertson & Sons 33.50	
9 Stiles, Chas A or Chas A Smith—A W Knight 603.50	12 Volanski, Stephen—Millard Constn Co. costs, 38.08	
9 Stube, Wm—J H Troy 1,240.24	12 Vonder, Smith, Saml B—W A Smith 66.08	
9 Sharsmith, Grace—N Y Tel Co. 17.93	12 Vogel, Saml—United Cotton & Dress Goods Co. 51.10	
9 Sullivan, Jas M—the same 24.39	12 Van Minders, Abram J—Morse & Rogers 446.31	
9 Shapiro, Max—N Y Edison Co. 11.07	6 Welles, Burton F—N Y Tel Co. 43.49	
9 Svigals, Morris—N Y Tel Co. 40.98	6 Williams, Jno H—same 31.28	
9 Singer, Rebecca—N Y Edison Co. 25.91	6 Weinberg, Harry—Butler Bros 98.44	
9 Soos, Steven—N Y Tel Co. 14.88	6 Weing, Fredk A—A Rosenbaum 83.09	
9 Stalter, Wm—the same 16.69	6 Weinstein, Julius & Frank D Wolk—State Bank 374.65	
9 Smith, Wm E—the same 36.29	6 Weinstein, Julius—State Bank 181.51	
9 Slutzki, Maxwell R—American Exchange Realty Co 82.79	6 same—same 181.61	
9 Silverman, Moses & Bernard Novak—N Y Tel Co. 28.18	6 Wice, Louis—S Herzog 139.05	
9 Shatz, Barnett—B W Levitan 309.86	8 Warren, Harry J & Roy T—A M Warren costs, 125.00	
9 Strump, Jos—G Jellinek 43.86	8 Winberg, Aug F—W M Duncan 112.17	
9 Simons, Fredk C, Jas J Downey & Chas H Stoll—N Y Tel Co. 37.53	8 Weber, Hyman & Morris Kantowitz—Schiff Bros 214.80	
9 Scalia, Nicola—S Feiner 139.75	8 West, Nelson H prest—G Wagner 239.11	
9 Singher, Adolph—J M Gottlieb 53.55	8 Wolf, Morris—H B Claflin Co. 307.41	
10 Stadler, Minnie V—Federal Leather Co 278.41	9 Wright, P Augustus—W J Salomon 151.91	
10 Smith, Wm E—E Greenfield & Sons 35.43	9 Waldo, Gertrude R & Geo Cunningham—M Madden 250.00	
10 Simon, Ralph—J C Watson 119.31	9 Weinberg, Julius—Sonn Bros Co. 108.16	
10 Swimer, Isaac O—S Schwartz 1,289.28	9 Winn, Edw J—N Y Tel Co. 16.78	
10 Sanzo, Dominick—People, &c. 200.00	9 Wohlstetzer, Philip—Jefferson Bank 459.41	
10 Stephens, Richd V & O'Connor—Construction Co—F N Du Bois & Co 322.81	10 Whitehorn, Saml—E Langsner 216.63	
10 Sitemer, Abram G—H Cohen et al 416.17	10 Wagner, Wm—A S Levy 130.16	
10 Spencer, David* & Jacob Spektborsky—Second Natl Bank of Hoboken 321.32	10 Weissanger, Ernst—H Koslowsky 44.41	
10 Slater, Willard L—Caesar Misch, Inc 92.93	10 Washburn, Susan P—O M Russell 146.86	
10 Scalzo, Isabella—O H Hart et al. 23.41	10 Walsh, Robt J—Lawyers Title Ins & Trust Co. 46.55	
10 Strahl, Abr—Piel Bros 38.36	10 Walter, E L—Siwanoy Realty Associates of New Rochelle 357.89	
10 Schatzberg, Sigmund—Brooklyn Notion Co. 78.77	10 Wallace, Edgar T—J A Aull 3,689.53	
10 Strang, Vincent P—H Tieber 93.56	10 Woodhull, Gilbt B—M E Woodhull costs, 127.10	
10 Speer, E Lacey—M Eisler 67.33	10 White, Marion K—D C Goodman et al 299.45	
10 Sternberg, Gustav—J J Halleran 203.91		
10 Stedman, Robt L & H Smith Jennings—A M Rogers 276.41		
10 Solomon, Mortimer W—Lawyers Title Ins & Trust Co 42.68		

CORPORATIONS.

6 American Wood Fireproofing Co Ltd—N Y Tel Co. 24.63
6 Bombay Realty Co—same 52.96
6 Erie Real Estate Co—W A Smith 121.77
6 New York Press Club—R F Stevens Co. 795.12
6 Codae Realty Co, Emanuel Doctor & Wm T Hookey, Inc—Security Bank of N Y 474.69
6 Charles Bjorkegren, Inc, Charles Bjorkegren & Wm T Hookey, Inc—Security Bank of N Y 278.29
6 Wm T Hookey, Inc, Aaron Muller & Aaron Miller—Security Bank of N Y 295.64
6 Martire, Inc—F Roma et al. 70.33
6 Sundstrom & Stratton Co, Charles Sundstrom, Wm D Stratton & Jno E Tait—H Gilbert 2,818.94
6 A R Bass & Sons, Inc—Pelham Bay Chemical Co. 8,158.24
6 Mercer Mfg Co—A Hecht et al. 203.44
6 Dowdall Mfg Co—N Y Tel Co. 29.80
6 Everwear Shoe Co—A Herzog 68.86
6 Frederick W Evers Inc—J C McEachen 42.82
6 Persian Rug Manufactory—M Geary costs 106.13
6 Holiday Paper Box Co—Redfield Inc 1,927.65
6 Cargill, Jas J—H Knieger et al. 96.99
6 Anthos Co, Edw S McHurd & Mill-cent Searle—S Pine 350.15
6 I Greenberg Co—Goldstein & Crymet 129.27
6 Court Verazzano, No 491, Foresters of America—E Monti 25.25
8 Garfen Sheet Metal Works—J A Frank 369.72
8 Flexel Co—Johnston Export Pub Co 272.55
8 Federal Biscuit Co—C E Matthews 585.63
8 Westchester County Brewery—Lil-ienthal Bros Inc 1,678.81
8 Graf & Hauch Co—Colwell Lead Co 602.43
8 Traction Materials Co—N Y Central & Hudson R R Co. 64.03
8 D B Carroll & Co, Inc—N Y Tel Co 29.91
8 Di Menna Constn Co—same costs, 17.72
8 Federal Electric Press—same 30.84
8 Eastern Vaudeville Managers Assoc—same 188.73
8 International Employing Plasterers Assn—same 26.80
8 M W Forney Co—same 23.33
8 Heuman Harlem Casino Co—N Y Edison 235.45
8 Morningside Constn Co—Lawyers Title Ins & Trust Co. 257.42
8 Pokress & Co—N Y Edison Co. 40.83
8 New York City Interborough Ry Co—M O'Connor 1,633.23
8 Hensle, Charles Realty Co—City of N Y costs 106.85
8 Barber Asphalt Pav Co—City of N Y costs 149.05
8 Mack Paving Co of N Y—same costs 131.95
8 Henry A Gould Co—A Hirsch 1,698.21
8 Electrical Audit & Rebate Co—I An-ekstein 131.11
8 Tidewater Coal Co—A M Madigan 35.90
8 Somerville Realty Co—Sheffield Farms Slawson Decker Co 347.71
8 S Grayboys, Inc—T Zindler 99.81
8 F T Constn Co*, Jacob J Frankel, Frank Frankel, Saml Meyerson, Jno Stein & Isidor Cohen & Jas Stein—A Zaritsky 96.57
9 Ehrman Drug Co & Vincent Casale*—N Y Tel Co. 121.90
9 Riley Brice Realty Co—the same 73.95
9 United States Electrotype & Stereo-type Co—the same 112.32
9 Palms, Inc—the same 28.63
9 Post & Co—the same 24.75
9 Atkinson Constn Co—T F McCartney 830.15
9 Handy Bill Fold Co—Stettiner Bros 182.25
9 A M Crofts Co—City of N Y 285.51
9 Casey Contracting Co—the same 38.28

9 Carlisle Co—the same	38.28
9 Charter Oak Lunch Co—the same	38.28
9 Chipman Electric Purifying Co—the same	126.15
9 Clinton Constn Co—the same	38.96
9 Complete Roofing & Insulating Co—the same	67.37
9 Cox & Nulkley Co—the same	20.70
9 Cosmopolitan Cloak, Suit & Skirt Co—the same	38.28
9 Colonial Phonograph Co—the same	38.28
9 Colonial Tobacco Co—the same	174.99
9 Crest Brand Bandeau Co—the same	116.40
9 Cross Lachance Electric Co—the same	38.28
9 Craftsman Decorating Co—the same	38.96
9 City of N Y—G Marcus	1,391.00
9 Henry J Casket Co—City of N Y	58.95
9 J M Charles Co—the same	38.28
9 Alabama Securities Co—E V Harman	12,121.03
9 City of N Y—A Cohen	119.50
9 West Coast Securities Co—C O Baker	301.73
9 Roskam Scott Co—F P Humphreys	540.79
9 Walker & Parrett Co—J Lapetine	216.44
9 City of N Y—E H A Martin	1,913.55
9 Strobel & Wilken Co—M Wiesen	276.90
9 Fuller Barre Co—H Schram	74.43
9 Luna Park Co—Realty Advertising & Supply Co	268.65
9 North American Wireless Corporation—F M Williamson	1,023.10
9 General Supply & Constn Co—Aetna Life Ins Co	8,875.16
9 New York Finance Co—J G Metzlar	340.48
9 N Y Finance Co & Catherine S Wood—J G Wetzlar	668.34
9 Stone Steel Co—W R H Martin	170.99
9 Longfellow Realty Co—H Younker	7,997.40
9 the same—the same	3,584.36
9 Atlas Glass & China Co—Butler Bros	121.14
9 Sun Constn Co, Benj Nieberg & Saml Augenblick—H Glasser	326.90
9 Interborough Rapid Transit Co—S Edelan	1,136.00
10 Gervais Electric Co—Buleck & Guerin	325.51
10 Star Pyro Mfg Co—J Gordon	270.68
10 Wiedhopf, Constn Co—Olin J Stephens Inc	53.19
10 Wegler, Gents Furnishing Co—J Elstein	290.36
10 New York Square Bed Co—S Sobel et al	1,021.18
10 Ceramite Mfg Co, Chas E Ellis & Erwin R Graves—W Green	784.85
10 Fleischman Bros Co—Coleman & Krause	830.38
10 Gas Engine & Power Co & Chas H Seabury & Co—J A Flannery	10.00
10 Trustees & Associates of Brooklyn Benevolent Society—L Purdy et al	108.83
10 Reliance Heating Co—Chesebro Whitman Co	35.46
10 Associated Contractors & Builders—Chesebro Whitman Co	45.66
10 Patent Cane & Handle Co—J Lavin	102.48
10 Sutter Avenue Constn Co—Guardian Trust Co of N Y	1,028.48
10 Hasbrouck Piano Co & Branden Ptg Co—First Natl Bank of Albany, N Y	159.67
10 Elks Realty & Development Co—W Barnett	123.47
10 Power Co—M H Marcus & Bro	119.96
10 Jos Holmes Press—Chas Britton Trucking Co	23.36
10 Sheer Daniel & Co, Saml Sheer, Eugene Blum* & Danl Sheer—A Weiskittel & Son Co	557.34
10 Mandel Bldg Co—Travelers' Ins Co	113.46
10 N Y C & H R R R Co—E Traynor	10,431.88
10 Sanitary Steam Laundry Co—J T Stanley	477.66
10 City of N Y—A Tully	895.99
10 W J Dickey & Sons—Blankfort Mintz Co	1,519.90
10 Libman Contracting Co—M Weisnetin	3,529.03
10 Vechter Waring Co—J W Hawley	87.60
10 Norweigen News Co—H Hammerstad	3,180.34
10 City of N Y—J Horan	85.31
10 Morgan Swan Taxicab Co—A Fox	887.23
10 Truworth Mfg Co—A Hirsch et al	61.38
10 Boone Constn Co & Chas B Helfrich—B Davis	346.37
10 Board of Education of the City of N Y—P Bolits	2,216.82
10 George Joseph Co—Audubon Natl Bank	657.33
11 Administrators Realty Co—E T Walker	183.51
11 Burell Syndicate—M A Brandon	51.15
11 Doran Fish Co—R F Hall	17,757.00
11 Penn Restaurant Co—Lubetkin Bros	98.79
11 A Levy & Co* & European Fur Co—Public Bank of N Y City	253.06
11 A Bonewur, Inc—H F Fulling	53.36
11 Walker Perret Co—Paques & Co	105.15
11 Davis & Sulverman—City of N Y	38.28
11 Deane Realty Co—the same	31.44
11 Darracq Car Co—the same	36.32
11 Duke Iron Works—the same	38.28
11 Doctor Pratt Institute—the same	214.05
11 Doctor Pratt Co—the same	57.81
11 Dunkelman Co—the same	22.75
11 Eichenwald & McCauley, Inc—the same	38.78
11 Dowd Silver Co—the same	57.81
11 Down Town Shop, Inc—the same	38.28
11 Dix Painting Co—the same	38.28
11 Deodo Co—the same	38.28
11 Delmo Co—the same	36.32

11 Evelanko & Pomerantz, Inc—the same	38.28
11 Elliott Realty Co—the same	77.33
11 Eisner's Sons Embroidery Works—the same	48.04
11 Eldorado Amusement Co—the same	38.28
11 Electrical Age Co—the same	57.81
11 Elmont Home & Land Co—the same	77.33
11 Empire City Audit Co—the same	214.05
11 Eye Opener Pub Co—the same	32.85
11 Empire Electric Stage Lighting Co—the same	38.28
11 Excelsior Brass Bed Co—City of N Y	38.29
11 Esthetic Chemical Co—City of N Y	28.51
11 Employees Home & Building Co—the same	38.28
11 Elevator Specialty Co—the same	33.00
11 Excelsior Repair & Supply Co—the same	77.33
11 J R Dawson Mfg Co—the same	67.57
11 Eysler Jac Co—the same	38.28
11 O K Leather Paring Co—S Weinkrantz	25.72
11 Martin Payne Sulky Co—M Belitzer	178.20
11 Riccadonna Hotel Co—Estey Wire Works Co	40.25
11 Israel Freight Conveyor Co—M J Morrissey	1,878.20
11 B Schapiro & Co, Inc—D Stein	648.77
11 Kanotex Refining Co & Alphonse Rutis—W W Smith	1,033.71
11 Franklin Hartwell Co—S Lipman	426.31
11 Borough Cut Stone Co—L Casaburi	87.02
11 West 139th Street Realty Co—H W Youngling et al	34.31
11 Fleischmann Bros Co, Suburban Dept—D L Stokes	157.59
11 John Herren Co—J Prince	318.41
11 E E Fowler Piano Co—F Engelhardt et al	1,969.74
12 Bonner, Automobile Co—Diamond Rubber Co of N Y	122.44
12 J V Cunningham Realty Const Co or J V Cunningham Realty & Constn Co—Abendroth Bros	2,101.48
12 Ernest Tribelhorn Inc—Consolidated Packing & Supply Co	92.98
12 Fifth Avenue Book Co—Sana Estes & Co	360.34
12 Same—H M Caldwell Co	287.67
12 Hektograph Co—L T Weiss	371.34
12 T H Simonson & Son Co—L Strong	500.00
12 Carnegie Trust Co—A Weil et al	70.91
12 Great Atlantic & Pacific Tea Co—M Kieser	125.00
12 Pearson Type Bar Co—B J York	938.37
12 David Reich Inc—L Langberg	691.34
12 Same—M Langberg	100.00
12 Federal Biscuit Co—Wm W Jennings Printing Co	123.71
12 Rhinestone Products Co—Mary & Potter	119.41
12 S B Rosenthal Co—E Sturmeyer et al	125.99

Borough of Brooklyn.

Jan.	
4 Apanovitz, Harry—I Sohn	822.03
4 Albert, David—Congress Bwg Co	166.70
4 Abernethy, Abel B—N Y Tel Co	37.67
4 Ainslie, Geo J—Brooks Bros	148.90
5 Ayler, Junius C—G W Alberts	318.80
5 Alpert, David—S Klausner & Son	232.54
5 Ali, Jos—L S Pilcher & ano	34.40
5 Abramowitz, Harry—M Jacobson	97.19
8 Albin, Libbie—G Ditts & Sons	29.40
4 Abraham, Paul M—S Rosenberg	87.51
4 Boroig, Herman—A Franment	80.85
4 Bennett, Jno D—Hydraulic Oil Storage Co	313.51
4 Bruens, Gesine—United Confectioners Supply Co	142.55
4 Blumenson, Hyman A & *Louis J—Rusch & Co	1,328.56
4 Blumenson, Hyman A & *Louis J—Wm E Isler & Co	778.82
4 Benneche, Lena—C Benneche	121.40
4 Bacon, Cotter M—N Y Tel Co	37.67
4 Bauman, Margt admrtx Michl J Ryan—Malie Edelmutz	137.12
4 Becknell, †Albt J—A J Madigan	36.80
5 Brown, Abr D—City of NY	260.00
5 Brown, Harry—J Montreo	37.83
5 Bernstein, Henry—S Birnzweig	85.96
5 Birgfeld, Herman W—F Loeser & Co	153.17
5 Blecher, Saml—S Freider	91.66
5 Birmingham, Eliza—O E Reimer	5,781.44
6 Bowers, Alfred—Bushwick Parquet Floor Co	30.84
6 Bergen, Louis—N Friedman	331.92
6 Benley, Harry—A F Kennelly	224.40
6 Bell, Ernest—L Pfuger	38.11
8*Block, Saml—H M Curren	273.90
8 Banelli, Anthony or Tony Lents or Tony Kelly—Hannis Distilling Co	404.41
10 Barbara, Saml—L A Thompson Scenic Railway Co	22.23
4 Cohen, Benj—P Cohen	404.93
4 Crosby, T Gresham—N Y Tel Co	20.97
4 Crowe, Frank A—T J Flynn	45.25
4 Craven, Annie—Anna M Wohlradt & ano	53.07
5 Castello, Geo E—Eliz S Barnard	754.89
9 Campe, Minna L—Margaretta Lieb	44.00
10 Cucksey, Harriet—City of N Y	111.97
10 Cozine, Jas J—R Dixon	108.75
4 Denti, Luigi—M Lefstein & ano	49.40
4 Dodd, Hazelett C—N Y Tel Co	24.23
5 Dicker, Saml—Thos G Knight Co	87.79
5 Davis, Clarence—L S Pilcher	499.79
5 de Leeuw, Harriet—Dodge & Olcott Co	34.67
8 Dreyfuss, Fanny—Cath Pils	1,913.61
8 Doane, Richd—E Gosline	75.75
8 Dealy, May—Mary Brennan	35.20
8 Dillon, †Isaac—L S Silverstein	26.43
8 Di Leo, Leonardo—A Tommasulo & ano, exr	1,218.81

8 Dangler, Morris—Title G & T Co	22.65
8 Dellmeier, Jno A—H M Curren	273.90
9 Dillon, Isador—L S Silverstein	26.43
10 Dreeland, Wm J—State Comr of Excise	1,820.97
10 Dwyer, Wm—Bklyn Queens Co & Sub R R Co	109.22
4 Engelhardt, Chas W & And F—Mahanken Bldg Material Co	76.09
5 Ennis, Thos A—Eva M L Dill	194.20
5 the same—C G Dill	1,382.88
6*Ehl, Louis—J H Morrell & ano	53.26
9 Edis, Jacob—S Schechter	131.03
10 Emery, Jno W—Abendroth Bros	2,910.06
4 Fink, Jos—N Y Tel Co	37.46
4 Ferris, Robt—Bklyn Bldrs Supply Co	436.50
4 the same—the same	155.50
6 Frocks, Louis—H M Dulmer	2,694.03
8 Flowers, Arthur H—W E Hanna	1,011.83
9 Frumkin, Abr—Constn Material & Coal Co	411.15
10 Ford, Frank—A Rosenstein	43.63
10 Fay, Jas L—J Meurer	257.16
10 Federman, Sarah & Nathan—J Feinson	43.10
10 Finn, Edgar M—Title G & T Co	89.75
4 Goldstein, Max—Congress Bwg Co	166.70
4 Giliberto, Pasquale—N Y Tel Co	21.89
4 Guthy, Peter—A P Hogle Co	200.18
5*Gorman, Patk—City of N Y	55.00
5 Gilinsky, Jos—S Klausner & Co	232.54
5 Goodman, J Robt—Oleano & Craig	556.01
6 Gallo, Vincenzo & Rosano—N Rendano	87.40
6 Goehringer, Herman—M Moscarelli	170.83
8 Grotz, Edw W—Title G & T Co	25.48
9 Garver, Harris & Mendel—J Hila	77.15
9 Garver, Haris & Mendel—J Hila	77.15
9 Gretsch Corporation—L Borgenicht	73.90
9 Gelenter, Jos—J A McCafferty	514.24
10 Greenwood, Henry St G—J Ratner	128.00
10 Gallagher, Peter admr of Anne—City of N Y	105.97
4 Haberstadt, Chas—P J McAuliffe & ano	35.83
4 Hoschke, Wm H—J W Cushman & Co	774.15
5 Hoploch, Geo—M Marion Apfel	420.40
5 Hellerman, Morris & Fannie—I Frankel	112.90
5 Haveron, Hubert—Olena & Craig	556.01
5 Hayne, Eugene—G W Alberts	318.80
6 Hastings, Elias—H Luhrs	118.90
8 Haslop, Jno—H Bernhard et al	26.35
8 Higgins, Thos—Chas Scribners Sons	82.64
9 Heiberger, Teresa—Voeller & Payne	335.90
9 Hech, Henry C—C E Robertson	86.05
10 Higgins, Frank J—H N White	77.59
5 Iser, Maier—Annie Davis	353.40
10 Israel, Alfred D—Title G & T Co	107.35
4 Johnson, Chas—M Lefstein & ano	29.21
4 James, Jas—Bklyn Bldrs Supply Co	436.50
4 the same—the same	155.50
8 Jones, Alfred R—N T Swezeys Sons & Co	89.41
10 Jones, Richd W Jr—Brooklyn Bank City of N Y	12,551.81
10 the same—the same	19,070.08
4 Kluge, Herman—N Y Tel Co	61.02
4 Kronenberg, Harry—W Cornelius & ano	47.35
4 Kandel, Saml & Jos—H Duzegel	12.65
5 Klaber, Fannie—City of NY	260.00
6 Kellogg, Jno K—H Conkling	554.05
8 Kutner, R H—T J Molloy	424.50
8 Kavanagh, Wm J—R Babcock Jr	60.48
8 Kantrowitz, Morris—Schiff Bros	214.80
9 Kuhlke, Geo J—Winters Co	65.04
9 Knudsen, Peter—C S Buell Co	117.33
9 King, Horatio C as recvr Cleveland Litchfield—Jane S Litchfield	67.22
10 Kaplan, Saml—W W Silberman et al	146.90
10 Korrinhizer, Davis—S Solomon	225.11
10 Kellogg, Jno K—Title G & T Co	87.80
4 Levenson, Meyer—I Halperin	22.40
5 Lowenthal, Adelia known as W L Lowenthal—H Newmark	132.31
5*Levy, Wm—Thos G Knight Co	87.79
5 Langsam, Herman—the same	87.79
6 Lebsky, Israel—Borough Bank	33.68
8 Levison, David—R Babcock Jr	60.48
8 Leithtag, †Abr & †Mary—G R Krier	132.53
9 Lesso, Aberto—Kosmos Engineering Co	37.23
9 Lupis, Guiseppe & Raffela—V Guarneri	184.40
9*Lieberman, Pincus—S Bank	113.15
9 Lotary, Alfred—Symth Donegan Co	92.29
9 Leegt, Geo—M Renz	53.32
10 Larney, Anna—J W Ferrell & ano	33.22
10 Lasner, Frank—S Killetz	266.41
4 Murphy, Mary J—R M Price	379.42
4 Meyer, Chas H—Box Board & Lining Co	101.56
4 the same—E G Hewitt & ano	32.30
4 Michael, Dora or Mrs. Meyer—Consolidated Oil Co	82.80
4*Mines, Elias S—Wm E Isler & Co	778.82
4 the same—Rusch & Co	1,328.56
4 Moll, Gabriel—J Sohn	822.03
4 McMahon, Patk F—N Y Tel Co	24.84
4 Mann, Jno C A—the same	26.97
4 McDermott, Luke—A J Madigan	20.30
5 McKeown, Kath—E H Weatherbee	281.81
5 Mehr, Yetta & *Louis—City of NY	260.00
5 McGee, Eliz—Nassau Electric R R Co	85.72
5 the same—the same	85.72
5 Margolies, Saml—Real Estate Co of Bklyn	95.24
6 Malone, Frank J—United Brass Mfg Co	39.12
6*Maakee, Balhuser—J H Morrell & ano	53.26
9 Macy, Danl B—Mary A Quillan	455.10
9 Moffet, Mary—H Runsdorf	34.40

Table of judgments with entries such as '9 Moffet, Mary—H Runsdorf...34.40', '10 McKenzie, Rose—Malie Edelmuth...107.57', '10 Madden, Wm J—Fiala & Eppler (Inc)...53.67', etc.

Table of judgments with entries such as '4 Hegeman Hardware Co—C S Whitney...33.78', '4 Mass Realty Co—W G Kenney...284.40', '5 Eric Real Estate Co—W A Smith...121.97', etc.

Table of judgments with entries such as 'Same—same; 1911...5.04', 'Same—same; 1911...4.84', 'Laing, Ella L—A P Morrison; 1909...4,408.67', etc.

SATISFIED JUDGMENTS.

JAN. 5, 6, 8, 9, 10, 11.

Manhattan and Bronx.

Table of judgments for Manhattan and Bronx with entries such as 'Beebe, Wm W—A D Napier et al; 1886...223.26', 'Brice, Wm T—P B Riley; 1911...5,220.25', 'Benaim, Rose K—A Lager; 1909...73.15', etc.

CORPORATIONS.

Table of corporations with entries such as 'Delaware, Lackawanna & Western R R Co—J Lyddy; 1911...75.00', 'L P Fries Co—International Heater Co; 1911...170.16', 'Northwestern Mutual Life Ins Co—O M A Gleason; 1909...2,830.37', etc.

Borough of Brooklyn.

JAN. 4, 5, 6, 8, 9 and 10.

Table of corporations for Brooklyn with entries such as 'Andreassi, Nattali—State of N Y; 1911...1,000.00', 'Bahlke, Chas—J P Sloane & Co; 1911...82.65', 'Bernstein, Esther—City of N Y; 1911...260.00', etc.

CORPORATIONS.

Table of corporations with entries such as '4 Bennett & Schenk—Hydraulic Oil Storage Co...313.51', '4 Coney Island Lumber Co—A J Hogle Co...268.40', '4 Abernethy & Co—N Y Tel Co...37.67', etc.

Kirby, Emma F—Aaron Buchsbaum Co; 1910.....	279.36
Kruger, Jno L—F S Cicio; 1908.....	124.50
Magit, Max—W Ostermeyer; 1911.....	64.40
Magit, Max & Bessie—Isabelle Van Gilson; 1911.....	34.40
Mills, Henry P—J Mazzella; 1911.....	199.40
Naylor, Horace S—B Klepper; 1911.....	27.42
Napier, Frank—W J Cruikshank; 1902.....	100.07
Petchuler, Christopher—P Butkins; 1911.....	165.00
Roth, Arthur—J H Holst & ano; 1911.....	1,755.22
Same—Welz & Zerweck; 1909.....	2,335.54
Roth, Arthur—V Melsha; 1910.....	2,959.73
Robbins, Julius—B Perlman; 1908.....	927.17
*Robbins, Julius—Metropolitan Allumium Mfg Co; 1908.....	58.71
*Robbins, Julius—Harry K Wampole & Co; 1908.....	99.65
*Same—Sharpe & Dohme; 1908.....	40.35
*Russo, Antonio & Concetta—State of N Y; 1911.....	1,000.00
Reiner, Fred—State of N Y; 1911.....	545.75
Rush, Barnett—I Jacobs; 1911.....	43.46
Stattman, Jacob—P Ferrara; 1911.....	123.40
Schaefer, Henry J—Emma Schaefer; 1911.....	91.38
Stoff, David—State Bank; 1911.....	3,345.81
Urban, Elizabeth M—A H Joline & ano as recvr; 1911.....	107.75
Wissel, Ida—J Moffett; 1908.....	165.45
Walton, Edw A—Title Guarantee & Trust Co; 1911.....	279.02
Westfall, Geo—Georgia E Osborne; 1906.....	252.88

CORPORATIONS.

Manhattan Mutual Realty Co—Curtis Bros Lumber Co; 1911.....	142.78
Same—same; 1911.....	381.80
Himmelstein & Arker Co—W J Sullivan 1911.....	65.90
Same—same; 1911.....	60.40
*Steeplechase Co—F Mallitz, infant, &c; 1911.....	881.00
Requa Mfg Co—G Manning, infant, &c; 1911.....	1,632.25

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

JAN. 4.

Pinehurst av., sec 178th, 127.6x101.11; Lincoln Mtg Co agt Peto Realty Co; Henry A Blumenthal (A); Thos H Cuthbert (R); due \$23,680.96.

JAN. 5.

165TH ST., ss, 70.8 e Findlay av, 35.7x 101.11; Adelaide K Rhinelander agt Had-den Realty Co; Miller & Hartoorn (A); Phelan Beale (R); due \$23,801.80.

JAN. 6.

82D ST. 18 E; N Y Life Ins Co agt Wesley Thorn; Geo W Hubbel (A); Alfred Steckler, Jr, (R); due \$104,758.60.

JAN. 8.

Pinehurst av., swc 178th, 130x87.3x irreg; Jacob Hirsh agt Peto Realty Co et al; Max Stern (A); Wilford H Smith (R); due \$118,209.15.

119TH ST. 441-9 E; also 120TH ST, 438-46 E; Helen O Zurich agt Max Epstein et al; Eisman, Levy, Corn & Lewine (A); Chas L Hoffman (R); due \$19,156.77.

JAN. 9.

118TH ST., ss, 110 w 2 av, 50x100.10; Dorothea S Warsawer agt Louis Epstein et al; Eisman, Levy, Corn & Lewine (A); Chas L Hoffman (R); due \$26,298.08.

JAN. 10.

Park av., nwc 112th, 100.11x70.10; Susan Van Praag agt Epstein & Cohen Co; Eisman, Levy, Corn & Lewine (A); Chas L Hoffman (R); due \$21,680.96.

LIS PENDENS.

Borough of Manhattan.

JAN. 6.

34TH ST., ss, 125 nw 1 av, 46x73 Wm C Diehl agt Carrie Diehl et al; partition; atty, J J Fitz Gerald.

JAN. 8.

Belmont av., ws, 280.11 n 181st, 49.6x79.4; Chas M Altieri et al agt Cerra Realty & Constn Co; notice of levy; atty, E Blumenthal.

Marion av., ws, 25 s 198th, 25x100; also MARION AV, swc 198th, 25x100.7xirreg; Jacob Peter agt Latham Realty Co et al; action to foreclose mechanics lien; atty, G M S Schulz.

JAN. 9.

14TH ST. 320 W; Jno F O'Connor agt Maria N Kenny et al; partition; atty, E J McCabe.

Lexington av. 1553; Edwin G Greenbaum agt Rosalie J Greenbaum; action to restrain, &c; atty, L & A U Zinke.

JAN. 10.

47TH ST. 143 W; Jas S Lawlor agt Timothy Kieley et al; action to foreclose mechanics lien; G B Markham, atty.

5TH ST., ss, 305 e Av D, 50x216, Bronx; Oscar W Brown et al agt Julia McLaughlin et al; action to compel determination of claim; Clocke, Koch & Reidy, attys.

Audubon av., swc 186th, 160.2x100; Wm H Caldwell agt H G Realty Co et al; action to foreclose mechanics lien; Weschler & Rothschild, attys.

JAN. 11.

Albany rd., es, 521 n 231st, 25x99.4xirreg; Thos McBride agt Martine Passannanti; action to declare lien; T F Keogh, atty.

JAN. 12.

178TH ST. 586-94 W; Alfred Peats Co agt Henrietta Hewlett et al; action to foreclose mechanics lien; T P de Graffenried, atty.

Creston av., nec 184th, 124.1x177x irreg; also GRAND BLVD & CONCOURSE, nec 184th, 140.1x78.4x irreg; also CRESTON AV, sec 184th, 96x95; also 184TH ST, ss, 95 e Av B, 25x96; Jas T P Ryan agt Francis J Ryan et al; partition; B J Isecke, atty.

113TH ST. 15 W; Saml Friedman et al agt Rachel Lowenstein et al; action to foreclose mechanics lien; S Kahan, atty.

Borough of Brooklyn.

JAN. 4.

Hopkinson av., nwc Prospect pl, runs s 20x80; Sarah Mandelbaum agt Mary Meyersohn et al; S A Telsey, atty.

Harman st. 436; Adolph N Baumann agt Mary J Wlecke et al; G F Alexander, atty.

Schaeffer st. 73; Annie K Peter agt Eliz K Metzger et al; J Silbermann, atty.

Ridge Blvd., es, 50.6 s Bay Ridge av, 20x 90; Wm Hawkins agt Florence J Maxwell et al; H J Davenport, atty.

10TH AV., ws, 100 s 80th, 20x100; Nellie J Curley agt Margt Quirk & ano; to set aside deed; Bertha Rembaugh, atty.

Decatur st., ses, 126 sw Hamburg av, 18.6 x100; Williamsburgh Savgs Bank agt Louis G Trautwein et al; S M & D E Meeker, atty.

55TH ST., ns, 367.1 w Ft Hamilton Pkway 20x100; Thos J Scholey agt Jas Donovan et al; Seley & Levine, attys.

Av F., sc Rockaway av, runs se 184.10 to Smith la, xsw125xnw184 to Av F, xne125 to beg; Construction Material & Coal Co agt Kate Richig et al; A H Spiegelgass, atty.

Logan st., ws, 190 s Belmont av, 40x100; also LOGAN ST, ws, 250 s Belmont av, 40x 100; Nathan Drucker agt Engineering Water-proof Co et al; A Vogel, atty.

Carlton av., ws, 149 n Atlantic av, 16.6x 104.2; Lachlan McLean agt Matilda Wilkin-son; specific performance; Ellis Lord, atty.

St Marks av., ns, 425 e Brooklyn av, 25 x150; Fanny B Newberry agt Jno D Sullivan & ano; to declare a deed to be a mtg; W E Kisselburgh, Jr, atty.

70TH ST., ss, 260 w 10 av, 60x100; Ann J Mulhern agt Elisabeth Davidoff et al; Ullo, Reubsamen & Yuzzolino, attys.

59TH ST., s cor 9 av, 220x100.2; also 59TH ST, sws, 340 se 9 av, 40x100.2; Franklin P Arnold agt Grossbard Realty Co et al; Chas H Lott, atty.

14TH AV., s cor 58th, 80.2x100; Cora B Rosquist & ano agt Wm Glaubinger et al; C A Clayton, atty.

Franklin av., es, 150 n Willoughby av, 25x100; Mary Selikowitz agt Bernard Rubinove et al; Seley & Levine, attys.

JAN. 5.

Plot bounded n by Sheepshead Bay & Sheepshead Bay Inlet, s by Atlantic Ocean e by Dead Horse Inlet or Creek, separating Pelican Beach from Barren Island & w by old lot No 1 of the common lands formerly of the Town of Gravesend; Man-hattan Beach Estates agt Stella Bowden et al; partition; Austin & McLanahan, attys.

Linden st., ses, 240 ne Hamburg av, 26.8x 100; Israel Unterberg agt Meyer Keilson et al; L B Williams, atty.

S 3D ST., ss, 20 w Keap, 20x75; Henry Franz agt Margt E Fillo Meyer et al; Grauer & Rathkoff, attys.

S 9TH ST., ns, 56.3 w Roebling, 18.9x90; Nellie C Van Reypen agt Jeremiah Foulks et al; Wells & Snedeker, attys.

Fulton st. 2975-S1; Brooklyn Union Elevated R R Co agt Rebecca Koop et al; to acquire title; G D Yeomans, atty.

3D AV., swc 46th, 25x100; Brooklyn Union Elevated R R Co agt Jno G Michel et al; G D Yeomans, atty.

Warwick st., es, 130 s Dumont av, 20x90; Henry V D Voorhies agt Jacob Margolis et al; Wyckoff, Clarke & Frost, attys.

Warwick st., es, 150 s Dumont av, 20x90; Same agt same; same attys.

Pitkin av., nec Wyona, 50x100; Margt E Hendrickson agt Louis I Katze et al; Wyckoff, Clark & Frost, atty.

61ST ST., sws, 115 se 15 av, 20x100; Ren-ard S Padgett agt Jos L Burton et al; W L Morehouse, atty.

61ST ST., sws, 135 se 15 av, 20x100; Same agt same; same atty.

61ST ST., sws, 155 se 15 av, 20x100; same agt same; same atty.

Lincoln pl., ns, 192.6 e Ralph av, 19.6x 120; Jacob Finkelstein agt Yetta Kroll; attachment; S A Telsey, atty.

Frontman st., nws, 170 sw, Hamburg av, 80x100; Fredk Wolf agt Anna Brenneis et al; to declare a will invalid; S I Frankenstein, atty.

Park av., ns, 91.2 w North Elliott pl, 25x 109.4x25x102.1; Leon Dickinson & ano agt Giuseppe Addesso et al; J C Danzilo, atty.

Bedford av., es, 180 n Clarendon rd, 20x 100; Louise Withey agt Harold W Cox et al; M D Siegel, atty.

40TH ST., sws, 59.4 nw 12 av, 19.8x100.2; Long Island Loan & Trust Co as trustee agt Eliz S Blackford et al; E Kempton, atty.

JAN. 6.

Van Sielen st., ws, 552.7 n Av S, runs ne 99xnw592.9xsel12.2xse554.3 to beg; also GRAVESEND AV, ws, 418.7 n Av S, runs ne99.6xnw275x84.4xw135 to Van Sielen st, xsw494xne97.2x again nel.9x again ne 313.4 to beg; Robt L Pierrepont & ano as exrs agt International Metal Ceiling Co et al; E Kempton, atty.

Hegeman av., nwc Elton, 100x100; Hen-rietta J Nanz agt Jno Gerker & ano; Kiendl, Smyth & Gross, attys.

E 9TH ST., ws, 160 n Av C, 40x100; Jno C Giles, Jr, agt Annie Fox; G W Pearsall, atty.

Barbey st., ws, 200 s Blake av, 25x100; Jacob Schonberger agt Bernhart Klein et al; to set aside deed; Isidore Solomon, atty.

New Utrecht av., ws, 89.1 n 65th, 22.3x 88.3x20x78.5; Wilhelmina J Eden & ano agt Gaetano Di Pietro et al; E L Hollywell, atty.

Nostrand av., ws, 204.2 n Linden av, 20.4 x64.1x20.4x64.5; Bond & Mortgage Guar-antee Co agt Helen M Knickerbocker & ano; E Kempton, atty.

