

# REAL ESTATE RECORD AND BUILDERS' GUIDE

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## A \$20,000,000 INDUSTRIAL COLONY FOR THE BRONX.

Planned by the Ryawa Realty Co. at the Mouth of the Bronx River—Piers for Deep Sea Craft and Warehouses and Factories to Be Built—Dredges at Work.

NOT long ago the Record and Guide printed a news item to the effect that a freight terminal and industrial colony was about to be built in the Hunts Point section of the Bronx. Details of the project were not obtainable at the time. It is learned now from an authentic source that the preliminary work has already been started and that the project, which will involve a heavy investment of capital, is backed by some of the shrewdest and wealthiest men of affairs in this town.

The project, as a matter of fact, was decided upon at least three years ago. It is an undertaking of the Ryawa Realty Company which was incorporated in 1909. The corporation directories are anything but voluble concerning the company. One of them, for example, has this to say: "Ryawa Realty Co., inc., 2-4-9; cap. \$1,000; Frederick Johnson, treasurer; owns property in the Bronx." The property, it turns out, is a great tract of waterfront at the mouth of the Bronx River and on the development of this land, it is said, Mr. Johnson and his associates propose to spend from fifteen to twenty millions of dollars.

The project involves the straightening out of the entrances to the Bronx River and the construction of giant piers for vessels of the largest size. Behind the piers will rise groups of warehouses and factory buildings of fireproof construction, equipped with every facility for economic production and distribution. The steam dredges of the company have for some time been at work testing the river bottom with a view to its deepening.

Any one who read the article in the Record and Guide for Jan. 20 describing the contemplated Federal, State and municipal waterway improvements in the Bronx will understand the advantages inherent in the site chosen by the Ryawa Realty Company for its industrial colony. The United States engineers, after an exhaustive examination have just reported to Congress in favor of the proposed Atlantic Deeper Waterway, an inside route from Boston to Florida, which includes the Bronx Kills and the Harlem River. The Atlantic Deeper Waterway, which avoids the dangerous navigation of Hell Gate and the traffic congestion at the Battery, will be the natural route for a numerous fleet of coastwise craft.

With respect to railway facilities the site will be equally well provided. The New York Connecting Railway will presently make the Bronx accessible to most of the railways of the continent without the use of lighterage and, besides, the New York, New Haven and Hartford Railroad is planning to run a belt line freight road along the margin of the Hunts Point peninsula.

It has always been a difficult matter to keep track of the industrial development of the Bronx, as until the Federal industrial census of 1909 was published no statistics of manufactures separate from those of Manhattan were available, the Bronx and Manhattan forming one county. However, the industrial growth of the Bronx appears to have been slow, compared with its growth in population. The waterfront of the Bronx is much farther away from the business section of Manhattan than is that of Brooklyn. The cost of cartage has militated against the Bronx as a site for most forms of light manufacturing, but the co-operative distribution of goods which has proved so successful at the Bush Terminal in South Brooklyn shows how the difficulties connected with cartage may be overcome. The waterfront adjacent to lower Manhattan is now fully occupied and the time has come when that of the Bronx must come into use. With modern arrangements for cartage to the Manhattan wholesale and retail stores and with the new railway and waterway facilities that are being provided the Bronx should make rapid progress as an industrial centre.

With a view to learning what the expectations of well-informed men are in

this respect, the Record and Guide has invited an expression of opinion from such authorities as L. S. Miller, of the New York, Westchester and Boston Railway Company; W. R. Messenger, of the Bronx Industrial Bureau; Robert E. Simon, of the Henry Morgenthau Company, and Austin L. Babcock, of the American Real Estate Company.

Mr. Simon's very interesting statement reads: "The Bronx, as a manufacturing centre, is destined to become the most important of the four outlying boroughs of the greater city. One need but study the map and couple its unusual waterfront and tributary rivers and its railroad facilities with the fact that the Bronx is the only one of the five boroughs which is connected with the mainland to fully realize its strategic advantages commercially.

"Taking the waterfront facilities first and beginning on the west, there is the valuable Hudson River frontage, connecting through the Harlem Ship Canal with the Harlem River. The Ship Canal is to be straightened at this point and plans are now being discussed with a view to removing the Johnson Iron Works and straightening and deepening the canal, so that the larger vessels can get through. The Harlem River frontage will be materially increased in value by its better connection with the Hudson River and by the removal of two of the piers in the High Bridge which plan is also before the Government, and the general deepening of the river.

"Moving southward along the river, one comes to the Port Morris Section of the Bronx. This has long been recognized as one of great importance for manufacturing purposes. The railroads have their terminals and yards there and the property is especially adapted to manufacturing purposes. In fact, all of the property south of 143d street, from the East River to the Harlem River, will eventually be turned over to manufacturing enterprises. By way of the Bronx Kills, the Harlem River connects with the East River and Long Island Sound, giving the Bronx hundreds of miles of waterfront on the East River, Long Island Sound, East Chester Bay, the Bronx and Hutchison Rivers and Westchester Creek.

"Many plans are at present on foot for the development of these waterways. Two points especially adapted for improvement are Hunts Point and Clason Point.

"By the New York Connecting Railway Bridge, the Bronx will be accessible, without the use of lighter, to practically all the railroads of the continent. The New York Central, the New York, New Haven and Hartford and the New York, Westchester and Boston have direct entrances into the Bronx and have large freight terminals with a Port Morris Branch connecting them. It is planned by the New York, Westchester and Boston Railroad to run a marginal railroad through and around Clason Point, and the New Haven Railroad plans to run around Hunts Point. This will give these large areas, of approximately 1,500 acres, waterfront and river facilities and the added advantage of being within reasonable distance of interborough transit facilities and splendid residential sections.

"It is one of the unique features of the Bronx that without much planning it can be developed according to the most modern and approved zone method, the waterfront with its railroads making the manufacturing section. The interior residential section is accessible to the finest parks and schools and to the leading amusement and shopping centres in the city.

"The Lehigh Valley Railroad, the Central Railroad of New Jersey and other railroads have waterfront terminals in the Port Morris Section. There is no reason why some day there should not be a marginal railroad connecting the various freight terminals in the Bronx.

"There are also many parts of the

Bronx which are admirably adapted for improvement with commercial enterprises that do not need either railroad or waterfront facilities. Land can be had at very moderate prices in neighborhoods easily accessible to the heart of the city and to the other boroughs where an exceptionally good class of labor and plenty of it can be found."

The opinion of a student of transportation should be of special value. Mr. Miller writes: "There is a large section of the Bronx adjacent to the Bronx River and along the Hutchinson River and Eastchester Creek that is admirably adapted for factory purposes, requiring rail and water transit, and it seems to me that if the development of these sections for manufacturing purposes is taken hold of at this time and the problem worked out in a broad-minded way on a comprehensive plan these sections can be made the premier manufacturing districts of Greater New York, outpointing and outdistancing Brooklyn, Staten Island and the Jersey Shore in securing the location of large manufacturing plants that will immeasurably increase the wealth and population of the whole Borough in the near future.

"It would seem wise, and in every way for the best interest of the Borough, for a liberal franchise to be granted to build a track, or tracks, from the New York, Westchester and Boston and the New Haven tracks along these waterways, with the requisite permission for necessary crossings and connections to reach industries that may locate thereon.

"The advantages that would accrue to manufacturing plants located on the Bronx and Hutchinson Rivers, with the railway tracks reaching them as suggested, would be that:

"Freight in carloads from lines operating via the Harlem River, or via the Poughkeepsie Bridge, would command the New York rate basis to West Farms and Kingsbridge Station, plus only a nominal switching charge for delivery from there to the sidetrack points indicated, which switching charge would undoubtedly be absorbed in the through rate, thus placing such plants in that particular on a parity with plants located directly on the sidings of trunk lines in the most congested and expensive districts.

"Fuel would be available by water at such locations at rates that would at least put the industries on an equal basis with their competitors in other districts.

"The cost of the locations would be very much less than in sections already developed and controlled for manufacturing purposes, and the taxes would be materially less for a number of years to come.

"Operatives and employes would be able to live near the place of their employment, amid better and more healthful surroundings, at greatly reduced rent and cost of living.

"The conclusions recently arrived at relative to the extension of the North River Steamship Piers, and the indisputable present and ever-growing congestion of traffic on the City streets makes the question of a remedy for those troubles also one of vital interest and it occurs to me to suggest that probably the best and most perfect remedy might lie in still further and more complete development of this same idea through a great distributing and reshipping terminal and warehouse scheme somewhat on the same plan, but of wider scope than the present Bush Terminal plant, that would enable wholesale and jobbing houses and warehouse agencies to eliminate entirely a costly and cumbersome system of cartage through our streets and centralize their warehousing and reshipping, at greatly reduced cost to themselves, on the sidetracks along the waterfront of the eastern Bronx."

Mr. Babcock speaks more particularly of the industrial development that is taking place on and adjacent to the exten-



sive Hunts Point holdings of his company: "The American Real Estate Company has property along Whitlock avenue near Westchester avenue available for high-grade industrial plants. This property is within five blocks of the Simpson street subway station, adjoins the Westchester avenue station of the New York, New Haven and Hartford Railroad and the New York, Westchester and Boston and also adjoins the proposed Whitlock avenue station of the Broadway-Lexington avenue subway.

"Just across the Bronx River, diagonally opposite the property mentioned, lies

the Watson-A-RE-CO tract, now being developed by the American Real Estate Company, which furnishes desirable plots, some having water frontage on the navigable Bronx River and others having railroad frontage on the freight side of the New York, New Haven and Hartford Railroad and facing Bronx River avenue, a 100-foot thoroughfare.

"Both properties mentioned are immediately accessible to the West Farms freight station of the New Haven road, by which railroad connection may be made at Port Morris with the New York Central and over the New York Connect-

ing road, when completed, with the Pennsylvania system, and at the Harlem River via lighterage with the roads having their terminals in Jersey City.

"Comparatively speaking, land available for various industries in this section of the Bronx is cheap and there are ample accommodations for employees of every kind and quality. Bear in mind that the Bronx is increasing and has increased in population at a ratio in excess of 100 per cent. every decade for the last 40 years. The population of the Borough today is 500,000 and in 1920 it should be approximately 1,000,000."

## W. K. VANDERBILT'S DEEPPDALE ESATE ON THE MARKET

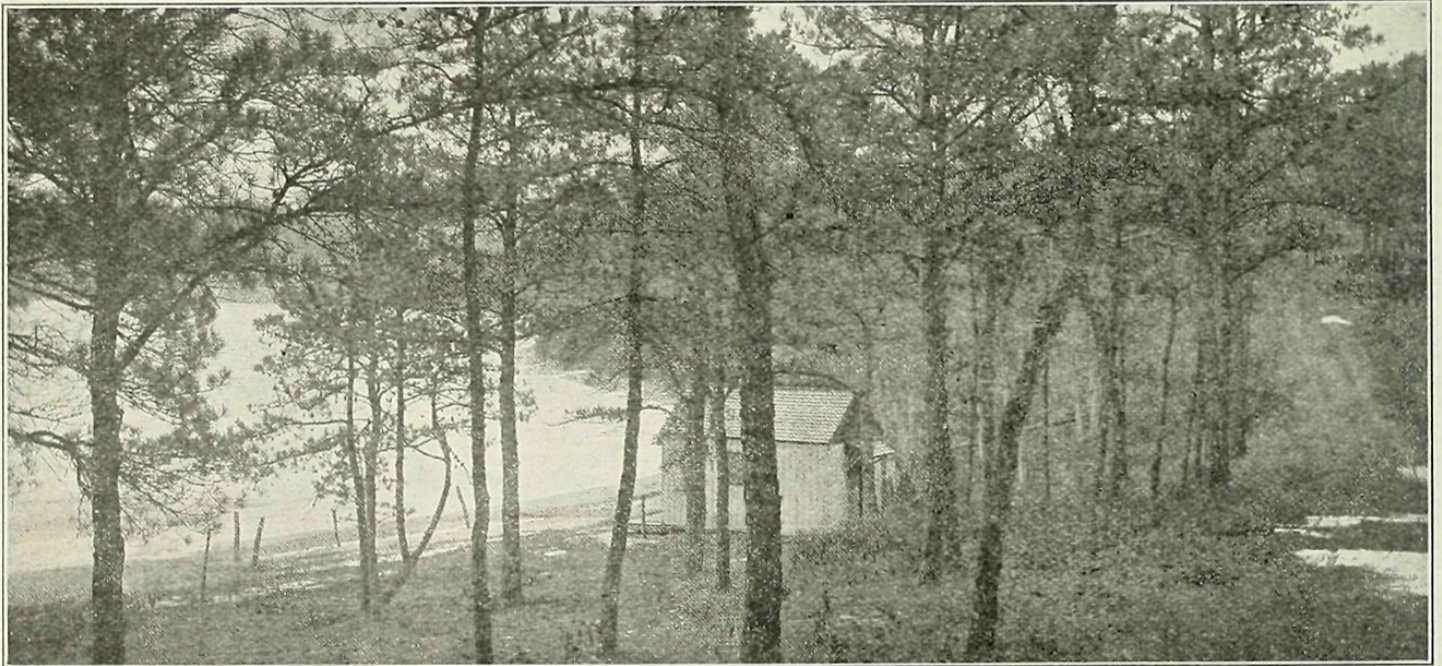
Increasing Demand For Suburban Home Sites Is Forcing Landed Estates on Long Island Into New Areas Because of the Expanding Suburban Zone

PROBABLY the best evidence that land values in western Nassau county, on Long Island, are becoming too high for landed estate purposes is furnished by William K. Vanderbilt Jr., placing his famous Deepdale estate, at Great Neck, on the market and the preparations making by the Meadowbrook Hunt Club to abandon its property near Hempstead and change its name to the Piping Rock Club and remove to Piping Rock, near Locust Valley where a magnificent new home is being built for it after plans by Guy Lowell, of Boston. Mr. Vanderbilt has built a fine country home for himself on a tract of about 40 acres at Little Neck that separates Centerport harbor from Northport Harbor, one of the finest scenic beauty spots on the north shore of Long Island and well removed from the influence of land developments. In addition he has bought jointly with Harry Payne Whitney, the Smith, Sammis and Woodhull farms at Wading River, comprising a

decade ago he little realized the rapid inroads the growth of the city and its environs would make on his property. Great Neck has been invaded by several large land development companies that have disturbed the seclusion of numerous landed country homes of wealthy men among whom Mr. Vanderbilt is the most prominent. The double tracking and electrification of the North Shore division of the railroad, which passes from Woodside through Great Neck to Port Washington has been another great determining factor in the shifting of large estates into eastern Nassau county and into Suffolk county, because the North Shore division is only 19 miles in length and serves a territory that is being rapidly transformed from a rural to a suburban home area. Fee values there are becoming prohibitive for country estates. It looks as if many men of wealth made a great mistake when they built palatial country homes in the territory. Fortunately for Mr. Vanderbilt

Locust Valley and Glen Cove embrace a part of Long Island's great hill country that abounds in large estates; and it is because of the probable immunity of the section from contact with land developments that Piping Rock, in the neighborhood, appeals to the Meadowbrook Hunt Club.

It is very probable that henceforth acreage along the North Shore division of the railroad will not appeal to the wealthy as sites for country estates unless it be those sections far removed from the railroad stations and overlooking Long Island Sound. This part of the North Shore is a series of necks of land from two to three miles long divided by beautiful harbors. During the last two years two trolley roads have been built through the territory and the circumstance has accentuated the all-year residential movement and the construction of hundreds of homes. One can now travel from Port Washington to Manhattan or Brooklyn



DEEP POND, WATER SCENE ON THE VANDERBILT-WHITNEY ESTATE AT WADING RIVER.

total acreage of 470.33 acres, included in which is Deep Pond, embracing 70 acres. The latter property is at the east end of the Wading River branch of the Long Island Railroad and the section has only been invaded by men of wealth within a very few years. Ralph Peters, president of the railroad, owns a large parcel of acreage that adjoins the Vanderbilt-Whitney holdings, and he intends to build a country mansion upon it. Wading River is about 60 miles from the metropolis and it is in the heart of a country almost as primitive as the inner recesses of the Adirondacks. Acreage in that part of Long Island has been in families for several generations; and it is only recently that these old owners have begun to realize the importance of it to men of wealth. Messrs. Vanderbilt and Whitney bought their tract at a comparatively cheap price to what acreage there is selling for today. An old farmer who owned Deep Pond, on Vanderbilt's property, some years ago used to remark: "What earthly good is it? It's nawthin' but water," little realizing that within a few years millionaires would be seeking just such beauty spots as adornments to country estates.

Part of Mr. Vanderbilt's immense Deepdale estate is within the Borough of Queens; and, when he chose the neighborhood as the site of a country home a de-

he never built the great mansion at Deepdale that he had planned to erect; but he did spend a great deal of money on the production of fine landscape effects.

The Meadowbrook Hunt Club property is fast being approached by all-year home colonies; and it is very likely that another five years or less will witness its dissolution into home sites. The latest notable development within the zone of the hunt club is that of the Windsor Land and Improvement Company, which is now developing two hundred odd acres there.

While the Hempstead section is along a different line of the railroad than Great Neck, it is, nevertheless, susceptible to the same real estate influences because the branch of the Main Line running to Hempstead is operated by electricity and serves besides such rapidly growing places as Floral Park, Garden City and Mineola. The last mentioned station is one of the approaches to the Wheatley Hills section where, during the last decade, wealthy men from divers parts of the country have built some of the finest country homes in America. Such extensive estates as those of William C. Whitney, E. D. Morgan, Henry Phipps, Charles Steele and Foxhall P. Keene's are in this neighborhood. These properties represent not only vast expenditures for land, but also large outlays for country houses and outbuildings and landscape architecture.

by trolley. Consequently country estates along the North Shore must cease to increase in number by the sheer force of circumstances, over which their owners have no control. It is a parallel case to business invading the fine residential part of Fifth avenue, south of 59th street, Manhattan, during the last decade in spite of the herculean attempts of wealthy residents there to prevent it.

What is the prime cause of all this movement, may be asked? It is the greater accessibility of Long Island to Manhattan as a result of tunnels under the East River and the consequent demand for home sites, by the ever-increasing population of the City of New York, in a commuting zone within 25 miles of the center of business.

Acreage along the North Shore division of the Long Island Railroad has jumped during the last decade from a few hundred dollars an acre to from \$1,500 to \$5,000 an acre, the latter being shore front property; and it gives promise of further ascension in price. Practically all of this shore front has been pre-empted by wealthy men for country homes; and some of them, who are keen students of real estate events, bought large tracts in addition for the sole purpose of holding them for a rise in value; and their judgment is now being vindicated by the rivalry of land companies seeking to buy



them for development purposes; although when these rich owners bought they contemplated reselling to other wealthy men seeking property for country estates.

The pronounced movement of land for country estates along the Oyster Bay, Wading River and Main Line divisions of the railroad is demonstrated in no stronger manner than by the accretion of country clubs there. Less than two years ago the Nassau Country Club built a large and fireproof clubhouse at Glen Cove; the Huntington Country Club has leased 400 acres overlooking Cold Spring Harbor, on which it is completing a spacious clubhouse; the Belle Terre Club, overlooking Port Jefferson Harbor, has met with unqualified success since its inception a few years ago; the Northport Yacht Club and the Huntington Yacht Club have become for all practical purposes country clubs as well; a new country club at Cutchogue has recently been incorporated by a number of wealthy Brooklynites, and it will erect a large clubhouse at the place mentioned; a country club is in contemplation at Shinnecock Hills, where the National Golf Club and the Shinnecock Hills Golf Club each have fine homes and which command unobstructed views of Great Peconic Bay and Shinnecock Bay; while at Glen Head, on the North Shore, the most extensive country club of all is growing into concrete form. It embraces the residence and much of the large landed estate overlooking Hempstead Harbor that was owned and occupied for many years by Justice Townsend Scudder of the Supreme Court Second Department. There are numerous bridle paths and driveways already laid out through the 189 acres of this estate.

Although the property has been acquired by the Glenwood Holding Company, organized under the laws of New York, with a capital stock of \$150,000, consisting of 1,500 shares of the par value of \$100 each, it is well known that this company is merely a subsidiary corporation of the Crescent Athletic Club of Brooklyn and was organized to hold the property for it. The city has long wanted to cut streets through the club's property on New York Bay at Bay Ridge, Brooklyn; and, besides, its value had become too great for the purposes to which it was devoted. It bought the Bay Ridge property in 1890 from the late Justice Charles H. Van Brunt, of the New York Supreme

Court and it was then remote from the city, whereas now it is surrounded, on the land side, by houses and city streets. The Crescent has become a social as well as being an athletic club.

It is proposed that the Glenwood Holding Company shall take title to the property and then give an option to the Crescent Athletic Club to acquire it at any time within, say, five years at such an advance over cost as will yield a just return to the subscribers to the stock of the company. The estimated cost of laying out a suitable golf course, making necessary alterations and otherwise fitting up the property for the purposes of a club is \$60,000. As soon as this sum and the further sum necessary to take title have been subscribed the holding club will organize a country club which will take over and advance the sports which the Crescent Athletic Club is now or may hereafter become unable to sustain.

The Scudder property is the best of twenty or more different pieces of property examined for club uses. Over 150 acres have been cleared and are well suited for an 18 hole golf course. In one corner there is a fresh water pond suitable for skating and winter sports. There are sites for athletic fields and tennis courts. A safe harbor for yachts is made by a small cove and at slight expense yachting could be made an important feature of club life.

An option has been secured upon the property which is good until June 10. The purchase price is \$350,000 and the total payments to be made before the end of the year are \$62,500. Already \$35,000 has been subscribed for stock in the holding company. Another part of the scheme is to take part of this property, perhaps 40 acres, and let members of the club purchase lots at reasonable rates for the erection of country homes. The latter fact shows that the club realizes the importance of locating in a territory given over to country homes of the wealthy and where many of its members reside in the summer. The club has a fine town home at Clinton and Pierpont streets in Brooklyn.

The significant feature of acreage on Long Island beyond the suburban commuting zone is the advent of large country estates in parts of it that hitherto have lain dormant; while many old frame

mansions on old established estates are being supplanted by larger and more fireproof houses of Colonial and other rural designs. The result is the enhanced value of all surrounding property suitable for similar treatment.

Just north of Farmingdale village—amid the hills of Bethpage—Benjamin F. Yoakum has carved a country estate of 1,500 acres out of virgin forests and farm lands. He is a pioneer in that particular section and the character of his estate has set a precedent for other men of large means to establish landed estates nearby.

There are two remote sections of central Long Island that have not yet been hardly touched for landed estate purposes, Dix Hills and Half Hollow Way Hills. Here are some of the choice beauty spots of the Island which cannot remain immune much longer. Property there has trebled in price during the last decade.

Values for country estate purposes are peculiarly susceptible to individual whims and foibles. The value of some picturesque old farm to a wealthy man is something like the value of an old oil painting of a master, a mixture of sentiment, charm and love of the beautiful; and it is apt to bring a price to a stubborn seller far more than its material worth.

Much of the territory that is now being transformed into country estates would be unsought for such purposes if it were not for the general use of the automobile. It has made scenic farm country accessible within a few minutes that was very inconvenient to get to or from when horse-drawn vehicles only were in vogue. Consequently it may be said that the automobile is now the chief promoter of rural real estate values.

The Motor Parkway which runs through Long Island from old Queens village to Lake Ronkonkoma has opened to general observation a country previously unknown to wealthy investors. William K. Vanderbilt, Jr., is largely responsible for the construction of this highway for the use of which a toll of one dollar is charged, the price having recently been reduced from two dollars. This automobile route will be extended through to Riverhead, most of the rights of way having been bought, and it will pass close to Messrs. Vanderbilt's and Whitney's estate at Wading River.

## BROOKLYN'S INTEREST IN THE SUBWAY NEGOTIATIONS

The Delay in Carrying Out the B. R. T. Agreement is Having a Depressing Effect on Real Estate—The Interborough Claim Should be a Separate Matter.

By DAVID PORTER

THE procrastinating policy adopted by the city authorities in reference to the subway situation has had a depressing effect upon the Brooklyn real estate market. No one seems to know just "where he is at." No doubt this is partially unavoidable, but surely the time has come when talk and negotiations should cease and action should take their place; it has more than once been said to me and I have thought so myself that if a business concern or a corporation should follow the course pursued by the city in an important matter like this, bankruptcy would be the inevitable result.

It may not be amiss here to state what is the actual present subway situation; although so much has been said and written on this subject that almost every one is familiar with it.

So far as there is any official record, the subway situation today is in exactly the same position as it was on the 21st day of last July, when the Board of Estimate, in pursuance of resolutions unanimously adopted on the 20th day of June voted that it would approve contracts to be prepared by the Public Service Commission for the operation of all of the proposed new rapid transit routes by the Brooklyn Rapid Transit Company and requested the Public Service Commission to submit at the earliest possible moment a form of contract for the operation of this extended system and to prepare and proceed to let contracts for construction.

The agreement entered into with the Brooklyn Rapid Transit Company is too well known to need description here. However, one or two phases of the agreement are so important to the real estate interests of Brooklyn that they should be included in any discussion of the subway question intended for the consideration of real estate men. The City of New York obtained as the result of the work of the McAneny committee and the Public Service Commission last spring, the first thoroughly comprehensive plan

of rapid transit development which it had ever enjoyed. That plan, while granting to the Interborough Rapid Transit Company what were considered its logical extensions in Manhattan and the Bronx—through the completion of the so-called "H" system—at the same time laid out with the cooperation of the Brooklyn Rapid Transit Company a trunk line distribution system in Manhattan, Brooklyn and Queens.

This system was conceived and laid out into routes, in accordance with the idea so well expressed by former Public Service Commissioner Edward M. Bassett as the "Round City." That is to say, by building under Broadway, Manhattan, a four-track subway line, and connecting this line at one end with a new tunnel under the East River to the business and residential section of Brooklyn in the vicinity of Borough Hall, and at the other end with a line extending through 59th street, Manhattan, and over the Queensborough Bridge, there was provided for Brooklyn the great distribution loop, which had as its other half the north and south line from the Queensboro Bridge down through the Greenpoint and Williamsburgh sections of Brooklyn, back into the heart of that borough. Within this route, and capable of operation in connection with it, was another and interior distribution loop, formed by the utilization of the existing tracks on the Williamsburgh Bridge, the Centre street subway, and a proposed new subway under Nassau and Broad streets, to a connection with the main stem at Whitehall street in the lower end of Manhattan.

On the easterly side of the river, the Fourth avenue subway, with its extensions to Coney Island and Fort Hamilton and a prospective tunnel under the Narrows to Staten Island, operated in connection with the existing elevated lines of the Brooklyn Rapid Transit Company extended and enlarged, provided a network of routes in the boroughs of Brooklyn and Queens which connected practically every present or future center of population with the main distributing system in the borough of Manhattan.

This, however, was not all. By reason of the fact that the carrying out of the above plan established for all time a comprehensive trunk line system in three boroughs, capable of operation on the loop plan, the future needs of the city in the shape of rapid transit lines were safeguarded against any possible contingency. For whereas, under past conditions each new line into what we may term suburban territory has had to be extended at enormous expense into the congested area of Manhattan and has had to be led across the East River either through tunnels or over even more costly bridges the program mapped out between the city and the B. R. T. obviated the need of any such uneconomic proceeding in future.

Real estate men well know that the greatest obstacle in developing the home-building sections of the city is the fact that the enormous cost of constructing subways through the congested areas cannot be supported by the traffic which any proposed new line will produce in its first few years of operation. But with an interior trunk line system once built, this difficulty vanishes. When new suburban territory requires transit facilities, it becomes necessary only to build one or two, or five miles of suburban rapid transit line at a cost of from one-fourth to one-tenth of the cost of constructing subways in the heart of the city. The increase in values of the property benefited by such suburban lines speedily provides for their cost of construction. And, therefore, with a main trunk system once established in accordance with the principles just described, the problem of transportation is solved once and for all.

It was the belief of a majority of the Public Service Commission and the Board of Estimate last summer that a division of the new lines between the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company would produce the best results for the city and it seemed so to all of us. The Interborough Company, however, could not be brought to accept financial and operating





ANNUAL BANQUET OF THE BUILDING TRADES EMPLOYERS' ASSOCIATION AT THE WALDORF-ASTORIA, JANUARY 24, 1912.



terms which the city officials considered fair, and therefore by vote of the Board of Estimate recorded on July 21, all of the new lines with the exception of the Seventh Avenue subway in Manhattan and certain elevated extensions in the Bronx were awarded to the B. R. T. We supposed then that real subway progress was at hand, for the terms of operation worked out between the city authorities and the B. R. T. seemed to safeguard the city's transportation interests for the future.

These terms, for example, bound the company to operate any new extensions which the city might build. With respect to the great system of over 120 miles of rapid transit routes provided by existing lines and by those immediately to be constructed, the terms agreed upon arranged that all of the earnings should be received in a common pot so that the very profitable interior lines in the highly congested parts of the city would help support the less profitable outside lines until these latter should be themselves self-sustaining. This was an advantage that the city had never had a chance to obtain under any previous offer for rapid transit extension. The Brooklyn company also agreed that over and above a return of approximately 6 per cent. on the physical value of the existing lines proposed to be bound in to the system and the actual carrying charges on the money which it had to raise for new construction and equipment, it should receive no further return until the entire investment of the city was self-sustaining, after which net profits would be divided. This was another point of vital importance to the real estate interests of the city, for it meant not only that the burden of taxation necessary to support the city's investment at the very beginning would be as light as possible, but also that the city's bonds issued for construction would be released from the debt limit computation at the earliest moment so that the city could re-invest this borrowing capacity in the construction of new extensions to meet the growing demands of its population. Under the estimates prepared by the experts of the city and company this time of complete release of the city's investment, as well as the time when the city would begin to get an actual profit was only eight years from the commencement of partial operation, and six years from the commencement of operation on the complete system.

Our hopes of real transit progress were increased as we learned through the public prints that tentative forms of an operating contract with the Brooklyn company were submitted to the Public Service Commission in September, and that the company's officials were ready and anxious to proceed with all possible speed to take up the unfinished questions involved in the transit agreement, such as the defunct settlement of the extensions of the Fourth Avenue subway south of 43d street; the location of the new tunnel from Whitehall street, under Brooklyn Heights to the main stem of the Fourth Avenue system at Willoughby street and Flatbush Avenue extension; the location of the north and south route from the Queensboro Bridge down through the Greenpoint and Williamsburgh District.

Then a new factor appeared in the situation. Representatives of the Pennsylvania Railroad Company undertook with the city officials negotiations to see if terms for the construction and operation of the Seventh Avenue Subway in Manhattan could not be worked out on a basis acceptable to the Interborough Rapid Transit Company the natural and logical operator of such a subway. Nobody denied then, and nobody denies now the desirability of building the Seventh Avenue Subway in Manhattan. And as we were assured by all of the public officials concerned that these negotiations would not in any measure interfere with the carrying out of the plans adopted last summer—indeed that the actual work on the construction and operating contracts, and in the settlement of all of the unfinished questions, would be going on while the negotiations with the Pennsylvania Railroad officials were pending—we were disposed to take a kindly attitude toward this effort to complete the city's subway plan if the Interborough could be induced to come back into the situation on proper terms.

But the weeks lengthened into months, and the months have now rolled up into a full half year. Certain construction contracts have been let being most of the contracts for the Lexington line north of Twenty-second street in Manhattan, and one contract has been let for a section of the lower Broadway line, while two or three others have been advertised and bids approved on them by the Public Service Commission. In none of these contracts did Brooklyn and Queens have any very vital interest except for the sections

of the Broadway line. And that line remains still without any vestige of head or foot by reason of the fact, as I understand it, that the route for the 59th street road, and the lines in the northern part of Queens have not yet been legalized; while no decision has yet been reached by the city authorities as to what street or streets shall bring the new East River tunnel over to downtown Brooklyn. These South Brooklyn questions remain still unsolved, and the Greenpoint-Williamsburgh line is not yet located.

Instead we hear that the city officials have arrived at a tentative understanding with the Interborough Company as to a financial basis upon which that company might bid for the operation of certain lines as yet undescribed, but probably including the Seventh Avenue line in Manhattan from 42d street south and the Lexington Avenue line in Manhattan, from 42d street north, with its Bronx extensions. It is no part of my present task to enter into the controversy as to the adequacy or inadequacy of the financial terms suggested to the city for the operation of these or any other lines by the Interborough Rapid Transit Company; but I am concerned, and I think all interested in the development of the city ought to be concerned at reading that six months more must elapse before we can know whether a contract embracing such a financial arrangement with the Interborough Company is legal, and that some still more indefinite time must elapse before the city officials are in a position to work out the remaining details of the arrangement agreed upon last summer. If that arrangement was a proper arrangement for the city, the city should proceed to put it into effect, and let any modification of it calculated to provide for some interest or corporation not a party to the bargain of July 21st be subordinated to the providing of the much needed transportation facilities for the entire city embraced in the comprehensive plan. Seventh Avenue is unquestionably important, and the Pennsylvania Railroad station should be provided with proper rapid transit connection, but I fail to see why a plan which was supposed to provide facilities for the entire city should be indefinitely tied up for the purpose of providing facilities for a single part of the city or a single transportation interest.

We are told that the Pennsylvania station in the last year accommodated approximately 10,000,000 people, although, according to the company's statement, the total sale of tickets at the station was only 1,929,320. Assuming, however, that the larger figure correctly represents the traffic which the station provides, we find that this is less in volume than the traffic at either the Times Square station of the present subway, the Grand Central station, the Fourteenth Street station, Brooklyn Bridge, Fulton Street, or Atlantic Avenue, Brooklyn. The actual sale of the tickets at the Pennsylvania station if doubled to represent the number of passengers coming and going would be less than the total passengers using such local stations on the present subway as Canal street, Spring street, Bleeker street, Astor place, or Eighteenth, Twenty-third, Twenty-eighth or Thirty-third streets. These comparisons are from figures taken from the reports of the Public Service Commission.

So I think it may be fairly held that the real estate interests in New York, in company with all those who have a stake in its transportation development should press forward with all their strength for the carrying out of the main features of the great plan of rapid transit improvement outlined last summer. The interests of the whole city are inclusive of, and therefore superior to the interests of any part. Real estate men have sometimes found this a hard lesson to learn, but there is no real progress to be obtained by denying its truth.

It may be said that this is a plea on my part for the carrying out of the B. R. T. plan, but such is not the case. I care not which company gives us the relief we need, but as I see it, the B. R. T. plan is the one that will best serve the interests of Brooklyn, inasmuch as they have now a comprehensive system in Brooklyn that can at once be utilized and connected up with these new subways which the Interborough does not have.

What we want most of all is action and action at once, for as I have said before, this delay is becoming intolerable. I am confident, however, that this state of affairs will not continue much longer; in fact the temper of the people has reached a point when I believe they will hold to strict account those who in any way obstruct or retard the progress of the city and when this matter is settled once and for all, and action takes the place of talk and negotiations, I confidently expect a time of great prosperity for Brooklyn real estate.

## FINAL TAX VALUATIONS.

### Decisions Now Being Entered on the Tax Rolls—Taxes for the Year 1912.

The Board of Taxes and Assessments on Thursday, February 1st, completed its labors of passing on the applications for reduction of assessed valuations of real estate in the City of New York, and the decisions are now being entered on the tax rolls showing confirmations or reductions in each instance as the case may be. The assessed valuations thus fixed are for the taxes of the year 1912 which become payable, one-half on May 1st next, and the other half on November 1st; all of May and all of November, respectively, being allowed for the payment of the taxes without penalty, the penalty only beginning to run on June 1st and December 1st, respectively in the form of interest at the rate of seven per cent. per annum. The tax rate will be fixed on March 3d by the Board of Aldermen, so that with a knowledge of the assessed valuations as now finally fixed by the Tax Board, every taxpayer, after March 3d, can figure for himself the exact amount of his 1912 tax.

In view of the considerable newspaper discussion following certain auction sales of the Lawrence and other estates last Fall, because the prices brought were materially lower, in several instances, than the figures at which the City had assessed the properties, the action of the Tax Board on this year's applications for reduction will be watched with a good deal of interest, especially as the question of obtaining relief has been taken up with much earnestness by many property holders who engaged specialists for the work.

### East Bronx Property Interests.

A regular meeting of the East Bronx Property Owners' Association was held at Baur's Hall, corner Westchester and Taylor avenues, on Thursday eve., January 25. It was the first meeting in a new headquarters and was especially well attended.

Owing to the association's recent activity in remedying nuisances and securing improvements, many communications were received. Among them was one from the Bronx Gas and Electric Co. agreeing to reduce the fixed charge for electricity from \$2.00 to \$1.00 per month for one or two family houses, in response to our remonstrance against the former charge.

A letter of thanks was ordered sent to the company for their courteous and prompt compliance with our request.

The officers and standing committees for 1912 are: Dr. Samuel W. Greenbaum, 1360 Theriot ave., president; Charles A. Maier, vice-president; John D. Sherry, treasurer; Harry Hildenbrand, financial secretary; John H. Friedricksen, 1801 McGraw avenue, recording secretary; Thos. A. Murray, serg't-at-arms.