Eastern Parkway. 918. ss, 357.3 e Albany av, 20x120.7; Herman H Doehler agt Jes-samine Realty Co et al; H E Lewis, atty.

48TH ST., ns, 120 w 6 av, 20x100.2; Chas M Starrs agt Eliz Lyons et al; R A Rend-lich, atty.

21ST ST., nes, 391.8 se 6 av, 16.8x100.2; Wm Shaw agt Kanturk Realty Corpora-tion et al; L Karasik, atty.

JAN. 8.

Fulton st., swc Smith, 48.9x125.10x50.3x 125; also CLINTON AV, es, 87.6 s Greene av, 60x125; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; Michl J Shea agt Marshall D Baldwin et al; Jno M Rider, atty.

Temple Court. centre line 129 n Seeley, 14x100; Emily Swanson agt Chas Swanson & ano as exrs & trstes of Jno A Swanson; admeasurement of dower; J S Bennett, atty.

Williams av., es, bet Hegeman & Vienna avs. —x—; Morris Siegfried agt Sam Pollack & ano; to foreclose mechanics lien; Wm E Smith, atty.

Van Sielen st., es, 219.4 n Av U, 40x100; Crescenzo Mastrangelo agt Adam Sinisi & ano; to sea aside conveyance; Chas J Masone, atty.

N Henry st., ws, 120 n Norman av, 40x 100; Jno Hughes agt Becker Tank Mfg Co et al; L F Corwith, atty.

W 23D ST., es, 276.10 n Surf av, 20x118.10; Emilie A Bosios agt Frank Perry; to fore-close mechanics lien; R K Jacobs, atty.

3D AV., ws, 20 s 11th, 40x80; Thos Underhill agt Wm H Winchester et al; East-man & Eastman, attys.

Beadel st., ns, 240 e Morgan av, 20x100; Chas McLoughlin agt Kazdan Bldg Im-provement Co et al; V M Stilwell, atty.

New Jersey av., ws, 20 s Liberty av, 20 x100; Isaac Salmonowitz agt Abr Wilner et al; J J Schwartz, atty.

Hooper st., nws, 100 sw Bedford av, 89.4x 100; Maurice Borowsky agt Barnet Schap-iro et al; specific performance; Benj Borowsky, atty.

Hopkinson av., nwc Somers, runs w18.6x — to Fulton, x again w4.3xn52.1xw6.10xn 4.8xw20xn40 to land of Aldrich, xe4xn1.5xe 28.1 to av, xs102.9 to beg; Anton Werner agt Saml Dombek et al; Theo Witte, atty.

Fulton st., ns, 4.3 w Somers, runs n52.1x w6.10xn4.8xw20xs4.8xs52.1 to Fulton, xe 19.6 to beg; Anton Werner agt Saml Domb-ek et al; Theo Witte, atty.

Hooper st., nws, 100 sw Bedford av, 89.4x 100; Wm Halpern agt Saml Zechovitz et al; to establish a one-quarter interest; L Wertheimer, atty.

4TH PL., ns, 239.8 w Court, 20.4x100; Margt P Barry agt Eliz Workman et al; partition; J F Donnelly, atty.

Sheridan av., es, 240 n Glenmore av, 20x 100; Annie E Hommel & ano agt Jas R Adams Realty Co et al; R K Jacobs, atty.

JAN. 9.

Knickerbocker av., sws, 125 se De Kalb av, 25x100; Catherine Schwimmer as admrx agt Jos Walbroehl et al; M H Newman, atty.

60TH ST., nes, 60 nw 9 av, 20x80.2; Saml H Coombs as trustee agt Maria L Moore et al; R M Hart, atty.

60TH ST., nes, 80 nw 9 av, 20x80.2; Jane A Hubbard & ano as trstes agt Maria L Moore et al; same atty.

Lewis av., sec Stockton, 46x99; Rialto Realty Co agt Farragut Realty Co & ano; specific performance; L & M Blumberg, attys.

Bremen st., es, being Lot No 29 on map of property in the Town of Bushwick, Kings Co, L I, which map is recorded in the Register's office in Liber 140 of Con-veyances, page 399; Florence K Clarke agt Jas W Magrath et al; E Kempton, atty.

Graham av., es, 50 s Ainslie, 25x100; Williamsburgh Savings Bank agt Eliz Fletcher et al; E Kempton, atty.

E19TH ST., ws, 120 s Av N, 60x100. Min-nie L Greason agt Eliz Callan; E Kemp-ton, atty.

Washington av., ws, 86 n St Johns pl, 29x106.4x31.8x119.1; Oswego City Savings Bank agt Norman G Cooper et al; Cary & Carroll, attys.

Washington av., ws, 115 n St Johns pl, 29x93.7x31.8x106.4; Oswego City Savings Bank agt Arthur McGlone et al; Cary & Carroll, attys.

Quincy st., ns, 100 w Patchen av, 18x100; Lillian S Koetzle agt Florence H Koetzle; partition; Surplus, Moore & Williams, attys.

57TH st., ss, 140 w 11 av, 40x100.2; Eagle Savings & Loan Co agt Frank H Wackett et al; J C McLeer, atty.

Fulton st., sec Brooklyn av, runs s180xe 60x80xw40x100 to st, x w 20 to beg; Parshelsky Bros (Inc) agt Chas Williams et al; to foreclose mechanics lien; H S & C G Bachrach, attys.

77TH st., nes, 100 nw 13 av, 160x100; Title Guarantee & Trust Co agt Bay Ridge Park Improvement Co & ano; J L Goodwin, atty.

4TH pl., ns, 239.8 w Court, 20.4x100; Margt A Barry agt Eliz Workman et al; partition; J F Donnelly, atty.

Kent av., ws, 150 s Myrtle av, 25x100; Jno T Fisher agt Michele De Vito et al; J W Redmond, atty.

Sackett st., ss, 230 e Hoyt, 16.8x100; Saml Love agt Mary A Cuniff & ano; E Kempton, atty.

Madison st., ns, 42 w Throop av, 19x100; Carl H DeSilver agt Leah A Beebe et al; E Kempton, atty.

Clarkson st., ss, 800 e Main, runs s160xe 65.3 to Bedford av, xn160 to Clarkson, xw 64.11 to beg; Mahnkens Building Material Co agt A W Todebush Co et al; to foreclose mechanics lien; Phillips & Avery, attys.

JAN. 10.

Albemarle rd., swc E 15th, 100x130; L Delphine Henry agt Anna M Woodhull & ano; E Kempton, atty.

E 17TH st., ws, 160 s Av U, 40x100; Julia G Ostrander & ano agt Mary A Scully et al; E Kempton, atty.

Osborn st., es, 50 s Blake av, 25x75; Fred Mason agt Elias Ogzone & ano; to set aside deed; Herzfeld & Sweedler, attys.

N 5TH st., nes, 25 se Driggs av, 25x100; Emilie Huber agt Frank Nugent et al; F Obernier, atty.

74TH st., ns, 366.10 e 4 av, 20x90.2; Morris Brickman agt Wm H Fleming; K C & M V McDonald, attys.

Lexington av., ss, 250 e Nostrand av, 24.10x100; also LEXINGTON AV, ss, 274.10 e Nostrand av, 24.7x100; Louis Weil agt Pincus Isaacson et al; H S & C G Bachrach, attys.

Monroe st., ss, 251.10 w Franklin av, 17.2x100; Jno H Seed agt Caroline Schaefer et al; A O Wiessner, atty.

Harman st., ns, 181.4 e Wyckoff av, 20x35; Wm C Foster as trste agt Fredk Weber et al; to foreclose mechanics lien; L H Porter, atty.

5TH av., es, 50.2 n 22d, 41.9x100x51.3xw 100 to beg; Milton Frost agt Alessio Adinolfi et al; Cary & Carroll, attys.

72D st., ss, 200 w 1 av, 20x100; Glens Falls Ins Co agt Realty Dealers & ano; H J Davenport, atty.

Park pl., ns, 65 w Franklin av, 30x131; Katharine Schott agt Emma Reiss et al; W R Murphy, atty.

Park pl., ns, 95 w Franklin av, 30x131; Same agt same; same atty.

Lott av., nec Powell, 20x80; Reliance Mortgage Co agt Powell Realty Co et al; G F Alexander, atty.

Eastern Parkway., ns, 209.3 e Schenectady av, 150x120.7; Spencer Aldrich agt Lincoln Terrace Realty Co et al; A Sprigg, atty.

Lexington av., 798; Peekskill Savings Bank agt Daisy Wendle et al; E Kempton, atty.

72D st., ss, 100 w 1 av, 20x100; Glens Falls Ins Co agt Realty Dealers & ano; H J Davenport, atty.

72D st., ss, 100 w 1 av, 20x100; Fannie Keeney agt Realty Dealers; H J Davenport, atty.

Seeley st., ss, 20 w 18th, 20x100; Carl S Burr, Jr, as gdn agt S F & S Constn Co et al; Hirsh & Newman, attys.

Plymouth st., nec Washington, runs n 200 to John, xe—xse— to Plymouth, xw 102 to beg Albt H Dollard agt Geo L Hilton; Pickett & Millers, attys.

Gold st., nwe Marshall, runs w160xn 320.6xne130.8xse36.7 to Gold, xs— to beg; M Goodwin & Co agt Edison Electric Illuminating Co et al; to foreclose mech lien; D J Meserole, atty.

6TH st., ns, 230.4 w Prospect Park West, 18.9x100; Thos Sealy agt Clarence Foote & ano; to set aside conveyance; C V Pallister, atty.

Grafton st., es, 40.3 s Dumont av, 40x100; Louise Knobloch agt Adolph Weymar et al; Atwater & Cruikshank, attys.

Voorhies av., sec E 15th, runs s100xe100 xs129.8xw— to land of New York & Manhattan Beach R R Co xn— to beg (excepting certain premises conveyed by deed recorded; Dec15'09 in Liber 3187, p. 496); Bryan G Hughes agt Morris C Mengis et al; H E Heistad, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 6.

Mangin st., ws, 100 s Rivington, 25x99; Ellen W Turnbull et al agt Jane E Cusack et al; atty, G Waddington.

Riverside Dr., sec 91st, 35.8x75xirreg; County Holding Co agt Ferral C Dinny et al; attys, Merrill & Rogers.

Broome st., 65-69; Metropolitan Savings Bank agt Isadore Druck et al; attys, A S & W Hutchins.

63D st., 147 W; Lina Ettlinger agt Patk J Cosgrove et al; atty, W F Peacock.

JAN. 8.

Audubon av., es, 98.9 n 175th, 101x95x irreg; Simon Gottschall agt Munden Construction Co et al; amended; attys, Ehrenberg & Manne.

63D st., 139-41 W; Lina Ettlinger agt Thos Berkeley et al; atty, W F Peacock.

Amsterdam av., nec 207th, 99.11x50; Ezra P Prentice agt University Heights Hotel Co et al; atty, S S Myers.

7TH av., sec 136th, 49.11x75; Greenwood Cemetery agt Philip Simon et al; attys, Miller, King, Lane & Trafford.

Hughes av., es, 86.3 n 181st, 16.6x85.6; Estelle Best agt Teresa Cerra et al; atty, Arrowsmith & Dunn.

140TH st., ns, 241.8 e Lenox av, 41.8x 99.11; Sarah Cohn et al agt Irene M Brobst et al; atty, B F Feiner.

135TH st., 555 E; Calvary Baptist Church of the City N Y agt Wm Fritzel et al; atty, I N Williams.

Belmont av., sec 181st, 141.3x85.9; Jared W Bell agt Liberty Financial & Security Co; atty, M S Borland.

2D av., 1844; Anna M Goebel agt Elias Goodman et al; attys, Mandelbaum Bros.

JAN. 9.

Lexington av., swc 123d, 100.11x64.10; 2 actions; Reuben Sadowsky agt Israel Lippman et al; atty, P Hellinger.

Lots 309, 315-322, 261, 262, 257-260, 263, 264, 270, 256, 265-269, 310-314 map of estate of R B King on City Island also JOHN ST, swc Bowne, 124.5x223.4; two actions; Edith King agt Martin J Earley et al; atty, J E Miller.

70TH st., ss, 240 e Av A, 37x100.5; Julius Bacharach agt Saml Gotthelf et al; attys, M S & I S Isaacs.

131ST st., 154 W; American Mortgage Co agt Margt E Napier et al; atty, M S Borland.

89TH st., ss, 120 e Col av, 20x100.8; Pauline Wolf agt Jacob Bloom et al; attys, Wolf & Kohn.

118TH st., 238-40 E; Baron De Hirsch Fund agt Epstein Cohen Co et al; attys, M S & I S Isaacs.

Union av., es, 71.3 n 163d, 37.6x125; Chas S Albert agt Emil J Veith et al; attys, E J Krug, Jr.

139TH st., 510 E; Louis Lese agt Abelman Constn Co et al; attys, Lese & Connolly.

Christopher st., 19-21; Samson Lachman agt Gussie Lipman et al; atty, A Goldsmith.

17TH st., 454 W; Julius Kastner agt Israel Jacobson et al; atty, P Cook.

JAN. 10.

116TH st., ss, 164 w Pleasant av, 30x 100.10; also 116TH ST, ss, 144 w Pleasant av, 20x100.10; also 116TH ST, ss, 224 w Pleasant av, 20x100.10; also 116TH ST, ss, 194 w Pleasant av, 30x100.10; four actions Lawyers Mortgage Co agt Michl A Scudi et al; Cary & Carroll, attys.

Lots 140 & 140A, map of portion of Penfield prop, east of White Plains av, at Wakefield, Bronx; Magdalena Lieb agt Christian Georges et al; D S Ritterband, atty.

Forest av., es, 209.6 n Clifton av, 24x100; Sarah A Thurber agt Margt J Tyrrell et al; Fixman, Lewis & Seligsberg, attys.

Tinton av., ws, 210.6 n Clifton st, 24x100; Sarah Thurber agt Margt J Tyrrell et al; Fixman, Lewis & Seligsberg, attys.

JAN. 11.

Cannon st., 109-11; Abr Hymanson agt Leopold L Langrock et al; J A Seidman, atty.

7TH av., ws, 49.11 s 144th, 50x75; Chas Edelson agt Eastern Realty Co et al; J M Edelson, atty.

Murdock av., ws, 150 n Jefferson av, 50x 100; Mary E Monaghan agt Regina Moskiewitz et al; R B Alling, atty.

117TH st., 242 E; Danl Woodcock agt Eclipse Bldg & Operating Co; Menken Bros, attys.

Lot 283 amended map of Adeo Park, Bronx; Frank Gass agt Urbano Cavallucci et al; Stilwell & Brisbach, attys.

165TH st., ss, 155.3 w Forest av, 19.9x 100; Daisey E Booss agt Mary J Cuddy et al; Dutton & Kilsheimer, attys.

103D st., ns, 185 e 3 av, 37.6x100.11; Citizens Savings Bank agt Julius Weinstein et al; Pirsson & Beall, attys.

Mapes av., 2148; Alburts J Ogden agt Chas Bjorkegren et al; J H Hildreth, atty.

JAN. 12.

49TH st., 359 E; Saml E Kilner et al agt Geo Klag et al; Whitridge, Butler & Rice, attys.

Lot 303, map of McGraw Est, Bronx, 25x 100; Chas A Robinson agt Alice M Lynch et al; Rollins & Rollins, attys.

175TH st., ns, 27 w Clinton av, 61.4x90; two actions; Michl E von Schoening agt Wiedhopf Constn Co et al; Wolf & Kohn, attys.

Westchester av., nec Jackson av, 25.5x irreg; Isaac Weil agt Froma Realty Co et al; Rosansky & Goldberg, attys.

115TH st., ss, 212.11 e 3 av, 37.1x100.5; Jacob Loewenthal agt Saml Birnbaum et al; Lese & Connolly, attys.

Grant av., es, 200 n Valentine av, 25x 187; Mary D Mathewson agt Henriette Grolli et al; Martin & Howe, attys.

Grand st., sec Elm, 5.9x55.3x6.11x55.2; Conrad H Bachem et al agt Chas W Bauschat et al; M S Borland, atty.

Bear Swamp rd., es, adj estate of Jos Thwaites, —x—; Betsy Booth, admtrx, agt Henrietta W Booth et al; C P Hallock, atty.

Vyse av., ws, 86.7 s 180th, 38.6x105.3; Sarah Fried agt Aug J Krabo et al; A X Ernst, atty.

Grand Blvd & Concourse., ws, 748.4 n So Blvd, 45.4x123.3; Warren B Sammis agt Pasquale Fusco et al; W E Sammis, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 6.

Union av., ws, 26 n 168th, 40x96; Jas G Wentz loans Chas T Streeter Constn Co to erect a — sty bldg; — payments. \$27,000

JAN. 8.

West Washington pl., 115-9; Samson Lachman loans Saml Lipman to erect two 6-sty apartments; 9 payments.56,000

Union av., ws, 142.10 n 147th, 157.1x100; Prospect Investing Co loans Ibrow Realty Co to erect four 5-sty apartments; 12 payments. 100,000

5TH av., swc 11th, 50x100; Sender Jarumulowsky loans Chas I Weinstein Realty Co to erect a 6-sty tenement; 10 payments 35,000

4TH av., swc 32d, —x83.8xirreg; Metropolitan Life Ins Co loans Fourth Avenue & 32d St Co to erect a 12-sty loft; 11 payments. 600,000

JAN. 9.

No Building Loan Contracts filed this day.

JAN. 10.

179TH st., ss, 100.3 e Daly av, 70.11x71.6; Manhattan Mtg Co loans Obarok Realty Co to erect a —sty apartment; 13 payments. 20,000

JAN. 11 & 12.

No Building Loan Contracts filed these days.

ATTACHMENTS.

Manhattan and Bronx.

JAN. 4.

Carter, Harry G; Rudolph Buckhard; \$3,220; G E Menzel. Oberndorf, Wm D; Willis Bruce Dowd; \$10,000; W F Unger.

JAN. 5.

No Attachments filed this day.

JAN. 6.

Securite Generale Co, Ltd; Seddon Underwriting Co; \$1,890; H Herst, Jr.

JAN. 8 & 9.

No Attachments filed these days.

JAN. 10.

Taylorville Cotton Mills; Richd A Springs et al; \$1,185; M Marks. Tobin, Isadore & Joshua Landow; Christopher T Burkhardy; \$302.25; R K Prentice.

CHATTEL MORTGAGES

Borough of Manhattan.

AFFECTING REAL ESTATE.

JAN. 4, 5, 6, 8, 9, 10.

Ferber, F. 5 W 99th st. McGray Refrigerator Co. Refrigerators. 60

Golding (Jos) Realty Co. Lenox av, bet 141st & 142d sts. Hudson Mantel & M Co. Consols. (R) 1,575

King (Jos) Constn Co. 187th st, ns, 100 w Ams av. Consolidated Chandelier Co. Gas Fixtures. 3,000

Montifore Bldg Co. 2304 Beaumont av. Mutual Gas & Electric Fixture Co. Fixtures. 130

Tarrytown Bldg Co. 131-3 W 28th st. A B See Electric Elevator Co. Elevator. (R) 450

Borough of Brooklyn.

JAN. 4, 5, 6, 8, 9, & 10.

Acme Homes Co. 57th st nr 7th av. Graff Furnace Co. Ranges. \$553

Chaffers & Co. W 6th st & Kings Highway. West End Gas Fixt Co. 237

Falk & Fine Constn Co. 44th st nr 14th av. Colonial Mantel & Refrigerator Co. Mantels. 385

Firth, Albt. 41st st & New Utrecht av. Bay Ridge Chandelier Co. 210

Grogan, Jas. Linwood st nr Blake av. American Mantel Mfg Co. Mantels. 79

Humphries Constn Co. 300 West. West End Gas Fixt Co. 336

Home Mantel & Tile Co. 520 Van Buren. Saml Less. Mantels, &c. 180

Marino, Frank & Co. E 45th st nr Av N. American Mantel Mfg Co. Mantels. 70

M D Constn Co. Nostrand av nr Tilden av. American Mantel Mfg Co. Mantels 700

Merry, Kath. 36th st bet 14th & 15th avs. Margolis Berenson. Gas Fix. 48

Nagler, Saml. 87-91-93 Osborn. Standard Chandelier Co. Fixt. 400

Norton Contracting & Supply Co. 1080 E 17th. West End Gas Fix Co. Gas Fix. 53

Sakira Constn Co. St Johns pl nr Rochester av. A Weinstock. Consols, &c. 4 10

MECHANICS' LIENS.

Borough of Manhattan.

JAN. 6.

130TH st, 505-11 W; Wm M Egan agt Nestor Holding Co & Harry Brown. (47) \$63.00
 71ST st, 60 W; Saml Y Waller agt Martin J Escheverria. (48) 3,170.31
 Broadway, 1195-1203; Fountain & Choate agt Princess Realty Co & Henry C Felton. (49) 28,253.00

JAN. 8.

142D st, 537 W; Birger Von Seth agt Wm Gamble & Henry Roth. (50) 220.00
 2D av, 219; Jno Wilkins agt Eberhard Schneider & Michl Normoyle. (51) 20.00
 142D st, 537 W; Jos Tino et al agt Wm Gamble & Roth Constn Co. (52) 20.50
 142D st, 537 W; Aug Heil agt Wm Gamble, Henry Roth & Roth Constn Co. (53) 202.00
 Market st, 59-61; Alter Aronowitz agt Elck Realty Co. (54) 170.55
 Marion av, swc 198th, 50x101; Jacot Peter agt Theo E Riehl & Latham Realty Co (renewal). (55) 674.65
 Benson av, es, 96.8 n Frisby av, 135.4x105.1x140.6x141.7; Richd E Thibaut, Inc, agt Bessie Gainsborg & Pelham Improvement Co. (56) 150.08
 142D st, 537 W; Henry Ahr's Sons Iron Works agt Wm Gamble & Roth Constn Co. (57) 117.00
 Chisholm st, 1326; Same agt Hannah Sweeney & Roth Constn Co. (58) 195.00
 32D st, 9 W; Mayer Schnee agt Paul Robertson & Jno Healy. (59) 100.00
 141ST st, 119-27 W; Michl McNamara agt Kramer Contracting Co & Finkelstein & Kugel. (60) 94.50

JAN. 9.

57TH st, 348-54 E; David S Greenberg agt Church of St John of Neponuk & Andrew Kaplarstik. (61) 38.00
 Claremont av, 130-6; Israel Odence agt Augusta Oestreicher. (62) 347.00
 148TH st, 368 W; Renz-Von Schoen Concreting Co agt Geo W Markey, Jr; Fred Burghard. (63) 1,988.25
 80TH st, 175 E; Sidney P Ettinger agt Malloy P Heath & Madison Building Co. (64) 197.85
 Christopher st, 114; Port Morris Roofing Co agt Arienna M Kahn & Benj Kahn. (65) 60.00
 80TH st, 175 E; P & F Corbin of N Y agt Edw S Beach & Madison Building Co. (66) 115.00
 6TH av, 363; Alexalite Co agt Evelyn L Ehrlich, Jules Ehrlich, Charlotte E Bacon, Ida M Tarbell, Agnes W Peck & J L Kesner Co. (67) 1,534.00
 199TH st, ns, 104.6 w Grand Boulevard & Concourse, 50x120; Dilizia & Co agt Aloha Realty Co & Procario & Co. (68) 280.00
 Havemeyer av, es, whole front bet Quimby & Story av, 216.2x205; Lorenz F J Weiher agt Union Port Constn Co. (69) 750.00
 142D st, 537 W; Tozzini & Co agt Wm Gamble & Henry Roth (70) 120.00
 Hoffman st, ws, 80.4 s Pelham av, 125x100; Brand & Silverstein agt Pinnacle Realty Co. (71) 858.40
 8TH av, nwc 26th, 24.8x67.9; Lorenz F J Weiher agt Henry Siefke, exr, & c, & Francis A Clark. (72) 55.00

JAN. 10.

80TH st, 175 E; Henry H Meise agt Malley P Beach, Madison Bldg Co. (73) 162.00
 Audubon av, 404-12; Wm H Cauldwell agt H G Realty Co. (74) 4,800.00
 Audubon av, swc 186th, 100x100; Bronx Roofing & Water Proofing Co agt H G Realty Co. (75) 475.00
 80TH st, 175 E; McNulty Bros agt Malley P Beach, Madison Bldg Co. (76) 225.00
 Same prop; Jas F Hughes Co agt Malloy P Beach, Madison Bldg Co. (77) 75.75
 Claremont av, 140; Jno J Halloran agt Tuscan Constn Co. (78) 2,814.50
 78TH st, 52 E; Wm A Thomas Co agt Mary R Hains; D J Comyns & Co, D J Comyns & Frank Mayer; Franklin Hains. (79) 194.18
 Bailey av, nwc 231st, 30x100; Sanitary Tile Co agt Martin Weber Constn Co; Sabino Billotti. (80) 55.00
 Lafayette st, 129; Adlers Monument & Granite Works agt Bernard Golden & I W & C Horn Co. (81) 475.00
 Ovington av, es, 225 n Frisby av, 125 x95; Sol Huss agt Pelham Impvt Co. (82) 1,200.00
 Wallace av, nec Burke, 100x100; Tozzini & Co agt Madison Constn Co & Jno B Galasso & Madison Constn Co. (83) 174.00
 Washington av, 1281; Valentin Zimmermann agt Sarah Cohen & Knepper Realty Co. (84) 70.00
 Audubon av, 404-12; Consolidated Chandler Co agt H G Realty Co. (85) 1,000.00
 Same prop; Wm M Moore Constn Co agt same. (86) 800.00
 106TH st, 11-15 E; Sam Botfan agt Jno Wilking. (87) 140.00
 3D av, ws, 281 n 181st, 100x100; Colwell Lead Co agt Valentine Constn Co & R V Stevens Plumbing & Heating Co. (88) 88.23

Tremont av, nwc 3 av, 50x60; Colwell Lead Co agt Chas H & Mary M Bersom & R V Stevens Plumbing & Heating Co. (89) 268.50

120TH st, 308 E; Lordi & De Respiris Constn Co agt Robt I Brown; Levine & Levine Contracting Co. (90) 454.10

Riverside dr, 120-5; Cassel Franklin agt Riverside Dr Apartments. (91) 29.75

JAN. 11.

186TH st, swc Audubon av, 100x160.2; Niagara Wood Working Co agt H G Realty Co. (92) 3,750.00

Quimby av, nec Havemeyer av, 205x216.2; Edw Hunter agt Union Constn Co & Wm Buhl. (93) 700.00

1ST av, 168; Jos Hamerman agt Edw Rafter & Barnett Miller. (94) 159.00

Audubon av, 404 to 412; Lee Heating Co agt H G Realty Co. (95) 1,027.00

Same prop; Henry Krumbold agt H G Realty Co. (96) 1,615.00

115TH st, 609 to 615 W; Morris Elser agt Herman Oppenheim; renewal. (97) 123.83

Kingsbridge ter, es, 724.3 n Kingsbridge rd, 30x125; Fiore Amanna agt Richd F Kolb; Knochenhauer & Morelli. (98) 814.86

Audubon av, 404 to 412; Geo F Moore Inc agt H G Realty Co. (99) 350.00

97TH st, 308 & 310 W; Jonas Wieser agt United States Leasing & Holding Co. (100) 30.00

Lexington av 1; Robt Griffin Co agt One Lexington Avenue & Boughton Krell & Co. (101) 96.96

80TH st, 175 E; J F Murphy Lumber Co agt Malley P Beach & Madison Bldg Co. (102) 66.39

JAN. 12.

223D st, ns, 380 e White Plains rd, 100x114; Harbison Walker Refractories Co agt Morris Improvement Co. (103) 305.00

113TH st, 134 W; Hyman Leventhal agt Sophia Oppenheimer. (104) 136.00

80TH st, 175 E; Wm Henderson agt Mrs M P Beach & Madison Bldg Co. (105) 88.69

Quimby av, sec Havemeyer av, 100x100; Nicholas Bellion agt Unionport Constn Co & Wm Buhl. (106) 500.00

Valentine av, nwc 197th, 90.1x94; Genaro Pico agt Philip Cahill; renewal. (107) 300.00

Clark st, 16 & 18; Julius Mueller agt Lillian Keller & Jas C Kuhn. (108) 14,000.00

Mulberry st, swc Kenmare, 35x100.10; Borough Cut Stone Co agt Michele Brigante. (109) 200.00

79TH st, 178 E; Leo Kirschbaum agt Jos I Green & Max Wieser. (110) 47.00

Hudson st, nwc Spring, 107x175; Davies & Thomas Co agt Henry Heide & Post & McCord. (111) 2,242.13

10TH st, 206 E; David Meyer agt Fredk Gronholtz & Diedrich Gronholtz. (112) 85.00

181ST st, ns, 21 w Honeywell av, 50x— to Hornaday av; Pasquale Scalfaro agt A Warren Constn Co. (113) 890.00

138TH st, ss, bet Lenox & 5 av, —x—; Clifford L Miller & Co agt J H McMullen & Alexander Walters & Sol Mills. (114) 131.93

Lafayette st, 129; Hull Grippen & Co agt Bernard F Golden & A E Klotz Fireproofing Co. (115) 33.15

124TH st, 157 & 159 W; Jno A Marcato Co agt S F Meyers Realty Co, Hotel Vilcing Co & Jno E Korndahl. (116) 526.67

48TH st, 155 to 159 W; Wm A Swasey agt Finance Co of Pennsylvania & Felix Isman. (117) 5,190.00

Beaumont av, 2304; Michl Cerussi agt Montefiore Bldg Co. (118) 181.00

Martha av, nwc 238th, 25x100; R Vecchione & Co agt Phillip Melillo. (119) 275.00

Borough of Brooklyn.

JAN. 4.

Foster av, w cor Ocean Parkway, 118.3x irreg; Benny Lien agt trstes of the Methodist Episcopal Church & R D Moore. (120) \$94.00

Amboy st, es, 100 n Newport av, —x—; Wm G Kinney agt Milford Const Co, Isaac Morss, Pres. (121) 66.40

Willow st, 2; Chas E Ball agt Jennette D & W Wiegand. (122) 27.45

Classon av, 663, es, 20 n Bergen, 25x88; Sam Berkowitz agt Simeon, "Joseph" & "Samuel" Marcus. (123) 36.00

New Jersey av, es, from Hegeman to Vienna av, —x100; Georgia av, es, 200 s Hegeman av, 160x100; Isaac Cramer agt Van Cleave Const Co & Robt A Van Cleave. (124) 854.00

Hendrix st, ws, 100 n Livonia av, 100x100; Simon Holland agt Arbuckle Realty Co & Archibald D Brown. (125) 25.00

20TH av, nwc Croysey av, 315x200; "Hotel Buena Vista"; Fredk S Person agt Mary T L Warren. (126) 85.18

39TH st, 366; Jno Landi agt Mary J McGarry & Matti Falkenberg. (127) 150.60

8TH st, ns, 350 w 3 av, 100x200 to 7th; Tullin-Moss Co agt Hubert F Krantz. (128) 350.00

JAN. 5.

Newell st, ws, 95 n Calyer, 100x100x128 x104; Adolf Wexler agt Wayne County Produce Co, James Simonelli & Mario De Micco. (129) 170.00

Eastern Parkway, 922-26; Baldinger & Kupperman Mfg Co agt Jessamine Realty Co & Rosie Pitzele. (130) 102.10

Malta st, ws, 256.5 s New Lots rd, 60x90; Brownsville House Wrecking Co agt Jacob Wolfman & Paul Levy. (131) 240.00

St Johns pl, ss, 180 e Classon av, 100x100; Harris Solomon agt Glatton Holding Co. (132) 200.00

Hull st, ns, 350 e Stone av, 107x100; Levin Kronenberg & Co agt Rentar Bldg Co & Andw A Ayres. (133) 1,166.94

Same prop; Constn Material & Coal Co agt same. (134) 578.47

Neptune av, sec W 3d, 60x100.8x60x120.8; Jas F Brewster agt Juliet Durand. (135) 326.00

JAN. 6.

Bedford av, 1250; Morris Janower agt Gesina F Rose, Henrietta C E Westfall & "John" Gregory. (136) 87.00

Lafayette av, nwc Vanderbilt av, 100x195; Evans Almirall & Co agt Rt Rev Chas E McDonnell, D D, & The Roman Catholic Church Diocese of Brooklyn & Thos Reilly. (137) 11,050.00

Washington av, ws, 127.4 n Park pl, 26 x74.8; Saml Berkowitz agt Helen C Keeling. (138) 29.00

Maple st, ns, 320 e Nostrand av, 160x100; General Cornice & Roofing Co agt Appelbaum Const Co & "John" Appelbaum. (139) 130.00

New Utrecht av, sec 74th, 112x—x111x120; Albt A Smith agt Lawrence E Blake. (140) 80.00

JAN. 8.

E 19TH st, ws, 320 n Av P, 40x100; Benj G Hitchings (Inc) agt Wm A Gard & Geo Horn. (141) 936.64

Block bounded by Eastern Parkway, Saratoga av & St Johns pl, —x— (a triangle); Brooklyn Cementing & Improvement Co agt Masief Building & Const Co, Max Feldman & David Tobak. (142) 1,054.00

Halsey st, 1194; Max Tashman agt Lillian Vane. (143) 10.00

E 7TH st, es, 160 s Av O, 320x120.6; Annie Cohen as extrx of Geo Cohen agt Drucker Const Co. (144) 1,006.85

61ST st, sws, 115 se 15 av, 60x100; Saml Ostergren agt Jos L Burton Const Co. (145) 474.00

Block bounded by Eastern Parkway, Saratoga av & St Johns pl (329 on Eastern Pkway); Klein Material Co agt Masief Bldg Const Co. (146) 49.40

Walworth st, 155; Smyth Donegan Co agt Rocco Copetelo or Competelo & J McCabe. (147) 60.00

20TH av, es, from 60th to 61st, 100 ft deep; also 21ST AV, swc 63d, 100x180; also 60TH ST, ns, 95 e 20 av, 120x100; also 61ST ST, ns, 95 e 20 av, 120x100; also 21ST AV, sec 62d, 100x80; also 63D ST, nwc 21 av, 420x100; also 63D ST, ss, 95 w 21 av, 340x100; also 21ST AV, swc 64th, 420x100; also 65TH ST, nwc 21 av, 420x100; also 21ST AV, swc 65th, 420x100; also 21ST AV, nwc 66th, 420x100; also 21ST AV, swc 66th, 420x100; also 63D ST, nec 21 av, 520x100; also 62D ST, sec 21 av, 85 x100; 63D ST, sec 21 av, 85x100; Metropolis Lumber Co agt Van Cleave Const Co. (148) 1,040.57

JAN. 9.

Newell st, ws, 95 n Calyer, 75x100; Greenpoint Metal Covered Door Co agt Wayne County Produce Co, Jas Simonelly & Marco Di Micco. (149) 600.00

Block bounded by Saratoga av, Eastern Parkway & St Johns pl, —x— (a triangle); Morris Rosenblitt agt Masief Bldg & Const Co & Max Feldman & David Toback. (150) 165.00

Same prop; Louis Bluefield agt B Amelling, Masief Bldg & Constn Co, Max Feldman & David Toback. (151) 413.00

Pacific st, 313; Chas Epstein agt Florence B Ploss & Jas M Harrison. (152) 115.00

73D st, 1626-30 & 1634-38; Jno Morris agt Domenico Di Fede & Michl Peppertone. (153) 88.70

83D st, w cor 20 av, 100x100; Aaron Gabay agt Hudson Home Co & Kosowrsky Brothers. (154) 1,200.00

50TH st, 553-559-561-571; Michl J Johnstone agt Rebecca Sheftel. (155) 77.05

17TH st, ns, 19 w 10 av, 54x80.4; Chas S Whitney agt Claus W Greel & Kate Greel & Michl Meyers & "John Doe" (156) 54.00

JAN. 10.

King st, ws, 175 n Ferris, 100x200 (storehouse No 259); Hudson Wrecking & Lumber Co agt New York Dock Co & Andw Nicola & Co. (157) 16.00

AV K, ss, 158.5 e East 40th, runs e195.10 xsw105.9xw100.2xn15xw20xsl5xw20xn90 to beg; Oliver C Horton agt Model Home Bldg Co. (158) 200.00

E 7TH st, es, 160 s Av O, 320x120.6; Anna Cohen as extrx of Geo Cohen agt Drucker Const Co & Nathan Drucker. (159) 1,006.85

Saratoga av, sec Prospect pl, 20x100; Wender Bros agt Julius Robbins (Inc). (160) 465.00

19TH av, es, from 61st to 62d, 200x80; Parker & Cooley agt Bender Const Co. (161) 413.94

New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Levin Kronenberg & Co agt Purdy Const Co. (162) 94.20

E 7TH st, es, 160 s Av O, 320x120.6; Levin Kronenberg & Co agt Thrall Const Co, Drucker Const Co & Drucker & Kessler. (163) 87.75

Clinton st, 32-4; Keasbey & Mattison agt Brooklyn Turkish Bath Co & Clynta Water Co. (164) 106.09

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JAN. 6.

Clinton av., es, 193.2 n McKinley Sq; American Radiator Co agt Wm H Weiss-sager et al. \$282.00

33D st., ss, 90 w 10 av; A J H Brooks Inc agt N Y C & H R R R Co et al; Dec 22'11. 2,055.63

JAN. 8.

Wilkens av., swc 170th; Savoy Glass Co agt Reliant Realty Co et al; Aug23'11. 229.00

Amsterdam av. 1751; Wm Winkel agt Harry W Brooks et al; Mar7'11. 61.67

58TH st. 31 W; Alice B Nicoll agt Hugh E Weatherlow et al; Nov29'11. 312.43

Washington av., nec 174th; Angelo Fas-any agt Ettar Realty Co et al; Dec29'11. 206.00

JAN. 9.

Clinton av. 1317; H G Vogel Co agt Wm F Weissager et al; Nov21'11. 618.47

3D av. 3218; Nathan Gertzberg agt Jacob Deutch et al; Mar14'11. 45.00

St Nicholas av. 732; Peet & Powers agt E J Farrell; Nov13'11. 390.00

5TH av., nec 31st; American Radiator Co agt Fifth Avenue Investing & Im-provement Co et al; Aug9'10. 1,965.23

JAN. 10.

Boston rd. 1315-21; Henry R Worthing-ton agt Wm H Weissager et al; Nov27'11. 195.00

130TH st., ns, 100 w Ams av; Wm M Egan agt Nestor Holding Co et al; Nov 10'11. 63.00

JAN. 11.

6TH av., ws, 169 n 16th; Adam Happel agt Geo H Dressler et al; Nov14'11. 1,937.28

Olinville av. 3343; Jno P Boughton agt Anna M Flygare et al; Apr7'09. 519.78

1ST st., ns, 70 w 2 av; H G Vogel Co agt Geo F Johnson et al; Nov8'11. 1,484.37

Broadway. nec 47th; Isidor Deitelbaum agt Walter J Salomon et al; Dec29'11. 350.00

187TH st. 550 E; Broschart & Braun agt Arthur Av Realty & Constn Co et al; Nov6'11. 82.28

JAN. 12.

Marion av., swc 198th; Howell & Law-rence agt Latham Realty Co et al; Dec9 '10. 330.00

78TH st. 52 E; Morris Hochberg agt Mary R Haimes et al; Dec22'11. 66.50

2D av. 219; Michl Normoyle Co agt Eberhard Schneider et al; Dec28'11. 337.80

2D av. 219; same agt same; Dec28'11. 105.00

Borough of Brooklyn.

JAN. 4.

16TH st., ss, 203.10 w 4 av, 40x125.7; Jimmy De Mario agt Himmelstein & Ar-ker Co; Dec11'11. 150.00

Somers st. 151; Chas K Knickerbocker agt Eber Dunning & Co; Dec13'11. 55.25

Tompkins av. 2-6; A Parelman & ano agt Sophie Bohnet, Louise Knobloch, Anna Bauer & Henry Levine; Oct30'11. 174.00

JAN. 5.

77TH st., ss, 320 w 21 av, 80x100; Annie Perlmutter agt Himmelstein & Arker Co; Nov25'11. 72.00

Pennsylvania av. 365-71; Nathan Garber agt Glory of Israel Hebrew Institute of East N Y; Nov23'10. 5,460.37

W 3D st., es, 380.8 s Neptune av, 40x100; Michl Nopoli agt Tomasco & Alesandro Cicone; Dec9'11. 80.00

JAN. 6.

17TH av., ws, from 75th to 76th, 200x 100; Isie Lavin agt Boone Const Co & Ralph Gallo; Nov10'11. 74.50

Baltic st. 311-19; Harbison-Walker Re-fractories Co agt Hartman Const Co & Juster Contracting Co; Nov14'11. 92.00

Baltic st. 309-13; Wm T Mathews agt same; Dec7'11. 167.50

St Johns pl., ss, 180 e Classon av, 103.8x irreg; Rubin Levison agt Glaton Holding Co, Sam Zuberoff & Ike Zipkin; Jan2'12. 45.00

Same prop; Saml Rubin agt same; Jan 2'12. 45.00

JAN. 8.

Dumont av., nec Amboy, 100x250; Jennie Silverman agt Amboy Const Co; Nov21'11. 124.00

Conover st., nec Van Dyke, 20.3x75; Jos Trimboli & ano agt Robt A Lewis; Dec 22'11. 116.64

JAN. 9.

Greene av., es, 250 n Hamburg av, 80x 100; J L Mott Iron Works agt North Amer-ican Brewing Co & Wm Grimm; Apr28'11. 142.65

JAN. 10.

48TH st. 445; Raffaele Marcello agt Ar-buckle Realty Co & Pasquale Cicone; Dec 22'11. 256.70

Rodney st., ws, 25 n Hope, 75x100; Jos Adams agt Robt Lowe & H M Ellender. 215.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS

Borough of Brooklyn.

JAN. 4.

Malta st., ws, 400 n Hegeman av, 40x93; David Wolfman & ano on Julius & Herman Lehrenkrauss to pay Saml Feinstein. 40.00

JAN. 5, 6, 8, 9 & 10.

No Orders filed these days.

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of the

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

Vol. LXXXIX No. 2287

New York, January 13, 1912

(27) 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.

9-30	615-98-99	1080-34	1617-3-4	1950-24 & 59
86-12	619-52	1102-33	1619-43	1954-26-27
109-20	624-pt Lt 15	1127-16	1825-12-16 & 51	1966-93
136-15	634-47	1134-41	1629-11	1984-38-38½
171-27-28	637-77	1149-46	1630-50	1994-60
248-44-46	698-13	1151-pt Lt 1	1632-56-57	2002-40-41
266-73	711-63	1154-28	1684-22	2010-1
289-23	714-19 & 49-50	1156-5-7	1686-27 & 35	2012-6
325-32-34	715-31	1158-26	1694-6	2062-9
326-18	746-78	1183-28½	1709-40	2063-27
327-38	766-19	1203-39	1737-51	2120-8
339-55	773-11	1205-56½	1771-21¼	2124-21
346-57	776-68	1222-61	1783-36	2130-pt Lt 15
351-41	793-51	1293-49-49¼	1786-27	2144-10 & pt Lt 9
395-34	832-34-35	1316-43	1795-1 & 51	2163-61
401-33	833-1-6	1318-31	1810-41-43	2167-52-53
404-25	834-10, 11 & 75	1326-48	1811-39-40	2171-12
409-42-43	836-1	1363-10½	1817-27	
431-12	838-30-31	1390-49	1822-49-50	
442-35	848-23	1408-58	1832-33-40	
474-9	857-66	1414-46	1841-13	
480-39	859-45-51	1450-9	1848-55	753-72
489-34	861-44	1451-42	1885-19	806-71
496-12	868-70	1458-37-39	1893-23	1006-15-16
510-42	873-62	1494-21, 23, pt Lt 20 &	1903-23	1039-20-22 & 26
528-38-40	883-59	50-53	1904-18½	1043-27½
589-33	885-3	1509-11 & 66-68	1914-44 & 62	1044-8
590-33	896-12-14	1515-37	1916-17	1056-36A & 36B
591-21	901-31	1535-17	1922-14-16	1749-32
592-75-77	940-49	1565-35	1941-18	1830-33-37
595-73	973-57	1578-21	1942-58½	1888-19
600-6-9	1030-16	1599-11	1943-48	1907-27½
610-64	1052-44½	1615-38	1948-9	2053-75

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, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

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

A \$20,000-\$30,000 indicates the as-

essed 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 1911.

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
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
asn—assignment.

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
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
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
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
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

To Our Subscribers :

It is always the endeavor of **The Realty Records Co.** to improve its service. An opportunity of this kind has now arisen and we gladly give our subscribers the advantage of it.

In the future in place of our Weekly Bulletin, we will send you the conveyances as they appear each week in the *Record and Guide*. It is in convenient shape to handle, and gives a great deal more information than we formerly gave in connection with the Real Estate Directory service.

We beg to assure you that our interests are identical with your prosperity, and it is the object of the *Record and Guide* and **The Realty Records Co.** to further the interests of its clientele in every possible manner. Any time that you can suggest an improvement in our service that would be to your benefit, we should be most pleased to hear from you.

Very truly yours,

THE REALTY RECORDS CO.

CONVEYANCES.

Borough of Manhattan.

JAN. 5, 6, 8, 9, 10 & 11.

Attorney st, 35, (2:346-57) ws, 150 n Grand, 25x100, 5-sty bk tnt & str; Tarsus Realty Co to Morris Lipschitz, 10 E 103; AL; July 21'11; Jan 5'12; A\$19,500-30,000.
O C & 100

Bleecker st, 341 (323), (2:619-52) es, abt 95 n Christopher, 21.1x32.6x21.3x29.6, 3-sty fr bk ft tnt & str; Fredk P Garrettson EXR Mary R Prime to Jno J Bogert, 305 Hewes, Bklyn; Jan 5'12; A\$5,500-6,000.
nom

Broome st, 207, (2:351-41) ss, 25 e Norfolk, 27x52, 5-sty bk tnt & str; Chas H Shulman et al, EXRS, & C, Lazar Shulman, to Isaac Shulman, 41 Pinehurst av; mtg \$20,000; Jan 5; Jan 6'12, A\$18,000-23,500.
30,000

Barclay st, 36-8, (1:86-12) ss, abt 155 w Church, 50x100, 5-sty stn loft & str bldg; Nicholas C & Louis G Benziger to Theo De Witt, 1 W 30; B & S; Jan 6; Jan 8'12; A\$125,000-165,000.
nom

Barclay st, 36-8; Theo De Witt to Nicholas C & Xavier N Benziger on Beekman rd, Summit, NJ & Louis G Benziger, 74 So Mountain av, Montclair, NJ; B&S; Jan 6; Jan 8'12.
nom

Broome st, 376, (2:480-39) ns, 50.9 w Mott, 25.2x106.5x25x111.7, 6-sty bk loft & str bldg; Tilmil Realty Co to Sarah Williams, 71 W 113 & Lena Grodinsky, 60 E 93; mtg \$23,000; Dec 13'11; Jan 9'12; A\$23,000-34,000.
O C & 100

Bedford st, 27, (2:528-38) ws, abt 25 s Downing, 19.9x75x19.1x75, 4-sty bk tnt & str; Pauline Ciruzzi to Rudolph Wallach Co, 68 Wm; mtg \$8,500; Jan 8; Jan 10'12; A \$7,000-10,000.
O C & 100

Bedford st, 23-5, (2:528-39-40) ws, abt 45 s Downing, 39.6x75x39.10x75, 2-4-sty bk tnts str in 23; Henry P Ansorge to Rudolph Wallach Co, 68 Wm; mtg \$17,000; Jan 2; Jan 10'12; A \$14,000-20,500.
O C & 100

Broome st, 463, (2:474-9) ss, 50 e Greene, 25x109.2, 5-sty stn loft & str bldg; Jennie Helborn to Thos B Walker, 206 W 106; mtg \$32,500 & AL; Jan 11'12; A\$33,000-50,000.
O C & 100

Chrystie st, 5, (1:289-23) ws, 75.3 s Bayard, 25x148, 5-sty bk loft & str bldg; Rose Rabinowitz to Henry N Goebbel, 1532 Vyse av; mtg \$40,000; Dec 27'11; Jan 5'12; A\$24,000-40,000.
nom

Clarkson st, sec West, see West, sec Clarkson.

Crosby st, (2:496-12) ses, 53.3 bw Prince 40x64.9x39.4x61.6, 7-sty bk loft & str bldg; Jas E Kelly ref to Philip Suval, 671 E 13, Bklyn; FORECLOS, Dec 29'11; Jan 9'12; A \$29,000-57,000.
nom

250 over & above 1st mtg of \$42,000

Coraelia st, 5, (9), (2:590-33) ns, 40.11 w 4th, 25x75x25x75.4, 5-sty bk tnt; Arthur V Miller to Henry Miller, 347 E 121; AT; Dec 28'11; Jan 10'12; A \$9,500-16,000.
O C & 100

Christopher st, 9, (2:610-64) ns, 236 e Waverly pl, runs n91xe32.1x—16xs40xw 25.3xs49.1 to st, xw31.6 to beg, 5-sty bk tnt & str; Adolph Lamotta to Henry Ulmar, 35 Greenwich av; mtg \$27,500; Jan 10'12; A\$23,000-36,000.
O C & 100

Cherry st, 421, (1:260-42) ss, 175.7 w Jackson, 25.1x92.7x25.1x93.6, 3-sty fr tnt & 2-sty bk stable in rear; CONTRACT Miles Bradley to Saml Rosenblum, 14 W 114; Jan 10'12; mtg \$2,000 & AL; Sept 27'11; Jan 10'12; A\$9,500-10,500.
8,000

Delancey st, sec Ludlow, see Ludlow, 96.

Grove st, ss, 15.6 w 4TH, see Grove, 74.

Grove st, 74, (2:591-21), ss, abt 15 w 4th, 19.5x91.4x25x91.2, ws, 4-sty bk tnt & str, 1-sty ext; also GROVE ST, (2:591) ss, 15.6 w 4th, 19.5x17 to old line Grove x19.5x0.8; Arnold W Hazard & Carolyn G, his wife to Florence A Hazard, 528 4th, Bklyn; 3-28 pts; confirmation deed; mtg \$5,000 & AL; Dec 22'11; Jan 6'12; A\$9,000-17,000.
O C & 100

Greenwich st, 795, see Bway, 1260-4.

Greenwich st, 514, (2:595-73) swc Spring, (No 322) 18.4x40, 4-sty bk tnt & str; Jas P McManus to Philip Krauss, 159 E 92; C a G; Dec 13'11; Jan 11'12; A\$6,000-9,000.
O C & 100

Greenwich st, 514; Philip Krauss to New Market Realty Co, at New Market, NJ; mtg \$7,500; Jan 10; Jan 11'12.
O C & 100

Hudson st, 607-9, see Bway, 1260-4.

Houston st, 27 E, (2:510-42) swc Lafayette (Nos 302-8), 16.10x119.9x3.5x121.3, 1-sty fr str; Emanuel Alexander to Samson Lachman, 313 W 106 & Abr Goldsmith, 50 W 75; ½ pt; AL; Jan 4; Jan 5'12; A\$18,000-18,000.
O C & 100

Lafayette st, 302-8, see Houston, 27 E.

Lewis st, 32, (2:327-38) es, 149.3 n Broome, 25x100, 6-sty bk tnt & str; Henry M Stevenson ref to Frank L Pimental, 52 E 74; mtg \$28,000; FORECLOS, Dec 22'11; Jan 6; Jan 8'12; A\$12,000-31,000.
33,000

Ludlow st, 96, (2:409-42-43) sec Delancey, 37.1x87.6, 5-sty bk tnt & str; Theresa Karg et al heirs Kaspar Karg to Chas Karg, 58 St Andrews pl, Yonkers, NY; QC; Jan 4; Jan 8'12; A\$58,000-65,500.
nom

Lewis st, 13, (2:326-18) ws, abt 100 s Broome, 25x100, vacant; Alex Lauder heirs, & C, Wm F Lauder to Chas F Keyes, 461 Bainbridge, Bklyn; C a G; Dec 28'11; Jan 9'12; A\$13,000-14,000.
nom

Lewis st, 13, re dower; Marion O'Brien formerly wife Fredk Lauder, now wife Frank M O'Brien to Chas F Keyes, 461 Bainbridge, Bklyn; Jan 3; Jan 9'12.
nom

Leonard st, 117-9, (1:171-27-28) ns, 45 w Lafayette, 45x49.11 with AT to strip on w, —x—, 2-3-sty bk tnts & str, 1-sty ext; Fredk Heath et al as TRSTES to Alfred C Bachman, 265 W 121; mtg \$10,000; Dec 27'11; Jan 9'12; A\$35,000-40,000. O C & 100

Leonard st, 117-9; Edw Heath et al heirs, & C, Mary C Heath to same; QC & confirmation deed; Dec 27'11; Jan 9'12. nom

Leonard st, 117-9; Frances M Heath, wid et al to same; QC & confirmation deed; Dec 27'11; Jan 9'12. nom

Leonard st, 119, see Leonard, 117.

Lewis st, 7-9; power of attorney to asn mtg, & C; Fredk Lewenthal to Abr Lewenthal; Nov 20'11; Jan 11'12.

Lawrence st, 28-30, (7:1966-93) ss, 391.6 e Ams av, 60x100.7x50x100, 2 2-sty fr tnts; Jos M Schenck, ref, to Celia McCann, 401 Ocean av, Jersey City, NJ; FORECLOS, Nov 16'11; Dec 22'11; Jan 5'12; A\$23,000-
\$22,000

Leonard st, 117 (1:171) ns, 67.7 w Lafayette (Elm) runs w22.6xn42xw0.6xn38.10xe 3.5xs30.11xe20xs50 to beg; also LEONARD ST, 119, (1:171) ns, 45.1 w Lafayette (Elm) 22.6x50; power of attorney; Frances M Heath et al heirs, & C, Emma H Barnett, decd, et al to Fredk & Henry M Heath, of Bklyn, & Edw Heath, of Rockville Centre, LI; June 16'11; Jan 11'12.
P A

Mangin st, 109-11, see Stanton, 334-40.

Madison st, 330-6, (1:266-73) sec Scammel (No 26), 75.5x37, 6-sty bk tnt & str; Ludwizg Zodikow to Eli M Nathan, 35 W 86; AL; Jan 6; Jan 8'12; A\$30,000-60,000.
nom

Pike sl, 79-83, see Water, sec Pike sl.

Perry st, 161-5, (2:637-77) ns, 136 w Washington, 66x100.3, 6-sty bk storage; Jas F Donnelly ref to Jas H Cruikshank at Freeport, LI & Wm D Kilpatrick, 71 E 95; FORECLOS, Jan 4; Jan 10'12; A\$31,000-P61,000.
27,500

Pearl st, 23, (1:9-30) ns, 26.5 w Whitehall, 24.3x63.6x17.1x62.1, 5-sty bk loft & str bldg; Elbridge T Gerry to Chesebrough Bldg Co, 17 State; B&S; Dec 29'11; Jan 9'12; A\$30,000-35,000.
nom

Roosevelt st, 113-7, see Water, 322.

Scammel st, 26, see Mad, 330-6.

Stanton st, 334-40, (2:325-32-34) nwc Mangin (Nos 109-11) 79.8x70, 1-6-sty & 1-7-sty bk loft & str bldgs; Ludwizg Zodikow to Eli M Nathan, 35 W 86; AL; Jan 6; Jan 8'12; A\$46,000-91,000.
nom

Stanton st, 247, (2:339-55) ss, 75 e Willett, 25x75, 5-sty bk tnt & str & 4-sty bk rear tnt; Kate Connold to Leon Luft Realty Corp, 5 Beekman; mtg \$19,500; Jan 10 '12; A\$18,000-22,500.
nom

Spring st, 322, see Greenwich, 514.

Thompson st, 65, (2:489-34) nws, 214.9 ne Broome, 25x100, 5-sty bk tnt & str; David J Daly to Mary & Regina or Virginia A Eustace, both at 115 Hamilton pl; B&S; Jan 2; Jan 11'12; A\$16,000-25,000.
nom

Warren st, 60-2, see W Bway, 81-5.

West Washington pl, 115-9, (2:592-75-77) nes, 181 nw 6 av, 75x97, 1 3 & 2 4-sty & b bk dwgs; Danl Rosenbaum to Saml Lipman, 960 Prospect av; mtg \$24,000 & AL; Jan 8'12; A\$45,000-52,500.
nom

West st, 350-2, (2:600-6-9) see Clarkson (Nos 66-72) runs s75xe105.1xs25xe25xn100 to ss Clarkson, xw131.10 to beg, 2 & 3-sty bk laundry office & stable; Benj M Kaye et al to Mary Ehrmann, 1464 St Nicholas av; AL; Jan 3; Jan 8'12; A\$83,000-92,000.
O C & 100

Water st, (1:248-44-46) sec Pike sl (Nos 79 to 83) 52.11x60, 3-4-sty bk tnts & str; Irene A wife Jno McSweeney to Jno McSweeney husband of Irene McSweeney, 3211-13 Surf av, Coney Island, Bklyn; ½ pt; B&S; Jan 6; Jan 10'12; A\$17,500-24,000.
nom

Washington st, 719-21, (2:634-47) nec 11th (Nos 337-45), runs n75xe11.5x86.8xs60 to ns 11th xw115.10 to beg, 6-sty bk loft & str bldg; Geo G Van Schaick to Van Schaick Realty Co, 100 Bway; mtg \$125,000; Jan 9; Jan 11'12; A\$50,000-160,000.
nom

Water st, 322, (1:109-20) nwc Roosevelt (Nos 113-7) 22.8x60.7x23.6x60.4, 2 & 3-sty bk & fr tnt & str; Meta Bartmer, EXTRX Geo A D Bartmer, to Crescent-Star Realty Co, 211 E 55; Jan 10; Jan 11'12; A\$12,000-13,000.
23,000

1ST st, 73, see 1 av, 11.

4TH st, 146 E, (2:431-12) ss, 162.8 e 1 av, 25.1x96.2, 4-sty bk tnt & str; Jennie Moskovitz to Aron Moskovitz, 334 E 19; mtg \$18,000; Dec 13'11; Jan 8'12; A\$17,500-22,500.
O C & 100

6TH st, 546 E, see Av B, 90-2.

11TH st, 542 E, (2:404-25) ss, 120 w Av B, 25x94.9, 5-sty bk tnt & 1-sty bk shed in rear; Jacob Theobald & Wilhelmina his wife to Bertha Theobald, 487 Bainbridge, Bklyn; AL; Jan 8; Jan 10'12; A\$17,000-23,000.
O C & 100

11TH st, 542 E; Bertha Theobald to Jacob Theobald & Wilhelmina his wife, 487 Bainbridge, Bklyn, tenants by entirety; Jan 8; Jan 10'12.
O C & 100

11TH st, 337-45 W, see Washington, 719-21.

12TH st, 322-6 W, see Bway, 1260-4.

12TH st, 316-20 W, see Bway, 1260-4.

12TH st, 277-9 W, (2:615-98-99) ns, 22.6 e 4th, 39.3x33.5x37.7x36.10, 2 4-sty bk dwgs; Ellen A Crumley to Henry Rousby, 46 Lee av, Bklyn; ½ pt; mtg \$3,500; Jan 10; Jan 11'12; A\$9,000-15,000.
nom

12TH st, 277-9 W, same as COMM Mary M Crumley to same; ½ pt; B&S; mtg \$3,500; Jan 10; Jan 11'12.
6,250

14TH st, 227 E, see 14th, 225 E.

14TH st, 229 E, see 14th, 225 E.

14TH st, 225 E, (3:896-12) nes, 263.6 se 3 av, 28.6x100, 5-sty bk tnt; A\$25,500-39,000; also 14TH ST, 227 E, (3:896-13) nes, 292 se 3 av, 28.6x103.3, 5-sty bk tnt; A\$25,500-39,000; also 14TH ST, 229 E, (3:896-14) nes, 320.6 se 3 av, 28.6x103.3, 5-sty bk tnt; A\$25,500-39,000; Sol Cohen to Wm Cohen, 30 W 119; AT; AL; Jan 12.
O C & 100

16TH st, 429 W, (3:714-19, 49 & 50) ns, 350.1 w 9 av, runs ne184 to ss 17th (Nos 428-30) xw50xsw92xe25xs92 to 16th xe25 to beg, 3 5-sty bk tnts & str; Nathan Tekulsky, EXR, & C, Geo Tekulsky, to Mary Gottlieb, 64 E 121; Sara Lieberman, 353 W 117; Carrie G Tekulski, 101 W 112; Morris Tekulsky, 414 Central Park W; Louis Tekulsky, 20 E 120; Nathaniel G Tekulsky, 286 W 137, & Nathan Tekulsky, at Yorktown Heights, West Co, NY; ¼ pt; mtg \$22,500; Jan 2; Jan 8'12; A\$28,500-45,500.
nom

16TH st, 429 W, & 17TH st, 428-30 W; Morris Tekulsky et al to Louis Tekulsky, 20 E 120; all of; QC; Jan 2; Jan 8'12.
O C & 100

16TH st, 239 W, (3:766-19) ns, 323 e 8 av, 20x100, 2-sty & b bk dwg; Henry Ulmar to Adolph Altman, 790 Riverside dr; mtg \$9,000; Jan 10'12; A \$9,500-12,000.
O C & 100

17TH st, 428-30 W, see 16th, 429 W.

18TH st, 120-2 in deed 220-2, (3:793-51) ss, 230.4 w 6 av, 49x92, 6-sty bk loft & str bldg; Chas Brendon to Clarence E Chapman at Oakland Bergen Co, NJ; mtg \$85,000; Jan 9; Jan 10'12; A\$41,000-91,000.
O C & 100

18TH st, 116 E, (3:873-62) ss abt 130 w Irving pl, —x—, asn of A R T & I in estate of Kate N Motley, decd to which Motley Lewis may be entitled to First National Bank of Chattanooga, Tenn to Motley Lewis at Chattanooga, Tenn; Sept 13'11; Jan 11'12; A\$34,000-40,000.
nom

19TH st, 29-33 E, (3:848-23) ns, 168.3 e Bway, 60x92, 8-sty stn loft & str bldg; Danl R Kendall to Danl R Kendall, 1 E 60; Susan R Kendall & Caroline C Kendall, both at 10 W 55 & Eliz Upham, 247 5 av, TRSTES; Isaac C Kendall, decd; Dec 13'11; Jan 9'12; A\$128,000-285,000.
nom

23D st, 265 W, (3:773-11) ns, 156.3 e 8 av, 18.9x98.9, 4-sty stn dwg; Horace M Teets et al heirs, & C, Anna M Teets to Maria S Simpson, 362 W 30; AL; Jan 5'12; A\$22,000-25,000.
O C & 100

23D st, 368 W, (3:746-78) sec 9 av, 29x 74, 5-sty bk tnt & str; Jno Shady to Cath F Shady, both at 525 3 av; mtg \$51,625; Jan 6; Jan 8'12; A\$36,000-50,000.
gift

26TH st, 541 W, (3:698-13) ns, 479 w 10 av, 24x98.9, 4-sty bk tnt; Jno Luke to Jno Williams, Inc, 556 W 27; Jan 9'12; A \$7,500-9,000.
O C & 100

27TH st, 254-8 W, (3:776-68) ss, 60 e 8 av, runs e50.11xs12.10xw51xn14.4 to beg, 3-sty fr tnt & str; Geo F Abel to Ludlow L Melius, 416 W 154; mtg \$8,700; Dec 28'11; Jan 5'12; A\$7,500-7,500.
O C & 100

28TH st, 20 E, (3:857-66) ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; Edwin F Walton to Rose Mitchell, 14 W 107; AL; Jan 8; Jan 9'12; A\$70,000-79,000. O C & 100

28TH st, 20 E, (3:857-66) ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; Jas Kearney, ref, to Edwin F Walton, 572 W 141; mtg \$66,000; FORECLOS, Nov 2'11; Jan 8; Jan 9'12; A\$70,000-79,000.
13,500

28TH st, 144 E, (3:883-59) sws, abt 205 e Lex av, 18.9x98.9, 3-sty & b bk dwg; Denis Murphy to Bridget Murphy, his wife, 144 E 28; QC; Nov 28'11; Jan 5'12; A\$17,000-19,000.
gift

30TH st, 46-52 E, see 4 av, 434-40.

30TH st, 7-9 E, (3:832-34-35) ns, 175 w 5 av, 50x98.9, 1 4 & 1 5-sty stn loft & str bldgs, with 1 & 2-sty ext; Alfred Weil to Winona Constn Co, 41 Park Row; mtg \$220,000; Jan 10; Jan 11'12; A\$190,000-220,000.
O C & 100

31ST st, 51-61 W, see Bway, 1260-4.

32D st, 49-55 W, see Bway, 1260-4.

32D st, 50½ E, see 4 av, 470-8.

33D st, 54-8 W, see Bway, 1260-4.

34TH st, 47-51 W, see Bway, 1260-4.

35TH st, 68-74 W, see Bway, 1260-4.

35TH st, 320 E, (3:940-49) ss, 300 e 2 av, 25x100, 3-sty fr tnt & str & 2-sty bk stable in rear; Sarah Goss to Rosalind A Goss, 320 E 35; AL; Dec 31'11; Jan 5'12; A \$12,500-14,500.
O C & 50

36TH st, 19-21 W, (3:838-30-31) ns, 322 w 5 av, 48x98.9, 12-sty bk loft & str bldg; Winona Constn Co to 19 & 21 W 36th St Co, 30 Broad; mtg \$350,000; Jan 10; Jan 11'12; A\$183,000-
O C & 100

39TH st 4 E, (3:868-70) ss, 125 e 5 av, 25x98.9, 4-sty bk office & str bldg, 1-sty ext; Fredk Keppel to David Keppel, 239 E 17; ½ pt; AL; Jan 9; Jan 10'12; A\$87,500-122,000.
nom

43D st, 204-10 E, see 81st, 104-6 E.

43D st, 428 W, (4:1052-44½) ss, 283.4 w 9 av, 16.8x100.4, 4-sty bk dwg; Maximilian G Jantzen & ano to Wm H Keogh, 148 E 8

53D st, 14 E. (5:1288-62) ss, 132.6 w Mad av, 25x100.5, 5 & 6-sty bk dwg; CON-TRACT, Jos B Dickson EXR Frank S Lay-ning to Robt Mather; mtg \$175,000; Oct17 '11; Jan5'12; A\$85,000-155,000. 190,000

58TH st, 229 W. (4:1030-16) ns, 400 w 7 av, 25x100.5, 4-sty bk lft & str bldg; A \$38,000-48,000; also 5TH AV, 1325-7, (6:1617-3-4) es, 50.5 n 111th, 50.3x100, 2 5-sty stn tnts; A\$40,000-62,000; Edwin R O'Reilly to Abbie G O'Reilly, both at 551 W 170; 1-9 pt; AL; Jan4; Jan9'12. nom

58TH st, 40 E. see 58th, 34-6 E.

58TH st, 34-6 E. (5:1293-49 1/2-49 3/4) ss, 20 e Mad av, 40x50.4, 2 5-sty bk tnts & str; A \$55,000-65,000; also 58TH ST, 40 E, (5:1293-49) ss, 80 e Mad av, 20x50.4, 4-sty stn dwg; A\$25,000-30,000; Jas C Warren to Van Schaick Realty Co, 100 Bway; mtg \$100,000; Jan8; Jan11'12. nom

59TH st, 557-63 W. see West End av, 2-8.

62D st, 27-31 W. see Bway, 1260-4.

62D st, 203 W. (4:1154-28) ns, 100 w Ams av, 25x100.5, 1-sty bk str; Jas Kearney, ref, to Wm & Saml Guttenberg, both at 430 Ocean Parkway, Bklyn; FORE-CLOS, Dec5'11; Jan5; Jan6'12; A\$6,000-7,500. 7,000

63D st, 112 W. (4:1134-41) ss, 200 w Col av, 25x100.5, 5-sty stn tnt; Lizzie W Coulter et al, heirs, &c, Thurlow W Coulter to Elsa M Stout, at White Plains, NY; mtg \$16,000; Jan4; Jan5'12; A\$14,000-26,000. nom

64TH st, 414-S E. (5:1458-37-39) ss, 231 e 1 av, 75.5x100.5, 3 5-sty bk tnts, str in 416; Nathan Tekulsky, EXR, &c, Geo Tekulsky, to Mary Gottlieb, 64 E 121; Sara Liebermann, 353 W 117; Carrie G Tekulski, 101 W 112; Morris Tekulsky, 414 Central Park W; Louis Tekulsky, 20 E 120; Nathaniel G Tekulsky, 286 W 137, & Nathan Tekulsky, at Yorktown Heights, West Co, NY; 1/4 pt; mtg \$30,000; Jan2; Jan8'12; A\$21,000-54,000. nom

64TH st, 414-S E; Morris Tekulsky et al to Louis Tekulsky, 20 E 120; all of; QC; Jan2; Jan8'12. O C & 100

64TH st, 253-7 W. (4:1156-5-7) ns, 100 e West End av, 75x100.5, 3 1-sty fr garages; Thos F Devine to Hewitt Motor Co, 6-10 E 31; Jan11'12; A\$21,000-22,500. nom

66TH st, 207 W. (4:1158-26) ns, 150 w Ams av, 25x100.5, 5-sty bk tnt; Isidore Moskowitz to Henry Hornstein, 784 Kelly; AL; Nov20'11; Jan9'12; A\$7,000-15,000. O C & 100

71ST st, 301 W. (4:1183-28 1/2) nwc West End av (No 241), 50x25, 5-sty bk dwg; Louis G Benziger to Harriet C, wife Frank J Sprague, at Sharon, Conn; Jan8'12; A \$13,000-25,000. O C & 100

74TH st, 138 E. (5:1408-58) ss, 37.6 w Lex av, 18.9x68.2, 3-sty & b stn dwg, Wm Tatham to Edwin Tatham at Katonah, NY; mtg \$15,000; Feb24'11; Jan10'12; A \$15,000-19,000. nom

74TH st, 31 W. (4:1127-16) ns, 380 e Col av, 20x102.2, 4-sty & b bk dwg; Isaac Oppenheimer to Samson Lachman, 313 W 106; Jan11'12; A\$19,000-42,000. O C & 100

74TH st, 31 W; Samson Lachman to Isaac Oppenheimer & Mary F, his wife, 31 W 74; Jan11'12. O C & 100

75TH st, 313 E. (5:1450-9) ns, 200 e 2 av, 25x99.5x24.1x98.4, 4-sty & b stn tnt; Josef Goldfinger to Isack Brown, 239 E 5; mtg \$12,500 & AL; Dec29'11; Jan5'12; A\$9,000-15,000. O. C. & 100

76TH st, 34 E. (5:1390-49) ss, 81 e Mad av, 19x85.8, 4-sty & b bk dwg; Irving M Dittenhoefer, TRSTE in bankruptcy of Aaron A Fishel, firm Fishel, Adler & Schwartz, to Henry W Hayden, 5 E 47; mtg \$20,000; Jan10; Jan11'12; A\$26,000-33,000. 35,000

77TH st, 324 W. see Manhattan av, 397.

78TH st, 130 W. (4:1149-46) ss, 325 w Col av, 16x95.10x16x96.2, 4-sty & b stn dwg; Mary Cotter to Ellen Cotter, 130 W 78; Jan11'12; A\$12,000-21,000. O C & 100

78TH st, 118 W. (4:1149-42) ss, abt 225 w Col av, —, 4-sty & b stn dwg; A\$13,000-23,000; also 79TH ST, 150 W, (4:1150-52) ss, abt 300 e Ams av, —, 3-sty & b stn dwg; A\$12,000-16,000; re mtg; J A Parker & ano to Annie L Fitz-Gibbon, 118 W 78; Jan10'12. nom

79TH st, 150 W. see 78th, 118 W.

80TH st, 123 E. (5:1509-11) ns, 256.3 e Park av, 18.9x100, 3-sty & b stn dwg; Fredk Ohmeis to Guy W Walker, 40 W 73; mtg \$15,000; Jan10'12; A\$15,000-21,000. O C & 100

81ST st, 537 E. (5:1578-21) ns, 498 e Av A, 25x102.2, 5-sty bk tnt; Margaretha Oltmanns to Anna Oltmanns; AL; Jan24'08; Jan8'12; A\$8,000-18,000. gift

81ST st, 104-6 E. (5:1509-66-68) ss, 222 w Lex av, 83x102.2, 2-6-sty bk tnts; 1-54 pt; A\$63,000-151,000; also 43D ST, 204-10 E, (5:1316-43) ss, 105 e 3 av, 100x100.5, 4 & 5-sty bk storage, 1-54 pt; A\$44,000-68,000; also ST NICHOLAS AV, 258-64, (7:1950-24) nec 123d (Nos 309-15) runs n88.9xe110.8xn 25.3xe25x100.11 to st, wx9.9, 9-sty bk storage, all title; A\$68,000-165,000; Edwin R O'Reilly to Abbie G O'Reilly, both at 551 W 170; B&S; Jan9; Jan10'12. 3,000

82D st E, nec Mad av, see Mad av, nec 82.

83D st E, sec Mad av, see Mad av, sec 83.

86TH st, 434 E. (5:1565-35) ss, 369 e 1 av, 25x102.2, 4-sty stn tnt & str; Jacob L Markel et al to Herman Markel, 115 E 96; mtg \$15,400; Dec29'11; Jan5'12; A\$9,000-16,000. O C & 100

89TH st, 227 E. (5:1535-17) ns, 175 w 2 av, 25x100.8, 5-sty bk tnt; Friedrich Meyer to Wm F Boettler, 161 E 89; QC & correc-tion deed; Jan8; Jan9'12; A\$10,000-22,000. nom

90TH st, S W. (4:1203-39) ss, 163 w Central Park W, 18x100.8, 4-sty & b stn dwg, 2-sty ext; Beatrice M May to Sieg-fried H May, 99 Pearl; mtg \$27,437.19; Jan2; Jan6'12; A\$13,500-24,500. nom

92D st, 66 W. (4:1205-56 1/2) ss, 184.4 e Col av, 20x100.8, 3-sty & b bk dwg; Roset-ta Barnett to Sol Barnett; mtg \$16,000; May19'09; Jan10'12; A\$14,000-21,000. gift

92D st, 66 W. Sol Barnett to Julia & Hannah Barnett, both at 66 W 92; AL; Jan9'12; Jan10'12. nom

92D st, 166 W, see Ams av, 651.

97TH st W, swe Central Park W, see Central Park W, swe 97.

100TH st, 405 E. (6:1694-6) ns, 100 e 1 av, 37.1x100.11, 6-sty bk tnt & str; Isi-dore Back to Whipple Security Co, 170 Bway; AL; Dec19'11; Jan8'12; A\$10,500-40,000. nom

101ST st, 127 E. (6:1629-11) ns, 255 e Park av, 25x100.11, 5-sty bk tnt; Hugh F Kenna, of Bklyn, to Henry J Tanner, 127 E 101; Oct26'11; Jan8'12; A\$10,000-19,000. nom

101ST st, 108 W. (7:1855); asn rents to secure \$264; Sarah J O'Shaughnessy to Rose Lukather, 831 Hunts Point av; Jan5 12. nom

103D st, 154 E. (6:1630-50) ss, 75.6 e Lex av, 26x100.11, 5-sty stn tnt; Pauline Bilsky to Sadie, Eva & Lucie Bleistift, all at 233 E 62; mtg \$20,000; Dec28'11; Jan6 '12; A\$10,500-21,000. O C & 100

105TH st, 51 W, see Manhattan av, nwc 105.

109TH st, 308 W. (7:1893-23) ss, 163 w Bway, 19x100.11, 5-sty bk dwg; Runkle Realty & Constn Co to Lina Buxbaum, 1851 7 av; mtg \$24,000; Dec30'11; Jan5'12; A\$16,000-33,000. nom

110TH st, 86-S E. (6:1615-38) ss, 26 w Park av, 41x100.11, 6-sty bk tnt & str; Abr Fisch to Salomon H Ungar, 52 E 118; mtg \$37,000; Jan9; Jan10'12; A\$19,500-52,000. O C & 100

112TH st, 335 E. (6:1684-22) ns, 150 w 1 av, 25x100.11, 6-sty bk tnt & str; Abr Fine to Moses Fine, 54 E 82; 1/4 pt; mtg \$24,500; Oct3'10; Jan8'12; A\$8,000-30,000. O C & 100

112TH st, 335 E; same to Moses Davis, 1361 Mad av, & Saml Fine, 1229-35 Park av; 1/2 pt; mtg \$24,500; Oct3'10; Jan8'12. O C & 100

113TH st, 527 W. (7:1885-19) ns, 340 w Ams av, 20x100.11, 4 & 5-sty bk dwg; Elias Hartman to Henrietta Hartman, both at 527 W 113; mtg \$18,000; Jan8'12; A\$14,500-25,000. nom

114TH st, 68 E. (6:1619-43) ss, 138.4 w Park av, 33.4x100.11, 5-sty bk tnt; Leon Geisman to Salomon Guggenheim, 2202 State, Chicago, Ill; Dec30'11; Jan11'12; A \$14,500-33,000. O C & 100

115TH st, 69 W. (6:1599-11) ns, 225 e Lenox av, 25x100.11, 5-sty stn tnt; Bertha Holland to Frida Heidelberg, 300 W 109; AL; Jan11'12; A\$15,000-28,000. O C & 100

115TH st, 336 E. (6:1686-35) sws, 200 nw 1 av, 25x100.10, 4-sty bk tnt & str; Wm H Hamilton ref, to Leah Cohn, at Kensington Gardens, Far Rockaway, LI; mtg \$14,000; FORECLOS, Oct31'11; Jan8; Jan9'12; A\$9,000-17,000. 2,600

115TH st W. (7:1825-12-16) ns, 375 w Lenox av, 125x100.11, vacant; U S Trust Co of NY, TRSTE Theron R Butler to Thea-tre Realty Corp, 14 W 14; Jan11'12; A\$80,000-80,000. O C & 100

116TH st, 132 W. (7:1825-51) ss, 278.6 e 7 av, 32x100.11, 5-sty bk tnt & str; Mary Reese to Theatre Realty Corp, 14 W 14; mtg \$39,000; Jan10; Jan11'12; A\$28,100-45,000. O C & 100

116TH st, 227-33 W. (7:1922-14-16) ns, 320 e 8 av, 80x100.11, 2 6-sty bk tnts & str; Benj Bleier et al to Buchanan Realty Co, 1 Mad av; mtg \$110,000; Nov25'11; Jan 8'12; A\$66,000-130,000. O C & 100

116TH st, 302 W. (7:1848-55) ss, 100 w 8 av, 18.9x100.11, 5-sty bk tnt & str; Max Cohen et al to Theresa Gerda, 494 E 167; mtg \$17,000; Dec29'11; Jan11'12; A\$13,000-19,000. O C & 100

116TH st, 302 W; Theresa Gerda to Max Cohen, 1185 Fulton av, & Emanuel Glauber, 100 W 121; mtg \$16,000; Dec29'11; Jan11'12. nom

116TH st, 416-S E. (6:1709-40) ss, 169.6 e 1 av, 37.3x100.11, 6-sty bk tnt & str; Saml Fine to Kate Blank, 997 Union av; AL; Jan 10; Jan11'12; A\$13,500-43,000. O C & 100

118TH st, 113 W. (7:1903-23) ns, 205 w Lenox av, 20x100.11, 3-sty & b stn dwg; mtg \$17,000; A\$12,000-22,000; also BEEKMAN AV, 332 (10:2554) es, 140 n 141st, 40x105.6, 5-sty bk tnt; mtg \$29,000; Frida Kroll-pfeiffer et al, heirs Henry Krollpfeiffer to Frida M Krollpfeiffer, widow, 113 W 118; AT; B&S; & C & P; Dec13'11; Jan5'12. O C & 100

118TH st, 361 E. see 2 av, 2302.