Press Committee—George Wolf, Henry Sonnett, Harry Hildenbrand, Henry A. Stadler, Jr.

Committee on Improvements—Thos. A. Murray, Chas. A. Maier, John D. Sherry, Harry Hildenbrand, August Diener, Henry Kohlman, A. W. Huck.

Membership Committee—Frank Mantel, chairman; J. Peter Kuber, A. W. Huck, Thos. Walsh, Robt. McBain.

### Big Taxpayers Entertainment:

The United Owners' Real Estate Association, which is composed of nearly all the local taxpayers' associations in the City, held its annual entertainment and reception on Wednesday evening, January 31st, at Terrace Garden. Nearly 3,000 persons were in attendance, and the affair was by far the most successful ever held by the organization. An entertaining vaudeville show was presented, followed by dancing. Among the guests were a number of men prominent in municipal affairs, including Comptroller Prendergast, Municipal Court Judges Hoffman, Sanders and Oppenheim, Alderman Davis, Commissioner Wallace of the License Bureau, Deputy W. H. Abbott, Supt. Charles Brady and Secretary Franck of the Tenement House Department and Supt. Rudolph Miller of the Building Department.

The president of the association is Dr. Abraham Korn. Much of the success was due to the efforts of the committee in charge of the arrangements which consisted of Charles H. Schnelle, C. W. Edidt, Henry Bierhoff, Henry Bloch, Dr. Abraham Korn and A. G. Mulker. The grand march was led by Henry Bloch, an attorney who has been prominent in the work of the organization for several years.



## CREDIT AND ITS USES.

## Topics and Speeches in a Lecture Course at the Bedford Branch Y. M. C. A.

Of special interest to credit men and others concerned in this rapidly developing department of business, is the course of addresses to be offered at the Bedford Branch Y. M. C. A. in Brooklyn beginning February 6. This course is further rendered of special interest because of its absolute uniqueness, no similar course of public lectures having been before offered in New York or Brooklyn. The co-operation of Comptroller Wm. A. Prendergast, one of the best authorities on credit work, has been secured, and Mr. Prendergast will himself deliver one of the lectures, speaking on "Credit and Its Uses."

Charles E. Meek, former Secretary-Treasurer of the National Association of Credit Men and Assistant Cashier of the Fourth National Bank, N. Y., has secured the speakers, planned the course, co-operating in this with F. P. Lamphear, educational director of the Bedford Branch, Y. M. C. A. Mr. Meek will supervise the work of the course.

J. Harry Tregoe, Mr. Meek's successor as Secretary-Treasurer of the National Association of Credit Men, will deliver the opening lecture on Tuesday evening, February 6th at the Bedford Y. M. C. A., 1121 Bedford avenue, Brooklyn. Mr. Tregoe will speak on "The Credit Man." Free admission tickets to this lecture are now ready. All interested men will be welcome.

The other speakers in the course are: Edward Page of the Faulkner Page Co., N. Y., Feb. 13, "Commercial Paper and Credit Work."

Frederick K. Lister, Fourth National Bank, N. Y., Feb. 20, "The Credit Department of a Bank."

Frank S. Flagg, Powell Bros. Show Co., N. Y., Feb. 27, "The Credit Department of the Wholesale House"

W. T. Black, Greenhut-Siegel-Cooper Co., N. Y., March 5, "The Credit Department of a Department Store."

William Crane Andrews, Credit Manager Spencer-Turner Co., N. Y., March 12, "Gathering Credit Information."

W. T. Rolph, R. G. Dunn & Co. (The Mercantile Agency), Philadelphia, Pa., March 19, "The Mercantile Agency."

George H. Williams, Caesar & Co., N. Y., March 26, "Cooperation in Credit Work."

Frank L. Odell, Jewelers' Board of Trade, N. Y., April 2, "Collections."

Harold Remington, of the New York Bar, April 9, "Commercial Law and Credits."

Harold Remington, of the New York Bar, April 16, "The Bankruptcy Law and Credit Granting."

George W. Hayes, Benedict & Benedict, N. Y., April 23, "Insurance and Credit Granting."

Robert A. Parker, Vice-President Market and Fulton National Bank, April 30, "Credit and Its Dispensation by Banks."

Hon. William A. Prendergast, Comptroller of the City of New York, May 7, "Credit and Its Uses."

Howard Marshall, Joseph Wild & Co., N. Y., May 14, "The Extension of Credit."

The lectures will be given each succeeding Tuesday night, closing May 14th. Enrollment in the course is open to all men.

## Obituary.

WILLIAM R. H. MARTIN, senior member of the firm of Rogers, Peet & Co. and also known as a large real estate investor and operator, died January 30 at his city home, 114 East 36th street, at the age of 70. His properties included the Hotel Martinique, the Marbridge Building, Trowmart Inn, a hotel for girls; 9-11 Warren street, 325 Fifth avenue, 609 Hudson street, 27-31 East 62d street and 236-8 East 37th street. Altogether his real estate was assessed at more than \$10,000,000. On January 10, Mr. Martin, who had been in failing health for some time, turned over most of his real estate to three trustees, George Leask, Alfred E. Marling and Robert Thorne, and on Monday, just a few hours before he died, Mr. Martin signed the papers for the sale of a valuable property in East 62d street, near Madison avenue.

He entered the clothing business in New York with his father, John T. Martin, who was a large army contractor during the civil war. Later the Martins, with Marvin N. Rogers, formed a wholesale clothing firm, which has been carried on under several names since that time, but for many years as Rogers, Peet & Co.

Mr. Martin was born in St. Louis in 1842. His boyhood was spent in Brooklyn, where he attended the Polytechnic

Institute. He married Elizabeth E. Trowbridge, who, with a son, survives him. He lived for the greater part of each year in his home at Greenwich, Conn.

## Long Island Brokers Dine.

The Real Estate Exchange of Long Island held its sixth annual banquet last Thursday evening at the Waldorf-Astoria. It was largely attended by men prominent in the development and handling of properties in Queens, Nassau and Suffolk counties. John W. Paris, president of the organization, was toastmaster while seated with him on the rostrum were Martin W. Littleton, Representative in Congress from Long Island; County Judge Humphrey, of Queens; Maurice E. Connolly, president of the Borough of Queens; Calvin Tomkins, Dock Commissioner; Frank Bailey, vice-president of the Title Guarantee & Trust Company; Lewis H. Pounds, Commissioner of Public Works in Brooklyn, and Irving Rudland, a prominent broker of Manhattan.

While Mr. Littleton delivered an eloquent speech, the addresses that materially interested the diners were those of Borough President Connolly, Mr. Bailey and Commissioner Tomkins, all of whom discussed municipal and other matters of interest to real estate men.

Mr. Connolly reviewed the work accomplished in municipal improvements in Queens and urged the building of the proposed canal to join Flushing and Jamaica bays.

Discussing the Sullivan-Shortt bill, Mr. Bailey said: "It is proposed to tax us so as to make us build more houses when as a matter of fact it is hard to fill all that are being built from year to year in some parts of the city. If there is a plethora of houses rents on older ones must necessarily decrease and mortgages and fee values depreciate. The bill represents too much of a forcing process. There is less interest on mortgages in arrears now than at any time since 1907 and there were more transfers in Queens last year than in Manhattan and the Bronx combined. Queens added about one hundred houses a week last year to the housing capacity of the city without a Sullivan-Shortt bill and what building there is shows a healthy condition. Give property owners a chance to stay on their feet and not knock them over with foolish legislation like the bill mentioned."

Calvin Tomkins said Queens had great commercial and manufacturing opportunities as well as residential ones and that the completion of the Connecting Railroad Bridge from the Bronx to Queens would increase the resources of Queens beyond present computation.

## Franchise Assessments Reduced.

Albany advices state that large reductions have been made for the current year by the State Board of Tax Commissioners in the special franchise tax valuations in New York city. In the process of equalizing the assessments in the boroughs of Brooklyn, Manhattan and the Bronx at ninety-one per cent. and of those in Queens and Richmond at eighty-nine per cent. the assessments have been reduced \$26,764,500 compared with a year ago.

The total final assessments for the year 1912 in the five boroughs of New York city amount to \$454,253,600. A year ago they were \$481,018,100. The most notable reduction is in the case of the Manhattan Railway Company. The assessment of the company has been reduced \$7,812,500. In 1911 it was assessed at \$81,412,500 and this year only \$73,600,000.

Other reductions made include: The Brooklyn Rapid Transit, from \$58,102,100 to \$51,991,600; Hudson and Manhattan Railroad Company, \$10,900,000 to \$8,100,000; Manhattan Railway Company, \$81,412,500 to \$73,600,000; Metropolitan Railway System, \$49,057,000 to \$42,538,000; New York and Harlem Railroad Company, \$15,108,700 to \$14,221,700; Second Avenue Railroad Company, \$2,700,000 to \$1,850,000; Staten Island Railway Company, \$129,300 to \$85,300; Staten Island Rapid Transit Railroad Company, \$376,100 to \$337,500; trustees of the New York and Long Island Railroad Company, \$5,451,500 to \$2,900,000.

A number of assessments were increased. That of the Brooklyn Union Gas Company was raised from \$19,735,000 to \$30,415,000; Consolidated Gas Company, from \$92,172,500 to \$95,055,000; Long Island Railroad Company, from \$1,787,200 to \$4,284,600; New York Telephone Company, \$48,500,000 to \$50,500,000; New York and Queens Electric Light and Power Company, \$722,500 to \$1,000,000.

## 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 the approval by the Board of Estimate. The Board of Estimate seldom votes 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 Flatbush:

BOROUGH HALL, BROOKLYN, FEB. 7, AT 2.50 P. M.

36TH ST. AND OLD NEW UTRECHT RD.—To pave with asphalt on concrete foundation 36TH ST., from Fort Hamilton av to 14th av. and OLD NEW UTRECHT RD., from 36th st to 14th av. Pet. No. 2.

36TH ST.—Construct sewers, from 14th av to West st. Pet. No. 2A.

EAST 14TH ST.—To construct storm and sanitary sewers from Av O to Av U. Pet. No. 3.

EAST 15TH ST.—To construct storm and sanitary sewers from Av O to Av U. Pet. No. 4.

KINGSTON AV.—Regulate, grade, etc., from President st. to Malbone st. Pet. No. 5.

KINGSTON AV.—Regulate, grade, etc., from Malbone st to Rutland rd. Pet. No. 6.

EAST 10TH ST.—Construct storm and sanitary sewers between Avenues O and P. Pet. No. 7.

CHURCH AV.—To amend resolution of December 15, 1911, initiating proceedings to pave CHURCH AV. with asphalt on concrete foundation, from Ocean Parkway to Gravesend av, by omitting therefrom the portion of the roadway between Ocean parkway and East 5th st., occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co., under the Ocean parkway, and to make the amended resolution read as follows:

"To pave Church av with asphalt on concrete foundation, from Ocean parkway to Gravesend av, omitting the portion of East 5th st occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co., under the Ocean parkway." Pet. No. 8.

CHURCH AV.—To amend resolution of April 7, 1911, initiating proceedings to pave CHURCH AV. with asphalt on concrete foundation from



Stratford rd (East 11th st), to Ocean parkway, by omitting therefrom the portion of the roadway between East 7th st and Ocean parkway occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co. under the Ocean parkway and to make the amended resolution read as follows:

"To pave Church av with asphalt on concrete foundation, from Stratford rd (East 11th st) to Ocean parkway, omitting the portion of the roadway between East 7th st and Ocean parkway occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co. under the Ocean parkway." Pet. No. 8A.

EAST 37TH ST.—To construct a sewer in EAST 37TH ST, from Av G to Av H, and outlet sewers in AV H, from East 37th st to East 39th st; thence in AV H, southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co to a point in East 40th st about 675 ft north of Av I. Pet. No. 9.

EAST 10TH ST.—To construct storm sewer and sanitary sewer in EAST 10TH ST, from Av P to Av Q, and outlet storm and outlet sanitary sewers in AV Q from East 10th st to Coney Island av. Pet. No. 10.

20TH AV.—To construct sewers in 20TH AV, from West st to 52d st, and outlet sewer in 51ST ST, from 20th av to West st. Pet. No. 11.

20TH AV.—Open, from Gravesend av to 54th st. Pet. No. 12.

EAST 17TH ST.—Recommending to the Board of Estimate and Apportionment a reduction in the width of the roadway of EAST 17TH ST, from 44 ft. to 34 ft. bet curbs, from Av I to Av K; from Av L to the south side of Elm av, as now in use; and from Av O to Av U. Pet. No. 13.

AV I.—Construct sewers, from a point 100 ft east of Brooklyn av to East 40th st. Pet. No. 14.

LINCOLN PL.—To pave with cement 5 ft in width where necessary, the sidewalks in front of the lots lying on the north side of LINCOLN PL, bet Bedford and Rogers avs, at the expense of the owner or owners of said lots. Estimated cost, \$115; assessed valuation, \$18,000. Pet. No. 15.

LINCOLN PL.—To regulate and grade the sidewalks only, and lay cement walks 5 ft in width on both sides bet Troy and Schenectady avs, where not already done. Pet. No. 16.

SHERMAN ST.—To inclose with a board fence 6 ft high the lots lying on the east side bet Reeve pl and Greenwood av, known as Nos. 19, 40, 43 and 46, Block 5279, at the expense of the owner or owners of said lots. Estimated cost, \$69; assessed valuation, \$17,600. Pet. No. 17.

AV M.—Regulate, grade, etc, from Coney Island av to Ocean parkway. Pet. No. 18.

ERASMUS ST.—To construct a sewer basin on ERASMUS ST. north side, at a point about 450 ft west of Nostrand av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$19,937. Pet. No. 19.

FENIMORE ST.—To construct sewers in FENIMORE ST, from Albany av to Troy av and in TROY AV, from Fenimore st to Rutland rd. Pet. No. 20.

HAWTHORNE ST.—To construct sewers in HAWTHORNE ST, from New York av to Kingston av, and in KINGSTON AV, from Winthrop st to Fenimore st. Pet. No. 21.

CARROLL ST.—To construct sewers in CARROLL ST, from Kingston av to Albany av, and in CROWN ST, from Kingston av to Albany av, and outlet sewers in KINGSTON AV, from Carroll st to Midwood st. Pet. No. 22.

67TH ST.—Construct a sewer bet 17th and 18th avs. Pet. No. 23.

59TH ST.—Construct a sewer between 21st av and Bay parkway. Pet. No. 24.

**Local Board of Bay Ridge.**

BOROUGH HALL, BROOKLYN, FEB. 7, AT 2.25 P. M.

55TH ST.—To grade bet 7th and 8th avs, where not already done, and in addition to grade with slopes 1½ to 1, a strip 10 ft in width of the front of the lots on the south side, between 7th and 8th avs, known as Nos. 11, 14, 16, 17 and 22, in Block 834, and of the front of the lots on the north side, bet 7th and 8th avs, known as Nos. 62, 64, 66 and 71, in Block 826. Pet. No. 2.

39TH ST.—To grade to the level of the curb to a line 10 ft back from the street line and to slope the banks at the rate of ¾ horizontal to 1 vertical, the lots lying on the south side, bet 6th and 7th avs, known as Nos. 6, 11, 12, 13 and 15, Block 914, at the expense of the owner or owners of said lots. Estimated cost, \$1,050; assessed valuation, \$10,600. Pet. No. 3.

73D ST.—To pave with asphalt on concrete foundation, bet 10th and 11th avs. Pet. No. 4.

71ST ST.—To extend the 71st st sewer from its present terminus at or about the shore line, west into New York Bay about 230 ft. Pet. No. 5.

SHORE RD.—To construct an outlet sewer from 83d to 79th st. Pet. No. 6.

6TH AV.—Construct a sewer bet 53d and 54th sts. Pet. No. 7.

74TH ST.—To pave with asphalt on a concrete foundation, from 10th to 11th av. Pet. No. 8.

HUNTINGTON ST.—To inclose with a board fence 6 ft high the lots lying on the south side, bet Henry st and Hamilton av, known as Nos. 12, 13, 14, 15, 16 and 17, Block 536, at the expense of the owner or owners of said lots. Estimated cost, \$50; assessed valuation, \$6,000. Pet. No. 9.

90TH ST.—To open, from Ridge boulevard to 3d av. Pet. No. 10.

73D ST.—To regulate, grade, etc., from 10th to 11th av. Pet. No. 11.

40TH ST.—To grade to the level of the curb to a line 15 ft back from the street line, the front portion of lots lying on the south side, bet 5th and 6th avs, known as Nos. 7, 16, 17, 18, 20, 25, 29, Block 917, at the expense of the owner or owners of said lots. Estimated cost, \$760; assessed valuation, \$30,500. Pet. No. 12.

83D ST.—To set cement curb and pave with asphalt on concrete foundation, from 12th av to 13th av. Pet. No. 13.

83D ST.—To set and reset curb on concrete, from 7th av to 12th av, and to pave with granite blocks on concrete foundation a strip 12 ft in width in the center of the roadway from 12th av to a point 500 ft west thereof, and to pave the balance of the roadway from 7th av to 12th av with asphalt on concrete foundation. Pet. No. 14.

82D ST.—To lay cement sidewalks 5 ft in width on both sides, from 11th av to 12th av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$1,150; assessed valuation, \$53,000. Pet. No. 15.

SENATOR ST.—To lay cement sidewalks 5 ft in width on the north side, bet 3d and 4th avs, in front of lots known as Nos. 1 and 30, Block 5850, at the expense of the owner or the owners of said lots. Estimated cost, \$350; assessed valuation, \$115,000. Pet. No. 16.

BATTERY AV.—To construct a sewer in BATTERY AV, from 92d st to Warehouse av, and outlet sewers in WAREHOUSE AV, from Battery av to 7th av, and in 7TH AV, from Warehouse av to 92d st. Pet. No. 17.

83D ST.—To construct a sewer basin at the north corner of 83d st and 10th av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$10,683. Pet. No. 18.

51ST ST.—Regulate, grade, etc, from New Utrecht av to 13th av. Pet. No. 19.

51ST ST.—To pave with asphalt on a concrete foundation from New Utrecht av to 13th av. Pet. No. 20.

BUSH ST.—To construct a sewer from Columbia st to Hicks st. Pet. No. 21.

10TH AV.—To lay cement sidewalks 5 ft in width on the east side, between 18th and 19th sts, in front of Lot 1, Block 884, at the expense of the owner or owners of said lot. Estimated cost, \$95; assessed valuation, \$6,000. Pet. No. 22.

7TH AV.—Construct a sewer, west side, bet 7th st and 78th st and an outlet sewer in 78TH ST, bet 7th and 6th av. Pet. No. 23.

81ST ST.—To construct a sewer from Fort Hamilton av, southeast to the sewer summit bet Fort Hamilton av and 7th av. Pet. No. 24.

74TH ST.—To alter the map or plan of The City of New York by changing the grade from Colonial rd to Ridge boulevard, so as to put a crown in 74th st, at an elevation of 66.20 ft distant 275 ft west from the street line of Ridge boulevard. Pet. No. 25.

59TH ST.—To inclose with a board fence 6 ft high, the lots lying on the south side, bet 3d and 4th avs, known as Nos. 12, 21 and 24, Block 862, at the expense of the owner or owners of said lots. Estimated cost, \$72; assessed valuation, \$13,400. Pet. No. 26.

6TH AV.—To inclose with a board fence 6 ft high the lot lying on the east side, bet 21st and 22d sts, known as No. 3, Block 898, at the expense of the owner or owners of said lot. Estimated cost, \$32; assessed valuation, \$4,500. Pet. No. 27.

77TH ST.—To construct a sewer bet 6th and 7th avs. Pet. No. 28.

BALTIC ST.—To inclose with a board fence 6 ft high the unoccupied portion of Lot No. 18 and Lot No. 19, in Block 940, lying on the south side, bet 4th and 5th avs, at the expense of the owner or owners of said lots. Estimated cost, \$15; assessed valuation, \$1,650. Pet. No. 29.

**Local Board of Bedford.**

BOROUGH HALL, BROOKLYN, FEB. 7, AT 2.15 P. M.

ROEBLING ST., ETC.—To rescind resolution of January 12, 1912, initiating proceedings to regulate and grade, set or reset curb on concrete foundation, lay cement sidewalks and pave with asphalt on concrete foundation on ROEBLING ST, as widened, from Broadway to Division av; the triangular public place at the intersection of DIVISION AND LEE AVS AND TAYLOR ST, as widened, from Lee av to Bedford av; with a recommendation that the roadway be 70 ft in width and the sidewalks on each side be 15 ft in width. Pet. No. 2.

ROEBLING ST.—Recommending to the Board of Estimate and Apportionment that the roadway of ROEBLING ST, bet Division av and Broadway, be fixed at 70 ft. centrally located. Pet. No. 3.

ROEBLING ST., ETC.—To regulate, grade, set curb on concrete and lay cement sidewalks on the widened portions of ROEBLING ST, bet Division av and Broadway, and of TAYLOR ST, bet Lee av and Bedford av, and the triangular public place at the intersection of DIVISION AND LEE AVS, and to lay a pavement on the widened portion of TAYLOR ST, from Lee av to Bedford av, and on the triangular place above mentioned. Pet. No. 4.

ROEBLING ST.—To pave the widened portion from Division av to Broadway. Pet. No. 5.

VAN BUREN ST.—To lay cement sidewalks 5 ft in width on the south side, bet Stuyvesant and Lewis avs, in front of lots known as Nos. 34, 35, Block 1615, and on the north side, bet Stuyvesant and Lewis avs, in front of lots known as Nos. 53, 35, Block 1610, at the expense of the owner or owners of said lots. Total estimated cost, \$190; total assessed valuation, \$30,175. Pet. No. 6.

**LOCAL BOARD RESOLUTIONS.**

The following petitions were acted upon at the meetings of the various Local Boards held this week in the different districts as indicated below.

**Local Board of Washington Heights.**

AT CITY HALL, JAN. 30.

12TH AV.—Paving with granite blocks bet 134th and 135th sts. Estimated cost \$5,225. Assessed valuation of property affected \$800,000. The petition in this case consists of a communication from the Department of Docks and Ferries. The report of the Acting Chief Engineer of Highways shows that neither sewers nor water mains have yet been laid. Laid over pending the installation of subsurface structures.

RIVERSIDE DRIVE.—Closing and discontinuing the park on the west side of RIVERSIDE DRIVE bet 161st and 165th sts. This park was laid out by resolution of the Board of Estimate and Apportionment dated February 1, 1907, but the layout has never been completed by filing maps in the manner required by law. Before the park can be taken off the map it will be necessary to complete all of the layout steps. After this is done a new map showing the closing and discontinuing must be prepared and submitted for the approval by the Board of Estimate and Apportionment. Laid over pending preparation of layout maps, for two weeks.

138TH AND 139TH STS.—Laying out 138TH AND 139TH STS, from Edgecombe to St. Nicholas avs. A resolution recommending the layout of these streets was adopted by the Local Board of the Washington Heights District on July 11, 1911, and duly transmitted for the approval of the Board of Estimate and Apportionment. At a meeting of the latter Board on January 11, 1912, the matter was referred back to the Local Board for further consideration. The Germania Life Insurance Company has filed a protest against the extension of these streets. The matter is laid over for two weeks.

**Local Board of Newtown.**

BOROUGH HALL, LONG ISLAND CITY, JAN. 26, AT 10.30 A. M.

CYPRESS AV.—Regulating and paving with improved granite blocks with tar grouted joints on a concrete foundation, from Myrtle av to the Manhattan Beach division of the Long Island R. R., 2d Ward. Adopted.

CAMELIA ST.—Regulating, etc., and paving with asphalt blocks on a concrete foundation the roadway, from Boulevard to Crescent st, 1st Ward. Laid over to the next meeting.

WALTER ST.—To legally open, from Forest av to Alden av, 2d Ward. Laid over indefinitely.

17TH AV.—To legally open, from Flushing av to Berrian av, 1st Ward. Adopted.

19TH AV.—To legally open from Jackson av to the bulkhead line of the East river, 1st Ward. Adopted to open from the north side of Broadway to the East river.

HAZEN ST.—To legally open from Astoria av to the bulkhead line of the East river, 2d Ward. Approved as recommended.

HULST ST.—Construction of a sewer, etc, from Greenpoint av to Anable av, 1st Ward. Adopted.

NORMAN ST.—Regulating and paving with sheet asphalt, on a concrete foundation, from Wyckoff av to Cypress av, 2d Ward. Laid over to next meeting.

14TH AV.—Paving with asphalt block on a concrete foundation, the roadway from Vandeventer av to Flushing av, 1st Ward. Laid over for additional signatures.

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

WOODWARD AV.—Regulate, grade, etc., from the B. R. T. Railroad crossing to Catalpa (Elm) av, 2d Ward. Laid over to the next meeting.

DITMARS AV.—To legally open, from Old Bowers Bay rd to 43d st and from 51st st to Astoria av, 2d Ward. Approved as recommended.

16TH AV.—Protest against the resolution of the Newtown Local Board of November 10, 1911, initiating proceedings for paving with asphalt block on a concrete foundation the roadway of 16TH AV, from Broadway to Jamaica av, 1st Ward. Resolution of November 10 was rescinded.

CATALPA AV.—Paving with sheet asphalt on a concrete foundation, from Fresh Pond rd to Myrtle av, 2d Ward. Adopted.

HULL AV.—Regulating, grading, etc, from Mueller st (Fish av) to Astoria rd, 2d Ward. Adopted as recommended.

AMORY AV.—To legally open from Metropolitan av to Bleecker st, 2d Ward. Adopted.

SENECA AV.—Regulating, grading, etc., and paving with improved granite blocks on a concrete foundation, from Putnam av to Cornelia st, 2d Ward. Laid over until the next meeting.

TRAINS MEADOW RD.—To legally close the east branch of TRAINS MEADOW RD, from Roosevelt av to Hayes av, 2d Ward. Laid over until the next meeting.

JACKSON AV.—Petition for regulating, grading, etc., from Steinway av to Woodside av, 1st Ward. Adopted with the understanding that bluestone flagging be used for sidewalks.

BUCKLEY ST.—Extend water main, from Skillman av to Thomson av, 1st Ward. Adopted.

9TH AV.—Erect and maintain electric lights from Washington av to Pierce av, 1st Ward. Adopted.



ELM ST AND COLUMBIA AV.—Erect and maintain electric light at the corner of Elm st and Columbia av (Maurice's Woods), MASPETH, 2d Ward.

## 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:

### MANHATTAN.

**DRY DOCK RAILROAD.**—Petition for a franchise to construct, maintain and operate a single track extension commencing with the tracks of the company in Canal st, at the east side of Broadway upon and along Canal st to Church st, thence south upon and along Church st to Lispenard st, there connecting with the existing tracks of the company. If the franchise is granted the company would be willing to abandon the crossing of Broadway into Lispenard st and in Lispenard st to Church st. Referred to the Bureau of Franchises.

**MANHATTAN BRIDGE RAILWAY.**—In the matter of the petition for a franchise to construct, maintain and operate a double track street surface railway by overhead trolley from a point at or near the intersection of Canal st and the Bowery, Borough of Manhattan, upon and along Canal st, the Manhattan Bridge and its approaches to the Borough of Brooklyn; thence upon and along bridge property to Nassau st to Flatbush av extension, to a point at or near the intersection of Flatbush av and Fulton st, Borough of Brooklyn; also to operate a local service on the Manhattan Bridge and the grant to be made conditional upon the company obtaining trackage rights from the existing companies to operate to the North River at or near Desbrosses St. Ferry. The petition states the new company proposes to enter into an agreement with the dominant existing companies for the interchange of transfer privileges for a cash fare of five cents upon the lines of the companies named. This petition was presented to the Board at the meeting of Jan. 18, 1912. A report was also presented on said date from the Bureau of Franchises discussing in detail the matter of operation over the Manhattan Bridge, Canal st and Flatbush av. The report submitted to the Board two questions to determine as follows: (1st) Whether or not the petition in its present form should be progressed and the position taken by the New York Railways Co. objecting to the application covering any part of Canal st in which it had acquired prior rights be accepted; (2d) whether or not the new company should be required to apply for and accept a franchise to the North River. Laid over until the next meeting.

**QUEENSBORO BRIDGE.**—Application for an extension of time in which to commence the operation of its railway upon and along 3d av, from East 59th st to East 60th st and through said streets to and over the Queensboro Bridge to the Queens Plaza thereof, pending completion of certain work upon the bridge by the city. Granted.

**WEST 13TH ST.**—In the matter of the consent granted to Robt. J. Collier to maintain and use a single span bridge across WEST 13TH ST, east of Washington st, connecting premises leased by the grantee to be used as a passageway for conveyance of merchandise. Filed.

**BURGLAR ALARM RIGHTS, ETC.**—In the matter of the use and occupation of the streets by and the operation of the Holmes Electric Protective Co., the American District Telegraph Co., the Stock Quotation Telegraph Co. and the Frederick Pearce Co. without franchise rights and the order to these companies to submit petitions on or before Feb. 16, 1912, for the right to continue to use the streets and to advise the Board on or before Jan. 27, 1912, as to their intentions. The Stock Quotation Telegraph Co., the Holmes Electric Protective Co. and the Frederick Pearce Co. asked for an extension of time, and the Board extended it to Feb. 7. The return day for filing of petitions is still Feb. 16.

**LEXINGTON AV SUBWAY.**—Communication from the Public Service Commission requesting the Board to consent to the proposed contract between the City of New York and the Degnon Contracting Co. for the construction of SECTION NO. 2, ROUTE 5 of the Lexington Av Subway, extending under Broadway from a point about 75 ft. south of the center line of Park pl to a point about 90 ft. north of the center line of Walker st, Manhattan, and to authorize the issue of \$2,355,828.50 corporate stock to provide means for the execution of said contract. Report of Comptroller, recommending that the Board consent to the award of the above contract and authorize the issue of bonds to meet the requirements thereof. Adopted.

**METROPOLITAN MUSEUM.**—Communication from Commissioner of Parks requesting that the resolution of July 17, 1911, authorizing the issue of \$224,000 corporate stock for the completion and equipment of extension H of the Metropolitan Museum of Art BE AMENDED to include architect's fees. Referred to Corporate Stock Budget Committee.

**ALLIED REAL ESTATE INTERESTS.**—Communication from the President of the Allied Real Estate Interests of the City of New York, submitting statement signed by a number of citizens relative to the negotiations which are being undertaken to provide an adequate and comprehensive system of transit development. Referred to the Transit Committee of the Board.

**GARBAGE CONTRACT.**—Manhattan, Bronx and Brooklyn. Report of the Comptroller recommending approval of the terms and conditions of proposed contract (with the inclusion of clause "X") for the final disposition of garbage in the Boroughs of Manhattan, the Bronx and Brooklyn, for a period of five years, be-

ginning September 1, 1912. COMMUNICATION from the Commissioner of Street Cleaning, substituting new form of contract containing the same terms and conditions in every respect, excepting so modified as to provide for the receipt by the city of payment from the contractor, or payment by the city to the contractor as the consideration for the performance of the contract. Tentative contract granted for 16 months.

**JEROME PARK.**—Report of the Comptroller, recommending approval of the schedule as revised for the Department of Water Supply, Gas and Electricity, Corporate Stock Force, Water Supply, Filtration, for the year 1912, to be effective as of January 1, 1912, providing for an additional force for the preparation of plans and specifications for the Jerome Park Filtration Plant. Adopted.

**LEXINGTON AV SUBWAY.**—Recommendation by the Comptroller that the Board consent to the award of contract for Section 9, Route 5 of the Lexington Av Subway, extending from a point about 50 ft. north of the center line of 67th st to a point about 70 ft. south of the center line of 79th st, to Patrick McGovern, and that corporate stock to the amount of \$1,961,997 be authorized to meet the requirements of said contract. Adopted.

**BROADWAY, ETC.**—Report of the Comptroller and Chief Engineer of the Board, to whom was referred on January 11, 1912, the communication from the Commissioner of Water Supply, Gas and Electricity, submitting for approval proposed agreement between the City of New York and the Rapid Transit Construction Co. and the Interborough Rapid Transit Co. providing for the alteration of the roof of the present subway on Broadway, Park Row and State st, at seven intersecting streets, in order to permit of the crossing of the proposed high pressure fire service mains. Adopted.

**HIGH WATER PRESSURE.**—Report of the Corporate Stock Budget Committee recommending the issue of \$950,000 corporate stock to provide means for the improvement of the water supply system of the Borough of Manhattan by the extension of the high pressure fire service in district north of 23d st. Adopted.

**HOSPITAL FOR INEBRIATES.**—Communication from the Board of Inebriety, substituted for communication presented to the Board at its meeting held Jan. 4, 1912, and referred to the Corporate Stock Budget Committee, relative to an appropriation of \$850,000 for the purchase of a farm, erection of a reception hospital, etc. Referred to the Corporate Stock Budget Committee.

**HOSPITAL FOR INEBRIATES.**—Communication from the Board of Inebriety, recommending the acquisition of a tract of land consisting of 520 acres, in the Township of Smithtown, Suffolk County, Long Island, as a site for a hospital and industrial colony for the care and treatment of inebriates. Referred to the Comptroller.

**CITY COLLEGE.**—Report of the Corporate Stock Budget Committee, recommending an authorization of \$60,000 corporate stock for the alteration of a building for the use of the College of the City of New York, thereby making available a site for the Children's Court, said property being now used for college purposes. Adopted.

**WATER SUPPLY.**—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, plans, specifications and estimate of cost (\$112,000), for furnishing, delivering and laying water mains in various streets, in the Borough of Manhattan, under the jurisdiction of the Department of Water Supply, Gas and Electricity. Adopted.

**SUBWAY LOOPS.**—Report of Corporate Stock Budget Committee in the matter of the request of the Public Service Commission for the First District, for the authorization of \$252,500, corporate stock, to pay for real estate and easements necessary for the construction and operation of the Manhattan-Brooklyn Loop Lines Subway, running under Centre st and connecting with the Williamsburg Bridge and the Manhattan Bridge by way of Delancey st and Canal st. Adopted.

**PARK AV.**—Submission of a map showing a proposed change in the grade bet 40th and 42d st. Referred to the Chief Engineer of the borough.

### BRONX.

**SEDGWICK AV.**—Proceeding for acquiring title to the widening, from Jerome av to the line bet the 23d and 24th Wards. Laid over for two weeks.

**EAST 241ST ST.**—In the matter of the consent granted to maintain and operate a spur track across EAST 241ST ST, west of 1st st, for one year from Nov. 23, 1911. Filed.

**N. Y., WESTCHESTER AND BOSTON.**—Resolutions granting the New York, Westchester and Boston Railway Co. an extension of time of 3 months in which to complete construction of its railroad from the north line of the City as far south as East 174th st, Borough of The Bronx; and granting the Kingsbridge Railway Co. permission to construct, maintain and use certain wires on Broadway, bet 218th and 225th sts, Borough of Manhattan. Filed.

**DONGAN ST, ETC.**—Acceptance of the consents of abutting property owners to the construction, etc., of A STREET SURFACE RAILWAY upon and along Dongan st, Stebbins av, East 163d st, Washington and Elton avs. Adopted.

**WEST FARMS RD, ETC.**—In the matter of granting a franchise to construct, maintain and operate a double track street surface railway from the existing track of the company at or near the intersection of West Farms rd and Westchester av, thence upon and along Westchester av to its intersection with Eastern boulevard. Granted.

**STREET RAILWAY SYSTEM.**—In the matter of the franchise granted to construct, operate, etc., a railway upon and across various streets of the Bronx. Complaints of noise, etc. Referred to the Borough President.

### BROOKLYN.

**JACKSON ST, ETC.**—Communication from the Department of Water Supply, Gas and Electricity stating that the Valentine Varnish Co. is maintaining without authority a 3-wire feeder across Jackson st, connecting its factory building, 124-136 Jackson st, with its stable, 131 Jackson st. The communication states the company also maintains without authority a pair of wires connecting with a watchman's clock system across the highway diagonally from the southeast corner of the factory building to the stable building. Referred to the Bureau of Franchises.

**ATLANTIC AV.**—Petition of the Nassau Electric Railroad Co. for a franchise to construct, maintain and operate a double track street surface railway from the intersection of Atlantic and 5th avs, upon and along the surface of Atlantic av to a point at or near the intersection of Shepard av with Atlantic av. Referred to Bureau of Franchises.

**SOUTH 5TH ST.**—Report of the Comptroller returning communications from the President and the Williamsburg Fire Insurance Co. and from the Vice-President and Cashier of the First National Bank of Brooklyn suggesting the acquisition by the city of certain property on the northwest corner of South 5th st, Williamsburg Bridge Plaza, as a site for a court house for the reason that an examination of the premises proves that it would be unusable for the city to purchase these premises for any public purpose, as the location is undesirable and the building not at all suited to the needs of either a court house or police station. Filed.

**KINGSTON AV HOSPITAL.**—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, specifications and plans (as amended) and estimate of cost (\$75,000), for the erection of an Isolation Pavilion on the grounds of the Kingston Av. Hospital, under the jurisdiction of the Department of Health. Adopted.