119TH st, 298-300 E, see 2 av, 2314-8.

119TH st, 222-4 E. (1783-36) ss, 290 e 3 av, 40x100.10, 6-sty bk tnt & str; Edw L Parris ref to The Jefferson Bank, 122 Bowery; mtg \$38,000; FORECLOS, Jan4; Jan10'12; A\$18,000-49,000. 5,000

119TH st, 222-4 E. (6:1783-36) ss, 290 e 3 av, 40x100.10, 6-sty bk tnt & str; Jeffer-son Bank to Manhattan Ave Holding Co, 122 Bowery; AL; Jan10'12; A\$18,000-49,000. nom

119TH st, 127 W. (7:1904-18 1/2) ns, 405 e 7 av, 20x100.11, 3-sty & b stn dwg; Hattie E Archer to Hattie E Catlin, 181 East Rock rd, New Haven, Conn, & Mary L Bogert, 127 W 119; AL; Dec22'11; Jan9'12; A\$12,000-22,000. nom

121ST st, 347 W. (7:1948-9) ns, 138 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Arthur V Miller to Henry Miller, 347 W 121; AT; Dec26'11 Jan10'12; A\$9,600-12,500. O C & 100

121ST st, 518 E. (6:1817-27) ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Ella S West to Wells Holding Co, 159 W 125; Oct17'11; Jan8'12; A\$3,500-4,500. O C & 100

123D st, 408-12 E. (6:1810-41-43) ss, 136.6 e 1 av, 75.6x100.11, 3 4-sty bk tnts; Bertha M Barrell to Jno H Wynn, 686 Sackett, Bklyn; mtg \$34,000 & AL; Jan9'12; A\$18,000-39,000. nom

123D st W, nec St Nich av, see 81st, 104-6 E.

124TH st, 354 W. (7:1950-59) ss, 115.10 e Morningside av, 27.4x100.11, 5-sty bk tnt; Chas H Davis to Anna S Kerr, at Newark, NJ; mtg \$22,000; Dec24'11; Jan10'12; A\$16,500-28,000. 35,000

124TH st, 420 E. (6:1811-40) ss, 200 e 1 av, 25x100.11, 5-sty bk tnt; Belle C Bunn to Chas Schimmer, 509 W 170; mtg \$8,000; Dec30'11; Jan5'12; A\$5,000-13,500. O C & 100

124TH st, 422 E. (6:1811-39) ss, 225 e 1 av, 25x100.11, 5-sty bk tnt & str; Belle C Bunn to Saml Seigner, at Hotel Endi-cott, 81st & Col av; mtg \$8,000; Dec30'11; Jan5'12; A\$5,000-13,500. O C & 100

127TH st, 305-7 W. (7:1954-26-27) ns, 109.6 w 8 av, 50.6x99.11, 2 5-sty bk tnts & str; Harry L Rosen to Abr Weiss, 239 W 126; mtg \$33,000; Jan8'12; A\$28,000-44,000. O C & 100

130TH st, 504 W, see 130th, 502 W.

130TH st, 124 W. (7:1914-44) ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Wm F Patterson to Fredk Behr, 641 E 136; mtg \$8,000; Dec29'11; Jan5'12; A\$8,000-11,000. nom

130TH st, 502 W. (7:1984-38) ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; A\$8,500-18,000; also 130TH ST, 504 W, (7:1984-38 1/2) ss, 125 w Ams av, 25x74.11, 5-sty bk tnt; A\$8,500-18,000; Darius V Moses to Mollie Malnik, 336 Rockaway av, Bklyn; QC; AL; Dec15'11; Jan8'12. nom

130TH st, 502-4 W; Mollie Malnik to Eugenie Rosendorf, 270 Riverside Dr; AL; Dec28'11; Jan8'12. nom

131ST st 135 W (7:1916-17) ns, 358 w Lenox av, 17x99.11, 3-sty & b stn dwg; Adelaide, wife Jas M B Drummond to So-phia J Torrance, 379 5 av; mtg \$12,000; Dec29'11; Jan5'12; A\$8,100-13,000. nom

135TH st, 221 W. (7:1941-18) ns, 325 w 7 av, 25x99.11, 5-sty bk tnt; Mary C Black-man, wid, of Ypsilanti, Mich, to Louis M Bailey, 113 St Johns pl, Bklyn; mtg \$24,000; Dec30'11; Jan8'12; A\$14,000-24,000. nom

136TH st, 607-13 W. (7:2002-40-41) ns, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts; Julius B Fox to Blackstone Realty Co, 505 5 av; mtg \$131,700; Dec20'11; Jan11'12; A \$67,500-130,000. O C & 100

137TH st, 290 W. (7:1942-58 1/2) ss, 135 e 8 av, 15.6x99.11, 4-sty bk dwg, 3-sty ext; Adelaide Lawson individ & heir Danl D Lawson to Clara A Ruck, 420 W 58; 1/2 pt; AT; mtg \$12,000; Jan10'12; A \$7,500-13,000. O C & 1,000

137TH st, 290 W. Danl D Lawson to Clara A Ruck, 420 W 58; 1/2 pt; mtg \$12,000; June19'11; Jan10'12. nom

140TH st, 26 W. (6:1737-51) ss, 361.8 w 5 av, 41.8x99.11, 6-sty bk tnt; re mtg; Paterno Bros, a corpn, to Margt E Napier, 114 W 133; Jan5; Jan8'12; A\$14,000-47,000. nom

140TH st, 26 W; Revenue Realty Co to Jennie Kuretsky, 759 Jennings; mtg \$32,000; Jan6; Jan8'12. O C & 100

140TH st, 26 W; Jennie Kuretsky to Maurice Cohen, — Pennsylvania av, Yon-kers, NY; AL; Jan6; Jan8'12. O C & 100

141ST st, 173 W, see 7 av, 2415-7.

143D st, 163-5 W. (7:2012-6) ns, 100 e 7 av, 37.6x99.11, 5-sty bk tnt; Saginaw Realty Co to Arthur Gluckman, 163 W 143; mtg \$38,000; Dec30'11; Jan9'12; A\$16,000-40,000. O C & 100

147TH st, 459 W. (7:2062-9) ns, 193.9 e Ams av, 18.9x99.11, 3-sty & b bk dwg; Nicholas J Morris, Jr, to Max Mayer, 263 Alex av; Jan9'12; A\$7,000-13,000. O C & 100

148TH st, 407 W. (7:2063-27) ns, 139.6 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; Margt M Dittmar to Nicholas J Mor-ris, 459 W 147; mtg \$15,000; Jan9; Jan10'12 A\$7,600-17,500. O C & 100

153D st. (7:2068) ns, 300 e Ams av, 219.10 to ws St Nicholas av (No 861) x102.2x198.4 x97.11, except pt for Croton Aqueduct, "The Kinghaven"; asn rents to secure mtg for \$12,000; M R L Bldg Co, 238 W 100, to Jacob B Solomon, 68 E 96; Jan5; Jan11'12. nom

162D st, 564-S W, see Bway, 3868-78.

162D st, 564-S W, see Bway, 3868-78.

174TH st W, swe Audubon av, see Au-dubon av, swe 174.

176TH st W. (8:2144-10 & pt lt 9) ns, 100 e Wadsworth av, 85x99.11, vacant; Stephen J Egan to Louis E Bates Co, 833 E 165; mtg \$15,500 & AL; Jan8'12; A\$ ——. O C & 100

180TH st, 651 W, see Wadsworth av, 140.

187TH st W. (8:2167-53) ss, 189.6 e Bway, 50x150, vacant; Henry A Koelbe to United Electric Light & Power Co, 1170 Bway; mtg \$7,500; Jan5'12; A\$6,000-6,000. O C & 100

187TH st W. (8:2167-52) ss, 164.6 e Bway, 25x150, vacant; Mary R Smith to United Electric Light & Power Co, 1170 Bway; mtg \$3,500; Dec20'11; Jan5'12; A\$6,000-6,000. O C & 100

Av A, 256. (3:973-57) es, 26 s 16th, 25.9x 95.6, 4-sty bk tnt & str & 4-sty bk tnt in rear; Jos Beck et al individ & EXRS Adolph Gans to Jos Gans, 230 W 99; B&S & C a G; Jan9; Jan10'12; A\$12,500-20,000. nom

Av B, 90-2, (2:401-33) swc 6th (No 546), 40.2x76x42.2x89.1, 6-sty bk tnt & str; Isaac Goldberg to Clara Goldberg, his wife, 50 E 96; mtg \$79,750; Jan5; Jan6'12; A\$45,000-80,000. nom

Av C, 205, (2:395-34) ws, 101 ne 12th, 25x70, 4-sty bk tnt & str; Sol Wecker to Morris Goldstein, 205 Av C; AT; AL; Jan2; Jan11'12; A\$12,000-15,000. O C & 100

Audubon av, ws, 25 s 174TH, see Audubon av, swc 174.

Audubon av, (8:2130-pt lt 15) swc 174th, 25x100, vacant; also AUDUBON AV, (8:2130-pt lt 15) ws, 25 s 174th, 74.11x100, vacant; Crotona Constn Co to Stratford Bldg Impt Co, 3787 Bway; QC; July5'11; Jan6'12; A\$—\$. O C & 100

Amsterdam av, 651, (4:1222-61) sec 92d (No 166) 65x100, 1 & 2-sty bk church; West Park Baptist Church to Central Baptist Church; AL; Mar25'10, Jan9'12; A exempt-exempt. nom

Broadway, 3868-78, (8:2120-8) sec 162d, (Nos 564-8) 99.11x100, 6-sty bk tnt & str; C M Silverman & Son, Inc to Milton M Silverman, 207 W 110, as surviving partner of firm; C M Silverman & Son; AL; Jan10'12; A\$81,000-207,000. O C & 100

Broadway, 3868-78, (8:2120-8) sec 162d (Nos 564-8) 99.11x100, 6-sty bk tnt & str; Milton M Silverman et al, EXRS, &c, Clementine M Silverman to C M Silverman & Son, Inc, 3436 Bway; AL; Jan8'12; A \$81,000-207,000. O C & 100

Broadway, 1255-61, see Bway, 1260-4.

Broadway, 1266-8, see Bway, 1260-4.

Broadway, 1260-4, (3:834-11 & 75) sec 32d (Nos 49-55), runs e122.10xn98.9xw32.6xn98.9 to ss 33d (Nos54-8), xw67.10xs75.6xe 27.11xs26.9xe20xs0.9xw20xs23.6xw73.6 to es Bway xs53.9 to beg, with AT to interior parcel at cl blk bet 32d & 33d 71.911 w 5 av, runs n0.9xe20xs0.9xw20 to beg; pt 16 & 17-sty bk Hotel Martinique; A\$1,535,000-3,010,000; also BROADWAY, 1266-8 (3:834-10) leasehold, es, abt 53.9 n 32d—x— pt 16 & 17-sty Hotel Martinique; A\$360,000-605,000; AT; also AT to any other land whereon the Hotel Martinique may stand; also BWAY, 1302-28 (3:836-1) sec 34th (Nos 47-51), runs n178.8xe60xn18.9 to ss 35th (Nos 66-74) xe92.11xs98.9xw3x98.9 to ns 34th xw150 to beg, 11-sty stn office & str bldg, Marbridge Bldg; A\$2,550,000-3,500,000; also A R, T & I to any other land whereon the Marbridge Bldg may stand; also BROADWAY, 1255-61, (3:833-1-6) nwc 31st (Nos51-61), runs w169 to 6 av Nos 520-6) xn78.6xe138.2 to ws Bway xs83.9 to beg, 11-sty bk office & str bldg & 4-sty bk tnt & str; A\$1,410,000-1,772,000; also AT to any Ls of different portions of said premises; also ALL INTEREST to mtg for \$50,000 given as collateral for performance of conditions in Ls of said premises; also 62D ST, 27-31, (5:1377-23 1/2-25) ns, 68 e Mad av, 44.6x100.5, 2 4 & 1 5-sty & b stn dwgs; A\$76,000-90,000; also 12TH ST, 316-20 W, (2:624-pt lt 15) ss, 92 w Hudson, runs e 92 to swc 12th & Hudson (Nos 607-9) xs50.3xw—xn— to beg, pt 6-sty bk hotel; A\$—\$. also 12TH ST, 322-6 W, (2:624-pt lt 15) ss, 92 w Hudson, 55.5 to es Greenwich (No 795) x59.4x55.9x56.7, pt 6-sty bk hotel; A\$—\$. also LAND at Greenwich, Conn; also ALL MONEY standing to credit of party 1st pt & all share in profits due under contract with Rogers, Peet & Co expiring Mar1'12; also ALL NOTES, COLLATERAL RENTS, Ls, &c, trust deed Wm R H Martin to Alfred E Marling, 35 W 47; Robt Thorne, 683 Park av, & Geo Leask, 135 Central Park W, as joint tenants in trust for party 1st pt & Eliz B T Martin, his wife; B&S; AL; Dec 29'11; Jan11'12. nom

Broadway, 1302-28, see Bway, 1260-4.

Claremont av, 181, (7:1994-60) ws, 400.2 s 127th, 50x100, 6-sty bk tnt; Paul Gross to D Lincoln Griffen, 170 Bway; 1/2 pt; mtg \$95,000 & AL; Jan10; Jan11'12; A\$39,000-95,000. O C & 100

Claremont av, 181; Esther Lebowitz to same; 1/2 pt; mtg \$95,000 & AL; Jan9; Jan11'12. O C & 100

Central Park W, (7:1832-33-40) swc 97th, 100.11x200, vacant; Albt P Massey, ref, to Geraldyn & Estelle L Redmond & Carola L de Laugier-Villars, all at Tivoli, NY, as EXRS Johnston Livingston; FORECLOS, Jan8; Jan11'12; A\$190,000-190,000.

259,915.60

Claremont av, 181, (7:1994-60) ws, 400.2 s 127th, 50x100, 6-sty bk tnt; Sadie Klein to Esther Lebowitz, 141 W 116; 1/2 pt; mtg \$95,000; Dec19'11; Jan5'12; A\$39,000-95,000. O C & 100

Lexington av, 1666-70, (6:1632-56-57) ws, 17.7 s 105th, 50x55, 3 3-sty & b stn dwgs; Nathan Tekulsky, EXR, &c, Geo Tekulsky, to Mary Gottlieb, 64 E 121; Sara Liebermann, 353 W 117; Carrie G Tekulski, 101 W 112; Morris Tekulsky, 414 Central Park W; Louis Tekulsky, 20 E 120; Nathaniel G Tekulsky, 286 W 137, & Nathan Tekulsky, at Yorktown Heights, West Co, NY; 1/4 pt; mtg \$12,000; Jan2; Jan8'12; A\$16,500-22,500. nom

Lexington av, 1666-70; Morris Tekulsky et al to Louis Tekulsky, 20 E 120; all of; QC; Jan2; Jan8'12. O C & 100

Lexington av, 2011, (6:1771-21 1/2) es, 28.9 n 122d, 14.5x60, 3-sty stn tnt & str; Sarah Taneser to Nathan Dreeben, 2167 84th, Bklyn; mtg \$8,750; Jan8; Jan9'12; A\$6,000-8,000. nom

Lexington av, 1553, (6:1627-22) es, 26 n 99th, 25x95, 5-sty bk tnt & str; CONTRACT; Rosalie J Greenbaum to Morris Morrison, 106 Fulton; mtg \$18,000; Dec14 '11; Jan10'12; A\$12,000-23,000. **23,250**

Manhattan av, (7:1841-13) nwc 105th (No 51) 17.7x75, 3-sty & b bk dwg & 1-sty bk str; Danl McEwen, Jr, EXR, &c, Simon P Carmichael to Frances Hoertel, 219 W 46; mtg \$12,000; Dec20'11; Jan8'12; A\$13,500-18,000. **17,000**

Manhattan av, 397, (7:1943-48) ws, 109.11 n 116th, 18x50, 3-sty bk dwg; A\$7,500-9,500; also 77TH ST, 324 E, (5:1451-42) ss, 250 e 2 av, 25x102.2, 5-sty bk tnt; A\$9,000-20,000; also following in Brooklyn WYCKOFF ST, ns, 82.10 w 4 av, 40x100; Trust deed; Vincent T Coughlin as TRSTE to Arthur R Walsh, 204 Quincy, Bklyn in trust; Jan 9; Jan10'12. nom

Madison av, (5:1494-21-23 & pt lt 20) nec 82d, 95x85, vacant; Allenel Constn Co to Alpha Const Co, 135 Bway; correction deed; mtg \$175,000 on this & other prop; Dec4'11; Jan10'12; A\$—\$. O C & 100

Madison av, (5:1494-50-53 & pt lt 20) sec 83d, 109.4x85, vacant; Allenel Const Co to Mansad Const Co, 2228 Bway; correction deed; mtg \$185,750; Dec4'11; Jan10'12; A \$—\$. O C & 100

Nagle av, (8:2171-12) cl 430 sw from cl Ellwood, runs se250xsw100xw250 to av, x ne100 to beg, except part av, vacant; Sumner Deane to Wm A Mark, 341 Morgan av, Bklyn; mtg \$21,500; Jan8; Jan10 '12; A\$20,000-20,000. O C & 100

St Nicholas av, 51-3, (7:1822-49-50) ws, 55.1 s 113th, 62.4x124.2x54x91, 5-sty bk tnt; Casper Levy to Albt L Frey, 235 W 136, 1/2 pt AT; mtg \$69,000; Jan3; Jan5'12; A \$44,500-81,000. nom

St Nicholas av, 364, (7:1955) asn rents to secure \$480.00; Nellie Sandy to Rose Lukather, 831 Hunts Point av; Dec5'11; Jan5'12. nom

St Nicholas av, nec 123d, see 81st, 104-6 E.

St Nicholas av, 861, see 153d W, ns, 300 e Ams av.

St Nicholas av, (8:2124-21) es, 78.7 n 166th, 26.2x84.1x25x—, vacant; Wm J Huston to Henry A Passholz, 268 W 127; mtg \$7,500; Jan5; Jan9'12; A\$12,400-12,400. O C & 100

Wadsworth av, 140, (8:2163-61) nwc 180th (No 651), runs n119.6xw80xs44.6xw 10xs75 to st xe90 to beg, 6-sty bk tnt; Maurice Goodman, ref, to Geo L Hill Co, 55 E 20; FORECLOS, Dec29'11; Jan6'12; A \$63,000-192,000.

26,700 over & above 1st mtg for 160,000

West End av, 2-8, (4:1151-pt lt 1) nec 59th (Nos 557-63) 100.5x100, 4-sty bk bwy; also WEST END AV, 10, (4:1151-pt lt 1) es, 75.4 s 60th, 25x100, 4-sty bk bwy; Henry Melville, TRSTE in bankruptcy of the Clausen & Price Bwg Co to Jerome Alexander, 255 W 108; AT; QC; AL; Jan8 '12; A\$48,000-85,000. **67,750**

West End av, 241, see 71st, 301 W.

West End av, 10, see West End av, 2-8.

West Broadway, 81-5, (1:136-15) sec Warren (Nos 60-2) 75.3x53.7x75.9x53.8, 5-sty bk loft & str bldg; Geo W Alger, ref, to Robt L Morrell, 11 E 32; Isabel de P Kelley, 25 E 83, & Julia B Peck, 48 E 75; PARTITION, Mar1'11; Jan8'12; A\$95,000-138,000. **200,000**

1ST av, 2220, (6:1686-27) ws, 100.11 n 114th, runs w150xn15.10xe50xn9.2xe100 to av xs25 to beg, 3-sty bk tnt & str, 1-sty bk ext; Andrea Cirolli to Giuseppe Alvino, 2229 1 av; mtg \$15,450; Jan8; Jan9'12; A \$12,000-18,000. O C & 100

1ST av, 11, (2:442-35) swc 1st (No 73) 26x58.10x33.2x57.11, 6-sty bk tnt & str; Saml Fine to Moses Davis, 1361 Mad av, & Moses Levy; 1/2 pt; mtg \$47,000; Nov19'06; Jan8'12; A\$25,000-45,000. O C & 100

2D av, 355, (3:901-31) ws, 62 s 21st, 20x75, 3-sty bk tnt & str, 1 & 2-sty ext; May J Daley to Wm J Ludwig, 505 11 av; mtg \$17,000 & AL; Jan5; Jan6'12; A\$14,000-16,500. nom

2D av, 2302, (6:1795-1) nec 118th (No 301) 27x80, 5-sty bk tnt & str; Walter B Walker, ref, to Stephen H Olin at Rhinebeck, NY; FORECLOS, Jan3; Jan8; Jan10 '12; A\$17,000-31,500. **29,250**

2D av, 2314-8, (6:1795-51) sec 119th (Nos 298-300) 60.10x50, 6-sty bk tnt & str; Chas L Hoffman ref to Eversley Childs EXR, &c, Wm H H Childs at Setauket, NY; FORECLOS, Jan4'12; Jan8; Jan10'12; A\$28,000-60,000. **45,000**

2D av, 2314-8, (6:1795-51) sec 119th (Nos 298-300) 60.10x50, 6-sty bk tnt & str; Eversley Childs EXR, &c, Wm H H Childs to Eversley Childs at Setauket, NY; AL; Jan8; Jan10'12; \$28,000-60,000. **45,000**

2D av, 2371 on map 2371-3, (6:1786-27) ws, 37.6 s 122d, 37.6x100, 6-sty bk tnt & str; Rosalie Rosenthal to Jno H Wynn, 686 Sackett, Bklyn; mtg \$40,000 & AL; Jan4; Jan5'12; A\$19,000-48,000. nom

3D av, 1007, (5:1414-46) es, 156.7 n 59th, 18.11x105, 3-sty bk tnt & str; Henrietta Kohn to Albt M Kohn, 45 Hamilton Ter, Emil W Kohn, 1211 Park av, Robt D Kohn, 631 W 152 & Dora K, wife Eugene W Stern, 202 Riverside Dr; mtg \$15,000; Nov20'11; Jan5'12; A\$19,000-21,000. nom

3D av, 867, (5:1326-48) es, 80.5 s 53d, 20x80, 4-sty bk tnt & str; Christine C Huppert to Rudolf Kanarek, 156 Rivington; B&S; mtg \$15,000 & AL; Jan4; Jan6'12; A \$12,000-16,000. **1,200**

3D av, 1538, (5:1515-37) ws, 79.11 s 87th, 20.9x100.2x25.4x115, 3-sty bk str; Hopkins Security Co to I Blyn & Sons, 3 av, nwc 122; mtg \$24,000; Mar5'09; Jan11'12; A\$21,000-25,000. nom

4TH av, 427, (3:885-3) es, 45.8 n 29th, 20.5x80, 4-sty stn tnt & str; Harry M Austin to Protective Realty Co, 423 4 av; QC; Jan10; Jan11'12; A\$55,500-64,500. nom

4TH av, 434-40, (3:859.45-51) swc 30th (Nos 46-52), runs s87.6xw60xs11.3xw40xn 98.9 to ss 30th, xe100 to beg, three 3-sty & b stn dwgs & four 4-sty bk tnts & str; Danl M Stimson et al EXRS, heirs, &c, Willard Parker et al to Reliance Constn Co, 49 Wall; AL; Dec29'11; Jan5'12; A\$320,500-355,500. O C & 100

4TH av, (3:859) ws, 87.6 s 30th, strip 2.6x60; Danl M Stimson et al EXRS, heirs, &c, Willard Parker to Reliance Constn Co, 49 Wall; QC; Dec29'11; Jan5'12. O C & 100

4TH av, 434-40, (3:859-45-51) swc 30th (Nos 46-52), runs s90xw60xs8.9xw40xn98.9 to ss 30th, xe100 to beg, three 3-sty & b stn dwgs & four 4-sty bk tnts & str; Reliance Constn Co to 440 Fourth Ave Co, 49 Wall; mtg \$410,000; Jan5'12; A\$320,500-355,500. O C & 100

4TH av, 470-8, (3:861-44) swc 32d (No 50 1/2) 115.10x83.10x110x83.8, 2 2-sty bk tnts & str, 1-sty bk str, 2-sty bk rear bldg & 3-sty fr tnt & str; Geo W Alger, ref, to Robt L Morrell, 11 E 32; Isabel de P Kelley, 25 E 83, & Julia B Peck, 48 E 75; PARTITION, Mar1'11; Jan8'12; A\$440,000-455,000. **595,000**

4TH av, 470-8; Robt L Morrell et al to Fourth Av & 32d St Co, a corpn, 103 Park av; Jan8'12. O C & 100

5TH av, 1325-7, see 58th, 229 W.

6TH av, 21, (2:589-33) ws, abt 230 s 4th, 17.6x100, 4-sty bk tnt & str & 2-sty ext; Jno S Sheppard Jr (ref) to The Rudolph Wallach Co, 68 Wm; PARTITION; Dec5'11 Jan5'12; A\$11,000-13,500. **15,750**

6TH av, 520-6, see Bway, 1260-4.

6TH av, 1302-28, see Bway, 1260-4.

7TH av, 2195, (7:1914-62) es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; Edw A Farrell to Jos A Barry, 41 Mascot, Dorchester, Mass; mtg \$17,500 & AL; Jan9; Jan11'12; A\$13,000-19,000. nom

7TH av, 2415-7, (7:2010-1) nec 141st, (No 173) 39.11x100, 6-sty bk tnt & str; Jas E Ellis to Alanson P White, 210 W 4; AL; Jan9; Jan10'12; A\$38,000-82,000. nom

9TH av, 117, (3:715-31) ws, 52.10 n 17th, 26.1x100, 5-sty bk tnt & str; Louis Roeser to Richd P Poschmann, 616 Hudson; mtg \$20,000; Jan5; Jan6'12; A\$15,000-30,000. O C & 100

9TH av, sec 23D, see 23d, 368 W.

10TH av, 765, (4:1080-34) ws, 50.5 s 52d, runs w25(?)xe100 to ws 10 av xn25 to beg, error, 5-sty bk tnt & str; Max Bythiner to Marks Silverberg, 1875 Mad av; mtg \$10,000; R S \$1; May18'01; Jan8'12; re-recorded from May18'01; A\$15,000-30,000. **500**

11TH av, 781, (4:1102-33) ws, 75.5 s 55th, runs w75xsl6.3xse49.4x26.6 to av xn27.1 to beg, 4-sty bk tnt & str; Esther Reshower et al, EXRS Jos Reshower, to Soc of the N Y Hospital, 8 W 16; mtg \$8,000 & AL; Jan8; Jan9'12; A\$7,000-12,000. **20,000**

11TH av, 506, (3:711-63) es, 123.5 n 39th, 24.8x100, 5-sty bk tnt & str; also LAYTON AV, (*) nwc Waterbury av, 100x50; also 175TH ST, (11:2876) ss, at es Nelson av, 25x100; Kath Maeder to Wm J Ludwig, 506 11 av; Jan4; Jan5'12; A\$10,000-21,500. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Asst of intrest in estate of Hannah Hynes to extent of \$650; Jno A Hynes to Jno Colwell, 2033 Mad av; June—'11; Jan9 '12. **650**

Consent of stockholders to chattel mtg; Underwriters Protective Assn to C Gilbert Hine for \$48,000, Thos A Hine for \$21,000 & Edw A Hine for \$27,300; Nov20'06; Jan 9'12.

Certf, &c, as to above; same to same; Nov20'06; Jan9'12.

Certf, &c, as to above; same to same; Nov20'06; Jan9'12.

Exemplified copy will of Paul Berger late of Jersey City, NJ; Nov22'11; Jan5'12.

Power of attorney; Margt L Aldrich (Chanler), of Barrytown, NY, to Henry L Morris, 32 Liberty; Jan31'07; Jan9'12.

Power of attorney; Geo G Kip to Chas A Kip & Elbert S Kip, all at Morrictown, NJ; May24'09; Jan9'12.

Power of attorney; Geo J Greenfield, 32 Bway, to Arthur D Greenfield; Feb26'10; Jan6'12.

Power of attorney; ratification of power of attorney; Annie Leverich to Francis De R Wissmann, 14 E Bway; Jan10; Jan11 '12.

WILLS

30TH st, 356 W, (3:753-72) ss, 172.8 e 9 av, 18.4x98.9, 3-sty bk dwg; Chas F Myers Est, Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A \$11,000-13,500; Will or Letter of Adm filed Oct10'11.

31ST st, 152 W, (3:806-71) ss, 150 e 7 av, 25x98.9, 5-sty bk bldg; Thos J Drummond Est, Margt H Drummond EXTRX, 214 W 71; atty, Jno C West, 206 Bway; A\$44,000-57,000; Will or Letter of Adm filed Oct 25'11.

47TH st, 402 W, (4:1056-36a) ss, 60 w 9 av, 20x50.2, 3-sty bk dwg; Chas F Myers Est, Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A \$7,500-9,500; Will or Letter of Adm filed Oct10'11.

47TH st, 404 W, (4:1056-36b) ss, 80 w 9 av, 20x50.2, 3 1/2-sty bk dwg; Chas F Myers Est, Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A\$7,000-10,500; Will or Letter of Adm filed Oct10'11.

48TH st, 311 W, (4:1039-26) ns, 150 w 8 av, 20x100.5, 3-sty bk dwg; Chas F Myers, Est; Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A \$12,000-14,000; Will or Letter of Adm filed Oct10'11.

48TH st, 321 W, (4:1039-22) ns, 242 w 8 av, 18x100.5, 3-sty bk dwg; Chas F Myers, Est; Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A\$11,000-12,500; Wille or Letter of Adm filed Oct10'11.

48TH st, 323 W, (4:1039-21) ns, 260 w 8 av, 18x100.5, 3-sty bk dwg; Chas F Myers, Est; Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A\$11,000-12,500; Will or Letter of Adm filed Oct10'11.

48TH st, 325 W, (4:1039-20½) ns, 278 w 8 av, 18x100.5, 3-sty bk dwg; Chas F Myers, Est; Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A\$11,000-12,500; Will or Letter of Adm filed Oct10'11.

48TH st, 327 W, (4:1039-20) ns, 296 w 8 av, 18x100.5, 3-sty bk dwg; Chas F Myers, Est; Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A\$11,000-12,500; Will or Letter of Adm filed Oct10'11.

52D st, 307 W, (4:1043-27½) ns, 116.8 w 8 av, 16.8x100.5, 4-sty bk tnt; Chas F Myers, Est; Peter C Eckhardt, EXR, 567 W 184; attys, Fitch, Mott & Grant, 32 Nassau; A\$9,000-12,000; Will or Letter of Adm filed Oct10'11.

53D st, 133 W, (4:1006-16) ns 375 e 7 av, 25x100.5, 2&3-sty bk storage; Thos J Drummond Est; Margt H Drummond EXR 214 W 71; atty, Jno C West, 206 Bway; A\$20,000-22,000; Will or Letter of Adm filed Oct25'11

53D st, 137 W, (4:1006-15) ns, 356.3 e 7 av, 18.9x100.5, 4-sty bk tnt; Thos J Drummond, Est; Margt H Drummond, EXR, 214 W 71; atty, Jno C West, 206 Bway; A\$15,000-16,500; Will or Letter of Adm filed Oct25'11.

53D st, 349 W, (4:1044-8) ns, 188.7 e 9 av, 20.1x52, 3-sty bk bldg; Thos J Drummond Est; Margt H Drummond, EXR, 214 W 71; atty, Jno C West, 206 Bway; A\$5,000-6,500; Will or Letter of Adm filed Oct25'11.

115TH st W, swc 7 av, see 7 av, swc 115.

115TH st W, (7:1830-37) ss, 75 w 7 av, 25x100.11, vacant; Jas Wood, Est; Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$14,000-14,000; Will or Letter of Adm filed Nov16'11.

122D st, 105 W, (7:1907-27½) ns, 99 w Lenox av, 19x100.11, 3-sty bk dwg, Eliz C Kenyon Est; Letitia, Ida A, & Barton Bedell, EXRS, Somers, West Co, NY; atty, Ronald K Brown, 320 Bway; A\$9,800-19,000; Will or Letter of Adm filed Nov16'11.

124TH st, 75 E, (6:1749-32) ns, 90 w Park av, 17.6x100.11, 3-sty bk dwg; Eliz C Kenyon Est; Letitia, Ida A, & Barton Bedell, EXRS, Somers, West Co, NY; atty, Ronald K Brown, 320 Bway; A\$8,000-11,500; Will or Letter of Adm filed Nov16'11.

St Nicholas av, 714, (7:2053-75) es, 187.10 n 145th, 21x100; 4-sty bk tnt; Jas Wood Est; Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$8,400-18,000; Will or Letter of Adm filed Nov16'11.

West End av, 787, (7:1888-19) ws, 73 n 98th, 18x80, 3-sty bk dwg; Jas Wood Est; Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$12,900-20,000; Will or Letter of Adm filed Nov16'11.

7TH av, (7:1830-33) ws, 75.6 s 115th, 25.2 x75, vacant; ½ int; Jas Wood, Est; Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$18,000-18,000; Will or Letter of Adm filed Nov16'11.

7TH av, (7:1830-34) ws, 50.4 s 115th, 25.2 x75, vacant; ½ int; Jas Wood Est; Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$18,000-18,000; Will or Letter of Adm filed Nov16'11.

7TH av, (7:1830-35) ws, 25.2 s 115th, 25.2x75, vacant; ½ int; Jas Wood Est, Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$18,000-18,000; Will or Letter of Adm filed Nov16'11.

7TH av, (7:1830-36) swc 115th, 25.2x75, vacant; ½ int; Jas Wood Est, Jas Wood, EXR, 787 West End av; attys, Ronald K Brown & J Albt Lane, 320 Bway; A\$27,000-27,000; Will or Letter of Adm filed Nov 16'11.

CONVEYANCES.

Borough of the Bronx.

Armand pl, nws, 175 sw Perot, see Kingsbridge Ter, ses, 175 sw Perot.

Byron st, (*) es, 75 s 235th, 25x100; Danl Shea to Bridget Shea, 306 W 140; Jan8; Jan9'12. O C & 100

Byron st, (*) es, 50 s 235th, 25x100; Danl Shea to Nellie Hurley, 306 W 140; Jan8; Jan9'12. O C & 100

Byron st, (*) ws, 50 s 235th, 75x100; Chas Dammeyer to Danl Shea, 306 W 140; Jan8; Jan9'12. O C & 100

Beck st, 795, see Tinton av, 621-3.

Bancroft st, (10:2749) swc Faile, runs s 100xw100x510xw100 to Hoe av xn85x100x n25 to Bancroft x100 to beg, vacant; also SO BOULEVARD, (10:2743) es, 200 n Aldus, 50x150, vacant; re mtg; Mutual Life Ins Co of NY to American Real Est Co, 527 5 av; Dec29'11; Jan11'12. 22,880

Bancroft st, swc Faile, see Hoe av, sec Bancroft.

Bancroft st, sec Hoe av, see Hoe av, sec Bancroft.

Cruget st, nwc 187TH, see 187th, nwc Cruget.

Charlotte st, 1415, see Jennings, swc Charlotte.

Clinton pl, (11.3195) ns, 175 e Grand av, (Davidson av), 25x100, vacant; re mtg; Emil W Klappert to Agnes Douglas, 1749 Grand av; Jan3; Jan5'12. 300

Catherine st, ws, lots 293-4-6, see Catherine, ws, lots 269-70.

Clinton pl, nwc Davidson av, see Clinton ton pl, ns, 175 e Grand av.

Catherine st, (*) ws, lots 269-70 map (223 in West Co) of Washingtonville, 100x 100; also CATHERINE ST, (*) ws, lots 293-4 same map, 100x100; also CATHERINE ST, (*) ws, lot 296 same map, 50x100; Annie, wife of & Christian H Werner to Philipp Freudenmacher, 327 E 154; mtg \$5,000 & AL; Jan2; Jan5'12. O C & 100

Depot Sq N, swc Depot Sq E, see Webster av, sec Depot Sq N.

Depot Sq E, swc Depot Sq N, see Webster av, sec Depot Sq N.

Depot Sq N, sec Webster av, see Webster av, sec Depot Sq N.

Faile st, nwc Lafayette av, see Lafayette av, nwc Faile.

Faile st, swc Bancroft, see Bancroft, swc Faile.

Faile st, swc Bancroft, see Hoe av, sec Bancroft.

Glover st, nwc Westchester av, see Doris av, nec Westchester av.

Garden pl, (*) ses, 192 s Bronx pl, 47.3x 102x47.3x109, Washingtonville; Geo A Taubert to Dora A Taubert, his wife, 4025 Lowerre pl; Jan4; Jan8'12. O C & 100

Hall pl, 1069, (10:2691) ws, 224.11 s 167th, runs nw125.2xsw13&13.5xsel23.6 to st xne 25 to beg, 2-sty fr dwg; Mabel A Fletcher et al, heirs, &c, Robt J Fletcher, to Mary E Fletcher, wid, 1069 Hall pl; B&S; AL; Jan8; Jan9'12. gift

Jennings st, (11:2977) swc Charlotte (No 1415), 34.11x100x41.5x100.2, 5-sty bk tnt & str; Jos Krimsky, 290 Bradford, Bklyn, to Addie M Middlekauff, 30 Rockview av, North Plainfield, NJ; mtg \$42,500; Dec30'11; Jan6'12. O C & 100

Kingsbridge Ter, 3050, (12:3253) begins Boston av, ses, 175 sw Perot, 25x97 to nws Armand pl x25x97.4, 2-sty fr dwg; Jno Barber to Mathew Danahy, 5189 Bway; AL; Jan5; Jan6'12. nom

Kelly st, 831, (10:2702) ws, 186 n Longwood av, 40x100, 5-sty bk tnt; Brocaval Realty & Holding Co to Benj & Frank Locker, both at 24 Attorney; mtg \$32,500; Jan5; Jan6'12. O C & 100

Lorillard pl, 2406, on map 2400, see 187th, 551 E.