**TITLE TO PUBLIC PARK.**—Communication from the Acting President of the Borough of Brooklyn, transmitting for approval the rule and damage maps in the proceeding for acquiring title to the Public Park bounded by West 5th st, the Atlantic Ocean, a line 150 ft. west from and parallel with the center line of West 8th st and a line 200 ft. south from and parallel with Surf av, Coney Island, together with all grants of land or land under water in front of the said premises; also, fixing Feb. 15 as the date for a public hearing concerning the proposed laying out of WEST 8TH ST. Both adopted.

### QUEENS.

**COLLEGE POINT.**—Communication from the Department of Water Supply, Gas and Electricity stating that the U. S. Metal Products Co. is maintaining certain electric conductors without authority in College Point, as follows: Two overhead wires across 10th st, bet 3d and 4th avs, connecting the factory of the company with a clubhouse on the northeast corner of 4th av and 10th st and two electric conduits and a steam pipe across 8th st, bet 3d and 4th avs. Referred to the Bureau of Franchises.

**COLLEGE POINT.**—Communication from the Department of Water Supply, Gas and Electricity stating the Kleimert Rubber Co. is maintaining overhead wires across 5th av, College Point, connecting its factory buildings on opposite sides of the street, without authority. Referred to Bureau of Franchises.

**BELLE HARBOR.**—In the matter of the application to the Public Service Commission for the First District for its approval to the construction and operation of a street surface railway through the private property known as Belle Harbor and private property of the Neponset Realty Co., in the 5th Ward, by the Ocean Electric Railway Co. Approved.

### RICHMOND.

**UNNAMED STREET.**—Protest against the assessment for regulating, grading, curbing, flagging, etc., an UNNAMED STREET, bet William and Beach sts, and extending from Jackson st to St. Pauls av. The assessment was confirmed before the protest was made; and action by the Board of Estimate is deferred until the Corporation Counsel expresses an opinion as to whether the Board has the power to review the final action of the Board of Assessors. The latter have no further jurisdiction.

## PUBLIC HEARINGS.

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

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

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

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



**By the Board of Estimate.**

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on February 3, at 10.30 a. m., the following proposed public improvements in the various boroughs will be considered:

**MANHATTAN.**

**NORTH WILLIAM ST., ETC.**—To close and discontinue a portion of NORTH WILLIAM ST, bet a new street and a point about 85 ft. east of Frankfort st; and establish the lines and grades of A NEW STREET bet William st and North William st; and, change the lines and grades of WILLIAM ST, bet the new street and a point about 100 ft east of Frankfort st.

**AN UNNAMED ST.**—Enlarging the area of assessment in the proceeding for acquiring title to the UNNAMED ST, adjoining Riverside Drive on the east and extending from West 177th st at Riverside Drive to West 181st st at Buena Vista av.

**BRONX.**

**EXTERIOR ST., ETC.**—Change the grades of EXTERIOR ST, from East 151st st to East 158th st; and, of EAST 157TH ST, from East 153d st to Exterior st.

**WEST 242D ST., ETC.**—Changing the lines and grades of the STREET SYSTEM bounded by West 242d st, Corlear av., West 246th st, Cayuga av, West 252d st, Newton av, West 253d st and Broadway.

**ALLERTON, AV., ETC.**—Acquiring title to the lands, etc., required for opening and extending ALLERTON AV (ST), from Bronx Park East to Hutchinson av; and MACE AV, from Bronx Park East to Eastchester rd.

**HERING AV, ETC.**—Acquiring title to the lands, etc, required for opening and extending HERING AV, from Bronx and Pelham parkway South to Sacket av; TEN BROECK AV, from Bronx and Pelham parkway South to Pierce av; and SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av.

**NETHERLAND AV.**—Acquiring title to the lands, etc., required for opening and extending from Kappock st to West 230th st.

**BROOKLYN.**

**9TH AV., ETC.**—To change the grades of the STREET SYSTEM bounded by 9th av, 59th st, New Utrecht av and 61st st.

**BAY RIDGE PL., ETC.**—To lay out the lines and grades of BAY RIDGE PL, from Bay Ridge av to Ovington av; and, change the grades of THE STREET SYSTEM bounded by Ridge boulevard, Bay Ridge av, 3d av and 71st st.

**WEST 27TH ST.**—Acquiring title to the lands, etc, required for opening and extending from Neptune av to Surf av, excepting the right of way of the New York & Coney Island Railroad.

**WOODBINE ST.**—Acquiring title to the lands, etc, required for opening and extending from Knickerbocker av to Irving av.

**EAST 43D ST., ETC.**—Acquiring title to the lands, etc, required for opening and extending EAST 43D ST., from Flatbush av to Flatlands av; and, 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.

**QUEENS.**

**13TH ST., ETC.**—Advisability, of amending the proceeding instituted by the Board on February 25, 1910, for acquiring title to 13TH ST, from Hunter av to the bulkhead line of the East river, 1st Ward, so as to relate to 13TH ST, from Vernon av to Crescent st.

**FINAL MAPS**—Modifying the lines and grades of the street system of SECTION 16 of the Final Maps of Queens.

**FINAL MAPS**—To lay out the lines and grades of the street system of SECTION 9, of the Final Maps of Queens.

**MAYWOOD ST.**—Lay out the lines and grades from Carlisle st to Medford st, 4th Ward.

**NOTT AV., ETC.**—To extend the lines of NOTT AV, from its present west terminus to the United States pier and bulkhead line, change the grades of NOTT AV, from Vernon av to the United States pier and bulkhead line, change the grades of WEST AV, from Nott av to the canal, and change the grades of DIVISION ST, from Vernon av to West av, 1st Ward.

**RICHMOND.**

**AN UNNAMED ST.**—Acquiring title to AN UNNAMED ST, to extend from the north terminus of Gray st to Gordon st, 2d Ward.

**RIDGEWOOD PL.**—To lay out the lines and grades, from Forest av to Castleton av, 1st Ward.

**By the Board of Assessors.**

320 BROADWAY, MANHATTAN.

**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. 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, at the above address, on or before February 27, at 11 a. m., at which time and place objections will be heard and testimony received in reference thereto:

**83D ST.**—Regulating, grading, etc., bet 24th and Stillwell avs. List 2184.

**46TH ST.**—Regulating, grading, etc., bet 10th and Fort Hamilton avs, and bet New Utrecht and 18th avs. List 2190.

**MARTENSE ST.**—Regulating, grading, etc., bet. Nostrand and New York avs. List 2194.

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**SHEFFIELD AV.**—Regulating, grading, etc., bet Riverdale av and New Lots rd. List 2201.

**WINTHROP ST.**—Regulating, grading, etc., bet Nostrand and New York avs. List 2205.

**ALBEMARLE RD.**—Paving from Flatbush av to Bedford av. List 2238.

**NOTE.**—The area of assessment in each of the above proceedings extends to within half the block at the intersecting streets.

**AV C—Sewer,** bet East 5th st and Ocean parkway. Area of assessment: Blocks 5357 and 5374. List 2234.

**BLAKE AV.**—Basins in BLAKE AV, at the northeast and southeast corners of Junius st and at the southwest corner of Snediker av. Area of assessment: Blocks 3764, 3781 and 3782. List 2241.

**EAST 23D ST.**—Sewer, bet Canarsie la and Beverley rd. Area of assessment: Blocks 5166 and 5167. List 2257.

**PARK PL.**—Sewer, bet Utica av and Rochester av. Area of assessment: Blocks 1367 and 1373. List 2122.

**SHORE RD.**—Sewer, bet 97th and 99th sts. Area of assessment: Block 6129. List 2171.

**EAST 18TH ST.**—Sewer, bet Avs I and J, and from Av K to a point about 100 ft. south of Av K. Area of assessment: Blocks, 6710, 6711, 6728 and 6729. List 2221.

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

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, FEBRUARY 5.

**EAST 172D ST.**—Closing, from Jerome av to Morris av. 3.45 p. m.

**THROGS NECK BOULEVARD.**—Opening, from Eastern Boulevard to Shore drive. 2 p. m.

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

**KINSELLA ST.**—Opening, bet Matthews (Rose) st and Bear Swamp rd; and of VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. 11 a. m.

**TUNNEL STREET EASEMENT.**—From Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av. 3 p. m.

**BLONDELL ST.**—Opening, from Barlow st to Westchester av. 12 m.

**LAFAYETTE AV.**—Opening, from a line 150 ft. northeast of Edgewater rd to Clason's Point rd. 1.45 p. m.

**EASTERN BOULEVARD.**—Assessment for street opening from the property line of the New York, New Haven and Hartford Railroad to Hunt's Point rd. 11 a. m.

**TREMONT AV.**—Opening, from the east end of the proceeding now pending on that avenue at the Eastern Boulevard to Fort Schuyler rd. 2 p. m.

**CASTLETON AV, RICHMOND.**—Opening, from Richmond av to Jewett av. 3 p. m.

**BRIDGE AT HIGHBRIDGE.**—Across the Spuyten Duyvil and Port Morris R. R. on the line of Depot pl, Bronx. 11 a. m.

**BEACH AV.**—Opening, bet Gleason av and Bronx River av. 1 p. m.

**FORT GEORGE SEWER.**—At 2.30 p. m.

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

**HAVEMEYER AV.**—Opening, bet Lacombe av and Westchester av. 2 p. m.

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

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HEBERTON AV.—Opening, bet a line about 188 ft. north of Ann st and Richmond Terrace, Richmond. 1 p. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and LELAND AV, from Westchester av to West Farms rd. 2 p. m.

WATERBURY AV.—Opening, from Westchester av to Zerega av; NEWBOLD AV, ELLIS AV, POWELL AV, from Virginia av to Zerega av; and GLEASON AV, from Metcalfe av to Zerega av. 2.10 p. m.

WEDNESDAY, FEBRUARY 7.

TARGEET ST.—Opening, from Broad st to the junction of Fingerboard rd and Richmond rd, Richmond. 3 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek, Bronx. 3.30 p. m.

FRIDAY, FEB. 9.

EDEN AV.—Opening, from East 172d st to East 174th st. 1.30 p. m.

WEST 138TH ST.—Widening, at its junction with 5th av, Manhattan. 4.15 p. m.

GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct av East to Davidson av; and of AQUEDUCT AV EAST, from West 180th st to West 184th st. 3.30 p. m.

#### By Comm'rs of Estimate & Assessment. AT MUNICIPAL BUILDING, LONG ISLAND CITY.

GRAHAM AV (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Jackson av to Vernon av, 1st Ward. Patrick J. Mara and John Wild, commissioners of estimate and assessment have completed their supplemental and amended estimate and assessment; and all persons opposed to same must file their objections, in writing, with the commissioners at the Municipal Building, Long Island City, on or before Feb. 6; and they will hear all such parties, in person, on March 5, at 11 a. m.

AT 166 MONTAGUE ST, BROOKLYN.

AV J, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV J, from West st to Ocean Parkway, 30th and 31st Wards. Geo. V. Brower, Jr., Daniel M. Hurley and M. V. O'Malley, commissioners of estimate, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners at 166 Montague st, Brooklyn, on or before Feb. 15; and they will hear all such parties in person, on Feb. 16, at 2 p. m.

Geo. V. Brower, Jr., commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, on or before Feb. 15; and he will hear all such parties, in person, on Feb. 19, at 2 p. m.

#### By the Supreme Court.

##### APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 8, for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

KNOX ST, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending of KNOX ST, from Richmond Terrace to Market st; and MARKET ST, from Broadway to Burger av, 1st Ward.

CASTLETON BOULEVARD, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending from Forest av to Castleton av, 1st Ward.

##### EXAMINATION OF COMMISSIONERS.

EMMA ST (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Flushing av to William st, 2d Ward. John B. Merrill, commissioner of estimate and assessment, in place of John Adikes, resigned, will attend a Special Term of the Supreme Court for the hearing of motions, in the Queens County Court House, Long Island City, on Feb. 14, to be examined as to his qualifications by anyone interested.

##### BILLS OF COST.

WEST 207TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening bet 10th av and Emerson st, 12th Ward. The bill of costs will be presented, for taxation, to part 1, Special Term of the Supreme Court, on Feb. 8, at 10.30 a. m.

EAST 177TH OR WYATT ST, BRONX (Unofficial street name).—Acquiring title to the lands, etc., required for opening and extending EAST 177TH OR WYATT ST, from Tremont av to Morris Park av; and BRONX PARK AV (Berrian st) from Tremont av to Morris Park av, 24th Ward. The bill of costs in this proceeding will be presented, for taxation, to Special Term, part 1, of the Supreme Court, in the County Court House, Manhattan, on Feb. 14, at 10.30 a. m.

##### FINAL REPORTS.

GRAND BOULEVARD & CONCOURSE, BRONX.—Acquiring title to the lands, etc., required for an extension of and approaches to the south end of the GRAND BOULEVARD & CONCOURSE, from East 158th st to East 164th st, 23d Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to part 3, Special Term, of the Supreme Court, on Feb. 6, at 10.30 a. m.

CITY ISLAND, BRONX.—Acquiring title to the lands, etc., required for opening and extending of MAIN ST, CITY ISLAND, from the lands to be acquired for the east approach

of City Island Bridge to Long Island Sound, 24th Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to part 3, Special Term of the Supreme Court, County Court House, Manhattan, on Feb. 6, at 10.30 a. m. The street name is unofficial.

TRIANGULAR PL, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending of the TRIANGULAR PLACE, bounded by Bushwick av, Myrtle av and Willoughby av, 27th Ward. The bill of costs will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 7, at 10.30 a. m.

WHITE ST, BROOKLYN.—Acquiring title to the land required for opening and extending from Cook st to McKibbin st, 18th Ward. The bill of costs will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 7, at 10.30 a. m.

At a special Term of the Supreme Court, in the County Court House, Brooklyn, on Feb. 9, the bill of costs in each of the following proceedings will be presented for taxation:

SHARON ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Olive st to Morgan av, 18th Ward.

LINCOLN AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Jamaica av to Ridgewood av, 26th Ward.

#### 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.

##### BRONX.

BAYCHESTER AV.—Opening, from West 4th st to the north boundary of Pelham Bay Park, at Baychester station, 24th Ward. March 23.

KELLY ST.—Paving the roadway, etc., from Westchester av north to Intervale av, 23d Ward. March 23.

##### BROOKLYN.

89TH ST, ETC.—Opening 89TH ST, from Narrows av to 3d av; and 91ST ST, opening from 1st av to Shore rd, 30th Ward. March 23.

96TH ST.—Regulating, grading, etc., bet 4th and Marine avs, 30th Ward. March 23.

EAST 32D ST.—Regulating, grading, etc., from Farragut rd north to the line of the Water Works, 29th Ward. Area of assessment: Both sides, from Farragut rd to the Flatbush Water Works, and to the extent of half the block at the intersecting streets. March 26.

EAST 28TH ST.—Regulating, grading, etc., bet Foster av and Flatbush av, 29th Ward. Area of assessment: Both sides, from Foster av to Flatbush av, and to the extent of half the block at the intersecting streets. March 26.

GRAVESEND AV.—Paving, bet Av C and Foster av, 29th and 30th Wards. Area of assessment: Both sides of Gravesend av, from Av C to Foster av, and to the extent of half the block at the intersecting streets and avenues. March 26.

86TH ST, ETC.—Constructing sewers in 86TH ST, both sides, from Fort Hamilton av to 7th av; on the south side, from 14th to 15th av; on the north side, from 18th av to sewer summit about 500 ft. west of 19th av; north side, reconnection across 19th av; in the south side, from 18th av to 21st av, and SEWER BASINS in 86TH ST, at the north, east and west corners of 14th av; at the south corner of 15th av; at the south and west corners of Bay 10th st; at the west corner of Bay 11th st; at the north and east corners of 19th av; at the north corner of 20th av; on the north side of 86TH ST, opposite Bay 8th st; on the north side of 86TH ST, opposite Bay 10th st; on the north side of 86TH ST, opposite Bay 19th st, and on the north side of 86TH ST, opposite Bay 22d st, and OUTLET SEWERS in GATLING PL, from 86th st to 92d st; in DAHLGREN PL, from 86th st to 88th st, and in BATTERY AV, from 86th to 88th st. Area of assessment affects Blocks Nos. 6037, 6053 to 6056, inclusive, 6069, 6070, 6090, 6091, 6339 to 6341, inclusive, 6344 and 6345, 6356 to 6361, inclusive, 6369 to 6377, inclusive. March 26.

#### Lexington Ave. Dwellings at Auction.

For the purpose of dividing interests, L. J. Phillips & Co. will offer at auction at the Vesey street salesroom, on Feb. 20th, the southwest corner of 72d street and Lexington avenue, a four-story dwelling, on lot 20x84.2, on easy terms, and with immediate possession. They will also offer in Supreme Court foreclosure proceedings 228 West 116th street, on Feb 15th, by order of Bernhard Rabbino, referee. And on Feb. 20th, 570 Union avenue, Bronx, will also be sold in foreclosure.

#### Staten Island Improvements.

Clifton, S. I., steadily grows in popularity as a residence section. F. A. Errington has seven cottages under construction at Cross street and Norwood avenue. They are constructed of hollow tile and surfaced with stucco and contain nine rooms each, and calculated to rent at \$55 monthly. Thomas J. Warren has completed seven frame dwellings of eight rooms each at Westerleigh. Harold E. Wittman has completed two six-room dwellings on Barrett Boulevard, Stapleton.



**REAL ESTATE NEWS**

The total number of sales reported in this issue for Manhattan and the Bronx is 62 of which 18 were below 59th street and 20 above, and 24 in the Bronx. The sales reported for the corresponding week last year were 65, of which 23 were below 59th street 24 above and 18 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 136 and in the Bronx 109. The total amount was \$5,375,678.

The amount involved in auction sales this week was \$820,748 and since January 1st \$3,782,256.

**Madison Avenue Apartment Resold.**

The Yorkshire Realty Company, Albert and Henry Mayer, have resold Clement Court, a 6-sty apartment house on plot 100.11x120 at the northwest corner of Madison avenue and 99th st. This property was recently given in part payment by Colonel Francis L. Leland to the Yorkshire Realty Company for the Roxborough apartment house at the northwest corner of Broadway and 92d stret. The buyer was represented by Francis E. Turner.

**Sale Near Carnegie Mansion.**

The Eva Hafheimer estate has sold 7 East 93d street, a four-story dwelling on lot 21x100.8 1/2, between Fifth and Madison avenues. The property is located on the crest of Carnegie Hill and but two blocks from the residence of Andrew Carnegie. The home of George Ehret, Jr., is at No. 3.

**New Childs Resturant for 6th Ave.**

The Willard S. Burrows Co. leased for Mary A. Gordon, represented by Matthew Moore, attorney, to the Childs Co., the property at 388 and 390 Sixth avenue and 56 West 24th street, forming an L around the southeast corner of the avenue. The lease is for a term of 21 years at an aggregate rental of \$250,000. The Sixth avenue portion of the plot measures 47x95 and the 24th portion, 21.6x24.9. The lessee will erect a new building which will be ready for occupancy in the fall.

**28th Street Arcade Gets New Owner.**

S. Osgood Pell & Co. have sold for the Brunswick Realty Co., Robert P. Zobel president, the building known as the 28th street arcade at 118 East 28th street running through to 121 and 123 East 27th street. The structure is a ten-story store and office building with frontages of 20 feet on 28th street and 40 feet on 27th street. The building was completed about one year ago and has been held at \$500,000.

**West Side Restaurant Sold.**

A well-known West Side restaurant which has several times been turned over by its proprietors at a handsome profit has again found a new owner. Frank Archambault has sold to Hencken & Haaren the lease and fixtures of the cafe and restaurant known as "Archambaults" at the southeast corner of Broadway and 102d street. The price paid was about \$100,000.

The place was formerly run by John P. Murray and was the first West Side restaurant to prove really successful. The interior was designed by Henry Erkins. The lessees are well known cafe proprietors, one of their prominent places being the restaurant formerly known as O'Neill's on Sixth avenue near 23d street.

**PRIVATE REALTY SALES.**

**Manhattan—South of 59th Street.**

**DIVISION ST.**—George M. Adrian has sold for Philomena Koempel the four-story tenement at 26 Division st, on lot 25x97.

**GREENWICH ST.**—E. H. Ludlow sold for the St. John's Park Realty Co., Jas. H. Cruikshank and Wm. Kilpatrick, the new 8-sty mercantile building at the southwest corner of Greenwich and Barrow sts, on plot 101x100. The property has been held at \$350,000, and the brokers report that the buyer paid all cash. The building was recently leased for 21 years to A. Klipstein & Co. at a net aggregate rental of about \$400,000. The selling company bought the block bounded by Barrow, Morton, Grenewich and Washington sts, 200x200, from Trinity Corporation and erected three 8-sty buildings. All three buildings have now been disposed of. The buyer is Julius Kayser, the glove manufacturer.

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**TWENTY-FOURTH ANNUAL STATEMENT**

OF THE

**American Real Estate Company**

FOUNDED 1888

General Offices, 527 Fifth Avenue, New York City

**Condensed Financial Statement at close of business,  
December 31, 1911.**

**ASSETS**

Rental Properties (Office Buildings, Store and Business Buildings, Elevator and Non-Elevator Apartment Houses, Theatre Building and Hotel) . . .	\$11,896,500.00
Completely Developed Land Properties (ready for sale in lot parcels for immediate building improvement) . . .	5,855,113.20
Land Properties now in process of development, and Land Properties Undeveloped . . .	4,448,172.02
New Houses ready for sale . . .	102,195.97
Buildings in course of construction, and Land therefor . . .	8,526.17
<b>Total Value of Real Estate and Improvements Owned</b>	<b>\$22,310,507.36</b>

Mortgages Receivable, including Interest Accrued to date	970,094.64
Cash at Banks and in Offices . . .	522,404.98
Due from Agents . . .	18,521.41
Investments in Other Companies . . .	102,000.00
Bills and Accounts Receivable . . .	88,805.11
Building Materials, Supplies and Equipment . . .	27,149.55
Miscellaneous Assets . . .	94,757.34

**Total . . . . . \$24,134,240.39**

**LIABILITIES**

Bonds and Certificates, with Interest	
Accrued to Date—	
Coupon Bonds and Full Paid Certificates	\$8,083,342.40
Instalment payments received, and Interest accrued on Accumulative Bonds and Certificates . . .	3,725,000.92
	<b>11,808,343.32</b>

Real Estate Mortgages, including Interest Accrued to Date—	
On Rental Properties . . .	\$7,841,110.06
On Completely Developed Land Properties . . .	700,174.77
On Land Properties in process of Development and Undeveloped . . .	1,638,548.35
	<b>10,179,833.18</b>

Accounts Payable . . .	10,696.09
Reserves for Final Payments on Completed Buildings, etc. . .	788.45
Miscellaneous Liabilities . . .	57,992.00

**Total . . . . . \$22,057,653.04**

Capital Stock . . .	\$100,000.00	
Surplus . . .	1,976,587.35	2,076,587.35

**Total . . . . . \$24,134,240.39**

Full detailed Statement certified to by Appraisers and Auditors will be mailed on request.

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HAROLD ROBERTS, Vice-President      FRANCIS H. SISSON, Secretary  
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**PERRY ST.**—The St. John's Park Realty Co. sold to Lillie B. Cleverdon, 161 to 165 Perry st, a 6-sty fireproof warehouse, on plot 66x100. In part payment the buyer gave two 3-sty dwellings, on plot 75x100, on the west side of Andrews av, near 183d st.

**WORTH ST.**—The Douglas Robinson, Charles S. Brown Co. and the Charles F. Noyes Co. sold for the estate of Peter Lorillard 113 Worth st, extending to Catharine lane, a 5-sty building, on lot 25x93 ft. The building is leased to E. H. Hamilton & Co. until May 1, 1913, and has been held at \$65,000.

**13TH ST.**—W. & J. Sloane sold through Edward S. Foley, of Furey & Co., 217 and 219 West 13th st, a 4-sty stable, on plot 40x81.8. The property was held at \$90,000.

**19TH ST.**—Leopold Stern and Carl Bomeisler sold the 7-sty loft building at 37 West 19th st, on lot 25x92, to an investor. The sellers bought the property in November, 1909, from the Mevon Realty Co. S. B. Goodale & Perry were the brokers.

**24TH ST.**—Pease & Elliman sold to Jacques L. Boisse, a Chicago investor, the recently completed 12-sty loft building at 30 and 32 West 24th st. The structure covers a plot 50x98.9, and was built and owned by the Marmac Construction Co. In part payment the buyer gave vacant property, running from 2301 to 2309 Indiana av, Chicago, Ill. The same brokers also resold the Chicago property to a builder for the Marmac Co.

**27TH ST.**—William H. Archibald sold 245 to 249 West 27th st, three 4-sty tenements, on plot 75x100, for the estate of S. B. Reynolds. The buyer will probably improve the site with a 12-sty store and loft building.

**50TH ST.**—Henry Rogers Winthrop sold 23 West 50th st, a 4-sty dwelling, on lot 21x100.5, Columbia College leasehold. The buyer is Mrs. Henry B. Hyde, widow of the founder of the Equitable Life Assurance Society, who recently sold her residence at 9 and 11 East 40th st.

**30TH ST.**—The Madison Square Presbyterian Church, Dr. Charles H. Parkhurst, pastor, sold the Adams Memorial Church, at 207 to 215 East 30th st, near 3d av, for \$60,000 to the Church Extension Committee of the New York Presbytery, which will hold the property and permit the congregation to go on as before.

**54TH ST.**—Mooyer & Marston sold for the estate of Francis S. Kinney to a client of William A. White & Sons, the 5-sty dwelling, on plot 50x100, at 19 West 54th st. The property, which is diagonally opposite the large plot assembled by John D. Rockefeller, was sold for slightly less than \$225,000. The site was acquired in 1896 by Mr. Kinney for about \$160,000 and the building cost close to \$260,000. The property is unrestricted. John D. Rockefeller is reported to be the buyer, but no confirmation of this could be obtained.

**57TH ST.**—Louis Berney sold the two 5-sty tenements at 547 and 549 West 57th st, each on lot 25x100 ft., for Dr. Jacquez Zipser to Minnie Robenstein.

**MADISON AV.**—Jos. H. Mahan sold to John S. Scelsa 306 Madison av, a 3-sty dwelling on lot 16.5x100, between 41st and 42d sts. The adjoining house at No. 304 has been leased for a term of 21 years with an option of purchase by Mary A. Jordan to Edward M. Gaines at an annual rental of \$5,500. The syndicate headed by Frederick Johnson which recently purchased the Thompson-Starrett Co.'s holdings at the southwest corner of 42d st, had planned to acquire the entire block front on Madison av, but the sale of No. 306 has upset the plan.

**MADISON AV.**—Pease & Elliman sold for Mrs. Charlotte Weatherley to James A. Farley 416 Madison av, a 4-sty dwelling on lot 24.5x95, 51 ft. north of 48th st. The property has been sold three times during the last year. Last February John D. Slayback sold the dwelling through the same brokers to a client of Winston H. Hagen for about \$95,500. This buyer sold it to Mrs. Weatherley who has since been holding the parcel at \$150,000. It is understood that the purchase price was somewhat less than \$130,000. The new owner will improve the property for business purposes and offer it for lease.

**Manhattan—North of 59th Street.**

**62D ST.**—Pease & Elliman sold for Alfred E. Marling, Robert Thorne and George Leask, as trustees for W. R. H. Martin, the plot at 27 to 31 East 62d st, two 4-sty and a 5-sty American basement dwellings, on plot 44.6x100, located 78 ft. east of Madison av. The property is separated by one dwelling from the Keller School, which was sold by the same brokers for Lorillard Spencer to Cleveland H. Dodge recently for the use of the Studio Club. The asking price on Mr. Martin's property was \$130,000.

**64TH ST.**—S. B. Goodale & Perry sold for Clara L. Crast, to G. S. Aldrich, 144 West 64th st, a 4-sty dwelling on lot 17x100. The same firm recently sold No. 142, adjoining, to E. L. Davis, who is said to represent Mr. Aldrich. Negotiations are now pending for the purchase of No. 140, adjoining, from Louis Jacobs. Alfred M. Rau is the owner of Nos. 136 and 138. The plot will probably be improved.

**68TH ST.**—William D. Baldwin, president of the Otis Elevator Co., sold to Bing & Bing 14 West 68th st, a 4-sty dwelling on plot 55x100.5, adjoining the edifice of the Second Church of Christ Scientist. The property was held at \$100,000. B. Davis was the broker. It is understood that the buyers will resell the property to a builder for improvement.

**69TH ST.**—The J. P. Whiton-Stuart Co. sold for G. Trowbridge Hollister the 5-sty American basement dwelling at 107 East 69th st to Albert J. Milbank. It is 20x100.5, about 130 ft. east of Park av. Opposite is Normal College. Mr. Milbank is said to have paid \$100,000 for the house.

**74TH ST.**—Pease & Elliman sold for John J. Adams to N. Taylor Phillips 114 West 74th st, a 4-sty dwelling, on plot 19x102.2.

**75TH ST.**—The Frank L. Fisher Co. sold for Edward Hassey the 4-sty dwelling at 46 West 75th st, on lot 20x100.

**77TH ST.**—Leonard Well bought from Marie E. Dage 121 East 77th st, a 5-sty flat, on plot 25x102.2. William Wolff's Son was the broker.

**78TH ST.**—Davis & Robinson sold for John Byrnes 125 East 78th st, a 3-sty dwelling, on lot 18.9x102.2.

**93D ST.**—Leo Maurer bought from Mrs. R. Jackle 305 East 93d st, a 4-sty double tenement, on lot 25x100. John Lucker was the broker.

**124TH ST.**—The Duff & Brown Co. sold for Fredk. Wohlfardt to a client for investment 352 West 124th st, a 5-sty flat on plot 27.2x100.

**130TH ST.**—D. H. Scully & Co. sold for Ida Schulz the 3-sty dwelling at 128 West 130th st, on lot 16.8x100.

**134TH ST.**—John T. Wall sold for the estate of E. H. Cothel the dwelling at 50 West 134th st, on lot 16.8x99.11.

**139TH ST.**—William G. O'Gorman sold to Eugenia Tropp 437 West 139th st, a 3-sty brick dwelling, on lot 16.8x100. S. H. Frankenheim was the broker.

**160TH ST.**—Louis Reiss sold for Marie Niebling to Henry Casey 376 East 160th st, a 3-family frame dwelling, on lot 25x100.

**EDGEcombe AV.**—Samuel Green sold to David M. MacLetchee the plot 75x100 on the west side of Edgecombe av, at the intersection of 153d st, if extended. The buyer will build an apartment house on the site and Mr. Green made a building loan of \$70,000.

**LEXINGTON AV.**—Ennis & Sinnott resold 1225 Lexington av, a 3-sty dwelling, on lot 16x62.2, adjoining the northeast corner of 83d st. The buyer is Lawrence Atterbury, owner of the corner property.

**RIVERSIDE DRIVE.**—Pease & Elliman sold for Frieda Armond to Catherine Wright 80 Riverside Drive, a 5-sty American basement dwelling, on plot 40x42xirregular, at the north corner of 80th st.

**RIVERSIDE DR.**—Pancrazio Grassi, who has been identified with the construction of several big loft buildings in the midtown section, has bought from Rube R. Fogel, a plot fronting 200 ft on Riverside drive between 173d and 177th sts, and extending through to Buena Vista av, where it has a similar frontage. Mr. Grassi will build on the site a costly residence, which, it is said, will be somewhat similar to the big stone castle of Dr. Charles V. Paterno, located just north of 181st st, extending through from Riverside drive to Northern av. The site just sold is part of the former Isaac P. Martin tract, which was purchased by Mr. Fogel in 1906.

**2D AV.**—Louis Berney sold for Gazella Gluckman to Max Bernow the northwest corner of 2d av and 97th st, a 5-sty flat, with stores, on lot 25x100.

**Bronx.**

**HEWITT PL.**—Louis Schloss and D. Leitner sold 830 Hewitt pl, a 5-sty flat on plot 40x100, to a Mrs. Schutzer of Mount Vernon, N. Y.

**KELLY ST.**—George F. Johnson sold a plot, 75x100, on the west side of Kelly st, between 163d st and Westchester av, to a builder.

**KELLY ST.**—Harry H. Uhlfelder sold for Herman Krack 940 Kelly st corner of 165th st, a 6-sty apartment on plot 45x85 to the Brown Realty Co.

**MINFORD PL.**—B. Morris sold to the Foxvale Realty Co. the plot 75x100 on the west side of Minford pl, 200 ft north of 172d st. Two 5-sty flats will be erected.

**MINFORD PL.**—B. Morris sold for Frank Starkman 1545 Minford pl, a 4-sty double flat on plot 34x100.

**164TH ST.**—The Cioffi Co. sold for Louis Weiner a 2-sty frame house at 314 East 164th st, on lot 22x95.

**169TH ST.**—The McKinley Square Casino Co., a newly formed corporation, bought from Berry B. Simons the 3-sty amusement hall on plot 50x100, in the north side of 169th st, 156.5 ft east of McKinley sq, known as the Crotona Casino.

**171ST ST.**—The Brown Realty Co. bought from Charles Meisel 451 and 453 East 171st st, a 5-sty new law house, on plot 50x100. The buyer gave in exchange 508 and 510 West 167th st, a 3-sty taxpayer, on plot 50x85.

**174TH ST.**—Williamson & Bryan sold for Clifford S. Gregg a plot 50x100 on the south side of 174th st, 125 ft east of Southern Blvd.

**BOSTON RD.**—Richard H. Scobie sold for E. O. Tree to the Taxpayers' Realty Co. the plot 34x258, with two 3-sty frame buildings, on the west side of Boston road, 100 ft north of 180th st. The buyer will improve the site with a 2-sty brick building. The buyer was represented by Jacob Freeman, attorney.

**CLAY AV.**—The M. Morgenthau, Jr., Co., sold to the Cohen & Eckman Corporation the plot of about 4 lots at the northwest corner of Clay av and East 173d st, with a frontage of 98.75 ft on East 173d st and 10.6 on Clay av.

**CAYUGA AV.**—The Delafield estate sold a plot of land at "Fieldston," on the west side of Cayuga av, 250 ft. south of 246th st to the Barnard School for boys. An elaborate school building, gymnasium, etc., will be erected on the site.

**FULTON AV.**—David Kraus sold the apartment house at 1699 Fulton av, on a plot 28x100, at



the southwest corner of Fulton av and 173d st. Extensive alterations will be made by the buyer.  
**FULTON AV.**—The Wahlig & Sonsin Co. sold the new 5-sty apartment house at 1203 Fulton av, on plot 50x211x irregular, located 103.6 ft south of 168th, to Simon Adler. The buyer gave in exchange the plot 120x133x131x112, on the west side of Crotona av, 90 ft north of 189th st, which will be improved with apartments.

**GRANT AV.**—George Reubel, Jr., sold for Michael J. McGuire 1064 Grant av, a 3-sty three-family flat, on lot 25x100.

**GRAND BOULEVARD AND CONCOURSE.**—Richard H. Scobie sold the entire block front on the east side of Grand Boulevard and Concourse, with a frontage of 235 ft. in the Concourse and 244 ft. in 161st st. The sale includes the northeast corner of 161st st, 117 ft. in the Concourse and 244 ft. in 161st st, for Elizabeth McCafferty; also the southeast corner of 162d st, 118.48x100, for F. C. Buckout; the adjoining plot in 162d st, 48.2x117, for Nellie McCafferty, and the adjoining plot in 162d st for Mary S. McDonnell, making about 2 lots in all.

**HOE AV.**—Williamson & Bryan sold for James F. Meehan the lot, 25x100, at the southwest corner of Hoe av and 174th st.

**NELSON AV.**—Ernst & Cabn and J. J. Pittman sold to Regina Heineck the 2-sty dwelling at 1411 Nelson av on lot 16.8x95.

**NEREID AV.**—W. E. & W. I. Brown, Inc., and John Goergen, sold for the estate of Augusta M. De Peyster the plot-55x105 at the southeast corner of Nereid and Richardson avs.

**SOUTHERN BLVD.**—The Cioffi Co. sold to an investor through E. Loewenthal & Son a 5-sty flat, on plot 45x103, on the west side of Southern Blvd., 85 ft. north of 185th st.

**SOUTHERN BOULEVARD.**—The Cioffi Co. sold 2359 Southern boulevard, a 5-sty apartment house, on plot 45x185, to Joseph Mallina. In part payment the Cioffi Co. took a plot, 50x100, on the west side of Hoe av, near West Farms rd. E. Loewenthal & Son were the brokers.

**WEBSTER AV.**—Smith & Phelps sold the plot 40x100 at the houthwest corner of 169th st and Webster av for improvement with a 5-sty apartment.

**3D AV.**—John F. Fetzer sold to an investor the 5-sty flat at 3218 3d av.

**Brooklyn**

**BERGEN ST.**—E. Sharum sold 758 Bergen st, a frame dwelling, on plot 20x64.1x irregular. Fifteen lots at Eastport, L. I., were given in part payment.