Main st, or Williamsbridge rd (*) swc Poplar, 24.5x100x37.6x99.10, Westchester; Wm M Postel by Wm Postel GDN to Christian Danielson, 1511 Wmbridge rd; AT; Jan4; Jan5'12. 453.55

Main st, or Williamsbridge rd (*) same prop; Kate Ambros owner of ½ pt & Wm Postel owner of curtesy in other ½ pt to same; Jan4; Jan5'12. nom

Marian st, (*) swc Demilt av, runs s133 xw—xn140.1xw35 to Railroad pl xn105 to Demilt av x99.8 to beg; Frank B Doughty to Moritz L Ernst, 152 W 122, & Carl Ernst, 316 W 95; mtg \$5,900; Jan3; Jan8 '12. O C & 100

Main st, es, 132.6 s Halperin, see Montgomery pl, sws, 75.2 se West Farms rd.

Montgomery pl, (*) sws, 75.2 se West Farms rd, 150x100; mtg \$5,766; also WHITE PLAINS RD, (*) ws, 30.1 s Westchester av, 75x162.9x75x164.1; mtg \$2,040; also ARNOLD AV, (*) ws, 300 s Libby, 150 x— to east bank Westchester Creek, with AT to land under water Westchester Creek; mtg \$9,000; also 175TH ST, (*) ws, 280.3 s Westchester av, 50x100; mtg \$6,500; also MAIN ST, (*) es, 132.6 s Halperin, runs e102.10xn17xw100.11 to st xs32.6 to beg; mtg \$10,000; Geo Costar to Zerega Realty Co, 1922 E 177; Jan3; Jan9'12. O C & 100

Poplar st, swc Williamsbridge rd, see Main, swc Poplar.

Park View Ter, sec Morris av, see Morris av, sec Park View Ter.

Railroad pl, es, — s Demilt av, see Marian, swc Demilt av.

Reiss pl, (*) ss, 131.6 w White Plains (Bear Swamp) now on tax map as Wmsbridge rd, runs w63xs78.7xw63.2xn83.1 to beg; Sol J Weil to Celia P Weil, 605 W 113; Nov1'11; Jan11'12. O C & 4,000

St Pauls pl, 548-50, (11:2926) ss, 188.1 e 3 av, 47x98.10, 5-sty bk tnt & str; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; mtg \$34,000; Jan10; Jan11 '12. O C & 100

Seton st, nwc 1ST, see Seton, ws, from 1st to 2d.

Seton st, (*) ws, from 1st to 2d, 275x 180; also SETON ST, (*) es, from 1st to 2d, 275x175, Schuylerville; Gertrude W Orvis to Archibald G Buckenham, 1615 Plymouth; Jan2; Jan8'12. O C & 100

Seton st, es, from 1ST to 2D, see Seton, ws, from 1st to 2d.

St Pauls pl, 548-50, (11:2926) ss, 188.1 e 3 av, 47x98.10, 5-sty bk tnt & str; Jonas Weil et al to Fanny Gruen, 401 E 52; Jan 10'12. O C & 100

Tiffany st, 977, (10:2713) ws, 365 n 163d, 40x100, 5-sty bk tnt; Winnie Co to Josef Gross, 981 Tiffany; mtg \$24,000; Jan9; Jan 10'12. O C & 100

Tompkins st, (*) es, 450 n 152d, 24.5x31.9 x84.7x58.4; re mtg; Frank Gass to Mary M De Canio, nec Taylor av & Davis; Jan8; Jan9'12. 160

Tompkins st, (*) es, 450 n 152d, 24.5x 31.9x48.7x58.4; Mary M De Canio to Angiolina F Riccinti, 603 E 140; AL; Jan8; Jan 9'12. O C & 100

Washington pl, ns, abt S6 w Washington, see Castle Hill av, ss, 325 e Green la.

Westchester Sq (*) (P A); Westchester; power of atty; Mary J Clinton to Nicholas J O'Connell; Dec26'11; Jan5'12. O C & 100

1ST st, nec Seton, see Seton, ws, from 1st to 2d.

1ST st, nwc Seton, see Seton, ws, from 1st to 2d.

2D st, sec Seton, see Seton, ws, from 1st to 2d.

135TH st, 454 E, (9:2279) ss, 530.6 e Willis av, 19.6x100, 5-sty stn tnt; Henry H Meyer to Mary A Mooney, 316 E 137; \$12,000; Jan4; Jan5'12. O C & 100

137TH st, 250-4 E, (9:2320) ss, 100.3 e Rider av, 67x100.2x60.7x100, 2-2-sty bk dwgs & 2-1-sty fr stables; Mary A Mooney to Henry H Meyer, 71 Winifred av, Yonkers, NY; mtg \$6,500; Jan4; Jan5 '12. O C & 100

138TH st, 495 E, (9:2283) ns, 925 e Willis av, 25x100, 5-sty bk tnt & str; Lester G Bruggemann, heir, &c, Magdalena C Bruggemann to Harriett C Bruggemann, at Crane rd, Scarsdale, NY; mtg \$20,000; Jan8; Jan9'12. O C & 100

140TH st, 430, (686) E, (9:2284) ss, 300 e Willis av, 16.8x100, 2-sty & b bk dwg; Farmers Loan & Trust Co TRSTE Julia A Nagle will Wm O'Gorman to Minnie Newcorn, 2649 3 av; mtg \$4,000; Jan5; Jan 10'12. 6,800

141ST st E, (10:2555) ns, 200.5 w Beekman av, 25x104.3x25x106.10, vacant; Joshua Silverstein to Beekman Constn Co, 320 Bway; Jan5; Jan10'12. O C & 100

143D st, 384-6 E, (9:2305) ss, 481.6 e Alex av, runs s100xe25xn50x6xn50 to st xw31 to beg, 2-3-sty & b fr dwgs & 2-sty fr rear stable; Jas F Keelon to Henry Bosch, 209 Willis av; mtg \$9,000; Jan5; Jan6'12. O C & 100

146TH st, 522 E, (9:2272) ss, 150 e Brook av, 25x100, 4-sty bk tnt; Paul Haber to Jno M Geiger, 522 E 146; mtg \$11,000; Jan 5; Jan9'12. O C & 100

148TH st, 287 E, (9:2330) ns, 170.3 e Morris av, 25x106.6, 2-sty & b fr dwg; Nicola Biondi et al to Biondi Holding Co, 286 E 149; AL; Jan8; Jan10'12. nom

148TH st, 295-7 E, (9:2330) ns, e ½ lot 58, map (238 in West Co) of Melrose South, 25x106.6, the w1 being 245.3 e Morris av, 2-sty fr stable; Nicola Biondi et al to Biondi Holding Co, 286 E 149; AL; Jan8; Jan10'12. nom

148TH st, 293 E, (9:2330) ns, abt 220 e Morris av, 25x106.6, 2-sty & b fr dwg & 1-sty fr rear bldg; Nicola Biondi et al to Biondi Holding Co, 286 E 149; AL; Jan8; Jan10'12. nom

148TH st, 303-5 E, (9:2330) ns, 320.3 e Morris av, 50x106.6, 6-sty bk tnt & str; Nicola Biondi to Biondi Holding Co, 286 E 149; AL; Jan8; Jan10'12. nom

149TH st, 295-7 E, (9:2331) ns, 300.3 e Morris av, old line, 50x100, except part for st, 6-sty bk tnt & str; Nicola Biondi to Biondi Holding Co, 286 E 149; AL; Jan 8; Jan10'12. nom

151ST st, 381-3 E, (9:2398) ns, 250 e Courtlandt av, 50x115x50x115.2, 5-sty bk tnt; Benj Benenson to Joachim Burfeindt, 5588 Bway; mtg \$37,000; Jan10; Jan11'12. O C & 100

152D st, 271-7 E, see Morris av, 642-4.

157TH st, 401 E, see Melrose av, 766-72.

160TH st, 322 E, see Courtlandt av, 843.

161ST st, 701 E, (10:2638) ns, 57 w Jackson av, 18x75, 2-sty & b bk dwg; Saml R Waldron to Otto Zoellner at Shohola, Pa; mtg \$4,500; Jan4; Jan10'12. O C & 100

163D st, 400-2 E, see Melrose av, 924.

163D st, 892 E, (10:2690) ws, 86.5 n 162d, 20.8 x 67.8 x 19.10 x 73.6, 3-sty bk tnt; David Wigner to Kovacs Constn Co, 293 Alex av; mtg \$8,000; Jan4; Jan5'12. O C & 100

164TH st, W, sec Ogdan av, see Ogdan av, 998.

164TH st, 859 E, (10:2690) ns, 95 e Prospect av, 20x74.7, 3-sty bk dwg; Saml Sussman to Arthur C Toerner, 830 Westchester av; mtg \$7,000; Jan5; Jan8'12. nom

165TH st, 877 E, (10:2691) ns, 50 e Stebbins av, 25x113.4; also INTERVALE AV, 1135, (10:2692) ws, 375 s Public Sq, 25x 123.9x25x125.2; asn rents; The Jacob Streifer Co, 1340 Wilkins av, to Royal Co, 93-5 Nassau; Jan9'12. 2,000

169TH st, nwc Webster av, see Webster av, swc 169.

171ST st, 441 E, see Park av, 3800-4.

171ST st, 500 E, (11:2911) ss, 100 w 3 av, 24x100, 3-sty fr tnt; Isaac Rappaport to Chas Maisel, 500 E 171; AL; Jan10; Jan11 '12. O C & 100

173D st E, swc Hoe av, see Hoe av, swc 173.

173D st E, swc Hoe av, see Hoe av, swc 173.

174TH st, 481 E, see Washington av, 1734.

175TH st E, swc Ludlow av, see Ludlow av, swc 175.

175TH st E, swc 280.3 s Westchester av, see Montgomery pl, sws, 75.2 se West Farms rd.

175TH st E, swc Ludlow av, see Ludlow av, swc 175.

175TH st E, (*) ws, 100 n Story av, 100x 100; Eliz Dietrich to Maria Dreher, 753 Melrose av; AL; Jan10; Jan11'12. O C & 100

175TH st W, ss, at es Nelson av, see 11 av, 506, Manhattan.

176TH st E, nec Ludlow av, see Ludlow av, nec 176.

176TH st W, nec Andrews av, see 176th W, nwc Aqueduct av.

176TH st W, nec Andrews av, see Andrews av, nec 176.

176TH st W, (11:2878) nwc Aqueduct av, 90.5x71.8x75x21; also ANDREWS AV, (11:2878) nec 176th, 89.2x100x33.6x95.11, vacant; David Lion to Wm Guggolz-Constrn Co, 2740 Creston av; mtg \$7,980; Jan2; Jan 6'12.

177TH st E (*) es, 181 s Watson av, 50x 153.3x51x145.3; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Richd H Arnold, 1615 Plymouth av; Dec11'11; Jan5'12. **800**

177TH st E, nec Ludlow av, see 177th E, es, 106.8 s Watson av.

177TH st E, (*) es, 106.8 s Watson av, 50x141.4x51x133.4; also LUDLOW AV, (*) nec 177th, 100x106.9; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Selina H Giguere, 1172 Bway; Dec11'11; Jan10'12. **1,660**

177TH st E, (*) es, 231 s Larkin av, 50x 161.2x50.6x153.4; Peoples Trust Co, TRSTE Jos J Gleason, to Geo Finney, 360 W 52; Dec11'11; Jan9'12. **1,000**

180TH st, (11:3124) old ns, 75 w Honeywell av, old line, 75x115, except pt for st, vacant; Alfonso Di Blasi to C D S Realty Co, 2740 Creston av; mtg \$7,980; Jan2; Jan '12. **O C & 100**

180TH st, 315 E, (11:3143) nwc Tiebout av, (No 2081) 25x100, 5-sty bk tnt; Rosina K Goger to Edith C Martling at Mt Pleasant, West Co, NY; mtg \$29,000; Jan4'11; Jan10'12. **nom**

184TH st E, (11:3038) ss, 116.2 w Washington av, 50x100, 5-sty bk tnt; Otto J Martens et al to Antonie Caplan, 205 E 56; mtg \$30,000; Jan1; Jan10'12. **O C & 100**

187TH st, 681 E, see Cambreleng av, 2400.

187TH st E, (*) nwc Cruger, runs n30 to Bronxdale av xw39xsw—xs34 to 187th x e50 to beg; Phoenix Ingraham, ref, to Eliz Wolz, at Bette's & Greenpoint avs, Woodside, LI; FORECLOS, Dec7'11; Jan8'12. **7,525**

187TH st E, (*); same prop; Eliz Wolz to Mary F Buckley, 850 Rhinelander av; mtg \$5,500; Jan8'12. **O C & 100**

187TH st, 551, (11:3056) nec Lorillard pl (No 2406 on map 2400), 48x91.2x48x90.2, 5-sty bk tnt; re mtg; Jas G Wentz to Arthur Av Realty & Constrn Co, 550 E 187; Jan10; Jan11'12. **33,000**

188TH st E, sve Belmont av, see Belmont av, sve 188.

188TH st E, (11:3041) ss, 91.7 w 3 av, 25 to alley x100, with AT to e 1/2 of 25x100 ft alley, vacant; Mary J Heuer to Geo F Abel, 1411 Clinton av; Jan4; Jan5'12. **O C & 100**

203D st E, sve Hall av, see 203d, sec Post av.

203D st E, (*) sec Post av, runs e200 to Hall av, xs100xw100xs50xe100 to Hall av, xs101 to rd to Westchester, xnw220 to Post av, xn156.7 to beg; Wm J A Caffrey ref to Marie E Fincke, 3461 White Plains rd; FORECLOS, Dec7'11; Jan8; Jan9'12. **9,500**

208TH st E, see Rochambeau av, see Rochambeau av, sec 208.

233D st E, (*) nwc Kingsbridge rd, 152.6 x114.6x197.3x123; Alex Thompson et al to Mary C & Emma L Thompson, both at 827 E 233; QC & C a G; Oct25'11; Jan10'12. **gift**

233D st E, (*) ns, 189.6 w Kingsbridge rd, 37.6x114.6; Mary C Thompson et al to Chas E Thompson, 813 E 233; QC & C a G; Oct25'11; Jan10'12. **gift**

235TH st E, (12:3370) ns, 275 w Kepler av, 25x100, vacant; Bernard J Beyerdorffer to Jno F Hyde, 829 E 222; Jan10; Jan11'12. **O C & 100**

236TH st E, (*) ss, 25 e Byron, 75x100; Heyman Gelston to Louis W Blum, 2960 3 av; 1/2 pt; mtg \$1,500; Jan5; Jan8'12. **O C & 100**

239TH st, ss, 50 e Marian, see Bronx Blvd, ws, 150 s 241.

Arlington av, (13:3407) ws, 240 s 227th, runs w46.8xsl146.7 to ns Arlington av xne on curve — to beg; as n rents; Maud E Lesley to Packard & Co, 97 Nassau; Jan5; Jan6'12. **300**

Aqueduct av, (11:2876) es, abt 550 s Brandt pl, 75.9x135.3x75x127.11, vacant; Jno T Mooney to Chas Spillner, 1624 Aqueduct av; Jan5; Jan6'12. **O C & 100**

Aqueduct av, nwc 176TH, see 176th W, nwc Aqueduct av.

Andrews av, nec 176TH, see 176th W, nwc Aqueduct av.

Andrews av, (11:2878) nec 176th, 89.2x 100x33.6x95.11, vacant; Thos T Grace to David Lion, 349 Central Park W; mtg \$3,780; Nov8'11; Jan6'12. **nom**

Beekman av, 332, see 118th, 113 W, Manhattan.

Boston rd 1315-21, see Clinton av, 1322-8.

Bainbridge av, 2653, (12:3294) ws, 104.1 n 194th, runs n7.11&18.11xw70.2x57.7x71.3 to beg, 2-sty fr dwg; Adam H Gareiss to Augustus Gareiss, 302 Mosholu Parkway S; mtg \$4,000; Jan4; Jan6'12. **O C & 100**

Bainbridge av, 2653; Augustus Gareiss to Adam H Gareiss & Justina, his wife, 2653 Bainbridge av; B&S; mtg \$4,000; Jan 4; Jan6'12. **O C & 100**

Boston av, ses, 175 sw Perot, see Kingsbridge Ter, 3050.

Bronxdale av, sve Cruger, see 187th E, nwc Cruger.

Barnes av, (*) ws, 100 s 205th, 50x100; Geo B Seyfarth to Edw Brennan, 3601 Olinville av; mtg \$1,200; Jan8; Jan9'12. **O C & 100**

Burdett av, (*) ns, 209.4 w Ft Schuyler rd, 50x100; also FT SCHUYLER RD, (*) ws, 75 n Burdett av, runs n75xw106.10x50 xw—xs25xe100 to beg; Jos Friedberg et al to Frank C Jennings, at Millneck, LI; AL; Dec28'11; Jan8'12. **nom**

Bronx Boulevard, (*) ws, 217 n 241st, 50 x100 to 1st, Washingtonville; Andw Salzstrom to Wm W Penfield; QC; Jan11'06; Jan8'12. **nom**

Boston rd, 1225, see Boston rd, 1227.

Baychester av, (*) ws, 175 s Randall av, 50x75, Edenwald; Chas M Hartmann to Hartmann Bros Mfg Co, 9 N 9, Mt Vernon, NY; mtg \$800 & AL; Nov23'11; Jan10'12. **nom**

Boston rd, 1227, (10:2615) ws, 187 n 168th 50x166, 5-sty bk tnt; also BOSTON RD, 1225, (10:2615) ws, 137 n 168th, 50x166, 5-sty bk tnt; Adelaide Lawson individ & devisee Danl D Lawson to Wm G Christie, 336 Franklin av, Mt Vernon, NY; 1/2 pt; AT; AL; Jan10'12. **nom**

Bainbridge av, (12:3287) e s, 186.3 n 194th, 25x122.4x25x123.10, vacant; Wm Terhune to Norman K Althouse, 2597 Bainbridge av; Jan4; Jan5'12. **nom**

Bronx Boulevard, (*) ws, 217 n 241st, 100x100 to 1st, Washingtonville; Sadie Journey to Moritz L Ernst, 152 W 122, & Carl Ernst, 316 W 95; AL; Jan4; Jan8'12. **O C & 100**

Bronx Boulevard, (*) ws, 150 s 241st, 50 x100 to 1st, Washingtonville; also 239TH ST, (*) ss, 50 e Marian, 50x100, Washingtonville; Wm W Penfield to Moritz L Ernst, 152 W 122, & Carl Ernst, 316 W 95; AL; Jan4; Jan8'12. **O C & 100**

Bryant av, 922, (10:2761) es, 100 s Garrison av, 25x100, 4-sty bk tnt; Martin Pletcher Constrn Co, Inc, to Frieda Holer, 1147 Tinton av; mtg \$18,000; Jan4; Jan8 '12. **O C & 100**

Bremmer av, (10:2515-2516) pt lot 16 map Anderson farm, lot begins at most sec lot 16, runs nw258.10 to cl Bremmer av x ne125xse248.6xse101.11 to beg; Eleanor Martin, wid, et al to Martin Investment Co, at San Francisco, Cal; AT; B&S; Aug30'11; Jan11'12. **nom**

Belmont av, (11:3076) sve 188th, 157.6x 87.6, vacant; Saml Ellis to Garfin Realty Co, 102 Greene; mtg \$6,500; Dec30'11; Jan 11'12. **O C & 100**

Cauldwell av, 724-6, (10:2628) es, 100 s 156th, 40x—x40x100.9, 5-sty bk tnt; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; mtg \$27,000; Jan10; Jan11 '12. **O C & 100**

Castle Hill av, (*) ss, 325 e Green la, 25 x105.2x25x148.6 to Washington pl, x29.6x 132.9; Jas Butler to Jos Damiano, 401 E 100; Jan6; Jan8'12. **O C & 100**

Clinton av, 1322-8, (11:2934) es, 193.2 n McKinley sq, 102.1x186.11 to ws Boston rd, (Nos 1315-21) 101.1x153, 1 & 2-sty bk theatre & 2-3-5-sty bk theatre & 2-3-sty bk str; Wm H Weissager to Hattie G Sprey, 601 W 156; 1/2 of R T & I; mtg \$120,000; Dec29'11; Jan5'12. **O C & 100**

Courtlandt av, 843, (9:2419) sve 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Henry Bissmann to Jas C Thomas, 89 W 134; B&S; AL; Dec20'11; Jan6'12. **nom**

Creston av, 2736, (12:3315) es, 307.11 n 196th, 25x96.4x25.1x98.7, 2-sty fr dwg; Wm Guggolz to Florence I Squiers, 116 W 164; Jan5'12. **O C & 100**

Cruger st, sve Bronxdale av, see 187th E, nwc Cruger.

Clay av, 1276, (9:2427) es, 35.3 s 169th, 40.3x80, 5-sty bk tnt; Oscar Kechele to Aug E Hunger & Elise, his wife, 1272 Clay av, tenants by entirety; mtg \$23,000 & AL; Jan8'12. **O C & 100**

Cauldwell av, 691, (10:2624) ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; Darius V Moses to Mollie Malnik, 336 Rockaway av, Bklyn; AL; Dec15'11; Jan8'12. **nom**

Cauldwell av, 691; Mollie & Mali Malnik or Malnick to Eugenie Rosendorf, 270 Riverside Dr; Dec15'11; Jan8'12. **omitted**

Commonwealth av, see Tremont av, see Tremont av, sec Commonwealth av.

Creasant av, nwc 187th, see Cambreleng av, 2400.

Cauldwell av, 724-6, (10:2628) es, 100 s 156th, 40x—x40x100.9, 5-sty bk tnt; Jonas Weil et al to Fanny Gruen, 401 E 52; AL; Jan10'12. **O C & 100**

Cauldwell av, 724-6, (10:2628) es, 100 s 156th, 40x—x40x100.9, 5-sty bk tnt; re mtg; Jonas Weil & Bernhard Mayer to Fanny Gruen, 401 E 52; Jan10'12. **nom**

Cauldwell, 724-6; re mtg; same to same; Jan10'12. **nom**

Cauldwell av, 724-6; re mtg; same to same; Jan10'12. **nom**

Cambreleng av, 2400, (11:3089) nec 187th (No 681), 150x72.4 to ws Crescent av x158.6 to 187th x20.4, vacant; Jno Shady to Wm S Devery, 316 W 82; AL; Jan9; Jan10'12. **O C & 100**

Castle Hill av, see Westchester av, see Westchester av, sec Castle Hill av.

Daly av, 1985, (11:3121) ws, 50 s 178th, 31.4x80, 4-sty bk tnt; Avar Realty Co to Wm H Mehlich, 1248 Clay av; mtg \$19,500 & AL; Dec29'11; Jan5'12. **O C & 150**

Davidson av, nwc Clinton pl, see Clinton pl, ns, 175 e Grand av.

Demilt av, sve Marian, see Marian, sve Demilt av.

Daly av, 1892, (11:2992) es, 200 n 176th, 25.3x150.11, 3-sty bk dwg; Beatrice & Concetta Casale to Jno R Peterson, 1890 Daly av; B&S; mtg \$10,000; Jan9; Jan10'12. **O C & 100**

Daly av, (11:2992) es, 520 s Tremont av (Locust av), runs e150 to es lots 25 & 26 on map Thos E Walker xs— to land Peterson xw— to av xn— to beg, vacant; Frank A Becker et al to Jno R Peterson, 1890 Daly av; QC; Dec22'11; Jan11'12. **nom**

Doris av, (*) nec Westchester av, runs n99.10xe200 to Glover (Grace av) xs103.1 to ns Westchester av xw200.3 to beg, except pts for sts & av; Edw Rafter to Borough Estates, 3219 3 av; Jan9; Jan11'12. **nom**

Eden av, (11:2824) es, 300 n Walnut, 25x 100, 2-sty fr dwg; Mary Bailly to Mary A Hyde, 60 E 93; mtg \$2,500; Jan5; Jan9'12. **nom**

Ellison av (*) es, 300 n 171st, 25x100; L P Fries Co, a corp to Aug Seegmuller, 1332 Edwards av; mtg \$4,200; Nov25'11; Jan5'12. **O C & 100**

Fort Schuyler rd, ws, 75 n Burdett av, see Burdett av, ns, 209.4 w Ft Schuyler rd.

Fulton av, 1284, (10:2612) es, 65.2 s 169th, 22.3x104.4x22.3x102.8, 2-sty & b fr dwg; sheriff's cert of redemption; Jno S Shea (Sheriff) to Herman H or Henry Ronner, 1991 Boston rd; July18'11; Jan9'12. **198**

Fulton av, 1284, (10:2612) es, 65.2 s 169th, 22.3x104.4x22.3x102.8, 2-sty & b fr dwg; Herman H A Ronner to Theresa Kohm, 2075 Honeywell av; AL; July18'11; Jan9'12. **nom**

Gleason av, (*) ns, 305 w Castle Hill av, 25x103, Unionport; Jos Kehl to Jane Nack, 1357 Purdy; mtg \$3,500; Jan4; Jan8'12. **nom**

Grace av, (*) ws, 626.1 s Boston rd, 50x 95; Irving Realty Co to Danl J Longworth, 108 N Sycamore av, Corona, B of Q; AL; Aug1'11; Jan10'12. **O C & 100**

Hoe av, (11:2982 & 2983) sve 173d, runs w100xs38.3 & 16.9xe100 to av, xn55 to beg, vacant; Seibern Realty Co to Solid Realty Co, 319 E 22; Jan4; Jan5'12. **O C & 100**

Hughes av, 2265, (11:3071) ws, 75 s 183d, 50x100, 3-sty fr dwg & 1-sty fr rear bldg; Jacob Jacobs to Lena Jacobs, 2265 Hughes av; 1/2 pt; AT; mtg \$6,000; Jan8'12. **nom**

Hoe av, (11:2981) ws, 175 s 172d, 25x100, vacant; Henry M Stevenson, ref, to Wm R Sanders, 2053 Anthony av; FORECLOS, Dec28'11; Jan9'12. **2,625**

Hall av, ws, 100 s 203D, see 203, sec Post av.

Hall av, nwc rd to Westchester, see 203, sec Post av.

Hall av, sve 203D, see 203, sec Post av.

Hoe av, es, 25 s Bancroft, see Bancroft, sve Faile.

Hoe av, (10:2749) sec Bancroft, runs s 110xe100xn1xe100 to ws Faile xn109 to ss Bancroft xw200 to beg, vacant; American Real Est Co to W O Constrn Co, 773 Westchester av; Jan11'12. **O C & 100**

Hunts Point av, (10:2764) es, 154.10 n Lafayette av, 102.9x145.8x100x122.1, vacant; Irvine Realty Co to Laine Realty Co, 901 Irvine; B&S; AL; Jan9; Jan11'12. **nom**

Hoe av, (11:2982 & 2983) sve 173d, 21.4 x87.4x38.3x100, vacant; Kath Maeder to Seibern Realty Co, 35 Nassau; Dec11'11; Jan 5'12. **O C & 100**

Hoe av, (11:2982 & 2983); same prop, sw c 173d; Wm J Ludwig to same; QC; Jan4; Jan5'12. **O C & 100**

Intervale av, 1135, ws, 375 s Public Sq, see 165th, 877 E.

Inwood av, (11:2859) es, 300 s Belmont, 50x130, vacant; Viola Tatham to Manser Cousens, 418 W 40; Jan2; Jan9'12. **O C & 100**

Jackson av, 810, (10:2647) es, 58.4 n 158th, 16.8x87.6, 3-sty bk dwg; Christian Gabel to Alex P Beerhalter, 1191 1 av; mtg \$5,500; Jan8; Jan9'12. **O C & 100**

Kingsbridge rd, nwc 233D, see 233D E, nwc Kingsbridge rd.

Kingsbridge rd, (*) nwc 234th, 38x—x— 110.3; Mary C Thompson et al to Wm J Thompson, 1701 Bussing av; QC & C a G; Oct25'11; Jan10'12. **gift**

Ludlow av, nec 177TH, see 177th E, es, 106.8 s Watson av.

Ludlow av, (*) sve 175th, 100x600; Thos F Rice to Eliz Dietrich, at Hackensack, NJ; AL; Jan9; Jan10'12. **O C & 100**

Layton av, nwc Waterbury av, see 11 av, 506, Manhattan.

Longfellow av, (11:3008) es, 100 s 172d, 150x100, vacant; re mtg; Saml A Potter to Manhattan Mtg Co, 200 Bway; Jan5'12. **nom**

Longfellow av, (11:3008); same prop; Viau Land Co to same; mtg \$13,000 & AL; Jan5'12. **O C & 100**

Longfellow av, (11:3008) es, 100 s 172d, 150x100, vacant; re jdgmt; Saml A Potter to Viau Land Co; Jan5; Jan8'12. **nom**

Livingston av, (*) ws, 481 n Jefferson av, 50x87; Hudson P Rose Co to Angelo Farrano, 269 W 141; Jan4; Jan8'12. **nom**

Ludlow av, (*) nec 176th, 25x106.9; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Chas G Neubarth, 2111 Gleason av; Dec12'11; Jan9'12. **240**

Lafayette av, (10:2764) nwc Faile, runs n200xw100xs100xe50 to ns av xe50 to beg, vacant; Beck St Realty Co to Philip Kraus, 919 Av St John; mtg \$16,000; Jan4; Jan10'12. **O C & 100**

Ludlow av, (*) sve 175th, 100x125; Eliz Dietrich to Bernard Bruch, 333 E 88; AL; Jan10'12. **O C & 100**

Middletown rd (*) ss, 75.9 w Plymouth av, 50.6x101.1x50x107.9; Amelia B Paff to Jas V Genly, 1445 Doris av; mtg \$1,400; Jan4; Jan9'12. **O C & 100**

Morris av, 642-4, (9:2412) nec 152d, (Nos 271-7) 50x100.3, except pt for av; 3-sty fr tnt & str, 3-sty & b fr dwg & 1-sty fr str; Giuseppe Tuoti to Irving Weiser, 702 E 5; mtg \$15,500; Dec16'11; Jan6'12. **O C & 100**

Melrose av, 924, (9:2384) sec 163d, (Nos 400-2) 20x75.1x20x75.6, 4-sty bk tnt & str & 1-sty fr str; Otto Wehinger to A Hupfells Sons, 842 St Anns av; mtg \$14,000 & AL; Jan4; Jan6'12. **O C & 100**

Melrose av, 766-72, (9:2379) nec 157th (No 401), 101.8x21x101.9x21, 5-sty bk tnt & str; Chas Hamm to Lottie M Scheele, 731 Melrose av; QC; Jan9'12. O C & 100

Morris av, (12:3318) sec Park View Ter, 75.7x102.9x132.4x126.1, vacant; Emelius Stigeler to Mary E Wetzel, 72 Riverside Dr; 1/2 pt; B&S & C a G; mtg \$3,000 & AL; Dec15'11; Jan9'12. 3,000

Mapes av late Johnson av, (11:3108) ses, 128.11 ne 179th, 66x150, except pt for Mapes av, 2 4-sty bk tnts; Mazza Constn Co to Maria Bieholi, 1638 Van Buren; Maria Chiappa, 524 Van Nest av, & Tessie Michelli, 2048 Mapes av; mtg \$43,000; Dec 30'11; Jan8'12. O C & 100

Morris av, 2306, (11:3172) es, 312.6 s Field pl, 18.9x117.6, 3-sty bk dwg; C D S Realty Co to Alfonso Di Blasi, 2117 Honeywell av; mtg \$9,850 & AL; Dec29'11; Jan9'12. nom

Maple av, (*) es, 225 s 213th, 25x100; Mr Raffaele Bilotti to Mrs Raffaele Bilotti, his wife, 3548 Holland av; Dec15'11; Jan10'12. O C & 100

Nelson av, es, at ss 175TH, see 11 av, 506, Manhattan.

Nelson av, (11:2876) ws, 400 s Brandt pl, 25x113.4x25x111.8, vacant; Thos Longstaff et al to Benj L Brown, 1643 Nelson av; 1/2 pt; AT; QC; Dec7'11; Jan10'12. O C & 100

Ogden av, 99S, (9:2511) sec 164th, (No 92), 25x90, 3-sty fr tnt & str; Francis P Kenney to Josephine M Kenney, 186 5 av, Bklyn; mtg \$9,500; Jan2; Jan8'12. nom

Pratt av, (*) es, 221 s Nelson av, 50x100, Edenwald; Adolph Hoermann et al EXRS & Elise Hoermann to Emma Doon, 448 E 138; Q C & C a G; Jan4; Jan5'12. O C & 100

Pelham rd, (*) swc Robin av, runs s along av, 154.5xw100xn25xe25xn84.11 to ses of rd, xne87.2 to beg, except part for Westchester av; Richd H Arnold to Bernard J Farrell, 850 E 156; mtg \$2,500; Jan 5'12. O C & 100

Prospect av, 56S-70, (10:2683) es, 61.5 s Fox, 46.1x131.5x37.6x104.8, 5-sty bk tnt & str; Philipp Freudenmacher to Christian H Werner, 2979 Marion av; mtg \$40,500; Jan4; Jan5'12. O C & 100

Park av, 3800-4, (11:2903) nec 171st (No 441) 50x50, vacant; Frances Lagana to Rosaria Lagana, 1604 Purdy av; mtg \$4,000; Apr28'11; Jan6'12. nom

Park av, 3800-4; Rosaria Lagana to Concourse Bldg Co, 391 E 149; mtg \$4,000 & AL; Dec6'11; Jan6'12. O C & 200

Park av, 4464, (11:3037) es, 150 s 182d, late Fletcher, 25x141, except pt for av, 4-sty bk tnt; Wm Guggolz Constn Co to David Lion, 349 Central Park W; mtg \$19,750; Jan2; Jan6'12. exch

Prospect av, 724, (10:2687) es, 90.11 n Dawson, 25x86.11x29.2x100, 3-sty fr dwg; M Therese Bernhardt to Henry A Fricke, 724 Prospect av; 1/2 pt; AT; mtg \$6,500 on whole; Jan9'12. nom

Pelham rd, (*) ws, 920.7 s Libby, 275x201 x279.7x156.5, Throggs Neck; Lillian E Kern to Zerega Realty Co, 1922 E 177; mtg \$6,300; Jan4; Jan9'12. O C & 100

Post av, nec rd to Westchester, see 203, sec Post av.

Post av, sec 203D, see 203, sec Post av.

Parker av, (*) ws, 325 s Lyon av, 25x130; Charlotte S Green to Gertrude M Holochoer, 80 Westchester Sq; mtg \$6,500; Sept7'11; Jan10'12. O C & 100

Parker av, (*); same prop; Gertrude M Holochoer to Eliz C Fonda, 1419 Parker; mtg \$6,500; Jan2; Jan10'12. O C & 100

Park av, (9:2388) es, — n 166th & being gore lying s of land conveyed by Degraaf to Walter by deed recorded Feb5'89 in L 2184, p 468, N Y Co & n of land conveyed recorded in L 767, p 236 in West Co on Apr 12'71 by McGraw to Wiberly, 2 ft x —; Eliz M Cochran et al, heirs, &c, Henry P Degraaf to Eliz Schwarzwler, 2990 Perry av; QC; Dec9'11; Jan8'12. nom

Pilgrim av, (*) es, 25 s Mildred pl, 50x 100; Jos Huber to Anna Eisenschmid, 354 Riverdale av, Yonkers, NY; mtg \$1,000; Jan6; Jan11'12. nom

Post av, (*) ws, 100 n 205th, 100x100; Warwick Realty & Constn Co to Michl J Mack, 205th & Barnes av; Dec21'11; Jan5'12. O C & 100

Road to Westchester, nec Post av, see 203, sec Post av.

Road to Westchester, nwc Hall av, see 203, sec Post av.

Robin av, swc Pelham rd, see Pelham rd, swc Robin av.

Rochambeau av, (11:2903) sec 208th, 25x 100, vacant; Jacob Fritz to Rosaria Lagana, 1604 Purdy av; mtg \$1,200; Jan4; Jan6'12. nom

Rochambeau av, (12:3336 & 3338) sec 208th, 25x100, vacant; Jacob Fritz to Rosaria Lagana, 1604 Purdy; mtg \$1,200 & AL; Jan4; Jan10'12; re-recorded from Jan 6'12. nom

So Boulevard, es, 200 n Aldus, see Bancroft, swc Faile.

Story av, (*) ns, 50 w 175th, 50x100; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Dell T Herbert, 496 Putnam av, Bklyn; Dec11'11; Jan5'11. 130

Tinton av, 717, (10:2654) ws, 100 n 155th 25x96.5x26.1x110.5, 4-sty bk tnt; Jas Harris to August Bay, 698 Melrose av; mtg \$11,000 & AL; Jan2; Jan5'12. O C & 100

Tremont av, (*) sec Commonwealth av, 107.6x—x100x71.7, with pt taken for Commonwealth av, except pts for Tremont av; Bernard Anopol to Philip Lubetkin, 238 Claremont av, Mt Vernon, NY; mtg \$6,500; Jan8'12. O C & 100

Timpson av, (*) es, 141.6 n 203d, 25x100; Agata Cavallucci to Bessie Gordon, 3117 Armour av, Chicago, Ill; mtg \$5,000; Dec 21'11; Jan8'12. nom

Tiebout av, 2081, see 180th, 315 E.

Tinton av, 621-3, (10:2653) nwc Beck (No 795), 41.8x100x42x100, 5-sty bk tnt & str; Fanny Gruen to Wales Constn Co, 230 Grand; mtg \$35,000; Jan3; Jan10'12. O C & 100

Teller av, 1071, (9:2428 & 2433) ws, 119.6 s 166th, 20x100, 3-sty bk dwg; Frances Schwab, individ & EXTRX Noah Schwab, to Herbert S Brussel, 1 E 59; Jan1; Jan10'12. 8,746

Teller av, 1069, (9:2428 & 2433) ws, 139.6 s 166th, 20x100, 3-sty bk dwg; Frances Schwab individ & extrx Noah Schwab to Herbert S Brussel, 1 E 59; Jan1; Jan10'12. 8,746

Vyse av, 1147, (10:2752) ws, 260 n 167th, 20x100, 3-sty bk dwg; Philip Doering to Jos G Switzer, 2 Union Sq; mtg \$8,000 & AL; Dec29'11; Jan6'12. nom

Williamsbridge rd, swc Poplar, see Main, swc Poplar.