**CHAUNCEY ST.**—Morris Wolff sold to one client 425 Chauncey st, a 3-sty dwelling; 230 Schenectady av, a 3-sty dwelling, and 321 Stagg st, a 3-sty frame building.

**HALSEY ST.**—J. C. K. Studwell sold 57 Halsey st, a 4-sty dwelling, with a 3-sty extension, for Marie Endmann, to Miss A. Barker.

**HANCOCK ST.**—Henry Hof sold for Louis M. Bastian 1726 Hancock st, a 3-sty frame building, on lot 25x100.

**MACON ST.**—J. C. K. Studwell sold 99 Macon st, a 3-sty house, with a 2-sty extension, for Marie Decker to J. P. Woodruff.

**MADISON ST.**—Henry Hof sold for Louisa M. Bastian the 2 lots on the east side of Madison st, about 200 ft. south of Myrtle av.

**MONTGOMERY PL.**—Charles E. Rickerson sold 32 Montgomery pl, between 8th av and Prospect Park West, a 3½-sty English basement dwelling for Gouverneur E. Smith to Florence Eldridge French, who will occupy it about May 1.

**PACIFIC ST.**—George Reubel, Jr., sold for a client 1444 Pacific st, a 4-sty apartment house.

**UNION ST.**—The Bulkley & Horton Co. sold 1638 Union st, between Troy and Schenectady avs. This is one of the row of modern 2-sty American basement two-family houses recently erected by the T. & B. Leslie Co. This house was sold to a client for investment.

**13TH ST.**—G. W. Snyder & Son sold 402 13th st, between 7th and 8th avs, a 3-sty single flat on lot 16.8x100, to a client for investment.

**52D ST.**—Percy L. Fox sold 630 52d st, the 2-sty brick building, on lot 20x100, for Harold D. Watson to Gustav Ljunglof.

**83D ST.**—E. Sharm sold for a client 2048 83d st, a one-family brick dwelling on lot 18.2x100.

**BAY RIDGE AV.**—Frank A. Seaver sold 9 lots on the northeast corner of Bay Ridge and Stewart avs for George W. Averell to a buyer for investment.

**GRAND AV.**—J. C. K. Studwell sold 258 Grand av, a 3-sty stone dwelling, for L. I. Grimes to Jerome Mantilla.

**MARCY AV.**—J. C. K. Studwell sold 632 Marcy av, a 2-sty one-family frame dwelling for Anna A. Pierce to John A. Clark for occupancy.

**MYRTLE AV.**—Henry Hof and H. Hotop sold for John Kost the 4-sty tenement at 1082 Myrtle av, on lot 25x100.

**ROGERS AV.**—Kurz & Uren, Inc., and Lou Schmitt sold for Henry Reuhl 1056 Rogers av, a 3-sty brick building, on lot 28x100.

**ROCKAWAY AV.**—Louis Berney sold the 4-sty tenement at 448 Rockaway av for Max Bernow to Rose Bernstein.

**MANHATTAN BEACH.**—Joseph P. Day sold for the Manhattan Beach Estates the plot 80x100 in the west side of Coleridge st, 100 ft. north of Oriental Blvd., to Mrs. E. Ryan.

**EAST MIDWOOD.**—Wood, Harmon & Co. sold two lots on Mansfield pl, near Av J, to Frank T. Weston; 2 lots on Mansfield pl, near Av J, to Arthur R. Horton, and 1½ lots on Delamere pl, near Av L, to Nels T. Eckberg.

**KENSINGTON PARK.**—Wood, Harmon & Co. sold 1 lot on 18th av, near East 3d st, to George E. Dietrich.

**MIDWOOD MANOR.**—Wood, Harmon & Co. sold 2 lots on East 9th st, near Av I, to T. J. Harris; 2 lots on Coney Island av, near Av I,

to R. C. Williams, and 1 lot on Coney Island av, near Av J, to M. L. Mull.

**RUGBY.**—Wood, Harmon & Co. sold 1 lot on Snyder av, near East 42d st, to Harry A. Braydon; 2 lots on East 40th st, near Church av, to E. B. McDonald; 1 lot on East 56th st, near Linden av, to A. J. Douglas; 2 lots at the northwest corner of East 46th st and Snyder av, near Linden av, to H. A. Honeywell; 2 lots on East 43d st, near Linden av, to James E. Urghart; and 2 lots on East 42d st, near Linden av to H. D. Derrick.

**Queens.**

**JAMAICA, L. I.**—Eanaldi & Ammenworth sold for Henry J. Mullen 26 Herriman av, a lot 42x112, on the east side of Herriman av adjoining Fraternity Hall to D. P. Shea, an undertaker, for \$10,000. Mr. Shea will make extensive alterations suitable for his business and expects to take possession about May 1.

**ARVERNE.**—Henry Hart sold to the H. H. Realty Co. of Manhattan several parcels at Arverne, having a frontage of 188 ft on the south side of Arverne Blvd, 118 ft on the west side of Meredith av, and 66 ft on the east side of Gaston av; 210 ft on the east side of Meredith av; 100 ft on the west side of Meredith av, and 132 ft on the south side of Ocean av; 75 ft on the east side of Mederith av; 202x96 ft. on the east side of Alexander av, running to and fronting on the Atlantic Ocean; 100 ft on the north side of Spray View av, and 100 ft on the west side of Rochester av, subject to mortgages amounting to \$107,000.

**EAST ELMHURST, L. I.**—J. Parker Sloan sold to Leo Rumboski of Elmhurst a parcel of 4 lots at the northwest corner of Astoria and Flushing rd and Bay First st East.

**ARVERNE.**—The Somerville Realty Co. reports the following sales at Arverne: To William E. Mills, 16 lots on the south side of Adah av, on Jamaica Bay; to E. and C. Britton, a plot 60x100 on the south side of Kate av, west of Germaine av; to F. Forte, 2 lots on the east side of Clarence av, north of Alameda av; to S. N. Pallock, 2 lots on the east side of Clarence av, south of Amstel Blvd., and to A. Snowden, 2 lots on the east side of Remington av, north of Morris av.

**ST. ALBANS.**—B. O. Pallin sold for Chris. Weber to Christine Thompson a plot of 5 lots at the northeast corner of Farmers and St. Marks avs, size 105x136.

**FLUSHING, L. I.**—The J. A. Wigmore Land Co., which last week took title to 807 acres of land lying in the towns of Flushing and Jamaica, has obtained options on several other pieces of property and is planning to acquire in all about 2,000 acres. The company is projecting one of the biggest developments ever undertaken on Long Island and an expenditure of several million dollars is contemplated. It is proposed to develop the property as a bungalow section with homes for persons of moderate means.

**Richmond.**

**ELM PARK.**—The Standard Land Improvement Co. sold through Cornelius K. Kolff to A. M. Averett 9 acres on the south side of the Staten Island Railroad, between Houseman av and Bay av. The buyer will erect a manufacturing plant on the property.

**WESTERLEIGH.**—J. Sterling Drake sold for Rev. Samuel F. Sharpless, L.L.D., of Fergus Falls, Minn., to Mrs. Florence Lucy Irish a plot 40x75 on Fisk av.

**Suburban.**

**RUMSON, N. J.**—Harden L. Crawford, president of the Century Bank, bought from Dalton Parnly 10½ acres of land adjoining his Rumson road estate, at Rumson, N. J.

**MT. VERNON, N. Y.**—Hiawatha Lodge, F. & A. M., bought from the Martens estate the southwest corner of Prospect and Elmer avs, Mt. Vernon, a plot 65x140. A new club house is to be erected on the site.

**YONKERS, N. Y.**—Platt & Albert and Daniel H. Jackson sold 2 Yonkers plots at the northwest corner of Park and Douglas avs, 100x100, and the northwest corner of Morsemer av and Adams pl, 50x100, for \$11,000.

**ROSLYN, L. I.**—William Goadby Loew bought from the estate of the late Charles T. Barney the fine place that Mrs. William K. Vanderbilt, Jr., has been occupying for about 2 years. The house on the place is a 2½-sty structure. The property is about a mile and a half from Roslyn station and contains about 65 acres. It has been held at \$200,000.

**SHORT HILLS, N. J.**—Edward P. Hamilton & Co. sold the William C. De Lanoy estate at Short Hills to Louis C. Kaufman, president of the Phoenix and Chatham Bank. The property comprises about 7 acres of land with a concrete dwelling said to be one of the finest homes in the section.

**ROCKVILLE CENTRE, L. I.**—The Windsor Land & Improvement Co. sold at Rockville-Centre to John Capozzi a plot 100x132, on Main st, and to the same buyer a plot 40x100, corner of Harvard av and Langdon Blvd., to David Lutgen a plot 60x100, on Cornwell pl; to P. D. Wuest and E. R. Nimme each a plot 40x100, on Ocean av; to G. A. Maditz a plot 40x100, on Lawrence av; to Herman Beckman a plot 42x107, on Buckingham pl; to William Landers a plot 42x121, on Cornell av.

**WHITESTONE LANDING, L. I.**—The Shore Acres Realty Co. sold at Beechurst, Whitestone Landing, to Mrs. Evan M. Homes a plot 80x100 on the north side of 31st st, 260 ft. from 16th av; to Severance Johnson a plot 80x100 on the north side of 30th st, 260 ft. east of 16th av; to William H. Reddy a plot 80x100 on the north side of 29th st, 100 ft. east of 16th av; to Paul Seffan a plot 100x100 on the southeast corner of 29th st and 16th av.

**ELMSFORD, N. Y.**—G. A. Derschurch sold for the Putnam Land Co. to a development company Colonial Hall, together with about 35

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acres abutting on the north. The property will be sub-divided into villa plots.

**SOUND BEACH, CONN.**—John Tyler of the Hotel Gazette sold the Greenwich Inn at Sound Beach, Conn., for Mrs. G. A. Briggs to A. J. Dillin of this city.

**HEMPSTEAD, L. I.**—The Windsor Land & Improvement Co. sold at Hempstead to E. A. Benedict a plot 40x100, on Windsor Parkway; to L. Frankford a plot 40x100, at Allen st and Franklin av; at Rosedale, to T. T. Ryan a plot 40x100, on Chester av; and to G. W. Ross a plot 40x100, on Stratford road.

**VALLEY STREAM, L. I.**—The Windsor Land & Improvement Co. sold, at Valley Stream, to M. Sands, a plot 80x100, at Chester st and Grove av; to August Hittmaster a plot 40x100, at Franklin st and Hamilton av; to Samuel Street a plot 60x100, and to M. Bernstein a plot 40x100 on Beverly Parkway; to H. A. Lyons a plot 40x100 on Cottage Parkway; to Henry Keppler a plot 40x100 at Maujer st and Grove av; to Dennis Quinn a plot 30x100 on Grove av; to Isaac Swartz a plot 40x100 on Evans st; to Patrick J. Murphy a plot 40x100 on Carpenter st; to H. J. Smith a plot 40x100 on Argyle st.

**MADISON, N. J.**—William Gillete, actor and playwright, sold 60 acres in King's rd and Watchung av. Roche, Craig & Wiley and W. D. Brokaw were the brokers.

**CROTON FALLS, N. Y.**—Daniel B. Freedman sold to a client of Stuart Butler the Bailey farm of about 110 acres in the south side of the main road from Croton Falls to Peach Lake.

**DEER PARK, L. I.**—B. O. Pallin sold for Joseph Thompson the one family brick house at 955 East 5th st, on lot 19x100; also a plot of 3 lots on the corner of Nicoll av and Irving av, 75x148. The buyer plans to improve the site with a bungalow.

**SUMMIT, N. J.**—S. B. Goodale & Perry sold for a Mr. Hodges 40 acres of land fronting 1,300 ft. on Springfield av.

**BRONXVILLE, N. Y.**—S. B. Goodale & Perry sold a plot 100x100 on Stewart av in the vicinity of Gramatin Inn.

### LEASES—MANHATTAN.

L. F. DOMMERICH & CO. have signed a lease for the 12-sty building, 92x125, to be erected by Klein & Jackson at the northwest corner of 4th av and 20th st. The southerly half of the block front was leased from Arthur Astor Carey some months ago. The northerly half of the plot is to be improved with an 8-sty structure 92x100, which has been leased to Pieris Buhler & Co. Both leases are for 20 years. Both of these firms had arranged to take space in the building to be erected on the site of Madison Square Garden if the project had been carried out. It is also reported that Fleitmann & Co., another firm interested in the Garden site, are negotiating for the lease of the new building to be erected by the Hess Building Co. at the southwest corner of 4th av and 26th st on plot 98.9x200.

DR. THOMAS ADDIS EMMET has practically concluded negotiations for a lease of the entire store, basement and 1st floor in the new building now under construction at the southeast corner of Madison av and 29th st. The lease is for a long term of years. The lessees are said to be William Openhym & Son, large silk merchants now located at Mercer and Grand sts.

SLAWSON & HOBBS leased for Paterno Brothers, Inc., the store at the northwest corner of Broadway and 115th st to Rees & Rees.

LOUIS SCHRAG leased for the Realty & Commercial Co. the 3d loft in 134 and 136 West 25th st to the Metropolitan Electric Protective Co., for a term of years; also for Johnson & Fleishhauer, loft space in 107 to 113 West 25th st, to the following firms: Levine & Kahn, Morris Dinizit and the Applebaum-Aaron Co., for a term of years.

THE CROSS & BROWN CO. leased for B. Crystal & Son to George F. Seymour & Burrows the 3d loft in 72 and 74 Washington st. This building was formerly the Babbit Soap Company's factory, and has been altered into a loft building by the owners.

GOODWIN & GOODWIN leased for Howard Menn to a client for a term of years 204, 206 and 210 West 88th st, three 5-sty apartment houses, each on a lot 27x100. The rental for the term is about \$35,000.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Miss Helen Gould to William Sittenham 1 East 47th st, a 4-sty building, adjoining her residence at the 5th av corner. The lessee, who acquires control of the property for a term of years will make extensive alterations, installing stores on the ground and parlor floors. The building has been occupied for the last 5 years by the firm of Glasscoe, Jr., dressmakers.

G. W. BARNEY leased to the Loose-Wiles Biscuit Co. the store in 483 and 485 Greenwich st, and to Marchesini Brothers the 1st loft; also, to the Grosso Silk Petticoat Co, space in 15 to 19 East 26th st; also, to Barnett Brothers, the 1st loft in 21 East 8th st; also, to F. Hirshmann, the 1st loft in 404 Broadway; also, to Probst & Murray, the 10th loft in 11 West 17th st; also, to Weiner Brothers, the 6th loft in 13 East 17th st; also, to Israel Platoff, the 4th loft in 369 Broadway; also, to the Radium Novelty Co. the 3d loft in 26 Union sq, and to the Parisian Art Glass Co. the 3d loft in 33 to 39 6th av.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 16 rooms and 5 baths, in 998 5th av, for the Century Holding Co., Pease & Elliman, agents, to H. R. Winthrop, of Harris, Winthrop & Co., bankers. The scheduled rental of the apartment is \$15,000 a year.

THE WILLIAM H. WHITNEY CO. leased for Daniel E. Seybel space in the new building at 71 and 73 Murray st to Warren, Webster & Co., now located in the Fifth Avenue Building at 5th av and 23d st; also space in the same structure to the Meriden Cutlery Co.

THE McVICKAR, GAILLARD REALTY CO. leased for Cornelius F. Kingsland 75 and 77 Nassau st, on plot 51.6x104, to Goldsmith Bros.,

stationers, for 21 years from May 1, with renewals. Schwartz & Gross are preparing plans for a modern store and office building to cover the entire site. The law offices of Aaron Burr were located in this structure at one time.

ROBERT R. RAINEY leased space in 61 and 63 William st to the Guanica Centrale and associated companies.

THE FRANK L. FISHER CO. leased to Minnie T. Walsh, of Ocean Grove, N. J., 238 West 75th st, a dwelling.

A. J. ROBERTSON leased for Amos R. E. Pinchot the ground floor store in 27 West 46th st to Marie C. Hughes, gowns and wraps, and the parlor store in the same building to "William," ladies' hair dresser; also through Mooyer & Marston the store in 25 West 46th st to Caroline Austin, gowns; also through the same brokers the store at 21 West 46th st to Grace O'Hara, gowns and millinery.

THE SURELY REALTY CO. leased the store, basement and sub-basement in 810 Broadway for 10 years to Charles G. Willoughby, dealer in photographic materials.

M. & L. HESS leased for Frank L. Froment the top floor in 53 West 24th st to Stalnovsky & Newman; for Samuel Medlin the parlor floor in 8 East 8th st to Wittner & Schwartz; for the 20th St. Realty Co. the front part of the 6th loft in 45 and 47 East 20th st to the Sterling Ladies Tailoring Co.; for the estate of Walden Pell the 3d loft in 24 and 26 West 30th st to Wolf & Fishman; for the Fry Realty Co. the westerly store in the building 28 to 32 West 36th st to Fuller & Co., decorators, formerly of 5 East 42d st; Albert VanLoan was associate broker; for the estate of Isaac Stern the store and basement in 215 7th av to the Lime Co.; for the Bertfield Realty Co. the 4th loft in 25 West 15th st to Schneider & Katz; for Henry Hirsch the 3d loft in 123 Prince st to George Sperling.

BARNETT & CO. leased 20 East 125th st to the Manhattan Clothing Co.; also the store in 54 East 125th st.

AARON COLEMAN leased for a term of years for the Twenty-fifth Construction Co. to Solomon & Rosenkranz, furriers, the entire 4th floor in 143 and 145 West 29th st.

THE DUROSS CO. leased the 3d loft in the Newton Building, 342 West 14th st, to the E. J. Schwabe Manufacturing Co. for a term of years; also for the George Finck Co. the 2d loft in 422 West 14th st to the National Packing Co.

ALBERT B. ASHFORTH leased for Mrs. Elihu Root to Mme. Eugenie Lemay, corsetiere, for a long term of years, the 4-sty dwelling, on lot 26x75, at 25 East 55th st. The building will be altered and occupied for business purposes.

THE FIRM OF L. J. CARPENTER leased the building at 205 East Broadway to Samuel Remer for 10 years; to Vito Cantasano the building at 395 Pearl st for a term of years, and the store in 55 William st to John Arato.

CARSTEIN & LINNEKIN leased the 4th loft in the Brogan Building, northeast corner of 20th st and 4th av, to Frederick Almy & Co. for a term of years; also 5,000 ft. of space on the 6th floor of the building at the southeast corner of 4th av and 19th st to Harris Bros. Corporation, silk importers.

THE EQUITABLE LIFE ASSURANCE SOCIETY leased for its own occupancy the 7th floor in the American Exchange National Bank Building, at 128 Broadway.

PEASE & ELLIMAN leased for the Schulte Realty Co. to D. Kanelopoulos the store in 57 Nassau st; for Rosina Volhart to Joseph P. Casey the building at 214 Fulton st; a loft in 58 John st for the John Realty Co. to Lawrence Lippi; space in the Allight Building at the northwest corner of Liberty and Church sts with the F. W. Benner Co. to the Anchor Packing Co. and offices in 123 Liberty st to Lawrence F. Deutzman; also to Adolph Leibowitz for Augusta Booth the store and basement in 52 Dey st. The McVickar, Gaillard Realty Co. was associated as broker.

GEORGE R. READ & CO. leased to the D. Von Nostrand Co. a loft in 20 Murray st and a loft in 25 Park pl, running throught to 22 Murray st.

THE CROSS & BROWN CO. leased for Dr. A. B. Norton the easterly half of the 6th floor in the building 8 West 45th st to Martell, Inc., for a term of years.

B. CRYSTAL & SON leased the 5th loft in 74 to 80 Washington st to the United Express Co., which recently leased the 6th, 7th and 8th floors in the same building. The Adams Express Co. is the lessee of 3 floors in the same structure.

THE DUFF & BROWN CO. leased the store in 1600 Amsterdam av for Christian F. Tietjen to the Edenwald Dry Goods Co.

T. SCOTT leased to Theresa D. Hynds, corsetiere, the 4-sty dwelling at 24 West 46th st for a term of 21 years. The property adjoins the Wainwright house at No. 22, which was leased recently to Arthur S. Lewis for 21 years for business purposes.

STORMS & KING leased to London & Martin the store in 6 Stone st.

WORTHINGTON WHITEHOUSE leased to Purcell, the dressmaker, for Louis L. Pooler, the dwelling at 26 East 55th st for a term of years. The building will be altered for business use.

H. C. SENIOR & CO. leased for Chas. A. Miller the 3-sty building at 326 West 70th st to the Coleman Transportation Co.; also for the Oak Crest Realty Co. an office in the Lincoln Square Court Building at Broadway and 64th st to L. F. Requa.

THE BROADWAY REALTY CO. leased the top loft in 124 Bleecker st to Balumet Brothers; also the 6th loft in 4 West 22d st to the O. K. Spanging Co.

THE CROSS & BROWN CO. leased the 5th floor in 1700 Broadway to the A. Elliott Ranney Co.

THE FORT TRYON AMUSEMENT CO. leased from the Atlantic Realty Co., through Feinberg & Seligman, the plot 100x100, at the southwest corner of Audubon av and 180th st,



for 21 years with one renewal. A 3-sty theatre building, with stores, will be built.

THE McVICKAR, GAILLARD REALTY CO. leased for the New York Real Estate Security Co. the Broadway frontage on the 18th floor in 42 Broadway to the German Kali Works; also space to the Pacific Smelting and Mining Co. and the International Safe and Lock Co.

PEASE & ELLIMANE eased for Mrs. Jenny K. Stafford the 30-ft. store at 1246 Broadway, in the Hotel Imperial, to the Missouri Pacific Railroad, for a term of years at an aggregate rental of about \$90,000. The Northern Pacific Railroad is the tenant in the adjoining store, also leased by the same brokers.

WILLIAM H. WHITING & CO. leased for a term of years the store in the Phelps-Dodge Building, at 11 and 13 Cliff st., to Benjamin D. Benson & Sons, and the basement in the same building to the Chase National Bank; also the entire lofts in 57 Murray st to I. De Keyser & Co.

THE CHARLES F. NOYES CO. leased for Ewing, Bacon & Henry to the Frankfort Fire & Marine Insurance Co. the entire 2d floor of the Underwriters' Building at 123 to 133 William st, for a long term of years. This is the building in which the New York Fire Insurance Exchange and the Board of Fire Underwriters are located.

OGDEN & CLARKSON leased to Megargel & Co., bankers, the property at 35 Pine, for a long term of years at a net annual rental of \$20,000. The lessee will rebuild the structure and occupy it after May 1. The lease carries with it an option to purchase for about \$350,000.

REAL ESTATE NOTES.

THE F. & D. COMPANY, which recently acquired Madison Square Garden, has completed negotiations for a first mortgage of \$2,300,000 from the Title Insurance Co. of New York. The loan is understood to be for three years at 5 per cent. The buying company has about decided to hold the property intact for the present.

HEIL & STERN announce that they have consolidated their two offices and will in future transact all business from 1165 and 1167 Broadway; additional space has been secured and the office staff has been increased. As heretofore they will make a specialty of properties between Grand and 42d sts.

BRAISTED, GOODMAN & HERSHFIELD have been appointed managing agents for the following elevator apartment buildings: the Chesterfield, 98th st and Broadway; Amesbury Hall, 115th st and Broadway; Belvedere Court, 112th st and Broadway; Herodian Hall, 120th st and Morningside Av West, and the Umatilla, 74th st and Broadway.

PEASE & ELLIMAN have been appointed agents for the 9-sty apartment house now in course of construction at 104 to 110 East 40th st, owned by Ferguson Brothers & Forshay. The building will be ready for occupancy about July 1.

DANIEL C. WHEARTY, who was associated with J. Romaine Brown & Co. for many years and until recently in the real estate business at 20 West 30th st, has closed his office and is now connected with the office of George B. Corsa, at 198 Broadway.

GOODWIN & GOODWIN have been appointed agents of the elevator apartment house at 106 East 116th st; and also of 118 East 115th st.

JAMES E. BARRY & CO. have been appointed agents for the Panaza Court at 557 West 171st st, and the Kamoza Court, at 507 West 171st st.

HIRAM E. FOSTER is now associated with the real estate brokerage concern of N. Brigham Hall and Wm. E. Blodogod, 542 5th av.

B. LEWIN & SON have moved their office and works to 109 East 129th st, near Park av.

A. H. IVINS & CO. were the brokers in the sale of 119 to 123 West 64th st for W. S. Patten to Gaylord U. Smith. Title passed this week.

I. LEVY was the broker in the sale of 116 East 97th st for William Fischman and in the sale of 1525 and 1527 Amsterdam av for J. L. VanSant. Title to both properties has been taken.

ARNOLD, BYRNE & BAUMANN were the brokers in the sale of 3604 to 3610 Broadway to John A. Morris. Title passed this week.

FREDERICK SOUTHBAC & ALWYN BALL, JR., have been appointed agents for the 12-sty building at the southwest corner of Canal and Orchard sts, being built by S. Jarmulowsky, the banker. The building is fireproof and will be ready for occupancy in March.

H. REINHEIMER was the broker in the sale of the Huntingfield apartments at 615 and 617 West 113th st, for the Huntingfield Construction Co. to the Maze Realty Co., recorded yesterday. The property figured in exchange for the property 523 to 527 Lexington av, 137 East 48th st and 136 and 138 East 49th st, recently reported sold by Mr. Maze to James C. McGuire & Co.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 2, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

\*10TH st, 264 E, ss, 200 e 1 av, 25x92, 4-sty bk tnt & str; partition; H Getzler. 17,600

\*72D st, 26 E, see Mad ave, sec 72.

\*147TH st, 471 W, see Ams av, 1761.

\*148TH st, 415 W, (\*) ns, 137 e Convent av, 18x99.11, 3-sty & b bk dwg; due, \$11,575.99; T&c, \$280.98; Morris S Thompson et al trstes. 11,600

\*169TH st, 600 W, see Bway, swc 169.

\*175TH st, 752 W, see Pinehurst av, 5-9.

\*Amsterdam av, 1761, nec 147th (No 471), 24.11x100, 5-sty bk tnt & str; partition; Danl Coffey. 62,000

\*Broadway, (\*) swc 169th (No 600), 90x150, 6-sty bk tnt & str; due, \$42,324.09; T&c, \$4,599.02; sub to pr mtg of \$225,000; Fredk T Street. 238,000

\*Briggs av, 2767-9, ws, 260 n 196th, 40x94.10x40x94.2, 2 3-sty bk dwgs; due, \$3,283.50; T&c, \$223.16; sub to two mtgs aggregating \$14,000; Wm A Cameron & H D Paptan. 17,680

\*Forest av, 810, (\*) es, 100 n 158th, 25x135, 3-sty fr dwg; due, \$8,806.69; T&c, \$400.20; J Henry Alexandre et al, trstes. 8,000

\*Madison av, 64, ws, 24.9 n 27th, 24.8x95, 3-sty bk dwg; partition; Otto R Hartman. 70,000

\*Madison av, sec 72d (No 26), runs s102.2 xe58.3xn22.2xw18.3xn80xw40 to beg, 5-sty stn dwg; due, \$155,376.40; T&c, \$14,611.27; adj to Feb15.

\*Park av, 3042, (\*) es, 40.3 n 156th, 62.11x49.5x53.9x81.8, 6-sty bk tnt; due, \$12,767.50; T&c, \$1,294.41; sub to a pr mtg of \$35,000; Wm Engel. 38,068

\*Pinehurst av, 5-9, (\*) sec 178th (No 752 W, 127.6x96.4x127.8x101.11, 3 5-sty bk tnts; due, \$24,042.58; T&c, \$4,558.43; sub to pr mtg of \$140,000; Lincoln Mtg Co. 161,225

\*1ST av, 1135-7, on map 1137, (\*) ws, 68.5 n 62d, 32x64, 5-sty bk tnts & str; due, \$24,029.49; T&c, \$447.84; Sarah E McPherson, gdn. 23,000

\*86TH st, 301 W, see West End av, 541.

\*165TH st, 318 E, ss, 70.8 e Findlay av, 35.8x101.11x35.9x99.5, 5-sty bk tnt; due, \$24,154; T&c, \$1,446.88; withdrawn.

\*West End av, 541, (\*) nwc 86th (No 301), 22.8x93, 4-sty & b bk dwg; due, \$20,577.85; T&c, \$3,082.49; sub to a pr mtg of \$50,000; Leslie S Petrie. 103,000

BRYAN L KENNELLY.

\*82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; due, \$104,084.75; T&c, \$5,045.15; readvertised for Feb 6.

\*220TH st, 649 E, ns, 480 w White Plains av, 50x114, Wakefield; due, \$2,263.47; T&c, \$89; Michl Brennan et al, defts. 4,300

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

\*Westchester av, sec Castle Hill av, 51.9 x161.10x18.5x157.6, Unionport; due, \$8,191.36; T&c, \$369.49; sub to a mtg of \$12,500; withdrawn.

JAMES L. WELLS.

\*Washington av, 2189, ws, 60 s 182d, 20x85, 2-sty fr dwg; due, \$5,023.96; T&c, \$409.42; C H Smith. 5,700

\*Washington av, 2187, ws, 80 s 182d, 20x85, 2-sty fr dwg; due, \$5,027.96; T&c, \$409.42; C H Smith. 6,500

CHARLES A. BERRIAN.

\*Hewitt pl, 822, (\*) es, 136.7 n Longwood av, 40x100, 5-sty bk tnt; due, \$9,949.65; T&c, \$1,304.19; sub to a 1st mtg of \$30,000; Geo F Johnson. 39,375

D. PHOENIX INGRAHAM.

\*Walton av, 2432, (\*) es, 264.2 s Fordham rd, 25.1x80x25.11x79.8, 2-sty fr dwg; due, \$7,283.73; T&c, \$264.57; Jacob Marx. 7,100

GEORGE PRICE.

\*214TH st E, nwc Holland av, see Holland av, nwc 214th.

\*Holland av, nwc 214th, 25x100, Wakefield; due, \$4,708.68; T&c, \$2,275; Jas Bellotti. 7,600

Total .....	\$820,748
Corresponding week, 1911....	265,023
Jan. 1, 1912, to date.....	3,782,256
Corresponding period 1911....	3,114,748

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Jan. 31, 1912.

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

WM. H. SMITH.

Logan st (\*) ws, 150 n Belmont av, 40x100 & being lots 185 & 186, map of Homestead Farm of Peter Rapalje; Mary A Lang. 500

McKibben st, 181-3, ns, 150 e Humboldt, 50x100 admtrx sale of I-6 undivided int; Jacob Werbelovsky. 6,837

North Elliott pl, ws, 345.8 s Flushing av, 17.1x98.6; adj sine die.

Orange st, sec Columbia Heights, 101.6 x60.10; Kathryn F Murphy. 80,000

Sackman st, ws, 132.7 n Atlantic av, 17x80; Stephen C Halstead. 2,000

E 7TH st, es, 392.8 n Av U, 21.5x120.6; Jane Turnbull. 3,161

E 7TH st, es, 414.1 n Av U, 17.3x120.6; Jane Turnbull. 3,161

Bay 23D st (\*) nws, 140 sw 86th, 40x96.8; Fulton Land & Mtg Co. of NY. 4,600

23D st, ns, 60 w 7 av, 40x50.2; Ann Meyers. 750

53D st (\*) ss, 320 e 7 av, 20x100.2; Harriet J Fielding. 1,096

55TH st, (\*) ns, 107.1 w Fort Hamilton av, 20x100.2; Owen McCormack. 4,250

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**59TH st (\*)** sws, intersec ses 18 av, 134.1 x200.4 to 60th, x129.8x200.4; Amos Dickerman et al. 14,000  
**Ditmas av**, nwc Ocean av, 100.5x100; adj sine die.  
**East New York av (\*)** ss 60 e N Y av, 20x100; Jno F Saddington. 2,000  
**Fountain av (\*)** ws, 542 n Liberty av, 18x100; Catharina Kampfe. 2,000  
**Graham av, 54** es, 75 n Cook, 25x100, admtrx sale; Nathan Ginsberg. 22,650  
**St Nicholas av**, sec Greene av, 40x90, admtrx sale of 1/2 undivided int; Jacob Werbelovskiy. 2,944  
**Washington av (\*)** ws, 136.5 s St Marks av, 18.1x67x18x69; Isaac Gobus et al. 6,000  
**17TH av**, es, 167.2 n Cropsey av, 22x96.8; Alfred D Olena. 4,800  
**17TH av**, es, 147.2 n Cropsey av 20x96.8; Alfred D Olena. 4,800

JAMES L. BRUMLEY.  
**Hull st**, ns, 275 e Stone av, 30.2x100; Wm Everett. 3,400  
**E 16TH st**, es, 540.5 s Dorchester rd, 59.11x109.1x16.4x100; M S Cornell. 8,400  
**Blake av (\*)** nec Crescent, 20x100; Levin Kronenberg & Co. 5,500  
**7TH av**, nwc 20th, 34x80; C F Hetzel. 15,790  
WM. P. RAE CO.

**Butler st**, ns, 90 w 5 av, 20x144.8; adj to Feb 14.  
**48TH st**, sws, 80 se 16 av, 40x100.2; Flora M Ludwig. 4,100  
**E 48TH st**, es, 472 s Av L, 18x100; adj to Feb 14.  
**E 48TH st**, es, 454 s Av L, 18x100; adj to Feb 14.  
**Washington av**, ws, 250 s Willoughby av, 75x100; withdrawn.  
CHARLES SHONGOOD.

**S2D st**, sws, 275 se Narrows av, 75x100; Crescent Hill Impt Co. 5,600  
**S2D st**, sws, 200 se Narrows av, 75 x 100; Crescent Hill Impt Co. 5,600  
**S2D st**, sws, 350 se Narrows av, 75x100; Crescent Hill Impt Co. 5,600  
**S2D st**, sws, 425 se Narrows av, 75x100; Crescent Hill Impt Co. 5,600  
**Bay Ridge av (\*)** ss, 596.11 e 4 av, 20x 95.11; Pher Nelson. 5,500  
**Flatbush av**, nes, 145.9 se St Marks av, 20.4x85.6; Arthur Arnov. 12,050

REFEREE'S SALE.  
(At County Court House).  
**Reid av (\*)** ws, 81 s Quincy, 19x75; Graft Furnace Co. 8,500  
Total .....\$251,189  
Corresponding week, 1911. ....\$260,637

**ADVERTISED LEGAL SALES.**  
MANHATTAN AND BRONX.

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

FEB. 3.  
No Legal Sales advertised for this day.  
FEB. 5.

**52ND st, 308 E**, see 1 av, 944.  
**125TH st, 305 E**, ns, 50 e 2 av, 25x99.11, 5-sty stn tnt & str; General Synod of the Reformed Church in America agt Ellen Donovan et al; Reed & Pallister (A), 280 Bway; Phineas Lewinson (R); due, \$16,216.99; T&c, \$418.32; J H Mayers.  
**Clinton av, 2006-S**, es, 75 n 179th, 33.4x 100, 2 2-sty fr dwgs; Otto C J Greve et al agt Edw Greve et al; Chas P Hallock (A), 999 E 180; Wm A Keener (R); (partition); Jas L Wells, at 3156 3 av.

**Van Nest av, 868**, ss, 165.8 w Bronxdale av, 25x81.1x25.3x84.8, Van Nest; Julia A Ford agt Rachel Bailey et al; Wm C Arnold (A), 120 Bway; Francis W Pollock (R); due, \$3,915.31; T&c, \$95.55; Joseph P Day, at 3156 3 av.

**1ST av, 944**, sec 52d (No 308), 25.1x74, 4-sty bk tnt & str; Henry Kroker agt Isidor Wiesenberger et al; Rabe & Keller (A), 258 Bway; Jas Kearney (R); due, \$3,074.53; T&c, \$561.84; Chas A Berrian.

FEB. 6.  
**27TH st, 306-12 E**, ss, 100 e 2 a 85x98.9, 2 6-sty bk tnts & str; Pincus Lowenfeld et al agt Maria Wimpie et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Geo E Weller (R), due, \$50,018.59; T&c, \$1,891.15; Joseph P Day.

**34TH st, 408 W**, ss, 100 w 9 av 20x98.9, 3-sty bk dwg & 2-sty bk rear bldg; Thos Doyle et al agt Jas M Hanley et al; Jas F Higgins (A), 464 8 av; Geo C Austin (R), due, \$3,435.66; T&c, \$1,491.60; sub to first mtg of \$20,000; mtg recorded Sept 21'08; Joseph P Day.

**S2D st E**, ss, 119 w Mad av 26x102.2, 5-sty & b stn dwg, 4-sty ext; N Y Life Ins Co agt Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfred Steckler, Jr (R), due \$104,084.75; T&c, \$7,545.74; mtg recorded May18'08; Bryan L Kennelly.

**132D st, 7 E**, ns, 135 e 5 av, runs n 99.11 x25x35x1 1/2 x64.11xw26 3/4, 4-sty stn tnt; Metropolitan Savings Bank agt Jeanette Monheimer et al; A S & W Hutchins (A), 84 William; Jno W Remer (R), due, \$10,675.09; T&c, \$918.10; Danl Greenwald.

**160TH st, 721 E**, see Jackson av, 840-2.  
**1S1ST st, 720 W**, ss, 218.5 w Bway, 100x 129.3x100.6x118.11, 6-sty bk tnt; Pauline P Dinkelspiel agt Jno M Linck Constn Co et al; Riegelman & Bach (A), 141 Bway; Jas M Gorman (R); due, \$23,330.28; T&c, \$1,-

584.68; sub to pr mtg \$133,000; mtg recorded Feb25'11; Joseph P Day.

**233D st E**, ss, 155 e Bronxwood av, 50x 64; Williamsbridge; Wm A Cameron agt Henrietta L Higgins et al; Wm D Cameron (A), 154 Nassau; Chas A Curtin (R), due, \$1,266.26; T&c, \$1,228.72; sub to two mtgs aggregating \$4,400; Joseph P. Day, at 3156 3 av.

**Jackson av, 840-2**, nec 160th (No 721), 48.8x79, 5-sty bk tnt & str; Jacob Wicks, Jr, agt Emma M S Mestanz et al; J B Mitchell (A), 38 Park row; Wm H Loughran (R), due, \$41,232.21; T&c, \$143.75; Joseph P Day, 3156 3 av.

**Mapes av, 2077**, ws, 118.2 s 180th, 22x 100, 4-sty bk tnt; Frederic J Stimson et al trstes agt Giosue Galiani et al; Middleton S Borland (A), 31 Nassau; Chas J Leslie (R), due, \$10,560.82; T&c, \$1,000; mtg recorded Apr 21'08; Joseph P Day at 3156 3 av.

FEB. 7.  
**16TH st, 518-20 E**, ss, 270-6 e Av A, 37.6x103.3, 6-sty bk tnt & str; Abr Zadek et al agt Serafino Defranco et al; Kantowitz & Esberg (A), 320 Bway; Francis W Pollock (R), due, \$8,155.57; T&c, \$1,082.59; sub to a pr mtg of \$35,000; mtg recorded Aug5'08; Joseph P Day.  
**118TH st, 238-40 E**, ss, 110 w 2 av 50x 100.10, 6-sty bk tnt & str; Doretha S Warsawer agt Louis Epstein et al; Eisman, Levy, Corn & Lewine (A), 155 Bway; Chas L Hoffman (R), due, \$26,673.58; T&c, \$1,051.68; mtg recorded Apr11'06; Saml Marx.

**165TH st, 720 E**, see Jackson av, 1004-6.  
**Trinity av**, ws, 475.1 s 156th, 74.11x119.7 x74.11x116.8, vacant; Henry H Jackson agt Jos Gingold et al; Stephen H Jackson (A), 106 Lex av; Chas J Carroll (R), due, \$799.07; T&c, \$—; Joseph P Day, at 3156 3 av.

**Jackson av, 1004-8**, sec 165th (No 720), 100x20, 3-sty fr tnt & str; Marie T Dunn-Rousset agt Mary J Cuddy et al; Clarence C Fowler (A), 41 Park row; Jas Kearney (R), due, \$1,371.45; T&c, \$400; Geo Price, at 3156 3 av.

FEB. 8.  
**166TH st, nwc Colonial Parkway**, see Colonial Parkway, nwc 166th.  
**167TH st, 440 W**, see Colonial Parkway, nwc 166th.  
**229TH st W, nec Bailey av**, see Bailey av, nec 229th.

**Bailey av**, nec 229th 244.4x101.4x246.11 x120.8, vacant; Mark Ash agt Cathleen Turney et al; Alexander & Ash (A), 92 William; Jos M Edelson (R), due, \$17,052.20; T&c, \$454.87; Joseph P Day, at 3156 3 av.

**Colonial Pkway**, nwc 166th (No 451), runs w95.1xn— to 167th (No 440), xell1.8 xs40.8 to beg, vacant; E Louise Sands agt Trial Realty Co et al; Bowers & Sands (A), 31 Nassau; Jacob M Guedalia (R), due, \$21,173.19; T&c, \$482.29; mtg recorded Nov29'04; Joseph P Day.

**Fordham rd**, swc Valentine av, (No 2493), 134.5x110x128.2x110.2, 6-sty bk tnt; Columbia Trust Co agt Le Roy Constn Co et al; Henry M Bellinger, Jr, (A), 135 Bway; Geo H McAdam (R); due, \$167,763.18; T&c, \$2,083.23; Joseph P Day, at 3156 3 av.

**Valentine av, 2493**, see Fordham rd, swc Valentine av.  
FEB. 9.

**Commerce st, 33**, ns, 50 w Bedford, 25x 37, 5-sty bk loft & str big; Albt Berry agt Emma M S Mestanz et al; Chas S Taber (A), 189 Montague, Bklyn; Norman November (R), due, \$1,187.59; T&c, \$935.30; sub to a pr mtg of \$7,090; mtg recorded Oct21'10; Joseph P Day.

**148TH st, 310 W**, see Bradhurst av, 116.

**166TH st, 443-7 E**, ns, 222 e Park av, 62 x90, 2 2 & 1 3-sty fr dwgs; Edw A Ridley trste agt Magdalena Walter et al; Bowers & Sands (A), 31 Nassau; Lawrence W Trowbridge (R), due \$6,555.36; T&c, \$315.31; mtg recorded Jan 6. '12, Joseph P Day at 3156 3 av.

**Bradhurst av, 116**, sec 148th (No 310), 25x75, 5-sty bk tnt & str; Stephen Roeser et al agt Mary A Nally et al; Ferriss, Roeser & Strock (A), 165 Bway; Harry A Goidel (R), due, \$5,349.37; T&c, \$240; sub to a first mtg of \$18,000; Joseph P Day.

**Prospect av, 2350**, es, 525 n 183d, 18.9x 94.3x18.9x94.6, 2-sty bk dwg; Beatrice S B Ziegel agt Allen Constn Co et al; Sigmund Wechsler (A), 32 Bway; Geo F Roesch (R), due, \$6,728.43; T&c, \$128.40; mtg recorded Decl8'09; Joseph P Day, at 3156 3 av.

FEB. 10.  
No Legal Sales advertised for this day.

**VOLUNTARY AUCTION SALES**  
BRYAN L. KENNELLY.

FEB. 7.  
**51ST st, 325 E**, ns, abt 256.3 e 2 av, 18.9x 100.5, 3-sty & b bk & stn dwg.

**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:

FEB. 3.  
No Legal Sales advertised for this day.  
FEB. 5.

**Central av**, nes, 25 se Starr, 25x100; Louis Tavormina agt Luigia Valonza et al; Jos G Giambalvo (A), 732 Flushing av; Albt E Richardson (R); Wm P Rae.



FEB. 6.

**Coney Island av.**, es, 220 s Av I, 40x100; Chas Lichtenstine agt Agnes Boyd et al; Isador Dobrow (A), 119 Nassau, Manhattan; Wm J McArthur (R); Wm H Smith.

**40TH st.**, ss, 459.10 w 7 av, 20x100.2; Jas N Brown agt J V Cunningham Realty Co et al; Wm J Smith (A), 54 Wall, Manhattan; Elmer G Sammis (R); Wm H Smith.

**Herkimer st.**, ss, 660 w Nostrand av, 20x 92.9; Chas A Robinson agt Chas Galewski et al; Rollins & Rollins (A), 32 Nassau, Manhattan; Edwin L Garvin (R); Wm H Smith.

**S 4TH st.**, sws, 75 nw Hooper, 45x94.9; Geo A Simon agt Lena Rueckert et al; F P Trautman (A), 132 Nassau, Manhattan; Walter L Durack, Jr, (R); Wm H Smith.

**62D st.**, nes, 386 nw 20 av, 18x100; Fulton Land & Mtg Co of NY agt Cobern Constn Co et al; Action No. 1; K C & M V McDonald (A), 189 Montague; Walter S Brewster (R); Wm H Smith.

**62D st.**, nes, 404 nw 20 av, 18x100; same agt same; Action No 2; same (A); same (R); Wm H Smith.

**62D st.**, nes, 422 nw 20 av, 18x100; same agt same; Action No 3; same (A); same (R); Wm H Smith.

**62D st.**, nes, 440 nw 20 av, 18x100; same agt same; Action No 4; same (A); same (R); Wm H Smith.

**62D st.**, nes, 458 nw 20 av, 18x100; same agt same; Action No 5; same (A); same (R); Wm H Smith.

**62D st.**, nes, 476 nw 20 av, 18x100; same agt same; Action No 6; same (A); same (R); Wm H Smith.

**62D st.**, nes, 494 nw 20 av, 18x100; same agt same; Action No7; same (A); same (R); Wm H Smith.

**62D st.**, nes, 512 nw 20 av, 18x100; same agt same; Action No 8; same (A); same (R); Wm H Smith.

**62D st.**, nes, 530 nw 20 av, 18x100; same agt same; Action No 9; same (A); same (R); Wm H Smith.

**62D st.**, nes, 548 nw 20 av, 18x100; same agt same; Action No 10; same (A); same (R); Wm H Smith.

**62D st.**, nes, 368 nw 20 av, 18x100; same agt same; Action No 11; same (A); same (R); Wm H Smith.

**72D st.**, ns, 260 w 20 av, 40x100; also 71ST ST, ss, 140 w 22 av, 40x100; also 73D ST, ns, 200 w 20 av, 100x100; Fulton Land & Mtg Co agt Cobern Constn Co et al; K C & M V McDonald (A), 189 Montague; Myrtis M Fish (R); Wm H Smith.

**So Portland av.**, es, 72.7 n Fulton, 20 x 100; Hyman M Ellender agt Bessie Steinberg et al; Aronson & Kutner (A), 320 Bway, Manhattan; Richd E Walsh (R); Wm H Smith.

FEB. 7.

**Driggs av.**, ws, 97 n N 3d, 25x100; Wm E Bird, Jr, agt Jno Loewe et al; Whitmel H Smith (A), 26 Court, Simeon B Chittenden (R); Thos Hovenden.

**Sterling st.**, ns, 120 w Bedford av, 20x100; Henry B Vanderveer agt Aronson Realty Co et al; Walter R Davies (A), 215 Montague; Wm J Pape (R); Wm H Smith.

**Fort Hamilton av.**, nec 75th, 101.8x190.3 x100x208.6; East River Savings Institution agt Josephine Cocheu et al; Ormi F Hibbard (A), 56 Pine; Cornelius Furgueson, Jr (R); Wm H Smith.

**Washington av.**, 790, ws, 173 n St Johns pl, runs w99.5xn9.6xw27.3xn23xe122.8xs29 to beg; Herbert J Cornell agt Jno F Crowley et al; Jos D Baker (A), 258 Bway; Wm W Taylor (R); Wm H Smith.

**Quincy st.**, ns, 123.4 e Classon av, 20.1x 100x20.5x100; Jno A F Simpson et al agt Hallie J Ording et al; A G N Vermilyea (A), 7 Beekman; Howard C Lake (R); Wm P Rae.

FEB. 8.

**Linden st.**, es, 215.11 n Evergreen av, 40x 100; Eagle Savgs & Loan Co agt Maggie Spindler et al; Mayer, McLeer & Dobson (A), 189 Montague; Wm Watson (R); Wm H Smith.

**Chauncey st.**, ss, 101 e Howard av, 26x 100; Mary Schmalstich agt Leonard N Vaughn et al; Jas A Blanchfield (A), 2 Rector, Manhattan; Jno T McCaffrey (R); Wm H Smith.

**17TH st.**, es, 540 s Av J, 40x100; Bowery Savgs Bank agt Henry D Lott et al; Edwin Kempton (A), 175 Remsen; Saml L Judelsohn (R); Wm H Smith.

**Martense la.**, ss, 200 e 12 av, 20x—; Georgia F Watson et al agt; Andw Egan et al; Louis F Hollenbach (A), 367 Fulton; Walter G Rooney (R); Wm H Smith.

**19TH av.**, sec 65th, —x—; Fredk Halstead agt Opportune Realty Co et al; Elek J Ludvigh (A), 31 Nassau, Manhattan; Chas K Terry (R); Chas Shongood.

**Kings Highway.**, nec E 17th, 21.5x97.5x20 x105.3; Jno H Storer agt Alex S Rodman et al; Walter T Lindsay (A), 261 Bway; Chas F Aronstam (R); Wm P Rae.

**Ralph st.**, nws, 100 sw Knickerbocker av, 20x100; Margaretha Mogk agt Wm Healy et al; Chas Oechler (A), 244 Bleecker; Stockbridge Bacchus (R); Wm P Rae.

**W 5TH st.**, ws, 20 n Av S, 255x100x243.4 x—; Title Guar & Trust Co agt Highlawn Estate & Impt Co et al; Edwin Kempton (A), 175 Remsen; Jos J Speth (R); Wm H Smith.

**24TH st.**, es, 130 n Mermaid av, 500x 118.10; Orion H Cheney agt Coney Island Realty & Impt Co et al; Frank M Patter-

son (A), 27 Wm, Manhattan; Jno F Coffin (R); Wm H Smith.

FEB. 9.

**Fort Hamilton av.**, nws, 150 ne 94th, 50x 116.3; Sheriff's sale of all right, title, &c, which Catharine Hastings had on Apr23 '09 or since; Patk H Quinn, Sheriff.

**Lots 443, 444, 449, 452 & 453** map of prop of Jacob Pecare, 8th Ward; also LOTS 122 & 123 map of prop of Michl L McLaughlin & Co's 2d Addition to Bklyn, 29th Ward; also LOTS 8, 9 & 10 blk 4766; LOT 57 blk 4767; LOTS 92 & 93 blk 4742; LOT 15 blk 4744; LOTS 109 & 121 blk 4743; LOTS 162, 163, 168, 169, 172 & 173, blk 7906; LOTS 184, 185, 192, 193 & 194 blk 7907 & LOTS 1 to 20 blk 4740; Wm N Dykman agt Appraisers Real Estate Securities Co et al; Henry M Bellinger, Jr, (A), 135 Bway, Manhattan; Burt L Rice (R); Wm H Smith.

**Bay Ridge Parkway or Shore rd.**, es, adj land of Eliz V B Bennett & Patk J McKenna, runs e261.6 to Narrows av xn100.10 xw278.9xs101.7 to beg; Wm N Dykman et al agt Eliz V B Bennett et al; Jno J Kuhn (A), 177 Montague; Wm B Hurd (R); Wm P Rae.

**W 5TH st.**, ws, 260 s Av R, 120x100; Title Guar & Trust Co agt Taft Constn Co et al; Edwin Kempton (A), 175 Remsen; Jno T Walsh (R); Chas Shongood.

**Ralph av.**, es, 140.7 n Degraw, runs n115 to Douglass xe38.1xs117.8xw63.4 to beg; Barnet Kaplan agt Gaslir Holding Co et al; Abr Wolodarsky (A), 361 Stone av; Thos G Flaherty (R); Wm H Smith.

**Av H.**, nec E 7th, 120.6x160; Prospect Park Bank of Bklyn agt Luther T Townsend et al; Albt A Hovell (A), 177 Montague; Wilmot L Morehouse (R); Wm P Rae.

**Fulton st.**, ss, 80.5 w Franklin av, 20x117; Hamilton Investing Corpn agt Fred M Rogers et al; Harrison C Glore (A), 391 Fulton; Geo B Serenbetz (R); Wm H Smith.

FEB. 10.

No Legal Sales advertised for this day.

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**FRANK H. TYLER** - Vice-President  
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(Telephone, Madison Square, 8900.)

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The barber's fee will be a sizable one if Borough President McAneny's plan for "shaving Broadway fronts" goes through.

Mayor Gaynor did a memorable piece of work when he set off the blast that united the east and west shafts of the Catskill water supply tunnel under the Hudson.

The building in which Aaron Burr had his law office has done emergency service so often in the real estate columns of the newspapers that its final demolition will be felt as a distinct loss.

Some out-of-town investors of the mail-order variety who bought villa sites in the swamps about Jamaica Bay a few years ago for \$50 a piece may wake up presently to find themselves owners of valuable industrial sites.

The Manhattan and Bronx building figures for January make a remarkable showing. Compared with the same month in 1911, the number of constructions projected in the central borough has nearly doubled, but their average cost is only about \$90,000, as against \$330,000 last year. The Bronx building permits have nearly trebled, and the total investment called for is upwards of \$3,000,000, as against about \$500,000 a year ago.

Through the efforts of Borough President Connolly and his assistants in the Topographical Bureau of Queens, a ruling has just been secured from the Corporation Counsel permitting owners of property abutting upon streets that are not legally opened to cede their rights in the street to the City no matter what is the extent of their frontage on the street. Heretofore it has been impossible to cede less than a full lot frontage. This ruling will be of great benefit to property owners.

The annual report of Dr. Andrew S. Draper, State Commissioner of Education, published this week, says that the present year, marking the one hundredth anniversary of the establishment of the State system of schools, finds in the State 11,777 school districts and 12,094 school buildings. The total attendance of pupils between five and eighteen years of age for the year was 1,421,843 and the total over eighteen years 14,737. The total money paid by the people of this State for education during the year was \$76,863,712.

The Citizens' Union, instead of favoring a separate county of the Bronx, recommends the abolition of all counties within the City. It points out that since 1899, virtually all the powers exercised elsewhere by counties—except those committed to officers whom the constitution makes elective—have been assigned by the city authorities. The fact is, says the Union, that the county, which is so important a political subdivision in other parts of the State, serves in the City of New York only to confuse the distribution of governmental functions. The district attorney, sheriff, register and county clerk are county officers elected as such, but their offices are under the financial control of the Board of Estimate and Apportionment and both their salaries and the expenses of their offices are paid by city officers. Indeed, the abolition of counties within the City has been accomplished about as completely as it can be without a further amendment to the State constitution.

### A Good Looking Skyscraper.

Any judge of architecture who has watched the gradual rise of the walls of the new Municipal Building should by this time be willing to risk one comprehensive claim for that edifice. The building will, we believe, constitute the most effective and best looking skyscraper in New York City. There is no similar building, owned by private capital, which reveals so clearly the architectural possibilities of this typically American structure. No attempt has been made, as in the Metropolitan Tower, to reproduce some European building or type of building. The problem has been treated frankly and skillfully and the result is all that a patriotic citizen of New York could desire. The architects, Messrs. McKim, Mead & White, had, to be sure, an unusually advantageous site. Skyscrapers, in order to show to the best advantage, should be erected on blocks containing twenty-five or thirty thousand square feet, so that all the exterior walls can be built of the same material and all the rooms on all the frontages can have permanent access to the light. But these conditions are very rarely granted to the architect of a skyscraper, who usually has to be content with a frontage on two streets, and who, when he is asked to build a tower on part of the plot, is unable to plan one which can be properly related to the rest of the building. Moreover the very irregularity of the plot on which the Municipal Building is being erected has its advantage. It affords the architect various angles and corners that can be strengthened for the purpose of emphasizing the vertical lines without hurting the light of the offices. Not every architect is, however, capable of turning his opportunities to such good account as are the designers of the Municipal Building. It makes an impression of being both delicate and strong, both dignified and serviceable. The city will be fortunate in case the architects of the new Court House do their work somewhere near as well.

### Municipal Subway Policy.

It is sincerely to be hoped that the city officials, the Public Service Commission and public opinion will resolutely reject the plan of holding a popular referendum in respect to the new subways. In case the building and operation of the new system involved some question or general policy, about which there was a sharp difference of opinion, there might be good reason for asking the electorate to make its own decision. But such is not the case. The general subway policy of the city was decided many years ago and could not be reversed without the utmost delay, confusion and expense. The existing difficulties arise from the application of this general policy and depend for their solution on a group of technical facts and considerations, upon the force of which only experts are capable of putting a proper estimate. Under such conditions the submission of any aspect of the matter to the chances of a popular vote would be mere "doctrinaire" folly. It is urged, not by people who are in good faith seeking the most economical and convenient solution of the subway problem, but by people who do not care how much harm comes to the city, provided as much or more injury can be inflicted on certain private corporations. The only possible reason for the referendum would be to delay and if possible to prevent any arrangement with the Interborough Company by appeals to a real or supposed popular prejudice against that corporation.

The question which certain newspapers propose to submit to the voters is whether or not the Public Service Commission shall operate the new subways. In case New York were unprovided with elevated roads or subways, this might be a fair question to submit to the people; but inasmuch as many years ago a decision was made in favor of public ownership and private operation, the decision cannot be reversed save at a tremendous cost. If a popular majority should decide on operation by the Public Service Commission the results would be disastrous. The city would be obliged to construct an underground system wholly unconnected

with any of the existing lines of travel. A large proportion of the travelling public would be obliged to pay two fares, in order to get quickly from one part of the city to another. The congestion of population rather than its distribution would be encouraged. The city would be obliged to supply all the money not only for the construction of these lines but for their equipment, and the strain on its resources would be such that new subways could be built only at a very slow rate. The outlying districts would for the most part be obliged to wait a great many years before obtaining their coveted rapid transit. Finally as the system was constructed, it would develop not a maximum of traffic but a minimum. A better method could not be devised of delaying the construction of new subways and impairing their value than the method of immediate municipal operation.

People who favor a really efficient system of municipally owned and operated subways will use their influence on behalf of an arrangement with the Interborough Company. If any such arrangement goes through, the city will at the end of fifty years come into the unencumbered possession of a rapid transit system of enormous value, which can be operated as a unit, which will provide the best possible facilities and the smallest possible expense, and which might easily yield a net income to the municipal treasury of \$20,000,000. Fifty years may seem to be a long time to wait, but if some arrangement is not reached the delay would be longer rather than shorter. Few people seem to realize what a great advantage the reverting of the leases will be to the New York of the future. Only in this way can the city obtain in the shortest possible time a real as opposed to a nominal municipal system. A municipal subway which was isolated in the midst of lines operated by private corporations, would be a municipal system only in name. It would as a matter of fact be one of several competitive lines, whose power to put up an effective fight would be hampered because of its operation by public officials. In view of the many obvious and fatal objections to its passage, it seems incredible that the Travis bill will be seriously considered by the Legislature.

### What Will Be Settled.

At the present writing it is still doubtful whether any agreement will result from the negotiations between the city officials and the Interborough Company. The company has submitted a tentative proposal, which, considering the weeks of negotiation preceding its submission, would presumably be drawn so as to meet the demands of the city officials. Yet it was no sooner published than many flaws were detected by certain of the negotiators on behalf of the city. The objection to these details may not be insurmountable, but their intrusion is certainly discouraging. Public opinion had been led to expect that an agreement had been reached on all essential matters. It looks as if the process of negotiations and recrimination would never end.

It may be not unreasonably expected, however, that some agreement will eventually be consummated. When negotiations were broken off last summer, and all the new subways were handed over to the Brooklyn Rapid Transit Company, the Record and Guide refused to believe that the proposed settlement had really settled anything. The predicament in which the city was placed as the result of the decision was too impossible, and involved the city in too many risks and disadvantages. The resumption of the negotiations proved that this diagnosis of the situation was correct. The city officials could not ignore the fact that no system of new subways in which the Interborough Company did not have a share would be economical or convenient in operation. Far apart as the directors of the company and the Board of Estimate have been at different times, they are constantly drawn back toward one another. The plain facts are that the city needs the services of the company and the company cannot afford to allow the city to isolate its present system. Under such conditions business men would have reached an agreement long ago, and at the present time the negotiat-



ors are so near an agreement that an ultimate failure of the negotiations would constitute a reflection on their good faith and judgment.

It is unnecessary to discuss at this late date the terms of the proposed agreement. It does not differ essentially from the agreement which would have been accepted last summer had not the Comptroller changed his mind at the last moment. The city pays 8.76 per cent. for the money invested by the Interborough Company in the old and the new subways, instead of 9 per cent., and this payment instead of being a guarantee is made a first lien on the earnings after operating expenses, taxes and the like have been met. In return the Interborough Company levels all the leases, pays half the cost of new construction, furnishes the new equipment and agrees under certain conditions to construct and operate any lines hereafter planned by the city. The arrangement includes a fair territorial division of the new routes between the Interborough and the Brooklyn companies. There is no good reason why it should not be accepted. The preferential payment merely secures to the company the profits which it is making on the existing subway, and on which its credit depends. Neither does there appear to be any good reason why such a preferential payment should not be constitutional. While there would be grave doubts as to the constitutionality of a guarantee, which, in case there were a deficit, would have to be met out of taxes, a preferential payment out of earnings, made in return for real benefits, has every appearance of being legal. If there was any doubt the courts would under the circumstances give the benefit of it to the city. In case no such preferential payment can be made the city will be prevented from making arrangements with two private companies of enormous public benefit. Under such conditions the courts rarely interfere unless the illegality is palpable and flagrant.

### The Week in Real Estate.

In spite of the fact that since the first of the year real estate dealers have taken a more hopeful attitude and brokers report that they are unusually busy, trading in Manhattan continues to be limited in range and is confined chiefly to high-grade properties in the mid-town and Fifth avenue sections or to small parcels, which by reason of their low price and advantageous position, offer little risk from a speculative standpoint. The small investor has not yet returned to the market and until he regains confidence enough to do so, no great increase in the volume of sales can be looked for.

In fact, lack of confidence rather than lack of money seems to be the chief reason operating against a resumption of activity, as lending institutions report plenty of money on hand and the amount accumulated in savings banks is unusually large. This disposition on the part of the small investor to hoard rather than employ his surplus is well evidenced by the lack of buying in tenement houses. There are many properties of this nature now for sale at lower prices than have prevailed for some time, yet in the enormous tenement area of the East Side scarcely a dozen sales are reported in any one week.

Most of the trading in lower Manhattan properties took place in the neighborhood of the proposed Civic Centre, and the one sale of any importance there was concerned with the new building covering the entire block front on Centre street between White and Walker streets, a portion of which is under lease to the City. The new eight-story building at the southwest corner of Greenwich and Barrow streets was sold by the St. John's Park Realty Co.

The sale of the new loft building at 30 and 32 West 24th street was of more than ordinary interest in that the buyer was a Chicago investor and Chicago property was given in part payment. The New York brokers who negotiated the deal also succeeded in selling the Chicago holdings for the new owner.

Several small parcels and one large plot on the East Side above 59th street found new owners this week. The properties are all within the area affected by the Lexington avenue subway and were nearly all speculative purchases. The plot at 27 to 31 East 62d street was disposed of early in the week by W. R. H. Martin, a well-known operator in choice properties and his death occurred within a day or two after the contracts were signed.

Several dwellings on the West Side be-

low 125th street changed hands and one or two plots were bought by operators, but Washington Heights produced very few sales and none of any importance.

Business leasing was not very active this week and only a very few transactions of any size were consummated. Negotiations are about concluded for a lease to a large silk concern of the store and one loft in the new building at the corner of Madison avenue and 29th street and the pending leases by L. F. Domerich & Co. and Pierls, Buhler & Co. for the two new buildings on Fourth avenue, between 20th and 21st streets, were finally signed.

Loaning institutions report an unusually large amount of money on hand for mortgage purposes, but offer the complaint which has been common for some time that good applications are extremely difficult to find. One of the title companies reports that it has nearly \$5,000,000 on hand for loans at the present time, but is unable to secure the proper applications. Arrangements have been about concluded for a loan of \$2,300,000 by the Title Insurance Co. of New York to the F. & D. Company on Madison Square Garden and the borrowers have about concluded to hold the property intact for the present.

A much larger volume of trading than has been common of late was reported this week from the Bronx. The sales were well distributed and nearly all varieties of holdings were involved. A number of large vacant plots were bought for improvement and many one and two family houses were taken for occupancy. The Barnard School for Boys, a well-known institution of some years standing, bought a large tract in Riverdale from the Delafield estate and a building to cost \$25,000 will be erected. Open-air pergolas, where recitations may be carried on in suitable weather are to be a feature of the institution.

Brooklyn produced a fair amount of miscellaneous selling, the suburban districts in spite of the cold weather being particularly active. Most of the dealing was confined to small houses or vacant lots and there were no large sales of either business or apartment house properties. Brooklyn real estate dealers are much interested in the long-discussed project for making Jamaica Bay a steamship terminal and this week brought more promise of the ultimate adoption of the scheme than has before been given. The Sinking Fund Commission at this week's meeting passed a resolution approving the plan and the matter will now be taken up by the State Legislature. If this improvement is carried out, much useless land will be reclaimed and the territory adjacent to the bay will surely derive a decided benefit.

Building operations in Queens during the past week have begun to show the improvement that was predicted would come with the approach of spring. The operations recorded in the bureau for the week totaled \$288,135, divided as follows: 51 permits for new buildings, valued at \$259,795; 13 permits for alterations, valued at \$10,640; 61 permits for plumbing, valued at \$18,700.

The permits for the greater part were for detached dwellings and there was very little activity on the part of the big speculative builders, most of the applications coming from persons who are erecting homes for themselves. The speculative building has almost entirely ceased and will probably not be resumed until spring.

Sales at private contracts were very scarce, but this is to be expected at this time of the year. The Wigmore Land Company, which last week acquired title to some 800 acres in the towns of Jamaica and Flushing has obtained options on a number of other parcels and intends to acquire in all about 2,000 acres. The property is to be made the basis of one of the biggest developments ever attempted on Long Island and an expenditure of several million dollars is contemplated.

Building materials in all departments are finding their bearings for the year and the prospects just now are that well-secured building operations will predominate over the "Shoestring" type, so conspicuous during recent years. The lead is being taken by New York lending companies who are refusing applications from persons or companies of doubtful responsibility for projects contemplated for this year.

The surest basis of this estimate of the year's prospects is the strength of the equipment department. Elevators are in heavy demand, steel is particularly strong, some mills having filled to April capacity, and brick is in a better position for a dull market than it has been in many years. Lime is strengthening and pig iron is being taken heavily by radiator, furnace and architectural iron com-

panies in the East. Further evidence of this condition is the report from iron jobbers that there is a tremendous call for material used in fire-escape manufacture, showing that renovation work will be an important adjunct to the building movement this year.

The Stanley investigation is beginning to be felt in the metal trades in the form of a tendency to withhold orders pending the attitude of independent interests with regard to prices and delivery conditions and for that reason the week's transactions were not particularly heavy.

In fact, no department of the building material market can be called strong, because weather conditions have been such as to practically halt building construction excepting inclosed work and steel erection. Common brick hardly had steering room in the general market congestion, although there is plenty of this material available under cover at \$7 top, N. Y.

Portland cement was in better tone, doubtless because of the exposition and conventions held here this week. Lumber is unsettled, but spring requisitions are beginning to come in from the suburbs based upon reports from architects' offices which show a very large amount of suburban construction work planned.

The principle movement as far as prices were concerned reflects the strengthening market for sheets, merchant bars and some light plates, largely used by equipment companies. In this department the attitude is to continue to encourage new business and there is some price shading of from 50 cents to \$1 a ton under the Pittsburgh base.

As far as varnish and paint manufacturing materials are concerned, linseed oil is steady at 78 and 79 cents and China wood oil is now quoted in a tight market at 12½ to 14 cents a pound, which is almost prohibitively high. Pure linseed oil is hard to get.

The market in general seems to indicate that minimum prices have already been reached and that they will continue to move up from now on.

### Court Decision in a Building Case.

Editor of the RECORD AND GUIDE:

The courts have at last decided that Supt. Thatcher's requirement that brick houses outside of the fire limits shall have their party walls extended as parapet walls two feet above the roof is not justified by the Building Code. In the action of the City of New York against William Herod, tried last week before Justice Baylis, the City sued for penalties upon violations filed by Supt. Thatcher for failure to carry up the partition walls two feet above the roof on brick buildings erected outside of the fire limits. The Building Code expressly states that brick partition walls in buildings erected outside of the fire limits shall be carried to the underside of roof boards only, and in the same section the Building Commissioner is authorized and directed to allow reasonable modifications of the strict requirements of the Code where brick or stone buildings are erected in a section where frame buildings can be erected under the law. In spite of this provision, Mr. Thatcher laid down a rule that the provision of the Code relating to brick buildings within the fire limits were to be extended to all brick buildings wherever erected. By the above decision Mr. Thatcher has been overruled. My attorney was Charles S. Taber.

WILLIAM HEROD,  
232 East 32d street.

Brooklyn.

### Readjustment of Assessed Valuations.

Editor of the RECORD AND GUIDE:

Much of the criticism to which the Tax Department was subjected for its tentative 1912 valuations arose from misapprehension. In former years, the Department had the four months of September, October, November and December and until the second Monday of January, in which to fix their tentative values, but owing to the passage of the Charter amendments last summer, the time for this work for the current 1912 tax was considerably shortened and the work necessarily done during mid-summer. Simultaneously values in many sections had greatly shifted but the conclusive evidences thereof did not become fully manifest until after the tax values had been fixed. This was especially true of the mercantile section of Broadway, where the Lawrence, Tefft-Weller and Seth Low sales which finally demonstrated the great decline in Broadway values did not take place until after October 2d, 1911, on



which day the tax books were opened showing the tentative 1912 values.

In many instances the tax increase of 1911 over 1910 had been based upon boom values, the shaking out process of thin-waisted or timorous property holders not having as yet taken place. In the final 1912 assessed valuations these considerations seem to have been taken into account. Whether the reductions made in the various sections of the City have been sufficient to meet the fall of values as shown by sales, vacancies, and lower rents, cannot be determined until an opportunity has been given to examine the decisions of the Tax Board in greater detail.

For the present, it is sufficient to say that important reductions have been made on Broadway between Duane and Fourteenth streets, and likewise on Broadway between Union Square and Madison Square, and that the south side of Twenty-third street, between Fifth and Sixth avenues, has been reduced in recognition of the passing of Twenty-third street as a premier retail shopping centre. East Harlem has received many concessions, as have also many private house sections and numerous elevator apartments of the older type. A great many localities in Brooklyn and some in the Bronx have been reduced to more nearly harmonize the assessed values with actual sales and rental returns.

Briefly stated the Department has by its open-minded attitude to cogent arguments brought its work more nearly up-to-date and its tax valuations to greater accuracy than ever before. That errors of judgment and, perhaps, of mis-application of established principles have been committed I have no doubt, as the task was too enormous and the time too brief to insure uniform accuracy, but I have seen enough to be convinced that the work of re-adjustment was, as a whole, exceedingly well done.

BELA DARWIN EISLER.

**Moving Tenement Houses.**

To the Editor of the Record and Guide: I am desirous of getting information on the question of moving a tenement from one site to another. Will you be kind enough to print in your valuable paper an answer to this letter as it will probably be of general interest to all property owners.

A BUILDER.

The Tenement House Department has no power to prohibit the moving of a tenement house from one lot to another. It can and does require that the building on the new site be made to conform in all respects to the requirements of the Tenement House Law for buildings erected after April, 1901. As such removals usually only occur in outlying sections, it is well to note that the Department would not approve the removal of a frame building from outside the fire limits to a lot within the fire limits.

In the past the Tenement House Department construed the law to mean that it was only required to see that no worse conditions would exist on the new site than had previously existed on the old site. In practice, however, it was found that tenement houses when moved were repaired and strengthened, with the result that their period of life was lengthened.

The Department now believes that where conditions less favorable than those required by the law for tenement houses erected since 1901 exist on old buildings it was the intent of the framers of the law that such buildings be permitted to wear out and that no substantial repair be allowed. When such alterations are now applied for the Department applies Section 4.

**Bronx Asks for a Public Market.**

For a year and a half Borough President Miller has been working on a plan to establish in the southerly part of The Bronx, along the riverfront, a distributing depot or market where farm products may be brought by boat and railroad cars on floats or rail, and their contents sold by auction or otherwise and distributed quickly and cheaply. Such a distributing centre should, he says, be easy of access to all the railroads and shipping lines.

The Borough President now believes the project should have the benefit of scientific handling, and he has asked the Mayor to appoint a volunteer commission to study the question and report to the Board of Estimate.

—Seven hundred men are digging for the Lexington avenue subway. Work is in progress on six sections of the route between Thirtieth and 155th streets. The cost of the work under contract is about \$27,000,000.

**REAL ESTATE STATISTICS**

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

**MANHATTAN CONVEYANCES**

	1912 Jan. 26 to Feb. 1	1911 Jan. 27 to Feb. 2
Total No.....	194	258
Assessed value.....	\$14,248,600	\$12,757,150
No. with consideration...	13	13
Consideration.....	\$1,135,575	\$1,325,475
Assessed value.....	\$1,208,300	\$1,415,500

	1912 Jan. 1 to Feb. 1	1911 Jan. 1 to Feb. 2
Total No.....	843	992
Assessed value.....	\$65,936,500	\$54,688,600
No. with consideration...	79	82
Consideration.....	\$4,471,531	\$5,067,115
Assessed Value.....	\$4,034,800	\$4,723,000

**MORTGAGES**

	Jan. 26 to Feb. 1	Jan. 27 to Feb. 2
Total No.....	136	179
Amount.....	\$4,369,429	\$7,859,651
To Banks & Ins. Cos....	22	36
Amount.....	\$2,762,500	\$3,487,500
No. at 6%.....	55	79
Amount.....	\$1,958,879	\$2,008,301
No. at 5½%.....	3	2
Amount.....	\$661,000	\$1,306,000
No. at 5%.....	48	58
Amount.....	\$985,200	\$1,395,450
No. at 4½%.....	8	8
Amount.....	\$191,500	\$1,211,000
No. at 4%.....	1	.....
Amount.....	\$1,500	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	21	32
Amount.....	\$571,350	\$938,900

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
Total No.....	591	714
Amount.....	\$18,172,068	\$22,645,695
To Banks & Ins. Cos....	118	.....
Amount.....	\$8,168,790	.....