Washington av, in front of 2263-9, (11:3038) new ws abt 145 s 183d also at line bet lots 124 & 125 map heirs Thos Bassford at Fordham a strip runs w— to old ws of av, xs to pt where ss lot 128 intersects old ws of av x— to new ws of av, xn— to beg; Sheriffs certf of sale; Jno S Shea, sheriff to Helena Birnbaum, 1102 Washington av the 1/2 pt belonging to Wm H Schumacher, deft; Oct18'10; Jan5'12. 300

Washington av, in front of 2263-9; asn certf of sale as above; Helena Birnbaum to Adolph Newman, 240 E 58; 1/2 pt as above; AT; Dec22'10; Jan5'12. O C & 250

Washington av, 1317, (11:2901) ws, 194 n 169th, 24.1x139, 2-sty fr dwg; Alfred & Sophie Vischer EXRS & Fanny Schneider to Wm Topp, 3630 Park av & Christian Kuenneth, 1325 Washington av; Jan4; Jan 5'12. 7,250

White Plains rd, (*) ws, 180.2 s Westchester av, 25x162.10x25x163.3; Jas M Barrett to Zerega Realty Co, 1922 E 177; B&S, mtg \$1,275; Jan6; Jan9'12. nom

Westchester av, (*) sec Castle Hill av, —; asn 1/2 int in rents to secure notes for \$225; Mary M Henning to Saml D Tomback, 451 E 140; Dec19'11; Jan5'12. nom

Willis av, 345, (9:2304) ws, 25 s 142d, 25x81, 4-sty bk tnt & str; Adam H Gareiss to Augustus Gareiss, 302 Mosholu Parkway S; mtg \$12,000; Jan4; Jan6'12. O C & 100

Willis av, 345; Augustus Gareiss to Adam H Gareiss & Justina, his wife, 2653 Bainbridge av; B&S; mtg \$12,000; Jan4; Jan6'12. O C & 100

Weeks av, 1652, old 1656, (11:2792) es, 115 s 173d, 20x95, 2-sty bk dwg; Chas N Morgan, ref, to J Henry Alexandre, on New York av, Fort Wadsworth, SI; FORECLOS, Dec21'11; Dec29'11; Jan6'12. 7,500

Washington av, 1734, (11:2916) nec 174th (No 481), 50x95, except pt for av; also WASHINGTON AV, (11:2916) nec 174th, strip 0.5 to old ns 12th x84.8x0.9 to 174th x 84.8, 6-sty bk tnt & str; Ettar Realty Co to Rebecca Isear, 21 E 117; mtg \$55,000; Jan8; Jan9'12. O C & 100

Wilkins av, 1287-97, (11:2976) ws, 50 n Freeman, runs n100xw116.7xs43.3xe40xs 47.11xe— to beg, 1-sty bk str; Utility Realty Co to Henry Morgenthau Co, 165 Bway; Jan6; Jan8'12. O C & 100

Webster av, (12:3274) sec Depot Sq N, runs s150xe136.6 to ws Depot Sq E xn15.4 to ss Depot Sq N xn&nw146.11 to beg, vacant; Danl R Kendall to Danl R Kendall, 1 E 60; Susan R & Caroline C Kendall, both at 10 W 55, & Eliz Upham, 247 5 av, TRSTES Isaac C Kendall, decd; Dec13'11; Jan9'12. nom

Webster av, (9:2427) swc 169th, 40x100, vacant; Plough & Fox Co to Benj Benenson, 407 E 153; B&S; mtg \$8,000; Jan3; Jan 9'12. O C & 100

Waterbury av, nwc Layton av, see 11 av, 506, Manhattan.

Westchester av, nec Doris av, see Doris av, nec Westchester av.

Westchester av, nwc Glover, see Doris av nec Westchester av.

Whitlock av, 947, (10:2735) ws, 76 n Barretto, runs n24xw41.6xs4xw8.6xs20xe100 to beg, 5-sty bk tnt; re mtg; N Y Trust Co to Tully Constn Co, 953 Whitlock av; Jan10'12. O C & 1,000

Washington av, 1488, (11:2911) es, 25 s 171st, 50.1x100.2x50x102.9, 2-sty & a fr dwg & 1-sty bk garage; Annie Lipshitz to Julius Hammer, 1488 Washington av; AL; Jan9; Jan10'12. O C & 100

White Plains rd, (*) ws, 250 n Morris Park av, 75x100; Patk J Cuddy to Geo Hill, 63 Beechwood rd, Summit, NJ; mtg \$7,000; Oct2'09; Jan10'12. O C & 100

Westchester av, (*) ns, 237.3 e Public pl, 50x100; N Y Catholic Protectory to Filippo & Salvatore Colitelli, both at 1864 Lex av; AL; Dec29'11; Jan9'12. O C & 100

Walton av, 2403, (11:3188) ws, 268.11 n 184th, 19.11x96.5, 3-sty bk dwg; Jno F Kaiser to Mark C Duross, 219 W 80; mtg \$6,400 & AL; Jan11'12. exch & 100

White Plains rd, ws, 130.1 s Westchester av, see Montgomery pl, sws, 75.2 se West Farms rd.

3D av, 2612, (9:2315) es, 84 n 140th, 28x 73.8x25x86.4, 4-sty fr tnt & str; Leo Fassler, ref, to Max Borck, 1324 Mad av; FORECLOS, Dec29'11; Jan10'12. 2,000 over & above AL

3D av, 3985-7, (11:2921) ws, abt 100 n 173d, 50x124.9x50x119.10, with land in front bet ws 3 & ws Fordham avs, 2 5-sty bk tnts & str; Saml Slomon to Saml Blumberg, 123 W 115; AL; Dec14'11; Jan10'12. nom

Lots 668-9, 463-4 map Gleason prop; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Thos F Rice, 280 Henry, Bklyn; Dec12'11; Jan11'12. 800

Lots (*) 1185 to 1208, 1037, 1002 to 1004, 1174 to 1180, 1153 to 1160, 1171 to 1173, 1150 to 1152, 1036, 1005, 1217 to 1226 & Plots B & C map Gleason prop; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Thos F Rice, 280 Henry, Bklyn; Dec12'11; Jan10'12. 5,320

Plot, (12:3257) begins at ws lot 62 map No 2 prop Chas Darke, Yonkers, distant 66.8 n from ss said lot, runs e38.5 to pt 100.11 e Heath av xn33.4xw38.10 to ws lot 62 xs33.4 to beg; Louis F Scofield et al to Antonio Zilli, 3060 Heath av; Dec12'11; Jan 5'12. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

JAN. 5, 6, 8, 9, 10 & 11.

Ann st, 19, (1:90) nwc Theatre al, all; Danl S McElroy to Rose Saltzman, 101 W 112; 21yf Jan1; Jan11'12. 5,000 to 6,000

Bleecker st, 271, (2:590) all; M A Eise- man to Antonio Rossano, 271 Bleecker; 3yf Jan2; Jan10'12. 1,020

Bridge st, 20, see Pearl, 31.

Bridge st, 20, see Pearl, 31.

Broome st, 195, (2:351), & SUFFOLK ST, 59, 4rs on es of 2d fl; Jos Berkowitz & ano to Benj Schwartz, 59 Suffolk; 3 8-12yf Sept1'11; Jan8'12. 396

Clinton st, 80-2, (2:348) all; Sale Agid to David Frankel, 558 W 181 from Feb 1'12 to Apr29'16; Jan5'12. 8,100

Elizabeth st, 233-5, (2:508) 2 bldgs; Celestino De Marco to Rocco M Marasco, 293 Mott; 5yf Dec1'11; Jan5'12. 6,720

Eldridge st, nec Rivington, see Rivington, 54.

Greenwich st, 719-21, (2:632); asn Ls; Geo A Macdonald to Arthur Williams, 1625 Ditmas av, Bklyn; Jan5; Jan9'12. nom

Houston st, 506 E, (2:356) ns, 180 e Goerck, 30 to Mangin or East, x70, the land; Solomon Frankel & Saml Werner to Morris Siegel, 492 E Houston & Saml Zuckerman, 488 E Houston; 10yf Feb1; Jan5'12. taxes, &c & 500 & 600

Kenmare st, 9, see Bowery, 178.

Lafayette st, 237-9, (2:495) 4th loft; Citizens Investing Co to Solar Light Co, 381 Broome; 3yf Feb1; Jan5'12. 2,000

Monroe st, 33, (1:276) ns, 165 w Market, 25x100; consent to asn Ls; Abt F Hagar & Margt L Conger, EXRS, &c, to Nathan Tekulsky & Levi Rosenson, EXRS Carolina Tekulsky; 1/2 pt; Aug15'11; Jan8'12.

Monroe st, 33; asn Ls; Levi Rosenson & Nathan Tekulsky, EXRS Carolina Tekulsky, to Louis Tekulsky, 20 E 120; 1/2 pt; Jan2; Jan8'12. 5,000

Maiden la, 133, (1:70); asn Ls; Jno Men- ahan to Chas L Roney, 8799 Bay 15, Bath Beach, Bklyn; AL; Jan8; Jan10'12. nom

Monroe st, 230-2, (1:261) all; Anna Sel- zler to Lazar Bikilnitzky, 81 Monroe; 3yf Feb1; Jan10'12. 6,686

Mott st, 246-52, (2:508), all; Kavy Rosan- sky to Luigia Zito, 246 Mott; 3yf May1; Jan11'12. 14,400

North William st, 20; also WILLIAM ST (No 223) (1:121) str & b & whole bldg for 6 yrs from May1'16; at rental to be agreed upon; Wm R Wilder et al EXRS, heirs, &c Thos Russell to Chas Furth- mann at North, Harrison, NY; 4 5-12 yf Dec1'11; Jan5'12. 2,800 to 3,500

Norfolk st, 140, (2:354) all; Aaron Gor- don to Zipre Friszling, 140 Norfolk; 3yf Sept1'11; Jan10'12. 2,880

Pearl st, 31, & Bridge st, 20, (1:10), str & b; sur & cancellation Ls; Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75, with Chas A Tecklenburg, 31 Pearl; Jan2; Jan 8'12. nom

Pearl st, 361-3, (1:113), all; Eliz Mc- Colgan to Kress & Owen Co, 210 Fulton; 10yf May1; Jan6'12. 5,000 & 5,750

Pearl st, 31, & Bridge st, 20, (1:10), all; Marx & Moses Ottinger to Chas A Teck- lenburg, 31 Pearl; 10 4-12yf Jan1; Jan 9'12. 3,600 to 4,800

Rivington st, 250, (2:339) cor str; Sig- mund Muldberg to Isaac Bockar, 231 E 72 & Solomon Rotkowitz, 182 E 72; 5yf May1; Jan5'12. 1,020

Rivington st, 54, (2:416) nec Eldridge, all; Meyer H Wolf to Max Cohen & Carl Liebowitz both on premises; 3yf May1 Jan5'12. 4,500

Suffolk st, 59, see Broome, 195.

Stanton st, 308, (2:330), stoop fl & 2 rs on fl above; Harris Binimovich to Harry H Mantel, 308 Stanton; 5yf Feb1; Jan9'12. 600 & 630

Theatre al, nwc Ann, see Ann, 19.

William st, 223, see North Wm, 20.

Washington st, 265, (1:131) all; Rena G Dunn to Wm J Leeds, 137 E 32 & ano firm Burchard & Co, on premises; 5yf May1; Jan10'12. 2,450

2D st, 314 E, (2:372) nwc Av D, 3d fl; Edw Kohn to Isidore & Henry Weissber- ger, firm Weissberger & Son, 314 2d; 5 4-12 yf Jan1; Jan9'12. 450

15TH st, 407 E. (2:433) all; Max Sobel to Rebecca & Benj Earnest, 536 E 5; 3yf Jan15; Jan10'12. 2,768

19TH st, 428 E. (2:436), all; Jacob Berlin to Abish Reiss, 428 E 9; 3yf Dec1'11; Jan 9'12. 2,990

12TH st E, nec 4TH av, see 4 av, nec 12.

12TH st, 341 E. (2:454) e str; Annie Eisenman to Matthews P Stamoolis, 329 E 11; 5yf Feb1; Jan10'12. 780 & 876

14TH st, 436 E. (2:441), str & ft b, also 2d fl; Abram A Weigert to Geo Hermann, at College Point, B of Q, & Jno Ludwig, 436 E 14, NY; 5yf Apr1'08; Jan6'12. 1,200

122D st, 36 E. (3:850), str & b; Frank G Ormsby to Harry D Christopher, 543 W 156; 10y&1½mos f Dec15'11; Jan9'12. 2,500 & 3,000

123D st, 202 E, see 3 av, 297.

127TH st, 458 W, see 10 av, 292.

128TH st, 3-5 E. (3:858) ns, 125 e 5 av, 50 x98.9, all; Isaac M Getskay to Max Raymond, 517 W 113, & Aaron D Raisman, 73 W 88; 21yf Feb1'13; Jan8'12. net, 24,000

129TH st, 252-8 W. (3:778) 6th & 7th fls as a dormitory; Sherpe Bldg Co to Victor J Bradley, 400 W 153, as TRSTE for certain Railway Postal Clerks of the U S Railway Mail Service; 5 1-12yf Apr1'11; Jan8'12. 6,000

130TH st, 100 E, see 4 av, 441.

132D st, 104 W. (3:807), all; Max L Meyer to Louis F Blumenthal, 104 W 32, & Jacob Valensi, 8800 Bay Parkway, Bklyn, et al; 6 4-12yf Jan1'11; Jan9'12. 7,000 to 10,500

136TH st, 20-6 W. (3:837), all; 20 W 36th St Co to R J Horner & Co, 61 W 23; 12yf Feb1'12 (8y ren at \$37,500); Jan8'12. taxes, &c, & 32,500 to 37,500

137TH st E, swc 1 av, see 1 av, 643.

138TH st, 443 W. (3:736) str & b; Mary McCaffrey to Armando Barbero, 443 W 38; 5yf Jan1; Jan10'12. 360

140TH st W, sec 8 av, see 8 av, 618.

141ST st, 134 E. (5:1295) all of & rear of 136 E 41st; Geo Schuchman to Fredk P Parker, 136 E 41; 6½yf Jan1; Jan9'12. 5,500 to 6,500

147TH st, 158-70 W, see Bway, 1564-6.

148TH st W, swc 10TH av, see 10 av, swc 48.

153D st E, swc 3 av, see 3 av, swc 53.

157TH st, (4:1104) ss, 100 w 11 av, runs w75xsl44.1lx75&100 to ws 11 av xn30.8xw 87xn100xw13xn25.5 to beg, the land; Chas E Appleby, of Glen Cove, LI, to Jacob Bayer, 340 Brown, Union Hill, NJ; ext Ls; 10yf May1'17; Jan1'12. taxes, &c, & 5% of value appraised as vacant land

164TH st, 233 W. (4:1156), all; Thedford Eltz Coal Co to Eugene Lauber, c College pl & Union, Jersey City, NJ; 3yf Jan1; Jan 9'12. 360

175TH st, 339 E. (5:1450) sal; Berta Ungar to Jos Gilardi, 339 E 75; 5yf Oct1'11; Jan9'12. 480

107TH st, 334 E. (6:1678), double str & b; Giovanni Zangara & ano to Guiseppe Reale, 334 E 107; 2yf Mar1; Jan1'12. 504

110TH st, 245-9 E. (6:1660) w str; Jos Drapkin to Abr Meyerowitz, 245 E 110; 2 4-12yf Jan1'12; Jan8'12. 252

114TH st, 351 E. (6:1686), all; Di Benedetto Realty Co to Raffaele Colasuonno, 351 E 114; 5yf Jan1'12; Jan8'12. 2,880

115TH st W. (7:1825) ns 500 w Lenox av, 40x100.11, all; Lenox Baths to Benj Rosenthal, 197 Stockton, Bklyn & Louis Malich, 513 E 174; ext Ls; 5yf Jan1'17; Jan5'12. 2,000

115TH st, 23 E. (6:1621) all; Fanny Weill to David Berlin, 158 E 113; 5yf Jan1; (3y ren); Jan10'12. 3,000

125TH st E. (6:1773) swc Lex av; re asn Ls; Wm Zoll to Chas A Sheidy, 318 W 121; AT; mtg \$5,000; Jan10'12. nom

127TH st, 152-4 W. (7:1911), all; Sanitary Steam Laundry Co to Herman A Domphe, 1168 2 av; 10yf Jan8; Jan8'12. 3,600 to 4,000

127TH st, 152-4 W. (7:1911), asn Ls; Herman A Domphe to Warfield Laundry Corp, 5 Beekman; AT; Jan10'12. nom

129TH st W, nvc Old Bway, see Old Bway, nvc 129.

140TH st, 53 W. (6:1738), all; Clara Bloomingdale to Jew Wing & Chu Quon, both at 31½ Pell; 5yf Feb1'12; Jan8'12. 3,700

156TH st W, nec Bway, see Bway, nec 156.

168TH st W. (8:2124) ss, 100 w Audubon av, runs sl00xw25xn—xw25xn75 to st xe50 to beg, the land; Fredk T Van Beuren et al to Jos A Adler, 1061 St Nicholas av; 10yf Jan1'10; Jan9'12. taxes, &c, & 800

120TH st, 514 W. (8:2222) str & c; Chas Hensle Realty Co to Mary B Diecks, 1362 St Nicholas av; 4 7-12 yf Oct1'11; Jan10'12. 720 to 900

1 Av D, nvc 2d, see 2d, 314 E.

Broadway, 2848. (7:1882) str & pt c; asn Ls; Oscar B Abbott to Benj Polansky, 6 E 107; Jan8; Jan9'12. nom

Broadway, 2848-50. (7:1882), str & pt c; American Purchasing Assn to Oscar B Abbott, 174 W 109; 4yf May1'11; Jan9'12. 3,200 to 3,700

Bowery, 178 & Kenmare st. 9, (2:478) boot black chairs, outside of sal & barber shop; Salvatore Isabella to Carmine Consoli, 238 Mulberry & Francesco Salomone, 31 Crosby; 3yf Oct1'11; Jan5'12. 180

Broadway. (8:2115) nec 156th, n str & b; asn Ls & ext with consent by Canavan Investing Co; Max Kahler to Geo E Anderson, 536 W 181; Dec28'11; Jan5'12. nom

Broadway, 2824. (7:1881), s str & b; Louis Kaplan to Lew M Heymann, Sea View av, Far Rockaway, B of Q, & Jno Schepps, 345 E 26, Bklyn; 4 9-12yf Jan1; Jan6'12. 4,000 to 5,000

Broadway (7TH av), 1564-6. (4:999) es, 40.5 s 47th, runs e80xn40.5 to ss 47th (Nos 158-70 W) xe120xsl00.5xw12.6xn0.1xw87.6x s0.1xw20xn20xw80 to Bway xn40 to beg, all; lessee to erect 6-story bldg to cost \$250,000; Geo H Earle, Jr, of Phila, Pa, to Palace Theatre & Realty Co, 55 Liberty; 21yf Jan1'12 (with 4 rens); Jan8'12. taxes, &c, & 41,000 to 60,000

Bowery, 64-64½. (1:203); asn Ls; Max & Yetta Bronstein to Morris Markel, 1 E 115; AL; Jan2; Jan10'12. nom

Lexington av, swc 125th, see 125th E, swc Lex av.

Old Broadway. (7:1984) nvc 129th; cancellation of Ls; Holland Holding Co to Frank Bigley, 2344 Old Bway; Dec30'11; Jan8'12. nom

1ST av, 643. (3:942) swc 37th; re asn Ls; Jno D Haase to Cecilia M Cleary, 2435 1 av; AT; mtg \$3,641; Dec30'11; Jan10'12. nom

12D av, 2097. (6:1658), asn Ls; Freda Reda to Leonardo Caldarado; AT; Jan5; Jan8'12. nom

12D av, 964. (5:1344) str & rear c; Katzman Co to Felix Resnick, 964 2 av; 3yf May1'11; Jan8'12. 1,080

12D av, S32. (5:1337) str & b; Henrietta K D Klay to Robt Scholz, on premises; 10yf Jan1'10; Jan6'12. 720

12D av, 324. (3:924) es, 25 s 19th, 4-sty & b dwg; Lemuel L Phipps to Elias Hyman, 233 E 11; 3yf Feb1; (5y ren), Jan5'12. 1,700

13D av, 297, & 23D st, 202 E. (3:903), all; Fredk W Seybil to Albt Henninger, 54 Graham av, Bklyn; 9 8-12yf Jan1; Jan11'12. 5,000 for each 1st 5 yrs & thereafter \$500 greater for each year

13D av, 1025. (5:1415) str & b; Ernestine Weill to Joe Wilder, 1025 3 av; 5yf Feb1 (5y ren); Jan5'12. 5,700

13D av. (5:1307) swc 53d; asn Ls; Jno Prange to Henry Gerdan, 673 Beck & ano; mtg \$10,000; Jan10'12. nom

14TH av. (2:558) nec 12th, 5th loft; Danl Kops et al to Hiram Cohn, 30 West End av, & Leon H Cohn, 43 W 32; 5yf Feb1; Jan9'12. 4,250

14TH av, 478. (3:861), sur Ls; Meta Helmke to N Y Life Ins & Trust Co, 52 Wall, TRSTE Thos Morrell et al; Nov29'11; Jan8'12. nom

14TH av, 441 & 30th st, 100 E. (3:885) all; Abr Schwab to Jno Ginsburg, 227 E 33 & Isaac M Levy, 430 E 155; 3yf May1; Jan 5'12. 3,700

15TH av, 2632. (7:2026) str & c, also 1st fl; Henry C Sasse to Theo Holsten, 2632 8 av; f Jan1'12 to May1'20; Jan8'12. 2,496

18TH av, 2639. (7:2042) ws, 24.11 s 141st, 25x100; sobrn of Ls to mtg for \$12,000; Henry Mangel, 2639 8 av, with Danl Stiebs, 2324 Davidson av; Jan5; Jan9'12. nom

18TH av, 618. (3:789) sec 40th; asn Ls; Arthur Jost to Morris Jacobs, 618 8 av; Jan9; Jan10'12. nom

18TH av, 618. (3:789), sec 40th, all; Terence F Gallagher to Morris Jacobs, 898 Prospect av; 7yf May1'15; Jan10'12. 8,200 & 8,500

19TH av, 458. (3:759) str & c; Meyer Alexander to David Isenberg, 520 Boulevard, Rockaway Beach, B of Q, & Benj Isenberg, 485 E 140; 5yf Jan1; Jan8'12. 1,440

10TH av, 292 & 27th st, 458 W. (3:724) two str & c; Bertha Becker to Louis Becker, 748 Beck; 10yf Jan1; Jan5'12. 1,920

10TH av. (4:1076) swc 48th, 25.1x100; asn Ls; Wm H White to Margt White, 500 W 48; Dec28'11; Jan8'12. O C & 100

11TH av, 546. (4:1070), all; Wm Von Twistern to Jos Riebe, 546 11 av; 4 5-12yf Dec1'11; Jan9'12. 1,800

11TH av, ws, abt 125 s 57TH, see 57th, ss, 100 w 11 av.

LEASES

Borough of the Bronx.

149TH st E, sec Bergen av, see Bergen av, sec 149.

174TH st, 481 E. (11:2916) nec Washington av, all; Ettar Realty Co to Marcus Fendrich, 7 E 17; 3yf Jan1; Jan9'12. 6,000

Bergen av. (9:2293) sec 149th, str & pt c; Steurer Pub Co to Robt L Page, 1277 Hoe av, & Paul Krichell, 329 E 152; 10yf Dec1'11; Jan9'12. 3,000 to 3,900

Intervale av, 1110. (10:2706), re asn Ls; Davies J Marshall to Agnes Gandert, 2060 Newbold av; AT; Jan5; Jan10'12. nom

Prospect av, 903. (10:2677) str fl; Alfred Lewin to Bertha Zimmon & Ida Yog, both on premises; 3 2-12yf; Nov1'11; Jan10'12. 1,500

Washington av, nec 174TH, see 174th, 481 E.

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is

the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

JAN. 5, 6, 8, 9, 10 & 11.

Attorney st, 9. (1:314) ws, 156.3 s Grand, 18.9x100; Jan8; Jan9'12, 3y5%; Bertha Vozzinger to Caroline G Coddington, at Englewood, NJ. 13,000

Attorney st, 9; sobrn agmt; Jan4; Jan9'12; Philip Klein, Fredk E Klein & Rose Sobel, exrs Josef Klein with same. nom

Broome st, 463. (2:474); agmt apportioning mtg; Jan10; Jan11'12; Arthur A Alexander with Lester J Saul, 12 5 av, trste Arthur L Levy. nom

Clinton st, 209, see Henry, 206.

Canal st, 30, see E Bway, 158.

Cathedral Parkway, 200, see Ams av, 1002-8.

Cherry st, 388. (1:261) ns, abt 25 e Scammel, 23.9x44; ½ pt; Dec30'11; Jan5'12, installs, 6%; Edw J Russell to American Co-oper Savgs & Loan Assn, 147 E 125. 600

Delancey st; see Ludlow, see Ludlow, 96.

Duane st, 164-6. (1:141) swc Hudson, (Nos 21-31) runs w44.5xsw125.10xse69.4x ne17.6xse29 to ws Hudson xn121.7 to beg; Jan5; Jan6'12, 5y4½%; Duane St Co to Oceanic Investing Co, 15 Exchange pl, Jersey City, NJ. 400,000

Duane st, 164-6; certf as to above mtg; Jan4; Jan6'12; same to same.

East Broadway, 101. (1:282) ss, abt 185 w Pike, 24.8x100; pr mtg \$30,000; Jan4; Jan5'12, 3y6%; Hannah Solomon, 151 E 71, to Rachel Jacobson, 213 E 68. 8,000

East Broadway, 158. (1:283) ns, 50.4 w Rutgers, 25x106.9 to Canal (No 30), 28x 93.6; also FORSYTH ST, 56, (1:301) es, 51.3 s Hester, 24.9x75; also AT to strip 0.2x75 adj above on ns; pr mtg \$78,800; Jan5'12, 2y6%; Isaac Lipschitz, 1439 E 9, Bklyn, to Gustav Lewkowitz, 746 St Nicholas av. 2,000

Elizabeth st, 164. (2:478) es, 171 s Spring, 19.11 to Kenmare, (Nos 13-23) x99x36.9x 98.8; Jan2; Jan9'12, 5y5%; Eck Realty Co, 338 E 59, to Marie La Montagne, trste Ernest C La Montagne, 621 5 av. 50,000

Elizabeth st, 164; certf as to above mtg; Jan2; Jan9'12; same to same.

Front st, 63. (1:34) see, 115.3 sw Old Slip, 20.6x86.10; ext of \$16,500 mtg to Dec 28'16 at 4½%; Dec28'11; Jan8'12; Greenwich Savgs Bank with Preferred City Est Co. nom

Franklin st, 184. (1:187), leasehold; Apr 3'11; Jan9'12, installs, 6%; Pauline Mayer to Mary Eckes, 1370 Bushwick av, Bklyn. 2,000

Forsyth st, 56, see E Bway, 158.

Fort Charles pl W, late Van Corlear pl. (13:3402) ses, 464.4 sw Wicker pl, now 227th, runs se40xsw84.9 to pl xnw98.9 to beg; Jan4; Jan5'12, 3y5½%; Annie M Thurm to Wm R Bonsal, at Hamlet, NC. 6,000

Grand st, 363-5. (1:311) ss, 66.8 e Essex, 33.4x100.8; pr mtg \$—; Jan4; Jan5'12; 1y6%; Julius Schattman 1833 7 av to Abr L Kass, 226 S 9, Bklyn. 5,000

Grand st, 363-5. (1:311) ss, 66.8 e Essex, 33.6x100.4; ext of \$11,500 mtg to May31'15 at % as per bond; June16'11; Jan5'12; Julius Schattman with Louis Celler, 61 W 94. nom

Greenwich st, 309-13. (1:140) sec Reade (Nos 151-3), —x—; consent as to mtg or deed of trust for \$50,000 dated Jan2'12; Nov1'11; Jan8'12; Hermance Storage & Refrigerating Co to Fidelity Trust Co, trste.

Greenwich st, 309-13; certf as to mtg or deed of trust for \$50,000 dated Jan2'12; Jan8'12; same to same.

Greenwich st, 514. (2:595) swc Spring (No 322), 18.4x40; PM; Jan10; Jan11'12, 5y 5%; Philip Krauss to American Mtg Co, 31 Nassau. 7,500

Hester st, 204-6. (1:207) ss, 52.2 w Baxter, runs w40xss8.9xe20xsl4.9xe20xne63.6 to beg; pr mtg \$20,000; Jan8'12, 2y6%; Alessandro Delli Paoli to Jos Yeska, 155 Riverside Dr. 7,800

Hudson st, 21-31, see Duane, 164-6.

Henry st, 206. (1:270) swc Clinton, (No 209) 23.9x100; Jan8; Jan9'12, due, &c, as per bond; Saml Rosenberg to Title Guar & Trust Co. 45,000

King st, 28. (2:519); ext of \$20,000 mtg to Apr1'16 at 5%; Jan2; Jan8'12; N Y Life Ins & Trust Co, trste Louis Hamersley, with Mary Paganini & Serafino Lagomarsino, both at 475 Pearl, & Lodovico Nesso, 6 Baxter. nom

Kenmare st, 13-23, see Elizabeth, 164.

Kenmare st, 9-11. (2:478), str Ls; Jan4; Jan9'12; Paul Falletta, 153 Attorney, to Salvatore Isabella, 366 Broome. 300

Ludlow st, 96. (2:409) see Delancey, 37.1 x87.6; Dec8'11; Jan8'12, 5y5%; Chas Karg, 58 St Andrews pl, Yonkers, NY, to N Y Life Ins Co, 346 Bway. 45,000