**MORTGAGE EXTENSIONS**

	Jan. 26 to Feb. 1	Jan. 27-Feb. 2
Total No.....	54	34
Amount.....	\$1,870,500	\$1,271,130
To Banks & Ins. Cos....	12	4
Amount.....	\$910,000	\$219,000

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
Total No.....	282	260
Amount.....	\$10,774,525	\$11,111,818
To Banks & Ins. Cos....	82	.....
Amount.....	\$5,789,500	.....

**BUILDING PERMITS**

	Jan. 27 to Feb. 2	Jan. 28 to Feb. 3
New buildings.....	10	22
Cost.....	\$436,550	\$2,406,250
Alterations.....	\$205,725	\$122,220

	Jan. 1 to Feb. 2	Jan. 1 to Feb. 3
New buildings.....	73	57
Cost.....	\$6,252,275	\$14,106,450
Alterations.....	\$785,400	.....

**BRONX CONVEYANCES**

	Jan. 26 to Feb. 1	Jan. 27 to Feb. 2
Total No.....	183	165
No. with consideration...	14	7
Consideration.....	\$142,655	\$15,425

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
Total No.....	684	752
No. with consideration...	67	.....
Consideration.....	678,624	\$369,154

**MORTGAGES**

	Jan. 19 to Feb. 1	Jan. 27 to Feb. 2
Total No.....	109	130
Amount.....	\$1,006,249	\$1,008,918
To Banks & Ins. Cos....	14	16
Amount.....	\$217,700	\$326,000
No. at 6%.....	38	46
Amount.....	\$209,350	\$228,918
No. at 5½%.....	8	20
Amount.....	\$24,750	\$239,700
No. at 5%.....	27	28
Amount.....	\$388,450	\$349,750
Unusual rates.....	.....	3
Amount.....	.....	\$7,750
Interest not given.....	36	33
Amount.....	\$383,699	\$182,800

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
Total No.....	502	637
Amount.....	\$3,958,024	\$5,480,206
To Banks & Ins. Cos....	66	.....
Amount.....	\$891,626	.....

**MORTGAGE EXTENSIONS**

	Jan. 26 to Feb. 1	Jan. 27 to Feb. 2
Total No.....	26	15
Amount.....	\$489,450	\$191,250
To Banks & Ins. Cos....	10	1
Amount.....	\$121,400	\$30,000

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
Total No.....	87	63
Amount.....	\$1,415,900	\$879,579
To Banks & Ins. Cos....	26	.....
Amount.....	\$653,900	.....

**BUILDING PERMITS**

	Jan. 27 to Feb. 2	Jan. 28 to Feb. 3
New buildings.....	12	12
Cost.....	\$398,100	\$177,500
Alterations.....	\$10,325	\$12,100

	Jan. 1 to Feb. 2	Jan. 1 to Feb. 3
New buildings.....	95	44
Cost.....	\$3,337,930	\$641,350
Alterations.....	\$94,275	.....

**BROOKLYN CONVEYANCES**

	1912 Jan. 25 to 31	1911 Jan. 26 to Feb. 1
Total No.....	462	556
No. with consideration...	34	24
Consideration.....	\$328,495	\$190,181

	Jan. 1 to 31	Jan. 1 to Feb. 1
Total No.....	2,023	2,264
No. with consideration...	121	.....
Consideration.....	\$1,188,996	\$1,205,749

**MORTGAGES**

	Jan. 25 to 31	Jan. 26 to Feb. 1
Total No.....	313	429
Amount.....	\$1,019,577	\$1,245,886
To Banks & Ins. Cos....	84	.....
Amount.....	\$421,418	.....
No. at 6%.....	199	236
Amount.....	\$424,190	\$456,752
No. at 5½%.....	40	88
Amount.....	\$204,500	\$368,725
No. at 5%.....	62	70
Amount.....	\$321,317	\$293,010
Unusual rates.....	1	1
Amount.....	\$300	\$1,500
Interest not given.....	11	34
Amount.....	\$69,270	\$125,899

	Jan. 1 to 31	Jan. 1 to Feb. 1
Total No.....	1,530	1,898
Amount.....	\$5,702,373	\$6,321,982
To Banks & Ins. Cos....	334	.....
Amount.....	\$2,218,053	.....

**BUILDING PERMITS**

	Jan. 25 to 31	Jan. 26 to Feb. 1
New buildings.....	53	39
Cost.....	\$527,170	\$188,650
Alterations.....	\$37,585	\$38,015

	Jan. 1 to 31	Jan. 1 to Feb. 1
New buildings.....	239	225
Cost.....	\$2,164,440	\$1,253,163
Alterations.....	\$237,365	\$183,013

**QUEENS BUILDING PERMITS**

	Jan. 26 to Feb. 1	Jan. 27 to Feb. 2
New buildings.....	42	96
Cost.....	\$134,375	\$387,210
Alterations.....	\$7,540	\$5,615

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
New buildings.....	216	360
Cost.....	\$888,020	\$1,970,858
Alterations.....	\$23,545	\$33,200

**RICHMOND BUILDING PERMITS**

	Jan. 26 to Feb. 1	.....
New buildings.....	12	.....
Cost.....	\$33,700	.....
Alterations.....	\$57,300	.....

	Jan. 1 to Feb. 1	.....
New buildings.....	64	.....
Cost.....	\$611,175	.....
Alterations.....	\$63,985	.....

**Blundering Builders.**

*Editor of the RECORD AND GUIDE:*  
The agent struggles along under conditions he did not create—small sized basement radiators on the exposed seventh floors, ten-family furnaces for thirty-family houses with "guaranteed" roofing. The architect and the builder move on, and the agent assumes their blunderings.

About 50 per cent. of foreclosure actions and apartment house failures are caused directly and indirectly by "penny wise," stubborn un-reasoning, neglectful and incompetent builders, architects and owners.

On the east side of the Bronx we find a "Riverside Drive" apartment, half vacant, with a \$5,000 imported marble vestibule and a \$200 leaking tar roof, beautifully carved side-boards and old-style sinks, filthy halls and no door mats, a cold hot water boiler and no coal, in charge of a drunken "superintendent" at \$10 a month, the owner away on a vacation and the mortgagee patiently waiting for his interest.

One self managing owner cuts off the steam on the 15th of April, saves \$24 in coal and loses four prompt paying \$30 tenants.

One West Side builder puts in gorgeous electric fixtures and no hot water supply, while another in a Hebrew-Italian section of the Bronx wants Irish-American tenants only, with no children—the interest on his mortgage is four months' overdue.

One stubborn owner refuses \$50 for a three-year vacant store; the receiver promptly rents it for \$40.

At one flat (interest unpaid) I visited I was informed that the vacant apartments could not be inspected after 6 P. M. "The owner only calls to collect the rents," the superintendent said. "I don't think you'd like the rooms anyway," he added.

WILLIAM STONEBRIDGE.

New York, January 31.



# BUILDING SECTION

## A WONDERFUL DISPLAY OF THE USES OF CEMENT.

A Working Model of the Panama Canal with Smoking Steamers Being Locked Through Gatun—A Peace Gun That Shoots Cement—Show a Big Success.

ALL the wonders of the new cement age were disclosed at the Madison Square Garden this week and thousands of people daily thronged the aisles. The grip on popular interest which the annual Cement Show secured last year was not relaxed, even though this year there were no convention proceedings as an adjunct. In some particulars the exhibition was superior in attractiveness over its predecessor; some of the finest exhibits ever seen at a cement exposition were gathered here this week, and the setting of tracts in spite of the cold weather being the arena as a whole was handsomer than at the show of a year ago.

While there was no convention of cement manufacturers at the Garden as last year, the annual meetings of three other national associations were held at other places in town—the Building Supply Association and the Lime Manufacturers at the Hotel Astor and the Sewer Pipe Manufacturers at the Knickerbocker. Hon. Seth Low addressed the supply men at noon on Wednesday. Tuesday was Building Commissioners' Day at the big show, and on Wednesday a big delegation of dealers and contractors from the Northwest, headed by the Chairman of the executive committee of the Northwestern Portland Cement Association arrived and made a stir.

All the principal cement manufacturing concerns of the East were represented in the show, together with a hundred other exhibitors in related lines. The main floor was divided into booths of regular size by molded concrete back partitions and side fences, and some exhibitors occupied two or more spaces. In the balconies and also in the basement were more things to interest. A Nile green canopy enveloped the ceiling and at each end of the arena hung an immense scenic curtain over two hundred feet wide and thirty-five feet high. The draperies simulated tapestry effects and depicted scenes showing the uses of cement as exemplified in practice. One great design pictured a grand estate comprising a mansion, garage, pergolas, fences, balustrades, bridges and swimming pool all done in concrete.

The show was given under the auspices of the Cement Products' Exhibition Company, of which Edward M. Hager is president and had the sanction of the American Portland Cement Manufacturers. Mr. Hager is president of the Universal Portland Cement Co. Its object was educational rather than merely commercial, as the concrete interests believe that if they can thoroughly inform the lay public in the possibilities of concrete construction the business side of the question will take care of itself. The tendency toward fireproofing is distinctly in favor of the concrete industry. Every year sees it making progress as concrete products are multiplied and perfected. In connection with the subject of fireproofing it is pertinent to say here that one of the most significant exhibits in the Garden is a new kind of shingle, made of cement and asbestos in combination, in various colors. They will make the roofs of houses fireproof as well as its walls.

Another important invention is the cement gun. One specimen attracted large crowds to the basement and another to the concert hall. This is a weapon not of powder variety, but is for the purpose of spreading cement upon large areas. It is now being used in the construction of the Panama Canal and other large works. The gun is a cannon-like affair and the concrete is sent whizzing through a thick hose at high pressure.

Numerous examples of architectural forms and some pieces of statuary gave an art tone to the exposition such as it never before possessed. Among the general lines of exhibits are laboratory machinery, moulding machines, mixing machines, conveyors, derricks, steel reinforcement of all kinds, brick machines and photographs and models of innumerable things made of concrete. Even burial vaults are now made of concrete. One shown at the Garden is suitable to receive a single casket. It is claimed to be imperishable. Another interesting exhibit

is the model of a concrete, fireproof town, now in course of construction near Scranton, Pa., by the Morrill Molds Corporation for the mine workers in the employ of the Delaware, Lackawanna & Western Railroad.

Not the least prominent are the different "city beautiful" designs. This department includes monolithic staff work loaned by the different park boards in the largest cities of the country and shows what is being done in the improvement of the big park systems. An Italian garden, in which everything is concrete, from the fountain to the figure of a woman, is one of the beautiful exhibits. Just across the way is a bungalow under course of construction which is the model of a \$1,800 home to be erected this spring.

Models of houses and buildings by architects of standing in solid miniature and in photographs are in countless number. There is one exhibit of a model farm, showing seventy-eight purposes for which cement may be used in farm buildings, residences, poultry and cattle bars, dairies and roadways.

The cement and concrete work at Panama is featured in the large and beautiful exhibit of the Atlas Cement Co., showing in miniature a fine model of the Gatun locks and dam of the canal as they will look when finished. The model, which is ten feet long, represents the canal in great detail, with its series of three locks, and three steamships in the actual course of being lifted in one after the other to a represented height of eighty-five feet to the level of Gatun Lake.

The model of the locks on exhibition has been highly praised by the army engineers; its accuracy in detail and realism shows how the largest ocean steamships using the canal will pass through the locks. A model is shown of the Kaiser Wilhelm der Grosse just entering the locks, while in the centre chamber is shown the Cunard Line Steamship Caronia at the crest of its rise. The model of the Caronia rises and falls, with smoke pouring from her funnels.

Near the entrance to the Garden at the head of the south middle aisle the Toch Brothers have a large exhibit, filling three ordinary spaces and making a special drive for R. I. W. Paints and "Toxement" for waterproofing cement. "Toxement" is the material that was used in the construction of the latest drydock at the Brooklyn Navy Yard. Large pictures of the Woolworth, the Bankers' Trust, Metropolitan, Singer and other buildings signify by their presence in this space that R. I. W. Paints were specified for their construction. The setting of the booth is handsome, corresponding to the color scheme of the Show, and Charles H. Spotts is in charge.

The Vulcanite Portland Cement Co., with Mr. Moyer in charge, shows model silos, cow barns, drinking troughs, cesspools and other concrete forms and appliances. The Vulcanite company is furnishing all the Portland cement used in the construction of the New York Post Office. The Universal Portland Cement Company, which is Mr. Hager's company, occupies four ordinary spaces for a scenographic model of one of their cement mills—Plant No. 5, at Universal, Pa. There is also a display of the proper method of tying and handling cement sacks.

Turner Construction Co., of 11 Broadway, has a model of a reinforced concrete building, photographs and transparencies showing exteriors and interiors of buildings erected by this company and also a color section illustrating the manner of spiral reinforcement. Charles Warner Co., of Wilmington, shows various artistic forms of stucco from Alca, Lime, Limoid and Nazareth cement. The great American Steel and Wire Company, together with the Illinois Steel Company and the Carnegie Steel Company, show various steel products used in the cement industry. The first-named corporation manufactures the well-known Triangle Mesh reinforcement.

Alsen American Portland Cement Works, with offices at 45 Broadway, have

a workman molding cement art plaques. He produced one in five minutes and at the end of that time it was hard enough to handle. A legend posted up was that "Alsen requires no waterproofing." The Allentown Portland Cement Co. also had an attractive exhibit, and the Atlas, with the model of a section of the Panama Canal, was a star attraction. The Atlas company is furnishing all the cement used in building the canal.

The Concrete-Steel Company, of 29 Broadway, makes an interesting display of concrete reinforcing bars, safety treads, etc. The Ceresit Waterproofing Co. explained in an attractive way the water-repelling characteristics of "Ceresit." The Detroit Steel Products Co., of Detroit, displayed "Fenestra" solid steel windows and "Crittall" metal casements.

Erkins Studios contributes an appreciated art tone to the show, displaying various works of art, including a statue of Venus, vases, statues, pedestals, manufactured from Pompeian Stone or Art Stone. The advance that has been made in producing concrete which in color texture and hardness simulates stone and marble is strikingly evidenced at this year's exposition. Some examples could not readily be distinguished from marble, the coping of the balustrade surrounding the space of the Atlas Cement Company, for instance.

Hennebique Construction Co., 1170 Broadway, representing a long-established system of construction, shows photographs of various structures of their erection and distributed pamphlets on engineering and construction work. Every exhibitor has some kind of literature to distribute, and any inquiring student could have gained a very liberal technical education in concrete construction by collecting and studying the free literature obtainable at the Garden this week.

The booth of Jacobson & Co., of 241 East 44th street, contains some beautiful cement mantels and other art objects apparently of stone, but in reality of concrete.

Johns-Manville Company has a model section of a cottage showing a roof covered with "J.-M." asbestos shingles. Other products shown are ready roofings, built-up roofings and stucco, "J.-M." waterproofing coatings and "J.-M." "Asbestoside." Clifford L. Miller, of 116 East 23d street, shows the Curry bag-tyer for cement bags and for binding reinforcing rods in concrete construction.

The Minwax Company has a prominent place at the head of the north middle aisle in which to make a display of Minwax waterproofings, Minwax floor finish, Minwax coatings for brick cement and structural steel and stone backing and expansion joint cements.

Other interesting exhibits are to be found at the booths of the Association of American Portland Cement Manufacturers, the Blaw Collapsible Steel Centering Company, Clinton Wire Cloth Co., the Lock Joint Pipe Co. and Dexter Bros., of Boston, who made a large display of "Petrifax," a damp-resisting coating for both exterior and interior concrete stucco and brick, and also of "Dextrolite," a decorative interior enamel.

Much public interest has been manifested in the show and it is being said that there has been a very large representation of "country gentlemen," to which class the show makes a strong appeal.

### Molds for Cement.

Under a patent granted recently molds made of paraffin wax or similar material are produced by dipping a mold-former covered with a layer of moisture, into melted paraffin wax, then withdrawing it, and detaching the film of wax in the form of a mold. The walls of the mold may be laminated by coating the mold-former with successive layers of wax, which shrink one upon another. Concrete, cement, or the like, after mixing with water, is introduced into the wax molds, and when it has set, the wax mold is melted off by means of hot water.—"Cement Age."



# WHAT PUBLIC EXPOSITIONS HAVE DONE FOR CEMENT.

How a National Industry Has Grown In a Short Time—What Is Cement?—Is Waterproofing Necessary?—Building a Seamless Structure.

By ALLEN E. BEALS.

ATTENDED with a measure of success which even exceeded the expectations of its promoters, the Second Annual Portland Cement Show closed at Madison Square Garden to-day. Next week the show and a large proportion of its exhibitors will shift its scene of activity to Chicago, where a similar exhibition, the third for that city, will be held from February 21 to February 28, and from there the exposition will move on to Kansas City, where it will show for the first time from March 14 to March 21. The success of the present show was largely due to the efforts of Mr. J. C. Beck, of Chicago, who introduced many novel features into the campaign. Although the exposition will have passed into history by the time this edition of the Record and Guide reaches its readers, the lessons and the effects of the show will be just beginning to be felt by the manufacturers and distributors in this territory.

Just what is meant by success, when the word is applied to industrial expositions, is not always appreciated by even some of the exhibitors themselves. In the case of the first Portland cement show, however, the true meaning of the word success in this connection was for the first time realized during the year when in this market sales of Portland cement exceeded previous records. It is freely stated that the record-breaking sales of four million barrels of Portland cement in this territory last year were due almost entirely to the publicity given to the industry by the cement show held in Madison Square Garden.

When it is considered that Portland cement producers throughout the country complained during 1911 of the fact that consumption was below production, this is considered a very good record for New York City. Herein is shown the benefit that accrues to an industry as a result of an exposition of this character, although the cases were probably very few where individual manufacturers were able to trace their benefits direct. It merely typifies the practicability of producers of any commodity getting together, pulling together and standing together for the general benefit of their trade. The value of expositions of this character very often is limited by neglecting to consider the educational side of the show. The thousands of novices, student architects, apprentice builders and that large body of citizens known as "speculators" who have to depend upon trade publications and theoretical instruction for their knowledge of building materials and their values, attended the show for two reasons: First, to be entertained and, secondly, to be instructed in the application of cement to their particular operations and also to discover if possible ways and means of cutting down construction costs by adopting new methods of handling that material.

### Three Kinds of Cement.

There are three kinds of cement—natural or Rosendale, Puzzolan and Portland. The most important of these is Portland. The characteristic of Rosendale cement is that it is slow-setting while Puzzolan and Portland cement, the latter the product of iron slag, set very rapidly. For this reason Portland cement has enjoyed a wonderful develop-

ment in this country within the last forty-one years, during which time the annual production has increased from 82,000 barrels from 1870 to 1879 to 80,000,000 in 1911, and developed from an industry producing 246,000,000 barrels in ten years to one producing approximately \$50,000,000 last year. It is a significant fact that Portland cement was discovered by a brickmaker of Leeds, England, who first mixed English lime or chalk with clay from the bed of the river Thames and named the product Portland cement because of its resemblance to a well-known and popular building stone in England. Portland cement was first imported into the United States and Germany and then the discovery was made that this country also contained the material from which the product could be manufactured. In the Lehigh valley alone, more Portland cement is manufactured than in all of Germany and England combined.

Within the decade from 1901 to 1911, the industry has increased more than 1,300 per cent., principally because of the aggressive and broad-gauge publicity policy constantly followed by this indus-

try. Here is where the cement is calcined. Each kiln will produce from 500 to 1,000 barrels of Portland cement a day, according to the size of the kiln.

Right here it might be explained for the benefit of the novice that the gradual reduction of the mill price of Portland cement from \$3.00 a barrel in 1897 to 60c a barrel in 1911 is due to the great increase in the use of rotary kilns over the old style of dome kilns used in Germany and England and for a long while used in the United States.

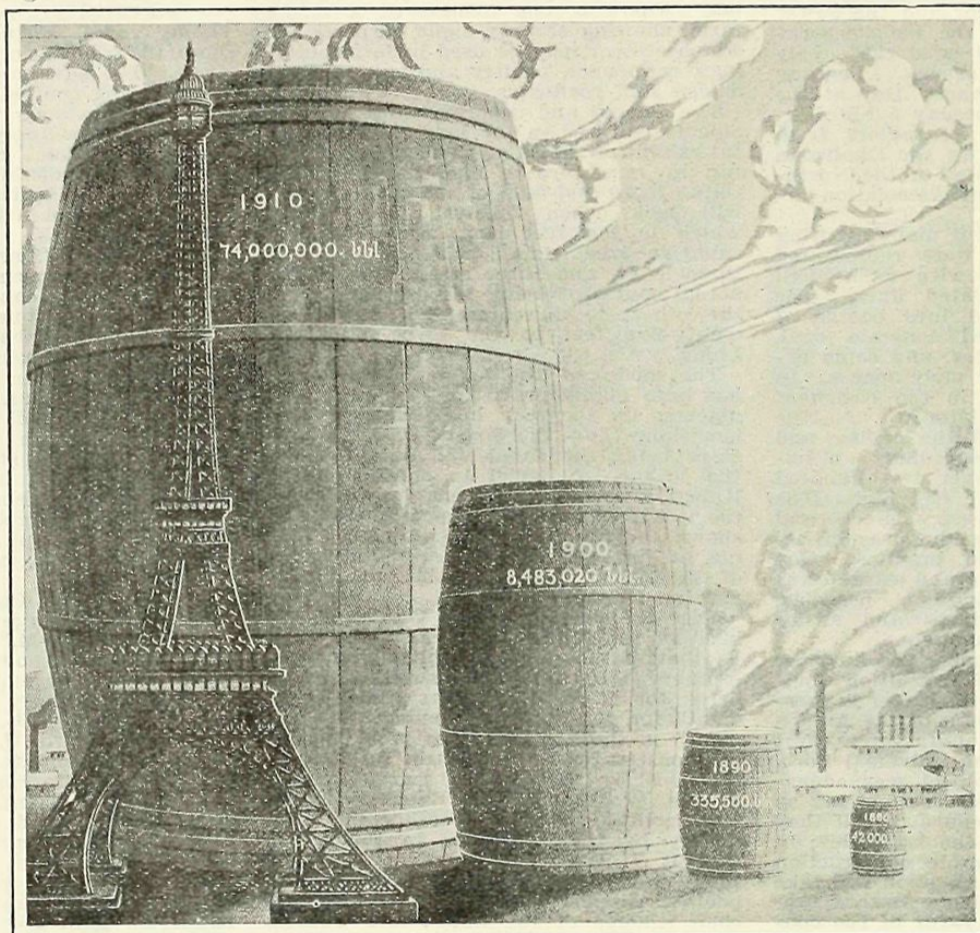
For the benefit of the novice builder who is desirous of learning all he can about the material he uses, it might be well for him to know something about the character of this rotary kiln. In brief, it is a steel cylinder, 6 to 12 feet in diameter and from 60 to 250 feet in length and is continuous in operation. The raw material is fed in at one end of the cylinder and the finished product is discharged at the other end, through which it travels from the inclined position of the kiln and its rotary motion. During the passage of this raw material from one end of the kiln to the other perfect calcination is obtained by the

injection of pulverized coal or culm in the kiln by means of an air compressor, the coal being ignited as it enters the kiln. The resultant clinker is then changed into a very fine powder and becomes the Portland cement of commerce. It is then put into bags or wooden barrels and shipped.

Portland cement is seldom used in neat or without crushed stone, sand or gravel. Mixed in this manner, it forms what is known as concrete. The mixture of sand, stone and Portland cement and water becomes plastic when first mixed and owing to this takes the form or shape of anything in which it is placed, whether wooden or iron, sand or plaster molds. Within twenty-four hours it becomes hard enough to permit the removal of this application and within a week is as hard as most of the natural stone. In addition to this it becomes harder as it ages, hence it never deteriorates.

At last week's exposition considerable attention was given to the subject of waterproofing concrete. The novice may have been led to wonder why it was necessary to waterproof concrete when waterproofing is one of the virtues usually attributed to this kind of construction. As a matter of fact, in ordinary practice, Portland cement is, in a very broad sense, waterproof. But in a more restricted sense where absolutely dry conditions are imperative and where it is subject to continual dampness or water pressure, as would be the case below grade, it is necessary to use some kind of waterproofing compound. Those who attended the show undoubtedly were impressed with the variety of processes for accomplishing this purpose. Engineers declare that one of the greatest obstacles to the rapid spread of concrete construction to-day is the difficulty of making concrete absolutely waterproof.

There is a large and growing demand for waterproofing materials. There are some very good ones on the market and it seems that this is one of the avenues through which the greatest progress in reinforced concrete construction will be made in the next few years. Ten years ago there were not more than three companies in the country producing what was



Courtesy of the Scientific American.

HOW THE CEMENT INDUSTRY HAS GROWN IN A THIRD OF A CENTURY.

try. Portland cement is a mechanical composition of trisilicate of lime and alumina. In the Lehigh Valley district in Pennsylvania, 75 per cent. of the Portland cement in the United States is manufactured, although in recent years, following the discovery that lime and alumina deposits were to be found along the Hudson River in the vicinity of Poughkeepsie, New York State has been brought into prominence. This development has resulted in a slight scattering of the industry, but the Lehigh Valley still claims the distinction of producing 50 per cent. of the Portland cement manufactured in the United States.

The material from which Portland cement is made is colloquially known as cement rock, which with the addition of a small percentage of lime contains the ingredients already mentioned. The raw material is quarried, crushed, pulverized and reduced to a very fine powder, the whole process being controlled by mechanical analysis and a corps of mechanical experts being on duty day and night. The pulverized raw material and the proper mechanical composition is then taken to rotary kilns where it is burned into what is known as cement



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technically considered a "good" waterproofing material. To-day there are upward of a hundred different companies, a new one coming into existence every month or two. The problem, however, is very much nearer solution to-day than it ever has been and it is conservative to state that for most types of concrete work it is possible to absolutely waterproof them and their efficiency is continuous for varying periods.

Architects and builders of small structures have been prone to include this feature of waterproofing for many years and even now it is not considered by many architects a vital subject. Owners, however, insist upon having all concrete work thoroughly waterproof for the simple reason that they stand an excellent chance to find an unhealthy house upon their hands and tenants constantly shifting. Therefore, it is of the utmost importance that the structure whether it be an imposing commercial building or a private residence, be designed from the start with due regard to waterproofing. When the building that is once up starts to leak it is, in most cases, a costly procedure to make it water-tight and damp-proof. Ralph E. Davison, a consulting engineer, cautions builders in regard to the use of various dressings for concrete surfaces. If linseed oil paint is to be used great care should be taken to see that the concrete or cement which is to be painted is at least one year old. This, he says, will give it ample time to thoroughly cure and dry out. Then before painting, the surface should be well washed with a weak solution of muriatic acid followed by a thoroughly good washing with clean water. This is done to thoroughly cleanse the surface and to help neutralize the alkali in the cement, which if left there, will saponify the oil and cause the paint to crack and peel off. Care must be taken to see that the wall is thoroughly dry before painting is started if good results are desired.

#### How to Test Waterproofing.

A number of linseed oil coatings have recently been placed upon the market, the manufacturers of which claim that they will successfully withstand the action of the alkali in the cement. It is the action of the alkali in the cement which causes the destruction of the ordinary linseed oil paint, especially when applied to a new concrete surface. The waterproofing qualities of a number of these cement covered coatings are overdrawn, according to Mr. Davison. There are, however, a great many waterproof compounds on the market some of which were shown at the cement exhibition. In a general way, architects, owners and builders may test these so-called waterproofing paints by themselves. The process merely is the securing of a fairly porous brick and giving it as many coats of paint as are intended to be given to the wall to be painted. If a light color is desired, it is much better to give it two coats. After the coating on the outside of the brick is thoroughly dry have it weighed and make a note of it. Then put the brick into a pan or pail in which there is just enough water to completely cover it. Allow it to remain submerged for at least twelve hours when it should be removed and weighed again and then compare this weight with the weight before it was submerged. The difference in weight will show just how much water went through the coating and was absorbed by the brick. There are many paints on the market which will absolutely prevent water from being absorbed by the brick, but in every case a number of tests should be made, keeping careful notes of all the results. The paint which shows the greatest water-resisting qualities will be the one to select. The inexperienced architect or builder frequently finds that after using certain kinds of waterproofing dressings there is a greasy or glassy appearance following its application. This may be due to two causes. First, the compounds themselves may have an over amount of paraffine wax or grease in it or it may have been applied when the weather was extremely cold and the room not sufficiently heated.

#### Preventing Concrete Cracking.

Users of concrete frequently have encountered small hair cracks in the surfaces, which are technically known as crazing. The use of a good waterproofing material will, to a large extent, prevent these cracks as in many cases they are caused by dampness penetrating the surface and freezing. It is especially important to waterproof the surface of cement stucco which is applied on metal lath for if this is not done, the water will permeate the cement and cause it to decay. For the same reason care must be exercised in thoroughly waterproofing ordinary concrete so that the reinforce-

ment will not suffer from the presence of moisture. The integral method of waterproofing is often used for the waterproofing of stucco. In this work care must be taken to thoroughly incorporate the lime or liquid used throughout the mortar.

#### Reinforced Concrete.

When reference is made to cement the public mind immediately reverts to concrete and when the subject of concrete is considered the thought of reinforcement is simultaneous. Very few persons perhaps realize that it was not more than fifteen years ago that serious attempts were made to combine steel and concrete by molding the one into the other in such a way that the product would possess high-resistance power, not simply to compression but to tensional stresses.

The developments along these lines have been phenomenal within the last five years, and here in New York City they have had a wonderful effect in keeping down the cost of construction. Probably the application of this type of construction in monumental projects, such as the Panama Canal, the Ashokan Dam and the Catskill Waterway, has encouraged its use. But it has in no sense been merely instrumental in its stimulation. That part of the building provision devoted to concrete work as a specialty has been very largely responsible for the tremendous gain in demand for cement. New uses are constantly being found for it, and it is even said by no less an authority than the Scientific American that had it not been for the use of cement and reinforced concrete the Panama Canal would have been impossible of achievement. The same probably is true of most to the big government operations in conjunction with the reclamation of arid lands and the conservation of our National resources. But here in New York City, where the element of space is a most vital consideration in projecting building operations, the use of reinforced concrete has paved the way for light construction in tall buildings which probably would not have reared their roofs so high above the public streets had heavier material been necessary. Therefore, the visitor to the cement show last week had his attention and his interest equally divided between concrete and its manufacture and the means for reinforcing the same.

#### The Seamless House.

The day of the monolithic or one-piece house is not so far distant as many persons would believe. Thomas A. Edison's dream is already a reality. It is already making its presence felt in the suburbs. The one-piece house is created by pouring cement into a funnel and the following day taking down the forms, leaving standing a house of one of three types—fireproof, semi-fireproof and non-fireproof. The former is a house whose walls, floors and roof are of reinforced concrete. The semi-fireproof house has wooden floors and the non-fireproof house is one whose walls are the only concrete part thereof, and only half of these may be of concrete. Thomas A. Edison has demonstrated what may be done with his iron moulds in the way of artistic furnishing and trim.

The architect or builder, however, whose interest is directed by the possibility of a private concrete structure without joint or seam should bear in mind that a successful concrete house cannot be constructed unless the architect and contractor start in from the beginning to make a concrete house, and have the appreciation on the part of the owner that he is going to get a concrete house and not a mongrel habitation. If these conditions are met it is entirely possible to turn out a home which is second to none in its excellence. The leading companies, however, are inclined to the opinion that the wooden mould is the most successful yet developed, despite opinions to the contrary by reputable scientists that the metal moulds are the most desirable.

The architect must be prepared to advise his clients on the subject of erecting a concrete house and to clear his mind of his probable belief that a monolithic house will be damp. An expert employed by one of the best known concrete construction companies maintains that a monolithic concrete wall, six inches or more in thickness, properly built of rich, wet concrete, is impervious to moisture. And in this connection it might be stated that much of the difficulty experienced in concrete work on the score of it being damp is due to the carelessness with which the original mass was tamped. The truth of this statement may frequently be shown in factory walls where no damp-proofing has been applied, but as has been stated elsewhere, conditions surrounding buildings are different in almost every case.

In a building having plenty of light and air there is no doubt but that con-

crete walls properly built and tamped would be non-absorbent as far as water and moisture is concerned, but the fact remains that should the walls at any time begin to leak further from one cause or another it would be a very expensive process to waterproof them. For that reason many architects prefer to provide for at least one coat of good damp-proofing on all walls where absolute dryness is required.

#### Testing Portland Cement.

While the ultimate analysis of testing cement is beyond the province of the ordinary builder, architect or owner, it is possible, however, to make tests which will show whether the cement being used is up to the standard. Samples of the barrels in doubt may be taken by boring a hole through the middle of a stave and inserting a sampling iron such as is used in sampling sugar. The point to be desired is the uniformity and fineness of the grinding. These two items are of much more importance than the thoroughness of burning which inexperienced cement users often haggle about. Too high a proportion of lime will cause failure in the test for soundness or constancy in the volume although a cement may fail in such a test owing to improper preparation of the raw material or defective burning. On the other hand, if the cement is made from very finely ground material, and is thoroughly burned it may contain a considerable excess of lime and prove perfectly sound.

The permissible amount of magnesia in Portland cement is a subject of considerable controversy. Some authorities say that anything in excess of 8 per cent. is harmful while others declare that the amount should not exceed 4 or 5 per cent. The proportion of sulphuric-anhydride should not exceed 1.75 per cent. It may be considered that the other tests of cement are a far more reliable indication of its quality than any small variation in the chemical constituents from the proportions usually considered standard. The specific gravity of cement is lowered by underburning, by adulteration and hydration, but the adulteration must be in considerable quantities to affect the concrete. Since the differences in specific gravity are usually very small, great care must be exercised in making the tests.

#### How to Determine Its Specific Gravity.

The determination of specific gravity is conveniently made with Le Chatelier's apparatus. This consists of a flask of 120 cu. cm. (7.32 cu. in.) capacity, the neck of which is about 20 cm. (7.87 in.) long. In the middle of this neck is a ball, above and below which are two marks between which the volume is 20 cu. cm. or (1.22 cu. in.). The neck has a diameter of about 9 mm. (0.35 in.) and is graduated into tenths of cu. cm. above the mark. Benzene (62 degrees Baume naphtha), or kerosene free from water, should be used in making the determination in this way. The flask is filled with either of these liquids to the lower mark and 64 gr. (2.25 oz.) of powder, previously dried at 100 degrees Cent. (212 degrees Fahr.) and cooled to the temperature of the liquid, is gradually introduced through the funnel, the stem of which extends into the flask to the top of the bulb until the proper mark is reached. The difference in weight between the cement remaining and the original quantity (64 gr.) is the weight which has displaced 20 cu. cm. Then the whole quantity of powder is introduced, and the level of the liquid rises to some division of the graduated neck. This reading plus 20 cu. cm. is the volume displaced by 64 gr. of the powder. The specific gravity is then obtained from the formula:

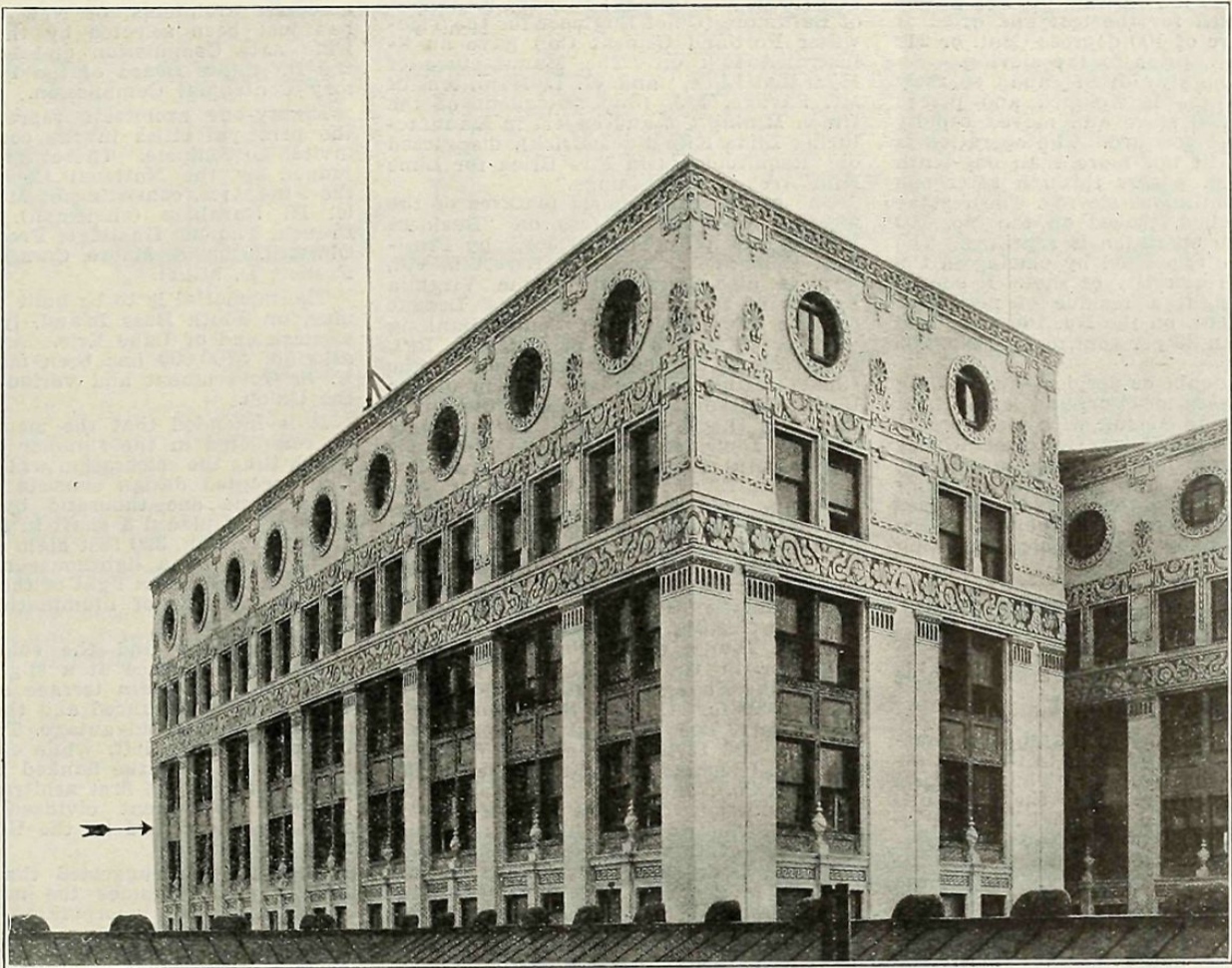
$$\text{Specific Gravity} = \frac{\text{Weight of Cement}}{\text{Displaced Volume}}$$

The flask, during the operation, is kept under water in a jar in order to avoid a change of temperature of the liquid. The results should agree within 0.01. The specific gravity of cement thoroughly dried at 100 degrees Cent. should not be less than 3.10.

#### Fineness.

The architect and builder frequently hear a great deal about the fineness of Portland cement. Some companies, in fact, make a great play upon the fineness with which their cement has been ground. The reason for this is that the coarser materials in cement are practically inert and it is only the extremely fine powder that possesses adhesive qualities. The more finely cement is pulverized, all other conditions being the same, the more sand it will carry and produce a mortar of a given strength. The degree of pulverization which cement received at the place of manufacture is ascertained by measuring the residue retained on certain sieves. Those known as No. 100 and No. 200 sieves or screens are generally used.





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*Thompson-Starrett Co., Builders*

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In making the tests for fineness the sieve should be circular, about 20 cm. (7.87 in. in diameter), 6 cm. (2.36 in.) high and provided with a pan 5 cm. (1.97 in.) deep, and a cover. The wire cloth should be woven from brass wire having the following diameters: No. 100, 0.0045 inch, No. 200, 0.0024 inch. This cloth should be mounted on a frame without distortion. The mesh should be regular in spacing and the former should be from 96 to 100 meshes to the linear inch and the latter from 188 to 200 meshes to the linear inch. Fifty grams or 100 grains should be used for the test and dried at a temperature of 100 degrees Cent. or 212 degrees Fahr., prior to the sieving.

The thoroughly dried and coarsely screened sample is weighed and placed on the No. 200 sieve and moved rapidly backward and forward. The operation is continued until not more than one-tenth of 1 per cent. passes through after one minute of continuous sieving. The residue is then weighed, placed on the No. 100 sieve and the operation is repeated. The work may be expedited by placing in the sieve a small quantity of shot. It should leave by weight a residue of not more than 8 per cent. on the No. 100 sieve and not more than 25 per cent. on the No. 200 sieve.

In case of doubt or perplexity regarding brands or uses of Portland cement, it would be well to consult with a competent chemist who specializes in cement. The foregoing tests, however, are applicable to all ingredients and processes for ordinary users and in very large operations it is much better for the architect or the builder to employ a reputable consulting chemist.

## LIME MEN STAND TOGETHER.

### Tenth Annual Convention a Remarkable Demonstration of Unity.

OFFICERS were elected and other matters vitally important to the lime industry were considered on Thursday and Friday by the delegates to the tenth annual meeting of the National Lime Manufacturers' Association at the Hotel Astor. But there was a far more conspicuous feature to the gathering. It was the remarkable demonstration of the genuineness of the Get-together-Movement that is rapidly permeating that and allied industries. The enthusiasm of the Lime Manufacturers' Association of New York, recently organized for the purpose of improving the standards pertaining to lime and its best uses and to see that the quality of lime coming into New York is of the best, spread like wildfire to delegates from other parts of the country, and the tenth annual meeting doubtless will be remembered for many years as the birthplace of a movement that is destined to become national in scope.

One delegate from New Jersey said: "This has been the banner meeting of the last decade. The enthusiasm of the lime industry over the success of this 'Get-together-Movement' is a revelation to me and it shows that cooperation for the good of the industry is a stern reality, and it is bound to be productive of immeasurable good."

William E. Carson, of Riverton, Va., the new president, is a lime booster of considerable magnitude, but even he was surprised at the hold this movement took upon the delegates, and the other officers just elected voiced the same sentiments. They are, George J. Nicholson, second vice-president; L. C. Glasgo, of Philadelphia, third vice-president; Fred K. Irvine, Chicago, secretary, and C. W. S. Cobb, of St. Louis, Mo., treasurer. This executive committee will be the year's "Boosting Trio." William E. Carson, ex-officio, Riverton, Va.; Charles Warner, Wilmington, Del., and Walter S. Sheldon, of Hamburg, N. J.

The sessions were executive in character and during them papers were read and discussions followed. The speakers were:

J. G. Jones, of Carthage, N. Y. (President of the New York Lime Company, of Natural Bridge, N. Y., and Patentee of the Rotary Lime Kilns), on "The Use of the Rotary Kiln in the Manufacture of Lime"; Ernest Schmatolla, of Washington, D. C. (Chemical Engineer, and Patent Expert, specializing in Gas Producer Operated Lime Kilns), on "Gas Producers and Gas Lime Kilns, Particularly for Natural Draft and Natural Pressure"; J. E. Forgy, Wilmington, Del. (Expert on the Manufacture of Lime), on "Suggested Methods for Improving Kiln Economies"; Warren E. Emley, Pittsburgh, Pa. (Chemical Engineer and Investigator of Lime for the U. S. under the Bureau of Standards), on "Heat Efficiency of Lime Kilns"; H. F. Porter (Industrial Engineer) and Dr. Lee Galloway (of Alexander Hamilton Institute) on "Business Organization and Efficiency"; R. R. Sanderson, Orrville, O.

(Expert for the Cyclone Drill Co.), on "A Cost and Time Study of Big Blast Hole Drilling"; and S. R. Russell, Wilmington, Del. (Powder and Dynamite Expert for the E. L. Du Pont de Nemours Powder Co.), on "Well Drill Hole Blasting."

Henry S. Spackman of Philadelphia (President of the Aluminate Patents Co.), gave a stereopticon review of the year's work in the Development of Alca Limes; C. Pierce, of Wilmington, Del., an authority on the use of Alca plasters, spoke on "The Practical Use of Alca for Outside and Inside Plastering"; Richard K. Meade, of Baltimore (Chief Engineer for the Tidewater Portland Cement Co.) gave an illustrated talk on "The Manufacture of Hydrated Lime," and W. L. Hamilton, of Mt. Savage, Md. (Superintendent of the Union Mining Co. and expert in Manufacturing Lime Kiln Face Brick), discoursed on "Requirements in Fire Brick for Lime Kiln Arches and Linings."

One of the conspicuous features of the meeting was the address on "Business Panics, and Why They Occur," by President William E. Carson, of Riverton, Va., who is also President of the Virginia Branch of the National Citizens' League for the Promotion of a Sound Banking System. H. J. Wheeler, of Kingston, R. I. (Professor of Agronomy and Chief of the Rhode Island Experiment Station of the U. S. Government), discussed the question: "Is the Recommendation that only Ground Limestone Should Be Used for Agricultural Purposes a Sound and Rational One?" and E. W. Lazell, of Wilmington, Del., Chief Engineer and Manager of the Technical Department of the Security Cement and Lime Company and the Berkley Limestone Co., reviewed the problem of "What We Don't Know About Lime, and the German Viewpoint of the Uniform Testing of Lime."

S. E. Young, of Pittsburgh (Assistant Engineer in the Investigation of Lime Under the Supervision of the Bureau of Standards for the U. S. Government), spoke on "The Testing of Commercial Limes," and Irving Warner, of Wilmington, Del. (General Manager for the Charles Warner Co.), spoke on "The Target for the Reduction of Lime Manufacturing Costs." The next speaker was Charles Ekstrand of this city (Consulting Engineer and Designer of Lime Plants), whose subject was: "The Development of the Lime Plant"; Warren E. Emley, of Pittsburgh, was assigned the subject of "The Rate of Decomposition of Limestone Under Heat"; Charles J. Wig (Concrete Engineer on the investigating force of the U. S. Bureau of Standards, Washington) spoke on "Crushed Limestone in Concrete Fireproof Construction Work," and L. W. Page, Director of the U. S. Office of Public Roads and President of the American Association for Highway Improvement discussed "The Use of Limestone in Building Highways, with Hints on Preparation."

The meetings came to a close yesterday, after which many of the delegates were taken in hand by local lime men and royally entertained.

## Sewer Pipe Convention.

The annual meeting of the National Sewer Pipe Distributors' Association was held on Monday morning at the Knickerbocker Hotel. Most of the members came to attend the Cement Show at Madison Square Garden also. Reports from officers and committees were read and an address was delivered by J. D. Kenyon on salesmanship. The session was an executive one.

The following officers were elected: President, James G. Lincoln, Boston, Mass.; Secretary-Treasurer, J. C. Adams, Pittsburgh, Pa.; Vice-President, E. S. Walton, Youngstown, Ohio.

Executive Committee—James G. Lincoln, President, Boston, Mass.; E. S. Walton, Vice-President, Youngstown, Ohio; J. C. Adams, Secretary-Treasurer, Pittsburgh, Pa.; Arthur N. Pierson, New York, N. Y.; Chas. C. Bye, Wilmington, Del.; A. E. Bradshaw, Indianapolis, Ind.; W. W. Coney, Cincinnati, Ohio.

## Park Drives.

Both Central and Riverside Park Drives were entirely relaid last year, and in large part covered with an asphalt binder, which renders our old gravel roads somewhat more durable. But neither the old water-bound nor the new asphalt-bound gravel road should be tolerated longer than is absolutely necessary, Commissioner Stover says. Last year, four experimental sections of roadbeds were put down in Central Park, and as the result of the department experience during the present winter, it is hoped that the Department can satisfactorily determine what kind of new road should be laid next spring under the \$175,000 appropriation now available.

## THE PERRY MEMORIAL.

Design Submitted By J. H. Freedlander and A. D. Seymour, Jr. Selected By National Fine Arts Commission.

As a result of the competition for the selection of an architect for the Commodore Perry Memorial, the design of J. H. Freedlander and A. D. Seymour, Jr., associate architects, of New York City, has just been selected by the National Fine Arts Commission and accepted by the Interstate Board of the Perry's Victory Centennial Commission.

Eighty-one architects representing all the principal cities in the country were invited to compete. The competition was judged by the National Commission of the Fine Arts, consisting of Messrs. Daniel H. Burnham (chairman), Daniel C. French, Thomas Hastings, Frederick Law Olmsted, Charles Moore, Cass Gilbert and Francis D. Millet.

The memorial is to be built on an isthmus, on South Bass Island, lying at the western end of Lake Erie. An appropriation of \$700,000 has been made by the U. S. Government and various states of the Union.

It is intended that the memorial shall be completed in the summer of 1913, at which time the celebration will take place. The accepted design consists of a large plaza some one thousand by 200 feet, on which is placed a shaft in the form of a Doric column, 320 feet high. This shaft is to serve as a lighthouse and on the top of it is placed a light of the first order for the purpose of illuminating the adjacent waters.

The museum and the colonnade are placed on a terrace at a slightly higher level than the main terrace so that the vista may be enhanced and the buildings set off to greater advantage. The museum is placed on the left, while on the right is suggested a statue flanked by a colonnade to typify the first arbitration treaty between two great civilized countries, shortly to be signed by the United States and England.

The program suggested that an additional feature besides the museum and shaft might be incorporated later. It seems most fitting that the arbitration treaty, an epoch-making event in the history of two great nations, should find an embodiment in this memorial erected to commemorate the centenary anniversary of the war of 1812 and the victory of Commodore Perry at the battle of Lake Erie.

The next three winners in the contest were James Gamble Rogers, 11 East 24th street, N. Y. C., first prize, \$1,250; Paul P. Cret, Philadelphia, Pa., second prize, \$1,000; Dillon, McLellan & Beadle, 1123 Broadway, N. Y. C., third prize, \$750. The following completed:

Bosworth & Holden, W. W. Bosworth, Walter B. Chambers, S. Campbell, Edward Pearce Casey, Babb, Cook & Welch and Lawrence Peck, Associated, Delano & Aldrich, D'Oench & Yost, William Emerson, Ewing & Chappell, Ernest Flagg, Griffin & Wynkoop, Howes & Morse, Howells & Stokes, Haight & Githens, Hunt & Hunt, Charles P. Huntington, Edgar A. Josselyn, Beverly S. King, Lord, Hewlett & Tallant, La Farge & Morris, C. Morris, H. Van Buren Magonigle, Mills & Greenleaf, Nelson & Van Wagoner, Frank E. Newman, J. Russell Pope, Charles A. Platt, Albert R. Ross, Renwick, Aspinwall & Tucker, Edward L. Tilton, Tracy, Swartwout & Litchfield, Walker & Chichester, and York & Sawyer, all of New York City.

Abbott & Shattuck, Allen & Collens, C. H. Blackall, Bigelow & Wadsworth, Cram, Goodhue & Ferguson, Lowell & Duquesne, Newhall & Blevins, Peabody & Stears, Schweinfurth & Ripley, Wheelwright, Haven & Hoyt, all of Boston, Mass.; Bissell & Sinkler, Wilson Eyre, Hewett, Granger & Paist, Rankin, Kellogg & Crane, and Zantzinger Borie & Medary, all of Philadelphia, Pa.; Claude Bragdon, Rochester, N. Y.; Bliss & Faville, William C. Hays and Louis Christian Mullgardt, all of San Francisco, Cal.; J. Milton Dyer, John Eisemann Abram Garfield, George F. Hammond, and Lehman & Schmitt, all of Cleveland, O.; Ellicott & Emmart, and Wyatt & Nolting, of Baltimore, Md.; Eames & Young and Theodore Link & Son, of St. Louis, Mo.; Hood & Ferrand, Pittsburgh, Pa.; Armand D. Koch, Milwaukee, Wis.; Frederick M. Mann, Urbana, Ill.; E. L. Masqueray, St. Paul, Minn.; Martin, Olin & Manxion, Ithaca, N. Y.; Neff & Thompson, Norfolk, Va.; Charles F. Owsley, Youngstown, O.; Frank L. Packard, Columbus, O.; Tietyg & Lee, Cincinnati; Nathan C. Wyeth, Washington, D. C., and William Leslie Welton, Birmingham, Ala.



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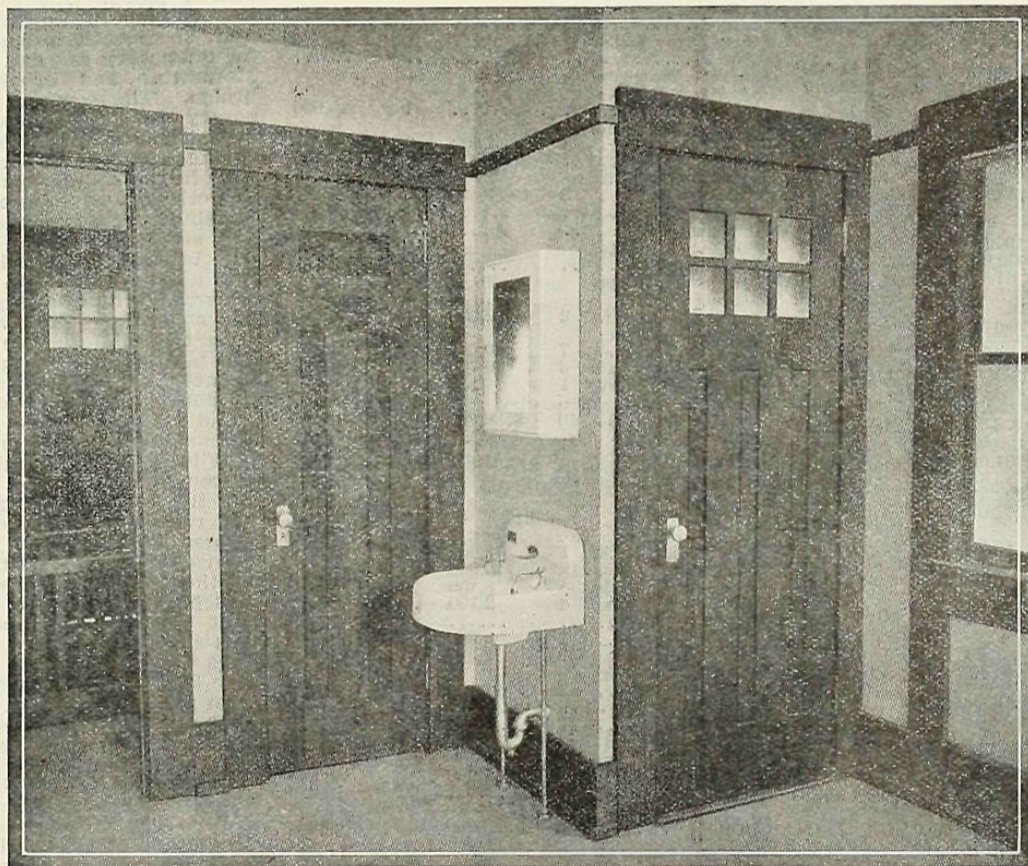
Why should not *YOUR* clients do as well, Mr. Architect?

Why should not *YOUR CUSTOMERS* do as well, Mr. Carpenter or Contractor, when they build, or when they remodel? *Don't wait—investigate RED GUM BEFORE the DEMAND OF YOUR CLIENTS FORCES the ISSUE. LEARN ABOUT GUM BEFORE you NEED it.*

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| BAKER LUMBER COMPANY                     | Turrell, Arkansas        |
| LAMB-FISH LUMBER COMPANY                 | Charleston, Mississippi  |
| CARRIER LUMBER & MANUFACTURING COMPANY   | Sardis, Mississippi      |
| THREE STATES LUMBER COMPANY              | Memphis, Tennessee       |
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| ANDERSON-TULLY COMPANY                   | Memphis, Tennessee       |



THE MONTH'S BUILDING

Many Surprises Contained in the January Building Statistics.

THE building statistics for January are of very unusual interest. They contain several surprises, mostly of an agreeable nature. In the Bronx, for example, they show an increase in the number of buildings projected from forty in January of last year to ninety-five in the month just closed; and the amount of capital represented by the plans filed advanced from \$580,000 to \$3,337,000. The Manhattan figures were equally remarkable, exhibiting a great numerical increase in new constructions. However, the average cost of these is only a little more than \$90,000, as against \$330,000 a year ago. The new buildings for which plans were filed in Richmond are seventy in number, compared with thirty-five a year ago, and call for an expenditure of \$786,000 as against \$93,700 in January, 1911. The only borough in which there has been material decrease of activity in building is Queens. Construction work there has fallen off sharply. This, however, was expected, as last year was the biggest building year in the history of the borough. Despite the slowing down of constructive enterprise in Queens, a substantial volume of new work is still being planned.

Manhattan.

PLANS FILED FOR NEW BUILDINGS, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, houses over \$50,000...	1	\$150,000	3	\$240,000
Dwellings, houses between \$20,000 and \$50,000...	1	45,000	1	40,000
Dwellings, houses under \$20,000...	15	1,900,000	21	1,555,000
Tenement houses	2	4,775,000	1	60,000
Hotels	4	370,000	5	1,475,000
Stores, lofts, etc., over \$30,000...	3	77,000	2	40,000
Stores, lofts, etc., between \$15,000 and \$30,000...	1	3,000	2	11,000
Stores, lofts, etc., under \$15,000...	5	358,000	3	935,000
Office buildings	3	211,000	4	333,500
Manufactories & workshops	1	30,000	1	30,000
Schoolhouses	1	12,000	2	150,000
Churches	3	1,107,500	8	1,305,000
Public buildings—Municipal	1	4,000,000	..	..
Public buildings—Places of amusement, etc.	3	67,000	4	55,250
Railroad stations	6	5,100	15	22,425
Stables	..	..	..	..
Other structures	..	..	..	..
<b>Total</b>	<b>49</b>	<b>\$13,080,600</b>	<b>72</b>	<b>\$6,252,175</b>

PLANS FILED FOR ALTERATIONS IN MANHATTAN, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwelling houses	30	\$61,600	30	\$78,675
Tenements	61	85,330	53	64,450
Stores, lofts, etc.	55	202,250	72	188,545
Office buildings	21	72,675	25	106,253
Manufactories & workshops	24	46,835	17	36,250
Schoolhouses	3	1,750	3	5,400
Churches	3	6,800	3	51,075
Public buildings—Municipal	2	22,500	1	2,000
Public buildings—Places of amusement, etc.	11	63,700	19	38,675
Stables	4	10,550	10	81,050
Other structures	2	2,800	..	..
Hotels	7	13,387	10	38,700
<b>Totals</b>	<b>223</b>	<b>\$590,177</b>	<b>243</b>	<b>\$695,075</b>

Brooklyn.

PLANS FILED FOR NEW BUILDINGS, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, houses over \$50,000...	..	..	..	..
Dwellings, houses between \$20,000 and \$50,000...	..	..	..	..
Dwellings, houses under \$20,000...	88	\$380,500	83	\$345,000
Tenement houses between \$20,000 and \$50,000...	4	115,000	9	281,000
Tenement houses under \$20,000...	27	179,000	21	193,000
Stores, over \$30,000	..	..	..	..
Stores, between \$15,000 & \$30,000	..	..	..	..
Stores, under \$15,000	1	9,000	1	8,000
Stores and two families	20	117,500	9	44,600
Office buildings	..	..	..	..
Manufactories & workshops—brk	3	29,500	4	48,000
Manufactories & workshops—frame	5	2,000	..	..

Bronx.

PLANS FILED FOR NEW BUILDINGS, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, brick over \$50,000...	..	..	..	..
Dwellings, brick between \$50,000 and \$20,000...	..	..	1	\$22,000
Dwellings, brick less than \$20,000	7	54,500	12	77,700
Tenements, brick, over \$15,000	13	457,000	42	1,772,000
Tenements, brick less than \$15,000	..	..	2	28,000
Tenements, frame	..	..	..	..
Hotels	..	..	..	..
Stores, over \$30,000	..	..	..	..
Stores, between \$30,000 and \$15,000	..	..	1	15,000
Stores, less than \$15,000	3	4,500	2	2,500
Office buildings	1	250	..	..
Manufactories & workshops	3	10,650	6	171,200
School houses	..	..	1	30,000
Churches	..	..	1	25,000
Public buildings—Municipal	..	..	1	1,000,000
Public buildings—Places of amusement, etc.	2	22,000	2	75,000
Stables and garages	7	20,600	7	53,950
Dwellings, frame	3	10,700	15	65,400
Other structures	1	150	2	180
<b>Totals</b>	<b>40</b>	<b>\$580,350</b>	<b>95</b>	<b>\$3,337,930</b>

PLANS FILED FOR ALTERATIONS IN THE BRONX, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, brick	1	\$2,000	3	\$5,600
Dwellings, frame	18	15,600	23	24,200
Tenements, brick	4	3,150	6	4,250
Tenements, frame	4	2,150	..	..
Hotels	..	..	1	500
Stores	1	350	5	5,300
Office buildings	2	2,300	..	..
Manufactories & workshops	2	1,150	3	23,100
Schools	..	..	..	..
Churches	..	..	1	30,000
Public buildings	1	1,500	1	1,000
Stables and garages	2	1,050	1	625
Miscellaneous	..	..	90	10,249
<b>Totals</b>	<b>35</b>	<b>\$29,250</b>	<b>134</b>	<b>\$104,824</b>

Richmond.

PLANS FILED FOR NEW BUILDINGS, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, frame	24	58,575	59	103,575
Dwellings, brick	1	1,700	2	330,000
Manufactories & workshops	1	1,000	..	..
Stables	2	845	2	550
Stores	1	700	..	..
Schools	..	..	..	..
Public buildings—Places of amusement, &c.	..	..	..	..
Garages	3	710	1	1,600
Office buildings	..	..	..	..
Tenements	..	..	..	..
Churches	..	..	..	..
Hotels	..	..	..	..
Other structures	3	30,250	4	450
Hospitals	..	..	2	350,000
<b>Totals</b>	<b>35</b>	<b>\$93,780</b>	<b>70</b>	<b>\$786,175</b>

PLANS FILED FOR ALTERATIONS IN RICHMOND, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, frame	18	\$8,780	11	\$4,025
Dwellings, brick	..	..	..	..
Manufactories & workshops	2	2,440	..	..
Stables	1	800	1	400
Stores	..	..	..	..
Schools	4	6,351	1	30
Public buildings—Places of amusement, &c.	2	1,100	1	300
Garages	..	..	1	40
Office buildings	..	..	..	..
Tenements	4	980	2	500
Churches	..	..	1	5,000
Hotels	1	1,000	..	..
Theatres	..	..	..	..
Hospitals	..	..	..	..
Other structures	..	..	7	53,540
<b>Totals</b>	<b>32</b>	<b>\$21,451</b>	<b>25</b>	<b>\$63,835</b>

Queens.

PLANS FILED FOR NEW BUILDINGS, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
New buildings	309	\$1,674,183	222	\$840,740

PLANS FILED FOR ALTERATIONS IN QUEENS, JANUARY 1 TO 31.

	1911		1912	
	No.	Cost.	No.	Cost.
Buildings altered	64	\$31,145	52	\$24,453

BRIDGE BUILDING.

Completing Old Work and Planning for New Bridges.

The track work and electrical equipment for the four sets of railroad tracks on the lower deck of the Manhattan Bridge have been completed. Work is now being done under a contract for the construction of the westerly subway and Bayard street retaining wall at the Manhattan plaza. An electric feeder cable has been installed on the bridge, and plans and specifications have been prepared for temporary railroad tracks on both the Manhattan and Brooklyn plazas of the bridge. The work of laying these temporary tracks will soon begin, and will be finished in time to permit of temporary surface car service over that bridge some time in the coming spring.

Work is now in progress on the Williamsburgh Bridge under a contract for the strengthening of the end spans of this bridge. The work consists in building new intermediate shore towers and generally strengthening the land spans of the structure. This work in connection with the reinforcement of some parts of the main span will greatly increase the capacity of the structure and will permit a more satisfactory development of the rapid transit systems that are to be accommodated on the bridge.

It is proposed to build a shelter on the Queens plaza of the Queensboro Bridge for the convenience of passengers using the railroads which load or unload passengers at that point. It has been deemed advisable not to wait the determination of the location of the different railroads which are to use the bridge plaza before that work is done, as an investigation has shown that there are enough passengers who change cars on the plaza to justify that improvement. Funds are available for such purpose.

Funds are to be asked for building a new bridge across the Harlem. The object of this proposed bridge is to afford Morris Heights, in the Bronx, access to the Dyckman street station of the subway. The development of the Morris Heights section of The Bronx has been retarded through lack of a bridge giving convenient access into Manhattan.

The Bridge Department is preparing plans for a bridge over Newtown Creek to replace the present structure which is inadequate for present traffic requirements, and which will have to be replaced to take care of future requirements. Funds for this purpose have been requested in the 1912 Corporate Stock Budget.

The proposed new bridge over Sheephead Bay, at the foot of Ocean avenue, is to replace the present footpath bridge. The land on the southerly side of Sheephead Bay is being rapidly developed into a residential section, and a bridge with accommodations for vehicles as well as pedestrians and for future railroad purposes, should it be required, is necessary at that point. An appropriation of \$5,000 has been allowed for surveys and borings and this work is now being done. Funds sufficient to erect the structure have been asked for in the 1912 Budget.



# The Rigors of Winter

have no effect on the efficiency of the power service of Central Station. An extended period of cold weather quite often causes delayed coal deliveries because of hampered railway transportation. A fish without a tail can make better progress than a private plant without fuel. Central Station is entirely independent of local coal conditions because an ample supply is always maintained in its storage yards. This is one of the reasons why there are

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An extra corps of trained men is constantly at hand to relieve others who may become disabled through accident or illness; an extra generating system of utmost efficiency is always in readiness—there are no breaks in Central Station Service. Where is such dependability in private operation? Yet power from Central Station actually costs less than the private plant kind. One of our engineering staff will consult gratuitously with you.

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### SUPPLY MEN CONVENE.

#### National Builders' Supply Association Addressed by Ex-Mayor Low.

Members of the National Building Supply Association met in annual session at the Hotel Astor on Tuesday and Wednesday, with Charles Warner, of Wilmington, presiding. On Wednesday they were addressed by Hon. Seth Low and in the evening they enjoyed a banquet in the Belvedere Hall of the great hotel.

Mr. Low spoke to the delegates in the morning on "Industry as Related to Labor." His address was a commendation of the principle of trades unionism with a plea for give-and-take on the part of both employer and employe, as the sole means of preventing them from becoming "the irresistible force that meets the immovable object." Both, he said, had need of acting not only within their rights but more within their duties.

President Warner's annual address was delivered at the Tuesday morning session, and was followed by the reading of a paper by J. C. Adams, of Pittsburgh. During the convention other papers were read by Edward M. Hager, president of the Universal Portland Cement Co., on the value of cement shows to the manufacturer and dealer; Irving Warner, of Wilmington, on auto trucks; Charles F. Johnson, on legal reforms; Thomas Goldengay, of Newark, on lien laws. Charles Warner, of Wilmington, was re-elected president of the association.

At the banquet addresses were delivered by Rev. Howard Chidley, of East Orange; Former Secretary J. W. Wardrop, William E. Carson, president of the National Lime Association, and Charles Warner, the presiding officer.

#### \$1,000,000 for Cheap Suburban Homes.

Mrs. Caroline Neustadter, widow of Henry Neustadter, a wealthy California merchant, who died recently, has left a sum of \$1,000,000 for the purpose of establishing model dwellings within a radius of thirty miles of the City Hall. The dwellings are intended for "persons of moderate means" and are to be known as the "Neustadter Homes."

### LEGISLATIVE NOTES.

#### The "Sullivan-Shortt Bill" Again—Assemblyman Murray Takes a Stand.

Senator John B. Rose has introduced a bill providing for the purchase by the State of New York of the historic building at New Windsor on the Hudson, known as General Knox's headquarters. The bill was prepared at the request of Quassaick Chapter, Daughters of the American Revolution. It is proposed to buy 35 acres of land with the old house for the sum of \$35,000, and to keep the property forever as a memorial.

At the instance of the Committee of Congestion of New York City, Senator T. D. Sullivan and Assemblyman Brooks have reintroduced the measure that was last year known as the "Sullivan-Shortt Bill," gradually decreasing the tax on improved property and adding it to land and unimproved property. It is expected that hearings on it will soon be held in New York City. The bill follows in modified form the single tax theory advanced by the late Henry George in "Progress and Poverty."

Assemblyman Andrew F. Murray has come out emphatically against the Sullivan-Brooks bill, which provides for a gradual reduction of the tax on buildings and a corresponding increase of the tax on land.

"The purpose of the bill," he says, "is to relieve congestion in New York City,

but I don't believe that it will change the present condition in the slightest. However the tax is divided, any man will build on his property when its value warrants it and when transportation facilities are such that it is easy of access, and not until then.

"This measure would impose an unjust burden on the holders of unoccupied property and the only effect it will have on the situation in New York will be to cause a real estate panic. In nearly every mortgage that is held in New York City there is a clause that the mortgage falls due at any time that the Legislature changes the taxation laws. And I know that the minute this bill becomes law the large majority of mortgage holders will demand that they be paid.

"The title guarantee companies and, in fact, all the money interests are against this measure because it would depreciate the value of property. I believe that the enacting of the Sullivan-Brooks bill would bring about an appalling situation, such as New York City has seldom experienced."

#### Bellevue Hospital Improvements.

A contract has just been made for the installation of machinery in the new laundry at Bellevue Hospital and the building will be ready for occupation in a few weeks. This will permit of the reorganization of the laundry service. The new refrigerating plant is a remarkable building, and contains one of the most complete equipments of its kind in the city.

A contract was let in August for the erection of Pavilions L and M of the new Bellevue Hospital. The building is now in course of construction, and will provide about 350 beds for surgical patients.

The plans and specifications for Pavilions I and K have been completed. These pavilions will contain the operating rooms, accommodations for Internes, X-Ray Department, etc.

All the foregoing improvements have referred to the new Bellevue Hospital which is in course of construction, and towards the completion of which the sum of \$1,799,500 was appropriated during the last year. The old building, however, which will ultimately be torn down, has not been neglected, although as few structural changes have been made as possible.

### PROPOSAL.

SEALED PROPOSALS, endorsed "Proposals for finishing the crypt under chapel, the tomb of John Paul Jones," will be received at the Bureau of Yards and Docks, Navy Department, Washington, until 11 o'clock a. m., February 24, 1912, and then and there publicly opened, for the completion of the crypt of the chapel at the United States Naval Academy, Annapolis, Md. Plans and specifications can be obtained on application to the Bureau. A deposit of \$25 will be required as security for the return of plans and specifications. WM. M. SMITH, Chief Clerk, in Charge of Bureau, January 23, 1912.



**BUILDING MATERIAL MARKET.**

**Why 1912 Will Not be a Boom Year for the "Shoestring" Builder.**

**Stanley Investigation Disturbing to Securities and it is Beginning to be Felt in Trade—Common Brick Practically at Standstill—Equipment Interests Taking Fair Business**

**E**QUIPMENT is the leading department in the building material market as far as new business is concerned. Elevator manufacturers report a satisfactory inquiry and bookings for Summer, Fall and next Winter deliveries are steady. Fire escapes, sprinkler manufacturers and radiator companies are heavy buyers in the metal markets. This indicates a good business year as far as building construction is concerned.

In basic materials, brick is the most depressed and structural steel is the most active. Fireproofing comes next and glass is also a strong factor. Front brick has good inquiry and Portland cement is reported to have felt the strengthening effect of the Madison square garden show. Nails and finished wire products, although quoted higher than at the first of the year, are being well sustained. Hardware inquiries are spasmodic, but they are numerous and large enough in the aggregate to make the manufacturers feel encouraged. Sand and crushed stone are drugs on the market, due to the severity of the weather although there is some of the former moving to rush jobs. Outside work, requiring the use of cement, lime and their constituents, has been carried on under extreme difficulties and only where absolutely necessary, therefore the movement of these basic commodities has been very sluggish for more than a month.

Because of recent severe weather conditions, collections are slow. New operations are being deferred for the same reason and labor is more than 60 per cent. idle. Money is still plentiful for certain kinds of building operations; well located lofts, office buildings running to the fireproof construction type, fireproof apartment houses, but very few tenements on Manhattan island. Although there is a fair amount of reconstruction work in progress considering the time of the year, architects are inclined to encourage this kind of work now because of the general expectation of a general advance in price of materials when the spring season draws nearer.

It is the opinion among construction interests that steel cannot long remain at its present level. Mill capacity now is nearly taken and some of the rolling interests ceased guaranteeing present prices on Wednesday. If steel goes up, other materials are almost sure to follow suit.

**Why There Is a Better Feeling.**

With conditions so satisfactory in the steel trade, other building material interests feel the contagion of optimism. But as far as the common and front brick, lime, lumber, stone and other interests depending for winter supplies upon reserves are concerned, there is a contributing influence which goes deeper than the mere reflection from the steel market. It is the weather.

It will be recalled that during the month of December there was very mild weather almost all the time. As a result of this open season, construction work carried over from the Fall and continued very heavy up to the first of the year. During that time, reserves at mills and in store in the Metropolitan district, were heavily drained and consumers began to fear an actual shortage of supplies in the Spring when the building season opened.

The severity of the weather during January has evened things up in this respect and the speculative buying movement has ceased and these speculators are buying now in the open market and holding their stocks for higher prices in March and April. What they want is a quick return to good building weather. Just as long as freezing conditions prevail, their investments are in peril and normal market prices are assured. But, if the remainder of the winter proves mild, there is every reason to believe that the resultant heavy drain upon material reserves, will so reduce available quantities as to force prices upwar.

It is very desirable for those having operations in prospect to make their contracts for supplies at the earliest possible moment. Already long term contracts are hard to get, especially if current price levels are sought and they will be harder to obtain as time goes on.