- Lafayette st, 237-9**, (2:495) es, 95.2 n Spring, 50.2x100; ext of \$15,000 mtg to Jan8'17 at 5%; Jan8'12; Bklyn Savgs Bank with Citizens Investing Co, 226 Lafayette. nom
- Lafayette st, 237-9**, (2:495) es, 95.2 n Spring, 50.2x100; pr mtg \$150,000; Jan8'12, 1y6%; Citizens Investing Co to Bronx Investing Co, 128 Bway. 20,000
- Lafayette st, 237-9**; certf as to above mtg; Jan8'12; same to same.
- Leonard st, 117-9**, (1:171) ns, 45 w Lafayette, 45x49.11; also AT to strip in rear, —x—4.2x—; pr mtg \$10,000; Dec27'11; Jan 9'12, due, &c, as per bond; Alfred C Bachman, 265 W 121, to Fredk Heath, 615 3d, Bklyn. 15,000
- Lewis st, 13**, (2:326) ws, abt 100 s Broome, 25x100; Jan9'12, 3y6%; Chas F Keyes to Title Ins Co of N Y. 7,000
- Lewis st, 99-9½**, (2:329) swc Stanton, (Nos 293-5) 50x99.8; ext of \$58,000 mtg to Sept30'16 at 5½%; Oct10'11; Jan10'12; Mtg Bond Co of NY with Banned Cohen. nom
- Lewis st, 7-9**, (2:326) ws abt 130 n Grand, 33.4x100; ext of \$30,000 mtg to Jan 11'15 at 5%; Jan11'12; N Y Trust Co, 26 Broad with Abr Lewenthal, 515 W 110; Fredk Lewenthal, 662 West End av; Isaac Lewenthal, 1391 Mad av. nom
- Mercer st, 230-2**, see Bway, 663-5.
- Maiden la, 137**, see Water, 153.
- Maiden la, 135**, see Water, 153.
- New st, (S:2149) ws**, at nec Washington Bridge Park, runs w89.11xn78.8xe50xn332.2 xe28.4 to st xs— to beg; Jan9; Jan10'12, due, &c, as per bond; Mary C & Pauline Bogardus, wid, 69 S Oxford, Bklyn, to Bankers Trust Co, 7 Wall. 830.48
- New Bowery, 44-S**, (1:117) nws, 74.8 s James, runs w80.5xs25.10xs29.3xe22.10 to New Bowery xne75.1 to beg; Jan9; Jan11'12, due May1'13, 5%; Dominick Milano to Bway Savgs Instn of City NY, 5-7 Park pl. 30,000
- Pearl st, 31**, (1:10) sal Ls; Jan5; Jan10'12, demand, 6%; Chas A Ticklenberg to Geo Ehret, 1197 Park av. 1,000
- Reade st, 151-3**, see Greenwich, 309-13.
- Ridge st, 78**, (2:343) es, 100 n Delancey, —x—; ext of \$26,000 mtg to Jan2'17 at 5%; Jan8; Jan9'12; Geo G Kip with Wm Solomon, 616 E 168. nom
- Stanton st, 293-5**, see Lewis, 99-9½.
- Spring st, 322**, see Greenwich, 514.
- Sutton pl, 26, or Av A**, (5:1370) ws, 40.5 n 58th, 20x86.5; Jan11'12, 3y5%; Mary T O'Meara to Emigrant Indust Savgs Bank. 7,000
- Sheriff st, 122**, (2:335) es, 100.2 s Houston, 24.10x100; pr mtg \$29,000; Jan2; Jan 11'12, 2y6%; Isidor Hollander to Margt Knox, 478 Mott av. 2,000
- Sheriff st, 122**; sobrn agmt; Jan2; Jan11'12; Emilie Macher with Margt Knox, 478 Mott av. nom
- Sheriff st, 122**, (2:335) es, 100.2 s Houston, 25x100; ext of \$24,000 mtg to Dec26'14 at 5%; Dec1'11; Jan11'12; Cornelius G Coakley et al trstes Kath T W Gardner with Isidore Hollander. nom
- Thompson st, 230-2**, (2:537) es, 60 s 3d, 56.7x75; Dec5'11; Jan11'12, demand, 6%; Jessie K Berrick to N Y County Natl Bank, 79 8 av. note, 5,000
- Washington st, 380**, (1:216) aSn Ls by way of mtg as collateral for \$4,000; Oct 30'11; Jan5'12; Andw Albegeus to Consumers Bwg Co, 55th & Av A. nom
- Warren st, 60-2**, see W Bway, 81-5.
- Willett st, 51**, (2:338) ws, 69.9 n Delancey, 30.3x98; ext of \$28,000 mtg to Jan 15'17 at 5%; Dec6'11; Jan6'12; Naftali Messer, Louis Berl & Jacob W Eneman with American Soc for Prevention of Cruelty to Animals, a corpn, 50 Mad av. nom
- West Washington pl, 115-9**, (2:592) nes, 181 nw 6 av, 75x97; pr mtg \$48,000; Jan5; Jan8'12, 1y6%; Saml Lipman to Samson Lachman, 31e3 W 106. 56,000
- West Washington pl, 115-9**; PM; pr mtg \$24,000; Jan8'12, 3y5½%; same to Danl Rosenbaum, 1187 Lex av. 19,000
- West Washington pl, 115-9**; PM; pr mtg \$43,000; Jan8'12, 1y6%; same to Samson Lachman, 313 W 106. 56,000
- Water st, 153**, (1:71) nec Maiden la (No 135), 20.6x30x20.5x30.3; also MAIDEN LA, 137, (1:71) ns, abt 30 e Water, 22x20; also LAND in Kings Co; Jan10'12, due, &c, as per bond; Ahrend Schierenbeck, Bklyn, to Geo F Martens, New Germantown, NJ. 7,000
- Washington Sq N, 2**, (2:550) ns, 27.8 w University pl, 27.8x164.8x27.8x166.7, leasehold; Jan9; Jan10'12, due July9'14, 6%; Marmaduke Tilden, 822 Pine, Phila, Pa, to Wm McBrien, on es Walnut st, s of Liberty av, Richmond Hill, NY. 5,000
- 4TH st, 91 E**, see 2 av, 72.
- 6TH st, 423 E**, (2:434); ext of \$15,000 mtg to Dec22'16 at 5%; Jan3; Jan9'12; Edmond L Campion & ano, trstes for Louis J Mitchell, &c, will Anne T McNulty, with Zbarazer Realty Co. nom
- 8TH st, 334 E**, (2:390) ss, 165.6 w Av C, 32.6x97.6; pr mtg \$35,000; Jan10; Jan11'12, 3y6%; Hattie Taub, 10 Pinehurst av, extrx Leon Taub, to Isidor H Jackson, 24 E 99. 5,000
- 8TH st, 336 E**, (2:390) ss, 133 w Av C, 32.6x97.6; pr mtg \$35,000; Jan3; Jan5'12, 5y6%; Hattie Taub, 10 Pinehurst av, to Rosie T Auerbach, 10 Pinehurst av. 5,000
- 12TH st, 277-9 W**, (2:615) ns, 22.6 e 4th, 39.3x33.5x37.7x36.10; PM; Jan10; Jan11'12, due, &c, as per bond; Henry Rousby, of Bklyn, to Title Guar & Trust Co, 176 Bway. 8,500
- 13TH st, 519 E**, (2:407) ns, 246 e Av A, 25x irreg x25x103.3; ext of \$25,000 mtg to Oct2'14 at 5%; Oct10'11; Jan5'12; Mary H & Elias D Smith, exrs, &c, Jno J Smith, with Julius Tishman, 25 W 90. nom
- 15TH st, 238 E**, (3:896); sobrn agmt; Nov 29'11; Jan9'12; Cornelia L Page with Trstes Columbia College in City NY, 63 Wall. nom
- 17TH st, 132-4 E**, (3:872); ext of 2 mtgs for \$30,000 each to Feb9'17 at 4½%; Jan2; Jan8'12; N Y Life Ins & Trust Co, trste Louis C Hamersley with Sarah Ballin, 365 W 118. nom
- 18TH st, 432 W**, (3:715) ss, 354.5 w 9 av, 20.6x92; Jan5'12; 3y5%; Hannah Lynch wid to Emigrant Indust Savgs Bank, 51 Chambers. 7,500
- 18TH st E, nwc AV B**, see AV B, 308-22.
- 19TH st, 114 E**, (3:874) ss, 100 w Irving pl, 25x92; Jan1; Jan5'12, due &c as per bond; Henry G McKaye of Newport, RI to Title Guar & Tr Co. 26,000
- 19TH st E, swc AV B**, see AV B, 308-22.
- 21ST st, 213 E**, (3:902) ns, 192.6 e 3 av, 24.1x98.9; Jan9; Pan10'12; 5y5%; Mary T Sullivan to Adam Schulz, Spring Valley, NY. 23,500
- 21ST st, 213 E**; sobrn agmt; Dec15'11; Jan10'12; Richd J Couch with same. nom
- 22D st, 36 E**, (3:850); sal Ls; Jan9'12, demand, 6%; Harry D Christopher to F & M Schaefer Bwg Co, 114 E 51. 5,204
- 22D st, 326 W**, (3:745) ss, 320.9 w 8 av, 20.9x98.6; Jan8'12, 3y6%; Kathleen Thomas to Mary C Stewart, 28 St Johns pl, Bklyn. 3,500
- 23D st, 265 W**, (3:773) ns, 156.3 e 8 av, 18.9x98.9; PM; Jan5'12; 3y5%; Maria S Simpson to Jno H Halloran, 31 W 12. 20,000
- 23D st, 548-50 W**, (3:694) Leasehold; ext of \$10,000 mtg to Feb21'15 at 6%; Jan4; Jan5'12; Caroline T Kissel with Ethel W C Moen, 337 W 70 & Harward W Cram, 44 W 44. nom
- 24TH st, 540-4 W**, (3:695) ss, 525 w 10 av, 75x98.9, leasehold; Jan2; Jan8'12, 2y 6%; Herman Kohn, 540 W 24, to Josef Hamburger, 12 W 119. 5,000
- 25TH st, 261 W**, (3:775) ns, 168.11 e 8 av, 24.10x98.9; Jan5'12; 5y5%; Brinton Realty Co to Jno A Aspinwall, Wash, DC & ano trste Wm H Aspinwall. 21,500
- 25TH st, 261 W**, certf as to above mtg, Jan5'12; same to same.
- 25TH st, 313 W**, (3:749) ns, 130 w 8 av, 24x98.9; Jan11'12, due Apr7'12 6%; Margt R, wife Robt J Walsh, to Ethel V Sullivan, 311 W 33. 375
- 26TH st, 541 W**, (3:698) ns, 479 w 10 av, 24x98.9; PM; Jan9'12, due, &c, as per bond; Jno Williams, Inc, a corpn, to Leonard E Jelly, 369 W 27. 10,000
- 27TH st, 444 W**, see 10 av, 292.
- 28TH st, 20 E**, (3:857) ss, 95 w Mad av, 25x98.9; pr mtg \$—; Jan8; Jan9'12, 1y6%; Edwin F Walton to Mitchell A C Levy, 59 E 34. 15,000
- 30TH st, 132-4 E**, (3:885) ss, 42 e Lex av, 29x24.8; Jan8'12, due, &c, as per bond; Maria J Harris, 132 E 30, to Rose T Kirk, 136 E 49. 3,000
- 30TH st, 11 W**, (3:832) nes, 225 nw 5 av, 25x98.9; pr mtg \$60,000; Jan5'12, due, &c, as per bond; Emma F McNall, of Greenwich, Conn, to Eliz M Taylor, 2350 Bway. 17,000
- 30TH st, 46-52 E**, see 4 av, 434-40.
- 30TH st, 11 W**, (3:832) ns, 225 w 5 av, 25x98.9; ext of \$60,000 mtg to Feb1'17 at 4½%; Jan5'12; Mutual Life Ins Co of NY with Emma F McNall. nom
- 30TH st, 7-9 W**, (3:832) ns, 175 w 5 av, 50x98.9; pr mtg \$—; Jan9; Jan11'12, due Dec15'12, 6%; Alfred Weil to Sophie Herzfeld, 44 W 126. 20,000
- 32D st, 50½ E**, see 4 av, 470-8.
- 33D st, 151 E**, (3:889) ns, 148 e Lex av, 20x98.9; Jan5'12; 5y5%; Axel O Ihslegg to Lawyers Mtg Co, 59 Liberty. 15,000
- 36TH st, 201 W**, see 7 av, 482-90.
- 36TH st W, nec 6TH av**, see 6 av, 616.
- 36TH st, 19-21 W**, (3:838) ns, 322 w 5 av, 48x98.9; Jan10; Jan11'12, 10y5%; 19 & 21 W 36th St Co to N Y Life Ins Co, 346 Bway. gold, 285,000
- 36TH st, 19-21 W**; certf as to above mtg; Jan10; Jan11'12; same to same.
- 36TH st, 19-21 W**; sobrn agmt; Jan10; Jan11'12; same & State Realty & Mtg Co with same. nom
- 38TH st, 443 W**, (3:736); sal Ls; Dec29'11; Jan10'12, demand, 6%; Armando Barbero to V Loewers Gambrinus Bwy Co, 528 W 42. 700
- 40TH st W, sec 8TH av**, see 8 av, sec 40.
- 47TH st, 332 W**, (4:1037) ss, 321 e 9 av, 28x100.5; pr mtg \$22,000; Jan8; Jan9'12, 3y 6%; Louise L Albert, of Saranac Lake, NY, to Chas Essig, 334 W 47. 3,000
- 49TH st, 198 W**, (4:1001) ss, 143 w 6 av, 85.4x100.5; Jan6; Jan11'12, due, &c, as per bond; Saml K Jacobs to Title Guar & Trust Co. 15,000
- 53D st, 407 E**, (5:1365) ns, 114 e 1 av, 20 x100.5; Dec28'11; Jan11'12, 3y4½%; Kuni-gunda Mees to German Savgs Bank in City NY, 157 4 av. 3,500
- 55TH st, 76-80 W**, see 6 av, 968-76.
- 56TH st, 230 E**, (5:1329) ss, 200 w 2 av, 25x100.5; ext of \$12,500 mtg to Jan10'17, at 4½%; Jan10; Jan11'12; Lawyers Title Ins & Trust Co with Emma R Harbaugh. nom
- 57TH st, 120 E**, (5:1311) ss, 138.6 w Lex av, 16x100.5; pr mtg \$18,000; Dec18'11; Jan 5'12, due &c as per bond; Cordie G Hammill to Greenwich Savgs Bank, 246 6 av. 1,000
- 57TH st, 120 E**, (5:1311); ext of mtg for \$18,000 to Dec29'14 at 4½%; Dec18'11; Jan 11'12; Greenwich Savgs Bank with Cordie G Hammill, 120 E 57. nom
- 59TH st, 22 W**, (5:1274) ss, 445 e 6 av, 25x100.5; pr mtg \$90,000; Jan4; Jan11'12, due Nov1'12, 6%; Fifty-ninth St Real Est Co to Richd J Donovan, 234 9 av. 30,000
- 59TH st, 22 W**; certf as to above mtg; Jan4; Jan11'12; same to same.
- 61ST st, 242 W**, (4:1152) ss, 200 e West End av, 25x100.11; Jan2; Jan6'12, due Dec 1'14, 5%; Annie Goldstein to Equitable Life Assur Soc of the U S, 120 Bway. 10,000
- 61ST st, 244 W**, (4:1152); ext of \$10,000 mtg to Dec1'14 at 5%; Jan1; Jan8'12; Equitable Life Assur Soc of the U S with Annie Goldstein, 143 W 111. nom
- 63D st, 112 W**, (4:1134) ss, 200 w Col av, 25x100.5; PM; pr mtg \$16,000; Jan4; Jan5'12, due Oct17'12; 6%; Elsa M Stout, White Plains, NY to Lizzie W Coutler, 2617 E 23, Bklyn. 7,000
- 64TH st, 32 E**, see Mad av, sec 64.
- 66TH st, 207 W**, (4:1158); ext of \$15,000 mtg to Junel'14 at 5%; Junel'11; Jan9'12; Equitable Life Assur Soc of the U S with Rose Silberstein, 2450 7 av. nom
- 67TH st, 23-7 W**, (4:1120) ext of \$180,000 mtg to Jan7'15 at 4½%; Jan3; Jan5'12; Greenwich Savgs Bank with 67th St Studio Bldg Assn, 27 W 67. nom
- 67TH st, 204 W**, (4:1158) ss, 125 w Ams av, 25x100.5; pr mtg \$12,000; Jan5'12, due, &c as per bond; Louis Margolin of Kiam- esha Lake, NY to Lena Shapira, 219 W 34. 4,000
- 67TH st, 149 E**, (5:1402); ext of \$78,000 mtg to Jan20'14 at 6%; Jan9; Jan10'12; Henry D Winans with Philmont Realty Co. nom
- 71ST st, 301 W**, see West End av, 241.
- 75TH st, 339 E**, (5:1450); sal Ls; Oct31'11; Jan9'12, demand, 6%; Jos Gilardi, 339 E 75, to Kips Bay Bwg & Malting Co, 628 1 av. 600
- 76TH st, 158 W**, (4:1147); ext of \$24,000 mtg to Oct1'14 at 5%; Dec20'11; Jan6'12; Jno B Garrison with Jno R Higbie, Babylon, NY. nom
- 78TH st, 250 W**, see Bway, 2191-9.
- 78TH st, 204 W**, (6:1792) ss, 65 w Ams av, 35x102.2; pr mtg \$18,000; Jan5; Jan8'12, 2y, interest as per bond; Ernestine A Cochran, of Lynbrook, LI, to Farmers Loan & Trust Co, 22 Wm. 7,500
- 79TH st E, nwc East End av**, see East End av, 2-8.
- 82D st E, nec Mad av**, see Mad av, nec 82.
- 83D st E, sec Mad av**, see Mad av, sec 83.
- 84TH st, 212 W**, (4:1231); ext of \$25,000 mtg to Apr12'17 at 5%; Nov28'11; Jan10'12; Stephen G & Beldon Roach with Mrs Laura Parker, at Bayshore Ter, E Elmhurst, LI. nom
- 83D st, 100-2 W**, see Col av, 476.
- 85TH st, 172 E**, (5:1513) ss, 153.4 w 3 av, 25.6x102.2; ext of \$20,000 mtg to Jan1'17 at 5%; Jan4; Jan9'12; Minna Kreuder, extrx, &c, Louis Kreuder, with Dora & Adolph Kreuder, 1864 3 av. nom
- 85TH st, 205 E**, (5:1531) ns, 100 e 3 av, 25x104.4, except strip at swc above, being about 0.7 in front, 0.10 in rear & 25.6 in depth; pr mtg \$15,000; Jan8'12, due Apr15'13, 6%; Thos J Gallon, 205 E 85, to Dora Millheiser, 224 E 83. 2,000
- 85TH st, 521 E**, (5:1582) ns, 223 e Av A, 25x102.2; pr mtg \$9,000; Jan8; Jan9'12, due, &c, as per bond; Eliz Miller, heir Bella Kuemmel to Michl Sholtz, 59 Rutland rd, Bklyn, & ano. 775
- 86TH st, 342 E**, (5:1548) ss, 175 w 1 av, 25x102.2; Jan6; Jan8'12, due, &c, as per bond; Johann H Antonius to Wm H Hottes, 725 Home. 3,000
- 87TH st, 315 W**, (4:1249) ns, 207 w West End av, 18x100.8; pr mtg \$7,000; Jan 4; Jan5'12, due &c as per bond; Eliza W McMann to Dry Dock Savgs Instn, 341 Bowery. 3,000
- 89TH st, 227 E**, (5:1535) ns, 175 w 2 av, 25x100.8; pr mtg \$—; Jan5; Jan9'12, 5y 4½%; Wm F Boettler to Wm Stern, 52 Lenox av. 3,000
- 89TH st, 227 E**; sobrn agmt; Jan8; Jan9'12; same & Friedrich Meyer with same. nom
- 90TH st, 49 W**, (4:1204) ext of \$15,000 mtg to Dec30'16 at 4½%; Jan2; Jan5'12; Greenwich Savgs Bank with Manheim Cohn, 49 W 90. nom
- 90TH st, 111 W**, (4:1221) ext of \$20,000 mtg to Feb2'15 at 4½%; Dec9'11; Jan5'12; Fanny Ellinger with Ellen M Grant, 112 W 90. nom
- 94TH st, 118 W**, (4:1224) ss, 200 w Col av, 27.5x93.3 to ns Apthorp's la x27.5x94.3; also AT to land in rear of above, being 18.4 in depth & 27.5 along cl said la; pr mtg \$24,000; Jan10'12, 1y5%; Ellis Hyman to Sidney W Hughes, at Pelham Manor, NY. 1,000
- 96TH st, 113 W**, (7:1851) ns, 231.3 w Col av, 31.3x100.11, 5-sty bk tnt; pr mtg \$24,000; Dec29'11; Jan6'12, 3y5%; Geo Neher, Jr, to Jno W Neher, 415 W 37. 6,600
- 99TH st, 304 W**, (7:1888) ss, 100 w West End av, 45x100.11; pr mtg \$70,000; Jan9; Jan11'12, due, &c, as per bond; Annie H E Grannis, of Tenafly, NJ, to Manhattan Savgs Instn, 644 Bway. 5,000
- 105TH st, 51 W**, see Manhattan av, nwc 105.
- 107TH st, 1 W**, see Central Park W, 471.
- 109TH st, 164 E**, (6:1634) ss, 196 w 3 av, 28.3x100.11; ext of \$3,000 mtg to Dec15'14 at 6%; Jan5'12; Sadie Josephy with Herman Steinbuehler, 164 E 107. nom

111TH st, 95 E, (6:1617) nwc Park av, (Nos 1540-4) 33x100.11; ext of \$38,000 mtg to Nov'12'14 at 5%; Jan'4; Jan'5'12; Trust Co of America with Saml Friedman, 67 E 93, & Nathan Brody, 412 W 148. nom

111TH st, 95-7 E, see Park av, nwc 111.

111TH st, 2 W, see 5 av, 1518.

113TH st, 230 W, (7:1828) ss, 200 w 7 av, 50x100.11; pr mtg \$76,500; Jan'8; Jan'9'12, due, &c, as per bond; M R L Bldg Co to Leonard Rothstein, 16 E 97. 3,300

113TH st, 230 W; certf as to above mtg; Jan'8; Jan'9'12; same to same.

114TH st, 108 W, (7:1823) ss, 147.6 w Lenox av, —; ext of mtg for \$18,000 to Jan'17 at 4½%; Jan'8'12; Jan'11'12; Greenwich Savgs Bank with Annie I wife Jacob G Fueth, 117 W 114. nom

116TH st, 124 E, (6:1643) ss, 80 w Lex av, 25x100.11; ext of \$29,000 mtg to Feb'15 at 5%; Jan'10'12; Fredk Sonnenburg with Rosa Yesky, 327 Central Park W. nom

118TH st, 309-11 E, (6:1797); ext of \$48,000 mtg to June 30'13 at 5%; July 10'11; Jan 9'12; Pauline Starr with Minerva Burwell. nom

118TH st, 201-3 E, see 3 av, 2167.

118TH st, 146-56 W, (7:1902); ext of 2 mtgs for \$108,500 each to Jan'10'17 at 4½%; Jan'10'12; N Y Life Ins & Trust Co with Sigmund Ashner, 1058 Coney Island av. nom

118TH st, 336-8 E, (6:1689) ss, 200 w 1 av, 37x100.11; Jan'10'12, due May'15, 5%; Serafino Piana to Bway Savgs Instn, 5-7 Park pl. 20,000

119TH st, 514 E, (6:1815) ss, 208 e Av A, 20x100.10; Jan'8'12, due, &c, as per bond; Jno P. Jos & Geo S Golden to Title Guar & Trust Co. 3,000

124TH st, 438 W, (7:1964) ss, 200 e Ams av, 25x100.11; Jan'4; Jan'5'12; 5y5%; Johanna Cohen to Lawyers Mtg Co, 59 Liberty. 22,000

124TH st, 438 W, sobrn agmt; Jan'4; Jan 5'12; same & Saml F Mead & Henry Mattenfeldt with same. nom

124TH st, 438 W, (7:1964) ext of \$6,500 mtg to Jan'2'14 at 5%; Jan'2; Jan'5'12; Saml F Mead & Henry Mattenfeldt, Johanna Cohen & Lena & Ludwig Wilson with Lawyers Mtg Co. nom

126TH st, 47 W, (6:1724); agmt changing interest days; Jan'8'12; Josephine B Crandell with German Savgs Bank, 157 4 av. nom

127TH st, 205 E, (6:1792) ns, 80 e 3 av, 25x50; Dec'22'11; Jan'8'12, due Jan'1'12, 5½%; Warren & Cleophas V Moore, Viola Wernecke & Cath A McGuire to Agnes K Mulligan, 1911 Arthur av. 5,000

129TH st, 170-2 E, see 3 av, 2380.

130TH st, 505-9 W, (7:1985) ns, 100 w Ams av, 105x99.11; pr mtg \$80,000; Dec'10'11; Jan'10'12, due, &c, as per bond; Nestor Holding Co to Sender Jarmulowsky, 16 E 93. 7,500

130TH st, 505-9 W; certf as to above mtg; Jan'10'12; same to same.

130TH st, 505-9 W; sobrn agmt; Jan'10'12; same & Louis Manheim with same. nom

135TH st, 39 W, (6:1735) ns, 410 e Lenox av, 37.6x99.11; pr mtg \$28,000; Jan'1; Jan'6'12, 5y6%; Harris Rosenberg, 39 W 135, & Edw London, 219 Forsyth, to Yetta London, 219 Forsyth. 14,000

140TH st, 467 W, (7:2057) ns, 112 e Ams av, 18x99.11; certf as to mtg for \$2,250; Dec'18'11; Jan'6'12; Kalil's Realty Co to Theo Veit. nom

140TH st, 467 W, (7:2057) ns, 112 e Ams av, 18x99.11; pr mtg \$—; Dec'18'11; Jan 5'12; 2y6%; Kalil's Realty Co to Theo Veit, 419 W 44. 2,250

140TH st, 26 W, (6:1737) ss, 361.8 w 5 av, 41.8x99.11; pr mtg \$32,000; Jan'6; Jan'8'12, 5y6%; Jennie Kuretsky to Jesse Oppenheim, 448 Central Park W. 10,000

146TH st, 602-4 W, (7:2092) ss, 100 w Bway, 50x99.11; Jan'6; Jan'8'12; 2y6%; Chas D Ward to Gerald S O'Loughlin, 702 St Nicholas av. 5,000

146TH st, 518-20 W, (7:2077); ext of \$40,000 mtg to Dec'19'16 at 5½%; Dec'16'11; Jan 11'12; Wm De F Haynes et al, exrs Fredk W Haynes, with Union Bank of Bklyn. nom

146TH st, 522-4 W, (7:2077); ext of \$40,000 mtg to Dec'19'16 at 5½%; Dec'16'11; Jan 9'12; N Y Life Ins Co with Union Bank of Bklyn. nom

146TH st, 514-6 W, (7:2077); ext of \$40,000 mtg to Dec'19'16 at 5½%; Dec'16'11; Jan 9'12; N Y Life Ins Co with Union Bank of Bklyn. nom

147TH st, 459 W, (7:2062) ns, 193.9 e Ams av, 18.9x99.11; PM; Jan'9'12, 5y5%; Max Mayer to Nicholas J Morris, Jr, 459 W 147. 8,000

147TH st, 433 E, (9:2292); ext of \$5,000 mtg to Feb'23'17 at 6%; Jan'6; Jan'8'12; Sigmund Ernst with Giovanni Arcabasso, 433 E 147. nom

153D st W, ns, 432.3 e Ams av, see 153d W, ns, 300 e Ams av.

153D st W, (7:2068) ns, 300 e Ams av, 132.3x—x188.4x99.11; also ST NICHOLAS AV, (7:2068) nwc 153d, runs n32.9xsw41 to 153d xe25.1 to beg; also AT to 153D ST W, (7:2068) ns, 432.3 e Ams av, runs ne— to pt 488.11 e Ams av xe9.11 to ws St Nicholas av (No 861) xs69.5xsw41 to ns 153d xw62.6 to beg; pr mtg \$—; Jan'5; Jan'6'12, 1y6%; M R L Bldg Co, 238 W 100, to Jacob W Solomon, 68 W 96. 12,000

153D st W; also ST NICHOLAS AV; also 153D ST W, (7:2068); same prop; certf as to above mtg; Jan'5; Jan'6'12; same to same.

162D st, 566-8 W, see Bway, sec 162.

172D st W, (8:2142) ss, 100.1 w Bway, 10 lots, each 24.7x95; 10 mtgs, each \$4,500; Jan'5; Jan'8'12, 3y6%; Barney Estate Co to Title Ins Co of N Y. 45,000

172D st W, (8:2142); same prop; 10 cerfts as to above mtgs; Jan'5; Jan'8'12; same to same.

178TH st W, see Ft Washington av, see Wadsworth av, sec 187.

180TH st, 601 W, see St Nich av, 1401-7.

187TH st W, see Wadsworth av, see Wadsworth av, sec 187.

187TH st, 618 W, see Wadsworth av, 618.

Ter W, 25x100; Jan'8; Jan'10'12, due, &c, as per bond; Geo L Liebler to Theo H Jerke, on 230th ns, abt 200 w Bailey av. 2,000

Av A, 429, (6:1810) ws, 65.11 n 122d, 15x 66; pr mtg \$3,000; Jan'5'12; 3y5%; Hannah Randall, 429 Pleasant av to Erna Holzinger, 411 E 120. 200

Av A, ws, 40.5 n 58TH, see Sutton pl, 26.

Av B, svce 19TH, see Av B, 308-22.

Av B, 308-22, (3:976) nwc 18th, 184 to 19th x120; Jan'10; Jan'11'12, 5y5%; Adelaide J. Ida C, Delafield S & Irving P Alcott, exrs Chas W Alcott, to Guaranty Trust Co of NY, 28 Nassau. 70,000

Amsterdam av, 1002-8, (7:1881) swc Cathedral Parkway, (No 200) (110th st), 70.11x100; certf as to mtg for \$30,000; Jan 24'09; Jan'5'12; Irving Judis Bldg & Constn Co to Mary Judis. nom

Broadway, (8:2233) es, 286.3 s Academy, 86.3x136.11x62.9x138.6; pr mtg \$24,000; Jan 2; Jan'8'12, due, &c, as per bond; Wm L Fawcett to City Real Estate Co, 176 Bway. 1,250

Broadway, (8:2238) ns, 100 e Academy, 100x150; Jan'8'12, 2y5%; Geo H Sampson to Emigrant Indust Savgs Bank. 10,000

Broadway, 663-5, (2:532) ws, 200 s 3d, 50.1x200 to es Mercer (Nos 230-2) x49.9x 200; certf as to mtg for \$400,000; Jan'3; Jan'5'12; The 663-5 Broadway Co to Max M Warburg. nom

Broadway, 2191-9, (4:1169) swc 78th, (No 250) runs w100xs102.2xe21.8xs5.6xe93.10 to Bway xn108.9 to beg, leasehold; Jan'8; Jan'9'12, 3y6%; Seventy-eighth St & Bway Co to Wm L Levy, 46 W 76. 30,000

Broadway, 2191-9, (4:1169) sec 78th, (No 250) (?) probably meant for prop as above; certf as to mtg for \$30,000; Jan'8; Jan'9'12; same to same.

Broadway, 2708, (7:1875) es, 70.9 s 104th, 31x120x30.9x124; Jan'10; Jan'11'12, due, &c, as per bond; Harry Lowenthal to N Y Savgs Bank, 81 8 av. 5,000

Broadway, (8:2120) sec 162d (Nos 566-8) 99.11x100; ext of \$160,000 mtg to Jan'15 at 5%; Dec'30'11; Jan'10'12; C M Silverman & Son, Inc, with E Matilda Ziegler et al, exrs, &c, Wm Ziegler. nom

Columbus av, 476, (4:1213) swc 83d (Nos 100-2) 24.8x100; ext of \$50,000 mtg to Jan 3'17 at 4½%; Dec'3'11; Jan'5'12; Bernhard Freund & Saml Bloch, exrs, &c, Herman Freund, with Geo H Horstmann, 100 W 83. nom

Central Park W, 473, see Central Park W, 471.

Central Park W, 472, see Central Park W, 471.

Central Park W, 471, (7:1843) nwc 107th (No 1), 40.11x100; also CENTRAL PARK W, 472, (7:1843) ws, 40.11 n 107th, 24x100; also CENTRAL PARK W, 473, (7:1843) ws, 64.11 n 107th, 24x100; pr mtg \$143,000; Jan'10'12, 2y5%; Silvia M Werner to Guaranty Trust Co of NY, 28 Nassau, trste. gold bonds, 20,000

East End av, 2-8, (5:1576) nwc 79th, 102.2x148; asn rmts as collateral security for mtgs for \$32,750 and \$125,000, respectively; Jan'4; Jan'6'12; Stevenson Constn Co to Moritz Falkenau, 36 W 73. nom

Fort Washington av, (8:2176) sec 178th, 105.3x100.11x109.11x101.2; pr mtg \$50,000; Jan'9; Jan'10'12, 1y6%; Emma Morris to Jerome Wilzin, 808 West End av. 10,000

Greenwich av, 44, (2:606) es, 291.11 n 10th, runs e102xnw31.2xsw4xw79.9 to av x s22.3 to beg; Jan'10'12, 5y5%; Nathan Glassheim to Lawyers Mtg Co, 59 Liberty. 14,000

Lexington av, 1498, (6:1624) ws, 50.11 s 97th, 25x80; Dec'1'11; Jan'5'12, 5y5%; Rose K Benaim, 1498 Lex av, to Sandford S Smith, 105 E 38, & ano, trstes Ogden Haggerty for Clemence H Crafts. 19,000

Madison av, 1453, (6:1606); sobrn agmt; Jan'6; Jan'10'12; Mina Rosenzweig with American Mtg Co, 31 Nassau. nom

Madison av, (5:1494) sec 83d, 109.4x85; certf by Mansad Constn Co that mtg for \$92,440 made by Mansad Realty Co to Allen Constn Co, recorded Oct'11 should read Mansad Constn Co; Jan'6; Jan'10'12.

Madison av, 1453, (6:1606) es, 25.11 n 100th, 25x80; Jan'8'12, 5y5%; Moses Israel to American Mtg Co, 31 Nassau. 18,000

Manhattan av, (7:1841) nwc 105th (No 51), 17.7x75; PM; Dec'20'11; Jan'8'12, 3y5%; Frances Hoertel to Danl McEwen, Jr, trste Simon P Carmichael, at Gloversville, NY. 12,000

Madison av, (5:1494) nec 82d, 95x85; certf by Alpha Constn Co that mtg for \$77,310 to Allen Constn Co recorded Oct 4'11 was intended to cover above premises; Jan'6; Jan'10'12.

Madison av, (5:1378) sec 64th (No 32) 100.5x132.6; ext of \$750,000 mtg to Nov 1'13 at 5%; Dec'12'11; Jan'11'12; Frank R Leland with Met Life Ins Co, 1 Mad av. nom

Nagle av, (8:2171) cl, 430 sw cl Ellwood runs se250xsw100xnw250 to cl Nagle av x ne100 to beg, except pt for av; PM; pr mtg \$18,500; Jan'8; Jan'10'12, 2y6%; Wm A Mark, 341 Morgan av, Bklyn, to Sumner Deane, Yonkers, NY. 5,250

Pleasant av, 429, (6:1810) ext of \$3,000 mtg to Jan'15 at 5%; Jan'5'12; Erna Holzinger with Hannah Randall, 429 Pleasant av. nom

Park av, 1540-4, see 111th, 95 E.

Park av, (6:1617) nwc 111th (Nos 95-7), 100.11x33; pr mtg \$38,000; Jan'4; Jan'5'12, 3y6%; Saml Friedman, 67 E 93, & Nathan Brody, 412 W 148, to Chas L Kellner, — Merril rd, Far Rockaway. 12,000

Park av, (6:1617); same prop; sobrn agmt; Jan'4; Jan'5'12; same & Annie Friedman & Anna Brody with same. nom

Post av, (8:2219) ss, 100 w Emerson, runs s75xw10xs25xw15xn100 to av xe25 to beg; Jan'9'12, 5y5%; Post Av Constn Co to Hermann Lips, 99 Hart, Bklyn, et al, trstes Elise Timme. 20,000

Post av, (8:2219); same prop; certf as to above mtg; Jan'9'12; same to same.

Post av, (8:2219) ss, 100 w Emerson av, runs s75xw10xs25xw15xn100 to av xe25 to beg; sobrn agmt; Jan'9'12; Realty Operating Co with Hermann Lips, 99 Hart, Bklyn, et al, trstes Elise Timme. nom

St Nicholas av, 761, (7:2063) ws, 40.10 n 148th, runs n20.5xw88.1xs—xe—xs—xe 92.5 to beg; Jan'4; Jan'8'12, 3y4½%; Annie Miller, of Freeport, LI, to German Savgs Bank, 100 E 14. 10,000

St Nicholas av, (8:2124) es, 78.7 n 166th, 26.2x84.1x25x—; PM; pr mtg \$7,500; Jan'5; Jan'9'12, due, &c, as per bond; Henry A Passholz, 268 W 127, to Wm J Huston, 325 Edgecombe av. 4,000

St Nicholas av, 1401-7, (8:2162) nwc 180th (No 601), 100x100; agmt as to share ownership in bond & mtg; Jan'10; Jan'11'12; Birmingham Holding Co, 2228 Bway, with Abel King, 148 E 65. nom

St Nicholas av, 861, see 153d W, ns, 300 e Ams av.

West Broadway, 81-5, (1:136) nec Warren (Nos 60-2) 75.3x53.7x75.9x53.8; Jan'8'12, 5y5%; Robt L Morrell, 11 E 32; Isabel de P Kelley, 25 E 83, & Julia B Peck, 48 E 75, to N Y Life Ins & Trust Co, 52 Wall, trste Thos Morrell for benefit of above. 98,960.75

West End av, 241, (4:1183) nwc 71st (No 301), 25x50; PM; Jan'8'12, due, &c, as per bond; Harriet C Sprague, of Sharon, Conn, to Clarence De Witt Rogers, Larchmont, NY, & ano, exrs Roger Lamson. 25,000

Wadsworth av, (8:2166) sec 187th, 50x 100; ext of \$41,000 mtg to Jan'5'15 at 5%; Jan'5; Jan'6'12; Milton S Guiterman with Crest Realty Co, 99 Nassau. nom

Wadsworth av, 618, (8:2166) sec 187th, (No 618) 50x100; equal lien with other mtg made July'6'11 for \$41,000; Jan'5; Jan'6'12, due, &c, as per bond; Crest Realty Co, 99 Nassau, to Milton S Guiterman, 58 Central Park W. 15,000

Wadsworth av, 618; certf as to above mtg; Jan'5; Jan'6'12; same to same.

1ST av, 194, (2:439) es, 28.3 s 12th, 25x 70; ext of \$15,000 mtg to Jan'19 at 5%; Jan'6; Jan'8'12; Bertha Sattler with Clara D Froelich, 545 W 144. nom

1ST av, 1308, (5:1465) es, 30.4 n 70th, 25x 87; Jan'3; Jan'9'12, 3y5%; Antonie Bohaty to Frank Krupicka, 1356 Av A. 1,000

1ST av, 24, (2:429) es, 44 s 2d, runs s23x e100xn17xn6.2xw99.1 to beg; pr mtg \$25,000; Jan'2; Jan'11'12, due, &c, as per bond; Morris Yoffe, of Portchester, NY, to Peretz Gordon, 54½ Ludlow. 10,000

2D av, 72, (2:446) nec 4th (No 91) 24.1x 100; sobrn agmt; Jan'6'12; Saul & David Eder & Jos L Buttenwieser with Arnold Thayer, Geo A Thayer & Henry H Hogins, all at Roslyn, LI, trstes Geo A Thayer. nom

2D av, 72, (2:446) nec 4th (No 91), 24x 100; Jan'5; Jan'6'12, due June'15'16, 5%; Saul & David Eder to Arnold Thayer, at Roslyn, LI, et al, trstes Geo A Thayer. 65,000

2D av, 1450, (5:1450) es, 52.1 s 76th, 25.1 x100; ext of \$7,500 mtg to Jan'5'14 at 4½%; Jan'5; Jan'9'12; Bowery Savgs Bank with Therese Schneider, 928 Mad av. nom

2D av, 1448, (5:1450) es, 77.2 s 76th, 25x 100; ext of \$7,500 mtg to Jan'5'14 at 4½%; Jan'5; Jan'9'12; Bowery Savgs Bank with Therese Schneider, 928 Mad av. nom

2D av, 1390, (5:1446) es, 70.6 s 72d, runs e60xn0.6xe40xs32.2xw100 to av xn31.8 to beg; pr mtg \$28,000; Jan'2; Jan'10'12, 2y6%; Wm G Moir to Ginsburg Realty Co, 132 Nassau. 4,000

3D av, 2167, (6:1783) nec 118th, Nos 201-3), 25.5x100; Dec'22'11; Jan'10'12, 3y4½%; Virginia & Mary E Wood, 259 Lenox av, legatees Wm G Wood to Jas N Webb, 21 S Parsons av, Flushing, LI, & ano, trstes Wm G Wood for Mary M Kellard. 40,000

3D av, 2380, (6:1777) swc 129th, (Nos 170-2), 24.11x100; ½ pt; Jan'9; Jan'10'12, 1y 5%; Anna M Mullen to Nellie C Van Reypen, 1021 15th N W, Washington, DC, 3,500

3D av, 675, (5:1316) es, 40.5 s 43d, 20x80; Jan'9'12, 5y4½%; Edw D Farrell to Seamen's Bank for Savings, 76 Wall. 14,000

4TH av, 434-40, (3:859) swc 30th (Nos 46-52), runs s87.6xw60xs11.3xw40xn98.9 to st xe100 to beg; also AT to strip 2.6x60 adj above on ss; PM; Jan'5'12, 3y4½%; Reliance Constn Co to City Real Estate Co, 176 Bway. 360,000

4TH av, 434-40; PM; pr mtg \$360,000; Jan'5'12, due Apr'5'12, 6%; same to Swan-Brown Co, 340 Mad av. 50,000

4TH av, 470-8, (3:861) swc 32d (No 50½) runs w83.8xsw110xs83.10 to pt in 4 av 115.10 sw 32d xne— to beg; bldg loan; Jan 8'12, due Apr'17 at 6% until completion of bldg & 5½% thereafter; Fourth Ave & 32d St Co, 103 Park av, to Met Life Ins Co, 1 Mad av. 600,000

4TH av, 470-8; certf as to above mtg; Jan'8'12; same to same.

4TH av, 470-8; pr mtg \$600,000; Jan'8'12, 5y5½%; same to Robt L Morrell, 11 E 32, et al. 225,000

4TH av, 470-8; certf as to above mtg; Jan'8'12; same to same.

5TH av, 1518, (6:1594) swc 111th (No 2), 50x100; bldg loan; pr mtg \$53,000; Jan8'12, 1y6%; Chas I Weinstein Co to Sender Jar-mulowsky, 16 E 93. 35,000

5TH av, 1518, certf as to above mtg; Jan8'12; same to same.

6TH av, 968-76, (5:1270) sec 55th (Nos 76-80) 100.5x95; Jan8'12, 5y4½%; Sol G Salomon, of Far Rockaway, to U S Trust Co, 45 Wall. 190,000

6TH av, 616, (3:838) nec 36th, leasehold; PM; pr mtg \$55,168.37; Dec8'11; Jan8'12, installs, 5%; Jacob P Rurode to Wm Weimann, 1420 St Nicholas av. notes, 12,400

6TH av, 21, (2:589) ws, abt 230 s 4th; 17.6x100; PM; Jan4; Jan5'12; 5y5%; Rudolph Wallach Co to American Mtg Co, 31 Nassau. 10,000

7TH av, 185, (3:796); sal Ls; Jan3; Jan6 '12, demand, 6%; O'Hara Bros to Central Bwg Co, 533 E 68. 4,655.49

7TH av, 482-90, (3:786) nwc 36th, (No 201) 98.9x80; ext of \$500,000 mtg to Sept 1 '14 at 5%; Jan9'12; Stanworth Co with Met Life Ins Co, 1 Mad av. nom

8TH av, (3:789) sec 40th; sal Ls; Jan8; Jan10'12, demand, 6%; Julia M Cruger to Lion Bwy, 104 W 108. 7,500

8TH av, 2376, (7:1933) ext of \$21,000 mtg to Jan8'17 at 4½%; Jan2; Jan5'12; Green-wich Savgs Bank with Manheim Cohn, 49 W 90. nom

8TH av, 2639, (7:2042) ws, 24.11 s 141st, 25x100; Jan8; Jan9'12, due, &c, as per bond; Andw E Schiffer, 134 Lawrence, to Danl Stiess, 2324 Davidson av. 12,000

8TH av, 155, (3:741) ws, 38.2 s 18th, 19.6x 75; Dec30'11; Jan9'12, demand, 6%; Annie M Conklin & Henry C Ostrander, exrs, &c, Jno W Conklin, to Francis L Wandell, 157 E 83. 1,000

9TH av, 117, (3:715) ws, 52.10 n 17th, 26.1x100; pr mtg \$20,000; Jan5; Jan6'12, due Jan2'15, 6%; Richd P Poschmann, 616 Hudson to Louis Roeser, 973 Aldus. 11,500

10TH av, 292, & 27TH st, 444 W, (3:724); asn Ls by way of mtg as collateral for \$3,000; Dec28'11; Jan5'12; Louis Becker to Consumers Bwg Co, 55th & Av A. nom

10TH av, 765, (4:1080) ws, 50.5 s 52d, 25 x100; Jan8'12, due, &c, as per bond; Aaron & Maria Silverberg, exrs, &c, Marks Sil-verberg, decd, to Title Guar & Trust Co. 10,000

11TH av, 546, (4:1070); sal Ls; Jan9'12, demand, 6%; Jos Riebe to Geo Ehret, 1197 Park av. 2,000

11TH av, 506, (3:711) es, 123.5 n 39th, 24.8x100; also LAYTON AV, (*) nwc Waterbury av, 100x50; also 175TH ST W, (11:2876) ss, at es Nelson av, 25x100; col-lateral mtg; pr mtg \$24,179; Jan4; Jan6'12, due Apr27'14, 6%; Wm J Ludwig, 506 11 av, to Kath Maeder, 283 Clarkson av, Bklyn. 6,000

MORTGAGES

Borough of the Bronx.

Armand pl, svs, 175 sw Perot, see Kingsbridge Ter, 3050.

Bancroft st, (10:2749) ss, 60 e Hoe av, 2 lots, each 40x110; 2 bldg loan mtgs, each \$27,500; Jan11'12, demand, 6%; W O Constrn Co to City Mtg Co, 15 Wall. 55,000

Bancroft st, (10:2749); same prop; 2 certfs as to above mtgs; Jan11'12; same to same.

Bancroft st, (10:2749); same prop; 2 PM mtgs, each \$6,500; 2 pr mtgs, each \$27,500; Jan11'12, due July15'17, 6%; W O Constrn Co to American Real Est Co, 527 5 av. 13,000

Bancroft st, see Hoe av, see Hoe av, see Bancroft.

Bancroft st, svs Faile, see Faile, svs Bancroft.

Charlotte st, nwc Jennings, see Jen-nings, nwc Charlotte.

Cruger st, nwc 187TH, see 187th E, nwc Cruger.

Cruger st, svs Bfoxdale av, see 187th E, nwc Cruger.

Elsmere pl, 815-9, (11:2956) ns, 75 w Marmion av, 50x100; Jan8; Jan9'12, due, &c, as per bond; Rosa C Klinkel to Title Guar & Trust Co. 8,000

Fulton st, svs Becker av, see Becker av, svs Fulton.

Faile st, (10:2764) nwc Lafayette av, runs n200xw100xs100xe50xs100 to av xe50 to beg; PM; pr mtg \$16,000; Jan4; Jan10 '12, due, &c, as per bond; Philip Kraus to Beck St Realty Co, 836 Westchester av. 6,000

Faile st, (10:2749) svs Bancroft, 109x60, bldg loan; Jan11'12, demand, 6%; W O Constrn Co to City Mtg Co, 15 Wall. 60,000

Faile st, (10:2749); same prop; certf as to above mtg; Jan11'12; same to same.

Faile st, (10:2749); same prop; PM; pr mtg \$60,000; Jan11'12, due July15'17, 6%; same to American Real Estate, 527 5 av. 14,500

Hancock st, (*) es, 325 s Col av, 25x100; Jan9'12, 3y5½%; Mary, wife Geo A Wie-bel, to Anna P Weed, 243 W 73. 2,500

Jennings st, (11:2977) nwc Charlotte, 100.2x41.5x100x34.1; ext of \$55,000 mtg to Mar29'14 at 6%; Nov6'11; Jan6'12; Israel & Morris Karp with Cotoba Realty & Constrn Co. nom

Kelly st, 1045, (10:2705) ws, 365 s 167th, 50x100; Jan5; Jan6'12, due Feb1'15, 6%; Jacobs Constrn Co, 420 W 119, to Hannah Lewin, 262 W 132, & ano. 8,000

Kelly st, 1045; certf as to above mtg; Jan5; Jan6'12; same to same.

Kingsbridge Ter, 3050, late Boston av, (12:3253) ses, 175 sw Perot, 25x97 to Ar-mand pl x25x37.4; PM; Jan5; Jan6'12, 3y 6%; Mathew Danahy to U S Title Guar-anty Co, 201 Montague, Bklyn. 2,750

Kingsbridge Ter, late Boston av, (12:3254) es, 198.1 n Perot, 24.8x—x24.8x121.7, being lot 13 tax map; transfer of tax lien for yrs 1897-08, assessed to an unknown; Dec13'11; Jan5'12; 3y12%; City of NY to City of NY. 1,108.40

Kingsbridge Ter, late Boston av, (12:3254) es, 222.11 n Perot, 24.8x115x24.8x—, being lot 14 on tax map; transfer of tax lien for yrs 1898-08, assessed to F Dieter-lein; Nov13'11; Jan5'12, 3y12%; City of NY to City of NY. 1,061.62

Kelly st, (10:2705) ws, 365 s 167th, 50x 100; ext of \$37,000 mtg to Jan5'17 at 5%; Jan5; Jan10'12; Lawyers Title Ins & Trust Co with Jacobs Constrn Co. nom

Lester pl, 670, (*) ss, 200 e Barker av, 25x137.6; Jan9; Jan10'12, 5y5½%; Peter Johnson to Emily L Wimmer, 661 Jeffer-son pl. 2,000

Loring pl, see Fordham rd, see Fordham rd, see Loring pl.

Lorillard pl, 2406, see 187th E, nec Lor-illard pl.

Magenta st, (*) nec Wallace av, —x—; sobrn of 2 jdgmts for \$286.61 each to mtg for \$4,750; Dec30'11; Jan6'12; Betsy Tay-lor with Eliz K Dooling, 179 E 80. nom

Main st, Williamsbridge rd, (*) swc Poplar, 24.5x100x37.6x99.10; PM; Jan4; Jan5'12, 3y5%; Christian Danielsen to Grace Fraser, on Van Courtlandt av, ss, 350 w Gun Hill rd. 2,500

Main st, es, 132.6 s Halperin, see Mont-gomery pl, svs, 75.2 se West Farms rd.

Montgomery pl, (*) svs, 75.2 se West Farms rd, 150x100; also WHITE PLAINS RD, (*) ws, 130.1 s Westchester av, 75x 162.9x75x164.1; also ARNOLD AV (*) ws 300 s Libby, 150x— to Westchester Creek, x—x—; also PELHAM RD (*) ws, 920 s Libby, 275x201x279.7x156.5; also 175TH ST, (*) ws, 280.3 s Westchester av, 50x100; also MAIN ST (*) es, 132.6 s Halperin, 102.10x 17x100.11x32.6; pr mtg \$—; Jan6; Jan10 '12; demand; 6%; Zeraga Realty Co to Ad-die A Sullivan, 343 E 141. 5,000

Montgomery pl, (*); also WHITE PLAINS RD; also ARNOLD AV; also PEL-HAM RD; also 175TH ST; also MAIN ST, certf as to above mtg; Jan5; Jan10'12.

Poplar st, svs Main, see Main, svs Pop-lar.

St Pauls pl, 548-50, (11:2926) ss, 188.1 e 3 av, 47x98.10; PM; Jan10'12, 5y5%; Fanny Gruen to Francis Speir, 276 Ridgewood rd, S Orange, NJ, & ano, trste for Kath F Kip. 34,000

Sheil st, (*) ns, 200 e 5 av, 100x100; Jan 10; Jan11'12, due &c as per bond; Robt F Sheil to Sadie B Clocke, 520 W 183. 300

Seton st, nwc 1ST, see 1st, nwc Seton.

Seton st, svs 2D, see 1st, nwc Seton.

Seton st, nec 1ST, see 1st, nwc Seton.

Seton st, svs 2D, see 1st, nwc Seton.

Tiffany st, 977, (10:2713) ws, 365 n 163d, 40x100; PM; pr mtg \$24,000; Jan9; Jan10 '12, 4y6%; Josef Gross to Winnie Co, 939 Intervale av. 5,500

Victor st, (*) es, 125 s Park av, 25x95; Jan5; Jan8'12, 3y6%; Peter Conti to Jno Arlet, 2081 Bronx. 1,000

Whittier st, see Lafayette, see Lafay-ette, ns, 230 e Whittier.

1ST st, nec Seton, see 1st, nwc Seton.

1ST st, (*) nwc Seton, 180x275 to 2d; also 1ST ST, (*) nec Seton, 175x275 to 2d; PM; Jan2; Jan8'12, 3y5%; Archibald G Buckenham to Gertrude W Orvis, 104 Bry-ant, Rahway, NJ. 8,000

2D st, svs Seton, see 1st, nwc Seton.

2D st, svs Seton, see 1st, nwc Seton.

135TH st E, (10:2563) ss, 451.11 w Wil-low av, 100x100; Jan8'12, 3y6%; Louis W Boyer, 155 W 22, to Marcus Schwarz, 35 Franklin av. 3,500

140TH st, 430 E, (9:2284) ss, 300 e Willis av, 16.8x100; PM; Jan5; Jan10'12, 5y4½%; Minnie Newcorn to Harry Newcorn, 155 W 117. 5,000

142D st E, sec Rider av, see Rider av, sec 142.

144TH st E, (9:2306) ns, 229.5 e 3 av, 25x 100; Jan8'12, 5y5%; Annie H Bruning to Emigrant Indust Savgs Bank, 51 Cham-bers. 4,500

144TH st E, (9:2306); same prop; pr mtg \$4,500; Jan8'12, due, &c, as per bond; same to Frank Weber, 149 Alex av. 1,000

149TH st E, sec Bergen av, see Bergen av, sec 149.

151ST st, (9:2398) ns, 250 e Courtlandt av, 50x115x50x115.2; PM; pr mtg \$37,000; Jan10; Jan11'12, 3y6%; Joachim Burfeindt, 5588 Bway to Benj Benenson, 407 E 153. 10,000

161ST st, 276 E, (9:2420) ss, 57 e Morris av, 44x60; pr mtg \$21,000; Jan9; Jan10'12, due, &c, as per bond; Frank McElroy, 130 E 32, to Conrad Tisch, 1698 Topping av. 2,000

163D st E, sec Melrose av, see Melrose av, sec 163.

167TH st E, (10:2745) ns, 75 e So Boule-vard, 25x25; Jan5; Jan8'12, 5y5½%; Peter Bickhardt to Jas R Friez, 168 W 133. 4,000

167TH st, 896 E, (10:2716) ss, 44.4 e Kelly, runs e25xse100xs14.6xw26.10xn15x nw90.2 to beg; Jan5'12, due, &c, as per bond; Jno Aitken to Title Guar & Trust Co. 3,500

169TH st E, svs Webster av, see Web-ster av, svs 169.

170TH st, E, svs Wilkens av, see Wil-kins av, svs 170.

170TH st E, (11:2965) ss, 65.4 w Wil-kins av, 40x68.1x43.8x68; Jan8; Jan10'12, 5y 5%; Reliant Realty & Constrn Co to Ber-tha A Lehmann, 261 W 128. 22,000

170TH st E, svs Wilkens av, see Wil-kens av, svs 170.

170TH st E, (11:2965) ss, 65.4 w Wilkens 40x68.1x43.8x68; certf as to mtg for \$22,000; Jan10; Jan11'12; Reliant Realty & Constrn Co to Anna Sambeth, 261 W 128 & ano.

176TH st E, (11:2965) same prop; sobrn agmt; Jan10; Jan11'12; same with same. nom

173D st E, svs Hoe av, see Hoe av, svs 173.

174TH st E, nec Washington av, see Washington av, 1734.

174TH st E, nec Washington av, see Washington av, nec 174.

175TH st E, ws, 280.3 s Westchester av, see Montgomery pl, svs, 75.2 se West Farms rd.

175TH st E, svs Ludlow av, see Ludlow av, svs 175.

175TH st W, ss, at es Nelson av, see 11 av, 506, Manhattan.

176TH st E, nwc Prospect av, see Pros-pect av, nwc 176.

177TH st W, nec Cedar av, see Cedar av, nec 177.

177TH st E, nec Ludlow av, see 177th, E, es, 106.8 s Watson av.

177TH st E, (11:3043) ns, 44.1 e Wash-ington av, 23.3x89.11x23.3x93.5; Jan10; Jan 11'12; 3y4½%; Moses Lowenstein to Ger-man Savgs Bank in City NY, 157 4 av. 20,000

177TH st, (11:3043), same prop; sobrn agmt; Jan9; Jan11'12, due, &c, as per bond; same & Warren J Mitchell with same. nom

177TH st E, (*) es, 106.8 s Watson av, 50x153.4x51x145.4; PM; Dec11'11; Jan5'12, due, &c, as per bond; Richd H Arnold, 1615 Plymouth to Peoples Trust Co, 181 Montague, Bklyn trste Jos J Gleason. 480

177TH st E, (*) es, 106.8 s Watson av, 50x141.4x51x133.4; also LUDLOW AV (*) nec 177th, 100x106.9; PM; Dec11'11; Jan10 '12, due, &c, as per bond; Selina H Giguere, 1172 Bway to Peoples Trust Co, 181 Montague, Bklyn. 996

178TH st E, see Mapes av, see Mapes av, sec 178.

179TH st E, see Daly av, see Daly av, sec 179.

179TH st E, svs Vyse av, see Vyse av, svs 179.

181ST st, 722 E, (11:3096) ss, 41.1 w Clin-ton av, 25x100; certf as to mtg for \$5,500; Jan5; Jan9'12; Concourse Bldg Co to Jean & Josephine Weil.

181ST st, 722 E, (11:3096) ss, 41.1 w Clinton av, 25x100; Jan5; Jan6'12, 5y5%; Concourse Bldg Co to Jean Weil, 391 E 149. 5,000

184TH st E, (11:3038) ss, 116.2 w Wash-ington av, 50x100; PM; pr mtg \$30,000; Jan 1; Jan10'12, due, &c, as per bond; Antonie Caplan to Otto J Martens, 915 Prospect av, & ano. 8,000

187TH st E, (11:3056) nec Lorillard pl, 2406, 48x91.2x48x90.2; Jan11'12; 5y5½%; Arthur Av Realty & Constrn Co to U S Savgs Bank of City NY, 606 Madison av. 38,000

187TH st, (11:3056, same prop; certf as to above mtg; Jan11'12; same to same.

187TH st E, (*) nwc Cruger, runs n30 to Bronxdale av xw39xsw—xs34 to 187th xe50 to beg; pr mtg \$—; Jan8'12, 3y 5½%; Eliz Wolz, of Woodside, LI, to Frank, 2248 Powell av. 5,500

188TH st E, (11:3041) ss, 91.7 w 3 av, 25 x100; Jan4; Jan8'12, due, &c, as per bond; Geo F Abel to Marion B Cothren, 173 So Oxford, Bklyn. 2,500

203D st E, svs Hall av, see 203d E, sec Post av.

203D st E, (*) sec Post av, runs e200 to Hall av xs100xw100xs50xe100 to Hall av xs 101 to rd to Westchester xnw220.9 to Post av xn156.7 to beg; PM; Jan8; Jan9'12; due, &c, as per bond; Marie E, wife of Jno W Fincke, to Wm J Hoe, 327 W 14. 3,000

209TH st E, sec Hull av, see Hull av, sec 209.

214TH st E, (*) ns, 200 e Bronxwood av, 100x100; Dec14'11; Jan9'12, due, &c, as per bond; Robt F Sheil, 729 E 214, to Emma A Bedell, 1698 Topping av. 1,100

220TH st, (*) ns, 205.3 e White Plains av, 50x114; Jan11'12; 3y5½%; Annie Disosway to Sarah J Brooks, 349 W 56. 6,000

224TH st E, (*) ns, 658.3 w White Plains rd, 25x114.6; Jan10'12, 3y5½%; Paul F Weinber to Title Ins Co of NY, 135 Bway. 3,400

239TH st, (12:3380) ns, 245 w Katonah av, 40x100; Jan11'12; 3y5%; Clara D Vree-land to Sarah J Brooks, 349 W 56. 6,000

Alexander av, 314, (9:2303) es, 80 s 141st, 20x80; Jan8; Jan9'12, due, &c, as per bond; Eugene J McGuire to Title Guar & Trust Co. 5,000

Arnold av, ws, 300 s Libby, see Mont-gomery pl, svs, 75.2 se West Farms rd.

Beaumont av, 2304, (11:3103) es, 112.6 n 133d, 37.6x100; pr mtg \$23,300; Jan5; Jan6 '12, due, &c, as per bond; Montefiore Bldg Co to Andw S Fraser, trste, 1377 71st, Bklyn. 7,000

Beaumont av, 2304; certf as to above mtg; Jan5; Jan6'12; same to same.

- Barker av. (*)** ws, at ss lot 89B, runs s25xw100xn25xe100, being pt of lot 90AB map No 2 of Olinville; Jan3; Jan6'12, 5y 5%; Julius Brilla to Herman F Eppele, 2516 Grand av. 2,500
- Brook av, 1523,** (11:2896) ws, 100 s Wendover av, —; sobrn agmt; Jan4; Jan5'12; Max Siff & Philip Jacobs, trstes for Carrie Bach with Adelaide C Housman, at Babylon, LI. nom
- Brook av, 1523,** (11:2896) ws, 100 s Wendover av, —; ext of \$32,000 mtg to Jan4'17 at 5%; Jan4; Jan5'12; Adelaide C Housman with Max Siff, 1117 Forest av. nom
- Bryant av, 1218,** (11:2993) es, 99.10 s Freeman, 20x100; Jan5'12, 1y6%; Carl E Ludovici, 417 S 4, Colwyn, Pa, to Emilie Ludovici, of same address. 2,000
- Becker av. (*)** swc Fulton, 100x100, Washingtonville; sobrn agmt; Jan6; Jan8'12; Eugene F Crowe & Jno Rotando with Edgar G Disney, 612 W 115; Theresa Foy, 697 2 av, & Glen A Grove, 550 W 144. nom
- Becker av. (*)** ss, 50 w Fulton, 25x100, Washingtonville; Jan6; Jan8'12, due, &c, as per bond; Jno Rotando to Edgar G Disney, 612 W 115. 700
- Becker av. (*)** ss, 75 w Fulton, 25x100, Washingtonville; Jan6; Jan8'12, due, &c, as per bond; Jno Rotando to Theresa Foy, 697 2 av. 600
- Becker av. (*)** ss, 50 w Fulton, 50x100, Washingtonville; Jan6; Jan8'12, due, &c, as per bond; Jno Rotando to Glen A Grove, 550 W 144. 2,000
- Bruner av. (*)** ws, 300 s Nereid av, 150x97.6; ext of 3 mtgs for \$1,000 each to Jan 1'15 at 5½%; Jan8'12; Martha Becker with Geo A Devermann, — Orchard, White Plains, NY. nom
- Brook av, (11:2893)** ws, 91.8 s Anna pl, 41.7x90; pr mtg \$27,000; Jan5; Jan8'12, due, &c, as per bond; Jno Koch, of Bklyn, & Augusta Aussenhofer to Wm H Hottes, 725 Home. 4,500
- Bronxdale av, swc Cruger,** see 187th E, nwc Cruger.
- Belmont av, (12:3273)** ws, 170.5 n Pelham av, 25x87.6; ext of \$4,000 mtg to Jan1'17 at 5½%; Dec29'11; Jan9'12; Eliz M Dettner with Abner B Van Riper, 2531 Belmont av. nom
- Bergen av, (9:2293)** sec 149th; sal Ls; Jan5; Jan11'12; demand; 6%; Robt L Page to Geo Ehret, 1197 Park av. 2,000
- Belmont av, (11:3083)** es, 210.10 n 181st, 24.2x170x24x167; pr mtg \$6,000; Jan10; Jan 11'12; installs; 6%; Abr J Appel to Fredk E Clark, 36 Ellicott pl, New Brighton, LI. 1,500
- Cambreling av, 2535,** (12:3273) ws, 148.7 n Pelham av, 25x100; Jan4; Jan5'12, 5y5%; Chas or Carl Moritz to Chas Regnault, 2258 Hughes av. 3,500
- Cedar av, (11:2881)** nec 177th, 34.7x120; Jan4; Jan5'12, 5y6%; Jno J Crilly to Otto Reimer, 65 W 183. 5,000
- Crotona av, (11:3096)** es, 100 s 181st, old line, 25x102; pr mtg \$2,000; Jan3; Jan5'12, due, &c, as per bond; Eliz Smith, 2114 Crotona av, to Thos Garigan, 54 Jumel pl. 1,000
- Crotona av, 2141,** (11:3083) ws, 158.7 n 181st, 26.5x120.8; also ALL LAND lying bet ws Grove av & ws Crotona av as legally opened; Jan3; Jan5'12, due, &c, as per bond; Kath Becker to Title Guar & Trust Co. 2,500
- Clay av, 1272,** (9:2427) es, 75.6 s 169th, 40.3x80; pr mtg \$21,000; Jan8'12, 3y6%; Aug E Hunger to Oscar Kechele, 136 E 40. 6,500
- Cruger av. (*)** ws, 175 s Morris Park av, 25x95; pr mtg \$3,250; Jan8; Jan10'12, 2y6%; Gregor Wind, 1729 Cruger av, to Jennie Sealy, 1700 Holland av. 1,150
- Clay av, 1299,** (11:2782) ws, 75 n 169th, 18.10x88.1x18.10x88.5; Jan1; Jan10'12, due, &c, as per bond; Mary Schaefer to Frank Reilly, 1462 Washington av. 5,000
- Cauldwell av, 724-6,** (10:2928) es, 100 s 156th, 40x—x40x100.9; PM; Jan10'12, 5y5%; Fanny Gruen to Francis Speir, 276 Ridgewood rd, S Orange, NJ, & ano, trstes for Kath F Kip. 27,000
- Castle Hill av. (*)** ws, 172.10 n Westchester av, 25x108, except pt for av, Unionport; Jan2; Jan9'12 3y5½%; Eliz C Fonda to Arnold Timmerhans, 2123 Gleason av. 6,000
- Castle Hill av. (*)** same prop; pr mtg \$6,000; Jan2; Jan9'12, 2y6%; same to Peter Handibode, 2345 Tiebout av. 1,500
- Crotona av, 1835,** (11:2945) ws, 144.6 s 176th 18.5x100; Jan2; Jan10'12, 3y5%; Edw J Neilliey, 502 E 55, to Fredk J Krauth, 1055 Clay av. 5,000
- Courlandt av, (9:2416)** ws, 98.6 s 157th, 43.10x98x45.9x98; ext of \$7,500 mtg to Jan 1'15 at 6%; Jan5'12; Mathias Haffen with Jos Zacharowsky, 639 Courlandt av. nom
- Daly av, (11:3127)** sec 179th, runs s27.6 xe100.4xs38.10xe71.6xn55.9 to st xw171.2 to beg, except DALY AV, (11:3127) sec 179th, 27.5x100.3x21.2x100.2; pr mtg \$—; Jan9; Jan10'12, due, &c, as per bond; Obarck Realty Co to Manhattan Mtg Co, 200 Bway. 20,000
- Daly av, (11:3127)** same prop; certf as to above mtg; Jan9; Jan10'12; same to same.
- Decatur av, 3170,** (12:3353) es, 88.4 s 205th, 25x112.6; Jan5; Jan6'12, due, &c, as per bond; Louise Julich, 3170 Decatur av, to Herman Julich, 3170 Decatur av. 5,000
- Decatur av, (12:3331)** ses, 200 sw Woodlawn rd, 50x120; Jan5; Jan6'12, 3y5½%; Imogene wife Wm F Ashe, 3090 Decatur av, to Eliza E Roxbury, 261 W 129. 8,000
- Daly av, (11:3127)** ses, abt 116.9 n 178th, 55x169, except part for av; pr mtg \$5,000; Jan4; Jan10'12, due, &c, as per bond; Cath O'Sullivan to J & M Haffen Bwg Co, 398 E 152. 1,000
- Doris av. (*)** nec Westchester av, 99.10x200x103.1x200, except part for Westchester av, Doris st or av & Glover; PM; Jan9; Jan 11'12, due, &c, as per bond; Borough Estates a corpn, 3219 3 av to Anna C Walsh, 3 E 128. 10,000
- Doris av. (*)** nec Westchester av, 99.10x150x102.3x150, except part for Westchester av & Doris st or av; PM; pr mtg \$10,000; Jan9; Jan11'12, due, &c, as per bond; Borough Estates, a corpn, 3219 3 av to Edw Rafter, 43 W 86. 3,000
- Doris av. (*)** ns, 50 w Glover, 50x102.1, except part for Westchester av & Glover; PM; pr mtg \$10,000; Jan9; Jan11'12, due, &c, as per bond; Borough Estates, a corpn, 3219 3 av to Margt Scobie, 340 E 142. 1,000
- Eden av, (11:2824)** es, 300 n Walnut, 25x100; PM; pr mtg \$2,500; Jan5; Jan9'12, 3y 5%; Mary A Hyde, 60 E 93, to Mary Bailly, 1690 Anthony av. 1,500
- Edwards av. (*)** ws 151 n Latting, 26x—x25x—; pr mtg \$2,700; Dec27'11; Jan5'12, 1y5½%; Heinrich Sebrantke, 64 E 125 to Hudson P Rose Co, 32 W 45. 200
- Fordham rd, (11:3225)** sec Loring pl, 41.2 x90.6x30.4x70.6; Jan10'12, due, &c, as per bond; Alma L Kayser to Minerva E Lowenstein, 128 W 80. 2,000
- Fowler av. (*)** ws, 150 n Rhineland av, 50x142.3; Jan8; Jan10'12, due, &c, as per bond; Elise E A Liebler t oTheo H Jerke on ns 230th, abt 200 w Bailey av. 1,000
- Grace av. (*)** ws, 626.1 s Boston rd, 50x95; PM; Aug1'11; Jan10'12; 2y5%; Danl J Longworth of Corona, LI to Crawford Real Estate & Bldg Co, 5 & 7 E 42d. 475
- Grand av, (11:3213)** ws, 54.4 s 188th, 41.2x106; Jan5; Jan8'12, 3y5%; Loretta C Cavanagh, Nellie I Delamater & Jas J Boyle to Peter Mackin, 62 Park pl, Bklyn. 5,500
- Hull av, (12:3351)** sec 209th, 25x100; Jan 3; Jan8'12, 3y5%; Dora Esper, wid, to Henry Seib, at East Orange, NJ. 8,000
- Hull av, (12:3350)** ses, 257.4 ne 205th, 25x100; Jan8'12, due, &c, as per bond; Jno W Willson to Title Guar & Trust Co. 4,000
- Heath av, (11:3240)** es, 349.3 s Kingsbridge rd, 21x90x48.8x78.7; pr mtg \$—; Jan5'12, 3y5%; Arndt H Olsen to Susie Mang, 2438 Lorillard pl. 6,000
- Hoe av, (11:2982-2983)** swc 173d, runs w 100xs38.3&16.9xe100 to av xn55 to beg; bldg loan; Jan4; Jan5'12, demand, 6%; Solid Realty Co to Philip Rhineland, 16 E 55, exr, &c, Cornelia B Kip. 55,000
- Hoe av, (11:2982-2983)** same prop; certf as to above mtg; Jan4; Jan5'12; same to same.
- Houghton av, 2161, (*)** ns, 180 w Castle Hill av, 25x166, Unionport; Jan5; Jan6'12, due, &c, as per bond; Charlotte Ledogar to Peter Braschoss, 947 Morris av. 3,200
- Hoe av, (11:2981)** ws, 175 s 172d, 25x100; PM; Jan9'12, due, &c, as per bond; Wm R Sanders to Manhattan Mtg Co, 200 Bway. 2,000
- Hall av, swc 203D,** see 203d E, sec Post av.
- Hall av, swc road to Westchester,** see 203d E, sec Post av.
- Hall av, ws, 100 s 203D,** see 203d E, sec Post av.
- Hoe av, (10:2749)** sec Bancroft, 110x60; bldg loan; Jan11'12; demand, 6%; W O Constn Co to City Mtg Co, 15 Wall. 60,000
- Hoe av, (10:2749)** same prop; certf as to above Mtg; Jan11'12; same to same.
- Hoe av, (10:2749)** same prop; PM; pr mtg \$60,000; Jan11'12, due July15'17, 6%; same to American Real Estate Co, 527 5 av. 14,500
- Havemeyer av. (*)** sec Story av, 108x205, Unionport; ext of \$6,000 mtg to June15'17 at % as per bond; Nov27; Jan8'12; Geo Lengenfelder with Henry A Spielmann Youngsville, NY. nom
- Jackson av, (10:2647)** es, 58.4 n 158th, 16.8x87.6; ext of \$5,500 mtg to May10'13 at 5%; May10'10; Jan9'12; Christian Gabel with Caroline Stern. nom
- Longfellow av, (10:2761-2762)** ws, 175 s Garrison av, 25x100; Jan4; Jan5'12, 3y 5½%; Thos Conway to Minnie J Dugglass, at San Diego, Cal. 3,000
- Lafontaine av, 2012,** (11:3068) es, abt 155 n 178th, 16.9x100; Jan5; Jan6'12, 5y6%; Mary O'Shaughnessy to Otto Reimer, 65 W 183. 3,000
- Lyon av, (*)** sec Parker av, 25x100; Jan 3; Jan5'12, 3y5½%; Arthur C Palmateer to Julius B Denicke, 769 E 176. 5,500
- Livingston av. (*)** ws, 481 n Jefferson av, 50x87; PM; Jan4; Jan8'12, 2y5%; Angelo Parraro, 269 W 141, to Hudson P Rose Co, 32 W 45. 1,250
- Lafayette av. sec Whittier,** see Lafayette av, ns, 230 e Whittier.
- Lafayette av, (10:2762-2764 & 2765)** ns, 230 e Whittier, runs n305.2xe92.3&171.7& 163.10&66x87.6 to av xsw&w451.1 to beg; also LAFAYETTE AV, sec Whittier, 200x95.3x200x99.4; ext of \$14,000 mtg to Nov8 '14 at 5½%; Nov10'11; Jan6'12; Jno J Brady with Nonpareil Realty Co, 584 E 135. nom
- Lafayette av, nwc Faile,** see Faile, nwc Lafayette av.
- Lafontaine av, 2013,** (11:3061) ws, 112.6 n 178th, 37.6x100; pr mtg \$—; Jan9; Jan 10'12, due April'12, 6%; Weller-Meeker Realty Co to Prospect Investing Co, at Purchase, NY. 2,000
- Lafontaine av, 2013;** certf as to above mtg; Jan9; Jan10'12; same to same.
- Lafontaine av, 2013;** sobrn agmt; Jan9; Jan10'12; Abr Saffir with same. nom
- Lafontaine av, 2013;** sobrn agmt; Dec11 '11; Jan10'12; same with same. nom
- Lafontaine av, 2013;** certf as to mtg for \$1,274; Jan9; Jan10'12; Weller-Meeker Realty Co to Unionport Lumber & Mfg Co. nom
- Ludlow av, nec 177th,** see 177th E, es, 106.8 s Watson av.
- Lafontaine av, (11:3061)** ws, 112.6 n 178th, 37.6x100; pr mtg \$29,000; Jan9; Jan 11'12, due April'12, 6%; Weller Meeker Realty Co to Unionport Lumber & Mfg Co, 1230 Olmstead av. 1,274
- Ludlow av. (*)** swc 175th, 100x125; PM; Jan10'12; 2y6%; Bernard Bruch, 333 E 88 to Eliz Dietrich at Hackensack, NJ. 675
- Layton av, nwc Waterbury av,** see 11 av, 506, Manhattan.
- Mapes av, (11:3107)** sec 178th, 73x69.2; Jan8'12, 1y6%; Jos Diamond Constn Co to Carrie W Riesenfeld, 313 West End av. 5,000
- Mapes av, (11:3107)** same prop; certf as to above mtg; Jan8'12; same to same. —
- Melrose av, (9:2384)** sec 163d, 20x75.1x20x75.6; ext of \$10,000 mtg to Jan1'15 at 5%; Dec21'09; Jan6'12; Marie Peper with Otto & Emma Wehinger. nom
- Melrose av, (9:2384)** same prop; ext of \$4,000 mtg to Jan1'15 at 5%; Dec14'11; Jan 6'12; Regina Wehinger with Otto Wehinger, 893 Morris av. nom
- Morris av, 2306,** (11:3172) es, 312.6 s Field pl, 18.9x117.6; pr mtg \$9,250; Dec28 '11; Jan9'12, due Sept1'12 without interest; Alfonso Di Blasi to C D S Realty Co, 152 Lenox av. notes, 600
- Nelson av, (9:2520)** es, bet 170th & Highbridge, being lot 16 blk-2520 tax map; transfer of tax lien for yrs 1897 & 1902 to 1906 & 1908, assessed to an unknown; Mar 6'11; Jan9'12, 3y12%; City of NY to Edw Jacobs, 348 Central Park W. 1,197.70
- Olmstead av. (*)** ws, 58 n 3d, 25x105, except pt for Olmstead av, Unionport; pr mtg \$3,800; Jan9; Jan10'12, 1y6%; Ernestine Geffe, 905 Olmstead av, to Fredk Hertfelder, 2223 Haviland av. 700
- Pelham rd, ses, at sws Robin av,** see Robin av, sws, at ses Pelham rd.
- Parker av, sec Lyon av,** see Lyon av, sec Parker av.
- Prospect av, (11:3004)** nwc 176th, 100x88 x100x89, except pt for 176th & Longfellow av; Jan8; Jan9'12, due, &c, as per bond; Morton M Green to Louise N Bristow, 46 Crotona Park S, extrx, &c, Geo I Bristow. 10,000
- Post av, sec 203D** see 203d E, sec Post av.
- Post av, nec road to Westchester,** see 203d E, sec Post av.
- Pelham av, (11:3091)** ss, 101.8 e Belmont av, 50.11x136.9x50x126.11; Jan2; Jan9'12, 3y 5%; Ida Starke to Otilie Siedler, 505 W 164. 1,500
- Pelham rd, ws, 920 s Libby,** see Montgomery pl, sws, 75.2 se West Farms rd.
- Post av. (*)** ws, 150 n 205th, 100x100; Dec22'11; Jan5'12, due, &c, as per bond; Michl J Mack to Eliza M Anderson at Bernardsville, NJ. 2,000
- Robin av. (*)** sws, at ses Pelham rd, runs se154.5xw100xn25xne25xn— to Pelham rd xne87.2 to beg; agmt modifying clause in mtg; Jan4; Jan5'12; Elenora Bash with Richd H Arnold, 1615 Plymouth, Bronx. nom
- Rider av, (9:2334)** sec 142d, 75.2x25.2x66.3 x60.4; Jan8; Jan9'12, due, &c, as per bond; Gertrude A O'Neil to Thos F Maloney, 448 Mott av. 5,000
- Road to Westchester, nwc Hall av,** see 203d E, sec Post av.
- Road to Westchester, nec Post av,** see 203d E, sec Post av.
- Southern Blvd, (11:3114)** ws, 80.11 s 186th, 50.6x128.7x50x120.11; Jan5'12, due Junel'13; 5½%; Ellen wife Edw J Mc Laughlin & Alfred A Briggs to Dollar Savgs Bank of City N Y, 2808 3 av. 4,000
- So Boulevard, (9:2278)** ns, 440 e Willis av, 75x100; pr mtg \$11,000; Jan5; Jan6'12, due, &c, as per bond; Wm L Byrnes to Jos Clemens, 1078 Tiffany, & ano. 4,000
- Story av, sec Havemeyer av,** see Havemeyer av, sec Story av.
- Teller av, 1069-71,** (9:2428-2433) ws, 119.6 s 166th, 2 lots, each 20x100; 2 mtgs, each \$6,500; Jan1; Jan10'12, due, &c, as per bond; Herbert S Brussel to Frances Schwab, 2 W 86, extrx Noah Schwab. 13,000
- Tinton av, 753,** (10:2655) ws, 83.7 s Westchester av, 27x135; Jan10'12, 3y5%; Matthew Halpin to Emigrant Indust Savgs Bank. 12,000
- Tinton av, (10:2659)** nws, abt 375 n 163d, 24.8x169; Jan4; Jan5'12, due, &c, as per bond; Henrietta E Green to Louisa N Bristow, 646 Crotona Park, extrx, &c, Geo F Bristow. 5,000
- Union av, 676,** (10:2675) es, 196 n 152d, 29x95; ext of \$10,000 mtg to Jan1'17 at 5%; Nov11'11; Jan9'12; Chas Dettner with Annie Haussmann, 379 College av. nom
- Union av, (10:2669)** ws, 220.7 s 165th 45.7x164.5; ext of \$37,000 mtg to Jan1'15 at 5%; Jan4; Jan10'12; Irving Savgs Inst with Francis Realty Co, 460 Fulton, Bklyn. nom
- Van Nest av, 506, (*)** ss, old line, 53.2 e Adams, 26.7x122x25x113; Jan8; Jan9'12, due May1'15, 5%; Concetta, wife Carlo Toterio, to Agnes L Kimberly, at South Nyack, NY. 3,800
- Van Nest, 506, (*)** sobrn agmt; Jan4; Jan9'12; Lion Bwy with same. nom
- Vyse av, 1500 & 1502,** (11:2995) ext of \$32,500 mtg to Jan8'17 at 5%; Jan8; Jan11'12; Title Guar & Trust Co with Jackson Associates, 87 Nassau. nom

^mVyse av. (11:3127) swc 179th, 39.11x100x 36x99.11; pr mtg \$30,000; Jan8; Jan11'12, due, &c, as per bond; Geo G & Emma L Davis to Louise McCarren & ano, 428 College av. 3,000

^mVyse av. (11:2987) ws, 36 s Jennings, 39 x100; agmt that mtg shall become due Jan9'14, instead of Jan9'15, at 6%; Jan9; Jan10'12; Jno Di Carlo with Crispi Const Co, 128 Bway. nom

^mWashington av. (11:2916) nec 174th, 50.5 x84.8x50.9x84.8; sobrn agmt; Jan5; Jan6 '12; Max Cohen, 1185 Fulton av, with M Louise Church, 33 8 av, gdn Francis L Church et al. nom

^mWashington av. (11:2916); same prop; sobrn agmt; Jan5; Jan6'12; same & Ettar Realty Co, 1735 Washington av, with same. nom

^mWashington av. 1317. (11:2901) ws, 194 n 169th, 24.1x139; PM; Jan4; Jan5'12, due, &c, as per bond; Wm Topp, 3630 Park av, & Christian Kuenneth, 1325 Washington av, to Alfred Vischer, 292 Bard av, West New Brighton, SI, & ano, trstes Fanny Schneider. 4,250

^mWashington av. 1734. (11:2916) nec 174th, (No 481) 50x95, except pt for av; also WASHINGTON AV, (11:2916) nec 174th, 0.5x84.8x0.9x84.8; Jan5'12, installs, 5%; Ettar Realty Co to M Louise Church, gdn Francois L Church, 33 8 av, Bklyn et al. 46,500

^mWashington av. 1734. (11:2916) nec 174th, (No 481) 50x95, except pt for av; also WASHINGTON AV, (11:2916) nec 174th, 0.5 to ns old 12th x84.8x0.9x84.8; certf as to mtg for \$46,500; Jan4; Jan6'12; Ettar Realty Co to M Louise Church, 33 8 av, Bklyn, gdn Francois L Church et al. nom

^mWallace av, nec Magenta, see Magenta, nec Wallace av.

^mWebster av. (9:2427) swc 169th, 40x100; PM; pr mtg \$—; Jan3; Jan9'12, 1y6%; Benj Benenson to Plough & Fox Co, 385 E 149. 3,500

^mWoodycrest av. (9:2509) es, bet 165th & 166th, being lot 10 blk 2509 tax map; transfer of tax lien for yrs 1891 to 1908, assessed to an unknown; Mar6'11; Jan9'12, 3y11%; City of NY to Edw Jacobs, 348 Central Park W. 1,270.20

^mWilkins av. 1287-97. (11:2976) ws, 50 n Freeman, runs n100xw116.7xs43.3xe40xs 47.11xe— to beg; Jan5'12, 4y5%; Utility Realty Co, 165 Bway, to Chas Strauss, 317 W 75. 60,000

^mWilkins av. 1287-97. (11:2976) ws, 50 n Freeman, runs n100xw116.7xs43.3xe40xs 47.11xe— to beg; certf as to above mtg for \$60,000; Dec26'11; Jan6'12; Utility Realty Co to Chas Strauss. nom

^mWendover av. 691. (11:2897); ext of \$3,000 mtg to June20'14 at 6%; Jan5; Jan9'12; Louis Jawitz with Bronje N Chanalis, of Chatham, NY. nom

^mWilkins av. (11:2965) swc 170th, 69.1x 77.6x68x65.4; Jan8; Jan10'12, 5y5%; Reliant Realty & Constn Co to Carl Fischer, 2211 Bway. 48,000

^mWhitlock av. 947. (10:2735) ws, 76 n Barretto, runs n24xw41.6xs4xw58.6xs20xe100 to beg; Jan10'12, 5y5%; Tully Constn Co, 693 Whitlock av, to Nathan E Brill, 48 W 76. 17,000

^mWhitlock av. 947; certf as to above mtg; Jan10'12; same to same.

^mWhitlock av. 947; sobrn agmt; Jan10'12; Michl Meehan with Nathan E Brill, 48 W 76. nom

^mWestchester av, nec Doris av, see Doris av, nec Westchester av.

^mWhite Plains rd, ws, 130.1 s Westchester av, see Montgomery pl, sws, 75.2 se West Farms rd.

^mWaterbury av. (*) ss, 305 w Zerega av, 150x108, Unionport; Jan3; Jan5'12; 1y6%; Michl Fay to Ella B Henry, 325 E 123. 100

^mWilkins av. (11:2965) swc 170th, 69.1x 77.6x68x65.4; certf as to mtg for \$48,000; Jan10; Jan11'12; Reliant Realty & Const Co to Carl Fischer, 2211 Bway. nom

^mWilkins av. (11:2963) same prop; sobrn agmt; Jan10; Jan11'12; Jno J Tully Co with same. nom

^mWaterbury av, nwc Layton av, see 11 av, 506, Manhattan.

^m2D av. (*) es, 100 n 1st, 40x100, Olinville; agmt modifying terms of mtg dated June 11'92; Mar6'99; Jan9'12; Produce Exchange Bldg & Loan Assn with Wm L Howell. nom

^mLots 1205, 1206, 1207 & 1208, map Gleason prop, dated June24'97; PM; Jan10; Jan 11'12; 3y5½%; Maria Dreher, 753 Melrose av to Eliz Dietrich at Hackensack, NJ. 550

^mLots 668, 669, 463 & 464, map Gleason prop; Dec12'11; Jan11'12 due, &c, as per bond; Thos F Rice, 280 Henry, Bklyn to Peoples Trust Co trste Jos J Gleason, 181 Montague, Bklyn. 480

^mPlot (*) begins 840 e White Plains rd at point 270 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Jan9'12, 3y5½%; Mary M Black, 1829 Barnes av, to Herman Epple, 2516 Grand av. 3,000

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