**Presidential Campaign Discounted.**

There are some operators who are banking upon the presidential campaign to

so upset the buying movement as far as building materials are concerned, as to keep prices down. This is a dangerous line of reasoning because the Presidential campaign has already been discounted by Wall Street, which takes the attitude that business, even with most bitter strife and disquieting platforms, could not be much worse than it is at present. Another reason is that manipulation cannot play an important part in market prices from April to November, at least. Stocks are so low, and the tendency naturally will be under-produce rather than over-produce; that the law of supply and demand will be the only one having any bearing whatever upon prices.

**Not a Boom Year for "Shoestringers."**

In addition to these ramifications of the building material situation, there is still another one, and that is, the difficulty of obtaining money for "shoestring" operations. I have the word of an important life insurance official who tells me that this kind of construction work will be curtailed this year and loans will be made only to old customers or to applicants of unquestioned responsibility. The tariff and the building code both have yet to be tinkered and tampered with and financial interests are not inclined to play with loose strings especially since business since 1909 has been so disturbed.

In congested centers restrictions will not be quite so tightly drawn as far as money is concerned but it apparently is the intention of lenders to see that there is no such over-production of buildings in 1912 as that which made 1911 famous in building annals.

**Brick.**

Common brick is in a seasonable market. The top price is \$7, which is steadily maintained because no more brick is coming into the market. Jobs taking large quantities of Jersey brick report backward deliveries due to closing of navigation on all streams, although weather conditions have been such as to prevent laying up on jobs either here or in the suburbs. Contractors say that if they have a few days of good laying-up weather they will be hampered by lack of supply. Companies having the contracts for supplying these jobs with brick, have spared no expense in trying to keep navigation open, but steam tugs were useless against fifty mile gales and below zero temperatures for days at a time.

Transactions for last week and those for a corresponding period last year, follow:

1912		1911	
Left over, Jan. 20, 30.	Arrived.	Sold.	Covered Sales.
Monday .....	0	1	1
Tuesday .....	0	0	1
Wednesday .....	0	1	1
Thursday .....	0	2	3
Friday .....	0	2	0
Saturday .....	0	2	0
<b>Total.....</b>	<b>0</b>	<b>8</b>	<b>6</b>

Condition of market, dull. Prices, \$6.75 to \$7. Rarities, no quotations. (Wholesale, dock, N. Y. Allow for cartage, covering charges and dealer's profits.) Total covered, 59 barges. Reserve, Jan. 27, 22.

1911		1910	
Left over, Jan. 21, 4.	Arrivals.	Sales.	Covered.
Monday .....	13	2	0
Tuesday .....	0	0	0
Wednesday .....	0	3	0
Thursday .....	0	1	0
Friday .....	0	0	0
Saturday .....	0	0	0
<b>Total.....</b>	<b>13</b>	<b>6</b>	<b>0</b>

Condition of market, dull. Prices asked, \$5.75. Sales prices, \$5.25 to \$5.50. Left over, Jan. 28, 11. Quotations, on covered cargoes, \$5.75.

**Cement.**

The Portland cement situation is reported to be much improved. Distributors attribute the improvement to the stimulation accruing from the Madison Square show, but, of course, it is too early to expect actual new business to come from it. At the same time, the undertone undoubtedly is better than it has been and, one effect of the exposition this year will be to bring the manufacturers to a realization of the fearful damage they are doing to the industry by constantly pulling apart instead of working together for cement. Prices in this market are still \$1.18 to \$1.25 a barrel.

**Steel.**

Steel buyers were startled this week when the report came from Pittsburgh that new bookings had fallen off sharply. They have been trying all week to interpret this sudden change with varying success. The real reason was a withdrawal of former unlimited restrictions regarding delivery dates at present prices

on some lines of finished product which are nearing the sold-up stage, according to well-advised officials in several steel concerns. Two large Pittsburgh structural mills have their capacity taken to June first, one of these having already started day and night shifts for the first time in two years.

Sheets, merchant bars and some light plates are still being shaded in this district, however, but mostly in reflection of the attitude of mills west of Pittsburgh. The shading is generally fifty cents on the ton; at the extreme \$1 under the Pittsburgh base.

Pig iron has ceased to be a barometer of the trade, as far as Pittsburgh is concerned. Developments at Washington, where the Stanley Investigating Committee has been at work, together with the general ore situation, have played into the hands of the interests that have been pushing valley ore hard since last fall. Ore interests have failed to move heavy stocks of lake ore at Lake Erie docks and the announcement of the 1912 prices on lake ores is still delayed seemingly in hopes that developments that are expected to come about in the near future will benefit them.

**Stone.**

There is a good undertone in the stone market. The inquiry for granite is rather strong, while interior marble and slate is gaining in strength, although it is not yet in a satisfactory market. Blue stone is dull and roofing slate is in only fair demand. Prices are shaded and long term contracts are procurable.

**CATSKILL AQUEDUCT.**

**Main Line 72 Per Cent. Done—Gradual Reduction of Engineering Force.**

From the Ashokan reservoir to the City line 72 per cent. of the work necessary for the delivery of Catskill water to New York City has been completed, and active operations are now in progress on the deep pressure tunnel from Yonkers to Brooklyn. This tunnel is being constructed under four contracts and the estimated cost is \$19,100,000. This work is being rapidly carried on and in a manner calculated to cause the least possible annoyance to the fewest number of people. To the end of the year 8 per cent. had been done.

During the year just closed the work on the deep tunnel under the Hudson River was put under contract and on January 27 the last blast was fired by Mayor Gaynor. The average daily progress has been 17 feet. For its entire length as excavated, this tunnel has passed through sound granitic gneiss of excellent quality and carrying but little water.

At the end of the year 63 per cent. of the work on the Ashokan reservoir was complete, 12 per cent. of that on the Kensico reservoir was done, while the Hill View reservoir was 40 per cent. completed. Of the work essential for the delivery of water into Croton Lake, 78 per cent. has been completed, and it is expected that by the end of 1912 it will be possible to deliver Esopus water into Croton Lake should a shortage in the present supply render advisable the construction of a temporary pumping station.

The total amount of work now under contract aggregates \$92,000,000. Of this amount, work to the value of \$43,000,000 has been done to date, and of this \$18,500,000 has been done during 1911.

All of the engineering, legal and physical difficulties of the undertaking have now been overcome, and the end is clearly in sight. On January 1, 1911, the force in the Engineering Bureau numbered 1,286, while on December 20, 1911, the number was 1,050. A further reduction is to be expected during 1912 and in 1913, with the completion of much of the work, the number of employees will be greatly reduced.

**New York Illuminating Meeting.**

The February meeting of the New York Section, Illuminating Engineering Society, will be held on February 8, at 8.15 P. M., in the United Engineering Societies Building. A paper will be presented by Arthur J. Sweet and L. C. Doane on "Choice of Reflector; Its Influence on Illumination Efficiency and on Visual Function."

—The Bronx Valley Sewer Commissioners have awarded a contract for constructing the outlet of the sewer into the Hudson at Yonkers to the Phoenix Construction Co.



## CITY WATER WORKS.

## Work to be Undertaken This Year—Plans for Filtration Plant.

The new work to be undertaken by the Water Department this year in connection with the water supply, Commissioner Henry S. Thompson says, will be mainly the extension and improving of the distribution system, preparing the necessary plans for remodeling the system so as to provide for the delivery of the supply from the Catskills, preparing the necessary plans for pumping a portion of the Croton system so as to secure adequate pressure, extending the high pressure fire system both in Manhattan and Brooklyn Boroughs, improving the general condition and standard of upkeep of all pumping stations and other property under the jurisdiction of the Department, and carrying forward the work of constructing the filtration plant for the Croton system.

Progress has been made in the preparation of plans for the new filtration plant for the Jerome Park reservoir which has been authorized at a cost not to exceed \$8,690,000 and bids will be advertised for this work during the coming spring.

With the completion of the Croton Falls reservoir the storage capacity of the Croton watershed was increased over fifteen thousand million gallons, a quantity which would supply the Boroughs of Manhattan and The Bronx for nearly two months.

Extensions were made last year in the High Pressure Fire System in Manhattan, covering a total area of 800 acres, representing an increase of 56 per cent. over the area previously protected; while the system in Brooklyn was extended to cover 1,200 acres, an increase of 75 per cent. of the area previously protected.

## Lighting the City.

The Department of Water, Gas and Electricity is experimenting with the new magnite light with the idea that when finally developed the city can be better lighted at less cost.

An arrangement with the lighting companies based on a sliding scale principle has taken effect whereby a reduction has been obtained in cost of installation of arc lamps, which has allowed the Department to make a further increase in new lamps. This work has been done on the lines of improved forms of lighting as well as improved methods. Last year in the Borough of Manhattan, Second, Third, Fourth, Seventh, Eighth, Madison, Lenox, Columbus and Amsterdam avenues have been fully covered. Tungsten lighting was extended quite largely in the Borough of The Bronx and the lighting in a number of important districts in that section was completed.

In the Borough of Brooklyn the lighting is completed in Prospect Park and the work on the Ocean parkway, in addition to a large amount of new lighting installed throughout the borough.

In Queens extensions in general have been made in lighting streets in new built up areas throughout the borough. In addition to this many main roads have been lighted, notably Thompson boulevard and Highland avenue.

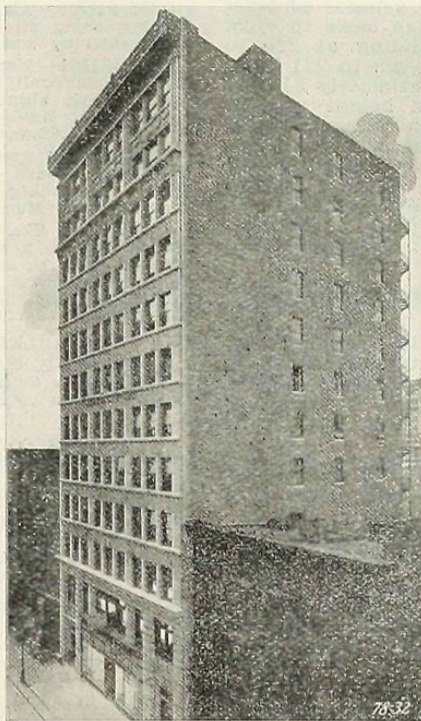
## Talks on City Planning.

Robert D. Kohn, secretary of New York Chapter of Architects, presided and Chief Engineer Nelson P. Lewis, of the Board of Estimate and Apportionment addressed the members of the City Club at a luncheon held at the clubhouse, 55 West 44th street, Manhattan, last Saturday, on the subject of city planning with relation to distribution of population. The principal point made by Mr. Lewis was that a proper city plan was indispensable in preventing congestion, for the reason that a complete transportation system could only be realized through a complete system of thoroughfares for rapid transit lines to follow. Dr. Frederick C. Howe, author of "The City the Hope of Democracy," in some remarks agreed with Mr. Lewis that imagination was necessary to city planning, pointing out that the Brooklyn Bridge, the East and North River tunnels and the first transcontinental railway, the Union Pacific, had been planned by dreamers.

## St. George Terminal Improvements.

Work has begun at St. George, Staten Island, preparatory to removing the old wooden platform, preparatory to the construction of a new one of reinforced concrete. The New York State Construction Company has the contract at \$149,905.

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# CURRENT BUILDING OPERATIONS

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

## Big Contract for Cauldwell-Wingate Co.

The Cauldwell-Wingate Company, 381 4th avenue, received the general contract this week on a percentage basis to erect the new Coca Cola Building at 220 to 224 West 42d street through to 221 West 41st street, to cost approximately \$1,000,000. In 42d street the height will be twenty-four stories with dimensions of 78x99 feet, and in 41st street sixteen stories, 25x99 feet. Asa G. Candler, 297 8th avenue is president of the company. Willauer, Shape & Bready, 156 5th avenue, are the architects. The general contractors will start work immediately.

## Atlantic & Pacific Tea Co. Building.

The Great Atlantic & Pacific Tea Co., 150 Bay street, Jersey City, contemplates the erection of a \$300,000 warehouse in that city for which Howard Chapman, 1123 Broadway, Manhattan, is preparing plans. It is undecided how soon work will be started.

## Edgar A. Levy To Build.

Edgar A. Levy, 505 Fifth avenue, contemplates the erection of a high-class apartment house at Park avenue and 72d street. At his office this week it was stated that no definite plans have yet been determined and that in all probability work will not be started until next year.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**PARK AV.**—Rouse & Goldstone, 38 West 32d st, are still preparing plans for the 12-sty apartment house, on plot 200x200 ft., to be erected on Park av, between 52d and 53d sts, for E. Clifford Potter, head of the Montana Realty Co., 384 Park av, to cost \$2,250,000. Work will be rushed rapidly to completion and the building will probably be ready for occupancy in the fall of 1913.

**BROADWAY.**—Bernstein & Bernstein, 24 East 23d st, and the 53d Street and Broadway Co. are receiving figures on the general contract for alterations to the apartment house, Broadway, northeast corner of 53d st.

**MADISON AV.**—Samuel Williams, 132 Nassau st, has plans for alterations to the 5-sty tenement 1759 Madison av. Gronenberg & Leuchtag, 7 West 22d st, are the architects.

**150TH ST.**—The Wilton Construction Co., 366 5th av, have plans ready for the 6-sty tenement, 102.2xirregular, at the northwest corner of 150th st and St. Nicholas av, to cost \$175,000. Neville & Bagge, 217 West 125th st, architects.

**54TH ST.**—Geo. & Edw. Blum, 505 5th av, have filed plans at the Tenement House Dept. for the 12-sty apartment house, 100.3x89 ft., at the southwest corner of 54th st and 7th av for the Aldon Construction Co., 106 West 32d st. Estimated cost, \$500,000.

**11TH ST.**—Lawlor & Haase, 69 Wall st, have filed plans at the Tenement House Dept. for the 8-sty apartment, 44x79.9 ft., to be erected at 56-S West 11th st for Clara W. Leavitt, of Hartsdale, N. Y. Estimated cost, \$80,000.

**52D ST.**—The Libman Contracting Co., 107 West 46th st, is figuring on the general contract and desire bids on all subs for alterations to the apartment at 52d st and Broadway. V. Hugo Koehler, 489 5th av, is the architect.

**ST. MARKS PL.**—The property 15 and 15½ St. Marks pl, 37.6x97.10 ft, purchased by Lowenfeld & Prager, 149 Broadway, will not be improved with new tenements. The property will be resold.

#### DWELLINGS.

**80TH ST.**—A. N. Allen, 2 West 45th st, is taking bids for alterations to the residence 123 East 80th st for Guy W. Walker, 40 West 73d st, owner.

#### FACTORIES AND WAREHOUSES.

**20TH ST.**—The Warwick-Thompson Co., 656 West 34th st, contemplate the erection of a new warehouse at 19 East 20th st. The architect will soon be announced and it is expected that work will start in the spring.

**BARROW ST.**—Plans will be ready for estimates about February 15 for the 6-sty warehouse to be erected at 75 Barrow st for James H. Cruikshank, 50 Pine st (not the Cruikshank Company, as recently reported). Robert E. Moss, 126 Liberty st, is the engineer.

#### HOSPITALS AND ASYLUMS.

**26TH ST.**—McKim, Mead & White, 160 5th av, are receiving estimates for additional alterations to the Bellevue Hospital, East 26th st and East River.

#### MUNICIPAL WORK.

**BUILDING.**—Bids will be received by the Commissioner of Docks Thursday, February 8, for furnishing labor and materials required for building a new pier and repairing the crib bulkhead at the foot of West 135th st, North River, and for depositing riprap and washed cobble thereat.

**OILS.**—Also on Thursday, February 8, for furnishing all labor and materials required for furnishing and delivering oils.

**OAK PILES.**—Also on Wednesday, February 7, for furnishing all labor and materials required for furnishing and delivering oak piles.

**DREDGING.**—Also on Thursday, February 8, for furnishing all labor and materials required for dredging about 25,000 cubic yards in the Boroughs of Manhattan, Brooklyn, Queens, the Bronx and Richmond.

**LUMBER.**—Estimates will be received by the Park Board until Thursday, February 8, for furnishing and delivering lumber for the American Museum of Natural History.

**AUDUBON AV.**—Foundations are being installed for the new engine house in the north side of 181st st and Audubon ave, 3-stys, 70x75 ft. from plans by Hopplin & Koen, 244 5th av. R. E. Henningham, 1 Madison av, holds the general contract.

#### STABLES AND GARAGES.

**150TH ST.**—L. C. Holden, 103 Park av, is receiving figures for a new garage for A. D. Russell, owner, to be erected at 545-551 East 150th st.

#### STORES, OFFICES AND LOFTS.

**MADISON AV.**—James A. Farley, Windsor Arcade, purchaser of the property at 416 Madison av, will make extensive alterations to the 4-sty dwelling on the site. No definite plans have yet been formed.

**NASSAU ST.**—Schwartz & Gross, 347 5th av, are preparing plans for a store and office building to be erected at 75-77 Nassau st on a plot 51.6x104 ft. The property has been leased to Goldsmith Brothers, 73 Nassau st. No definite details are yet available.

**24TH ST.**—Geo. & Edward Blum, 505 5th av, are preparing plans and will be ready for bids in about three weeks for the 12-sty loft building to be erected at 119-125 West 24th st, for the Graf-Pincus Construction Co. The plot has a frontage of 100 ft, 50 ft being 98.9 ft deep and the other 50 ft 119 ft deep. The estimated cost is \$300,000.

**MADISON AV.**—It was stated on Tuesday that no action will probably be taken regarding the leasing of Madison Square Garden for circus and other exhibitions until after Feb. 5. The Ringling and other interests which were negotiating for a five years' lease of the arena, have not yet agreed to all the conditions connected with the deal. If these interests do not take the Garden the F. & D. Co., it is said, may decide to retain the arena for a year or two, although President Boissevain of the company favors the erection of the two 25-sty loft buildings originally planned.

#### THEATRES.

**157TH ST.**—Norman Lederer, 1327 Southern Boulevard, is preparing plans for a 1-sty store and moving picture theatre to be erected at the northwest corner of 157th st and Amsterdam av, for the Riverside Viaduct Realty Co., Joseph Newmark, president, on a plot 100x125 ft.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

**180TH ST.**—Geo. and Edw. Blum, 505 5th av, will be ready for bids in about three weeks for the three 5-sty tenements, for the Arc Realty Co., 15 William st, to be erected at the northeast corner of 180th st and Vyse av.

#### MUNICIPAL WORK.

**HEATING AND VENTILATING.**—Bids will be received by the Superintendent of School Buildings until Monday, Feb. 5, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 45, on East 189th st, Lorillard pl and Hoffman st, the Bronx.

**PLUMBING AND HEATING.**—The Park Board will open bids Feb. 8, for furnishing and delivering plumbers' supplies, 1912, for parks; also for furnishing and delivering one steam heating boiler for workshops in Bronx Park.

#### SCHOOLS AND COLLEGES.

**BRONX.**—A. G. C. Fletcher, 103 Park av, N. Y. C., has been taking bids on the contract for the erection of a private school in this borough for the Ursuline Academy.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

**EASTERN PARKWAY.**—Cohn Brothers, 361 Stone av, are revising plans for an apartment house to be erected by the Hopkinson Realty Co., of 316 Hopkinson av, on the north side of Eastern Parkway, 192 ft. west of Rochester av. The owner will handle all contracts. Estimated cost, \$20,000.

**WATKINS ST.**—Klein & Koen, 361 Stone av, Brooklyn, N. Y., are preparing sketches for two tenements, 4-stys, 37x89 ft., to be erected in the north side of Watkins st, 100 ft. south of Belmont av, to cost \$20,000. H. Moskowitz, 184 Watkins st, Brooklyn, is the owner.

**4TH AV.**—Parfitt Brothers, 26 Court st, are taking estimates for a new apartment house to be erected at 4th av and 80th st. The building will contain all up-to-date improvements.

**12TH ST.**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty apartment to be erected in the south side of 12th st, 347.10 ft. east of 4th av, for the Rogers Improvement Co. of Manhattan.

**EASTERN PARKWAY.**—Klein & Koen, 361 Stone av, are preparing sketches for an apartment house for the Abrahamson Construction

Co., 237 Chester st, to be erected on Eastern Parkway, near Lincoln pl, at a cost of \$40,000. The owner will handle all contracts.

#### CHURCHES.

**THROOP AV.**—The Throop Avenue Presbyterian Church is to be rebuilt this spring. Henry J. Brown & Son, 116 Nassau st, N. Y. C., have the general contract and will take estimates on all subcontracts. Jackson & Rosenkrans, 1328 Broadway, N. Y. C., are the architects.

#### HOSPITALS AND ASYLUMS.

**DUMONT AV.**—Elsendrath & Horwitz, 500 5th av, N. Y. C., have completed plans and will be ready for bids in about a week for the new home to be erected at the southeast corner of Dumont and Howard avs, Brooklyn, for the Home for the Aged. The building will be 3-stys and basement, of fireproof construction, and will cost approximately \$65,000.

#### HOTELS.

**HICKS ST.**—Palmer & Hornbostel, 63 William st, N. Y. C., will take bids in about one month on the general contract for the addition to the Hotel Bossert at Hicks and Remsen sts.

#### MUNICIPAL WORK.

**39TH ST.**—The engineers of the Department of Docks and Ferries, Calvin Tomkins, commissioner, has completed plans for the erection of a new municipal ferry house, 2-stys, of steel and corrugated iron construction, in 39th st. The cost is estimated at \$150,000. It is expected that plans will soon be approved by the Board of Estimate.

**SEWERS.**—Estimates will be received by the President of the Borough of Brooklyn until Wednesday, Feb. 7, for furnishing labor and material required for constructing sanitary outlet sewers and storm outlet sewers in Bay 35th st, from Bath av to Benson av; in Benson av, from Bay 35th av to Stillwell av; crossing Stillwell av to Av V, and in Av V, from Stillwell av to West 11th st, and a 24-inch force main in Av V, from West 11th st to Stillwell av, across Stillwell av to Benson av; and in Benson av, from Stillwell av to 21st av.

**GRADING AND SIDEWALKS.**—Also on Wednesday, Feb. 7, for regulating, grading, curbing and laying sidewalks on Bay Ridge av, from 5th av to 13th av (contract of Robertson & Gerehart Contracting Co., declared by the President of the Borough of Brooklyn to have been unnecessarily delayed as per Section "O" of the contract).

**FURNISHING ASPHALT.**—Also on Wednesday, Feb. 7, for furnishing and delivering 1,300 tons of 2,000 pounds each of refined asphalt, to be delivered at the municipal asphalt plant, at 7th st basin, between 6th and 7th sts, near 2d av.

**PAVING SAND.**—Also on Wednesday, Feb. 7, for furnishing and delivering 8,000 cu. yds. of paving sand.

**BUILDING.**—Bids will be received by the Superintendent of School Buildings until Monday, Feb. 5, for Item 1, general construction, also Item 2, plumbing and drainage of new Public School 174, on the southerly side of Dumont av, between Alabama and Williams avs.

#### SCHOOLS AND COLLEGES.

**BROOKLYN, N. Y.**—The Austin Organ Co. was the low bidder at \$6,750 for furnishing and erecting complete a pipe organ in the Manual Training High School in Brooklyn. Other bidders were M. P. Moller, \$7,250, and H. Hall & Co., \$7,300.

#### THEATRES.

**5TH AV.**—The Libman Contracting Co., 107 West 46th st, New York City, is figuring the general contract for the 2-sty theatre to be erected at 5th av and 44th st, Brooklyn, from plans by Thomas W. Lamb, 501 5th av.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

**LONG ISLAND CITY.**—Braun & Mott, 566 Steinway av, are receiving figures for the new fifteen family tenement which John Dyrosky, 955 2d av, L. I. City, is to erect on Ditmars av, 50 ft. west of 4th av. Estimated cost, \$14,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Michael Finger, grocer, 69 Central av, is having plans prepared for a warehouse and stable, 3-stys, 25x50 ft., to be erected at 169 Flushing av, at a cost of \$8,000. The owner receives all bids.

#### MUNICIPAL WORK.

**WATER MAINS.**—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Friday, Feb. 9, for furnishing, delivering and laying water mains and appurtenances in Center, Elm, Farrington, North Jane, South Jane, Lawrence, Orchard, Prospect, Sherman, William, 3d, 10th, 11th, 14th, 19th, 21st, North 22d, 23d, 26th, 28th, 29th, 30th, 31st, 32d and 33d sts; in Bowne, Freeman, Jefferson, Paynter, Railroad, Sinclair, Vernon, Webster, Wilson, Wolcott, 6th, 14th, 15th, 16th and 18th avs; in Botanic pl and in Beechurst boulevard, and along Fresh Meadow road and Union av.

**REPAIRS.**—Also on Friday, Feb. 9, for furnishing materials and labor required for alterations, repairs and improvements at the Bayside pumping station, Queens.

**METROPOLITAN AV.**—Morgan & Trainer, 331 Madison av, N. Y. C., have prepared plans for a \$50,000 engine house to be erected at Metropolitan av and 2d st, L. I. City. No contracts have yet been awarded.







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for a stucco residence to be erected in Hains Park for Mrs. Truepel, at a cost of about \$10,000.

YONKERS, N. Y.—Samuel Gibson, 329 North High st, Mount Vernon, is taking figures for the dwelling to be erected at 130 Warburton av, for Dr. Morris Wolf. E. L. Ellis, 1133 Broadway, N. Y. C., is preparing plans. Estimated cost, \$10,000.

YONKERS, N. Y.—Excavating is under way for the residence to be erected at Greystone for William B. Thompson, 25 Broad st, N. Y. C. Carrere & Hastings, 225 5th av, N. Y. C., are preparing plans.

PORT CHESTER, N. Y.—W. A. Ward, 124 North Main st, has prepared plans for two cottages for J. W. Frost to be built in Ryan Park.

OSSINING, N. Y.—Harry Raymond, 111 Broadway, will erect two dwellings on the Lane property in this city.

### FACTORIES AND WAREHOUSES.

MIDDLETOWN, CONN.—Henry Floy, consulting engineer, 165 Broadway, N. Y. C., is preparing plans for increasing the capacity of the Middletown Electric Light Company's plant in this city. Work will start as soon as the weather permits.

AUBURN, N. Y.—Plans are being prepared for a new plant to be erected at this place for the McIntosh & Seymour Company.

ROCHESTER, N. Y.—The Rochester Hook & Eye Company contemplate the erection of a new plant in this city. Architects are now preparing plans.

AMSTERDAM, N. Y.—The Inman Mfg. Co., H. & C. Inman and R. A. Wood, directors, are completing plans for a new plant to be erected at this place.

DOLGEVILLE, N. Y.—The Felt Shoe Co. contemplate the erection of an addition to their plant here. No architect has been selected.

YONKERS, N. Y.—The Federal Sugar Refining Company is taking bids for a new factory, 105x62 ft, to be erected in this city.

NIAGARA FALLS, N. Y.—Dodge, Day & Zimmermann, Philadelphia, Pa., engineers, have prepared preliminary plans for an addition to the manufacturing plant of the United States Lighting & Heating Co., 30 Church St, N. Y. C., to be erected in this city, this spring.

### HALLS AND CLUBS.

BINGHAMTON, N. Y.—Walter H. Whitlock, S. M. Building, has drawn plans for a 2-sty and basement clubhouse, 40x88 ft, to be erected for the Susquehanna Valley Social Club, in Conklin st. Estimated cost is \$15,000.

WESTCHESTER.—The New York National City Bank members have formed a committee to discuss plans and to select a site for the erection of a new country club house for the City Bank Club.

MOUNT VERNON, N. Y.—Plans are being discussed for the erection of a new National Guard Armory in this city. An appropriation of \$87,000 will be needed.

ILION, N. Y.—Linn Kinne, Utica Bank Bldg., Utica, N. Y., is preparing sketches for a 3-sty club house, 40x75 ft., to cost \$25,000. Thomas Quaife and John Calder, of Ilion, are interested and have charge of the work.

MOUNT VERNON, N. Y.—Conrad Rittenbach has completed plans for an addition to the Lee Lash Studio at 39th st and Broadway, this city.

ROCHESTER, N. Y.—Architects are preparing plans for the new temple for the Odd Fellows' Lodge to be erected at Fitzhugh and Spring sts. Work will begin in the spring. The proposed building will cost \$60,000.

OCEAN CITY, N. J.—The members of the Ocean City Yacht Club contemplate the erection of a new clubhouse. No definite plans have yet been considered. Estimated cost, \$28,000.

ALBANY, N. Y.—Albany Lodge, No. 49, E. P. O. E., 34 Beaver st, William Condon, secretary, will receive bids until February 14, for the construction of a new clubhouse, 4-stys, from plans by M. L. & H. G. Emery, 12 Drislane Building.

SCHENECTADY, N. Y.—The Knights of Columbus contemplate improvements to their clubhouse. A new rear addition will be erected. Estimated cost, \$35,000.

### HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—Bids will be received on Tuesday, February 5, for a hot water heating plant and a laundry apparatus to be installed in the Municipal Tuberculosis Hospital in this city. Plans and specifications are on file at the office of the City Clerk.

FAIRPORT, N. Y.—Clarence Livingston, 40 Hobart st, Rochester, has completed plans for the addition to the Baptist Home to cost \$30,000.

NEWARK, N. J.—Plans are being prepared for three buildings to be erected at the Newark Custodial Asylum. Address the Secretary for particulars.

JERSEY CITY, N. J.—Robert C. Dixon, 148 Park av, Weehawken, N. J., is receiving estimates for the 2-sty German Hospital, 25x70 ft, to be erected in this city.

### HOTELS.

MILFORD, MASS.—A new hotel will be erected in this city to cost about \$50,000. It is understood that the Board of Trade, George A. Worcester, president, is interested in this project.

ALBANY, N. Y.—Frank M. Andrews, 1 Madison av, N. Y. C., is preparing plans for the erection of a 12-sty hotel in State and South Pearl sts, Albany, for the Hudson Hotel Company.

### MISCELLANEOUS.

MEDINA, N. Y.—S. A. Cook & Co., of this city, chair manufacturers, contemplate the erection of a power house. The owner builds and is now receiving figures on the work.

OLEAN, N. Y.—A special election will be held on February 9 to discuss again the proposition of constructing a new jail in this city. The appropriation asked for is \$30,000.

### MUNICIPAL WORK.

FRANKFORT, N. Y.—The Village of Frankfort contemplate the erection of a sewage disposal plant. Richard Rose is clerk. If the project goes ahead, Noonan & Perry, of Gloversville, N. Y., will be the engineers.

TENAFLY, N. J.—Nothing definite has yet been considered in regard to the construction of a new sewage disposal plant in this city. Watson G. Clark, of Tenafly, is the engineer in charge.

CALDWELL, N. J.—James Owen, 196 Market st, has been selected engineer by the Borough Council, to prepare plans for a new sewage system in Caldwell.

CHATHAM, N. Y.—Definite action will soon be taken by the village trustees for the construction of a sewer system and disposal plant at this place. Dr. I. C. Washburn is health officer.

NEWARK, N. J.—Gilbert C. Higby, 1044 Clinton av, Irvington, N. J., is drawing plans for alterations to the Municipal Building in West Clinton av. Plans will be submitted to the Town Council on February 5 for approval.

### SCHOOLS AND COLLEGES.

BALTIMORE, MD.—Baldwin & Pennington, Professional Building, have completed plans for the new Baltimore Polytechnic Institute to be erected on East North av, near Calvert st. The building will be 4-stys high, of limestone and terra cotta construction. Charles L. Stockhausen will probably the general contractor. Work will go ahead as soon as the weather permits.

LOCKPORT, N. Y.—An architect has not yet been selected for the addition to be erected to the high school here for the Board of Education, Emmet Belknap, is superintendent.

ILION, N. Y.—The Board of Education contemplate the erection of a new high school, but a site for which has not been selected.

HERKIMER, N. Y.—The Board of Education contemplate enlarging the Herkimer school at a cost of \$20,000. Work will be started in the spring. No architect has yet been selected. Irving Lynch is clerk.

DAYTON, N. Y.—The building contract for the new public school at South Dayton, will not be awarded before July 1. Address Board of Education for particulars.

### STABLES AND GARAGES.

NYACK, N. Y.—Lord, Hewlett & Tallant, 345 5th av, N. Y. C., are figuring the general contract for a garage, 28x67 ft., and a residence for a Mr. Bradley, to be erected here.

LOCUST VALLEY, N. Y.—H. C. Severance, 21 West 45th st, N. Y. C., is figuring for a stable building for Frank Bailey, to be erected here this spring.

### STORES, OFFICES AND LOFTS.

UTICA, N. Y.—Plans have been completed for remodeling the office building at Elizabeth and Charlotte sts for John L. Maher, owner. Agne, Rushmer & Jennison, 31 Arcade Building, Utica, are the architects. Work will soon begin.

WASHINGTON, D. C.—Plans are being refigured for the new office building, which the Department of Commerce and Labor is to erect in this city, from plans by A. W. Hall, Washington, D. C. The building will be 6-stys.

WASHINGTON, D. C.—Milburn, Heister & Co., Home Life Building, are preparing plans and will be ready for bids about March 1, for the 10-sty office building to be erected at F and 13th sts, for the Interstate Building Corporation. The building will be completed by October 1, 1912.

YONKERS, N. Y.—The Yonkers Brewery Co., Yonkers, will erect an office building and store at 131-133-135-137 New Main st, from plans by N. B. Downes, 526 Van Cortlandt Park av, Yonkers.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, is ready for bids for the new loft building which Hon. James Smith, Jr., is to erect at Branford pl and Neutia st. The Newark Star is the lessee.

JERSEY CITY, N. J.—The Phoenix Realty Co., owner, has received figures for the addition to the store and office building in this city for which Walter Hankin, 581 Summit av, prepared plans. The contract has not been awarded.

### THEATRES.

ALBANY, N. Y.—W. J. Obenaus, Bensen Building, has completed plans for the new theatre to be erected at Central av and Quail st, for F. F. Proctor. Estimated cost, \$35,000.

### Contracts Awarded.

#### APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Thomas T. Hopper Co., 47 West 34th st, has the contract for a rear extension to the 11-sty apartment house, 190 Riverside dr, for the Townsend Realty Co., 1328 Broadway. Townsend, Steine & Haskell, 1328 Broadway, are the architects.

NEWARK, N. J.—Nicola P. Maria, 36 Nassau st, Newark, N. J., has received the contract to erect the 4-sty brick tenement, 32x89 ft, at 64 Summer av, for Luigi Signorini, from plans by Del Guercio & Gonnelli, Washington and Bank sts. Estimated cost \$18,000.

#### BANKS.

NEWARK, N. J.—The Essex Construction Co., 37 Steuben st, East Orange, has received the general contract to erect the American National Bank at Springfield and Belmont avs, at a cost of \$100,000. Mowbray & Uffinger, 56 Liberty st, N. Y. C., are the architects. The building will be 5-stys.

#### DWELLINGS.

MOUNT VERNON, N. Y.—Samuel Gibson, 239 North High st, has received the contract for a dwelling to be erected on Summit av for S. Bashwitz, to cost approximately \$15,000. A. G. C. Fletcher, 103 Park av, prepared these plans.

BELLE TERRE, L. I.—Peter Guthy, 926 Broadway, Brooklyn, N. Y., has received the general contract to erect the 2½-sty stucco and



concrete block residence, 40x60 ft., for Jacob Muerer, 130 East 129th st, N. Y. C. Joseph A. McCarroll, 3 West 29th st, N. Y. C., is the architect.

INGLEWOOD, N. J.—The Conrady Stevens Co. has received the general contract and desire bids on subs for extensive alterations to the residence for E. B. Cadwell, owner. Estimated cost, \$25,000. Davis, McGrath & Kiessling, 949 Broadway, N. Y. C., are the architects.

79TH ST.—Christopher Campbell, 286 5th av, has received the mason and carpenter work for alterations to the residence of A. H. Masten, at 56 West 79th st. Crow, Lewis & Wichenhoefer, 200 5th av, are the architects.

MADISON AV.—Julius M. Schwartz, 51 East 107th st, has the contract for enlarging and renovating the two 2-sty brick dwellings, 1538 and 1540 Madison av, for Rosalie M. Greenbaum, 1421 Madison av. Harold L. Young, 67 West 125th st, is the architect. Estimated cost, \$15,000.

SCAMMEL ST.—Jacob Abrahamson, 19 Scammel st, has the contract for alterations to the 3-sty brick dwelling, 19 Scammel st, for Sarah E. Van Zant, owner. Henry Olmstead, 319 Macon st, architect.

**FACTORIES AND WAREHOUSES.**

WEST ST.—Robert Johnson, 204 East 58th st, has received the contract for changes to the 5-sty storage building, 268-269 West st, for Annie L. Morris, owner. John H. Friend, 148 Alexander av, prepared these plans.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for the roofing and sheet metal work necessary for the new factory building in Meadow and Creek sts, for the Degnon Construction Co, owner. Tucker & Vinton are the general contractors.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to erect a 6-sty warehouse, 130x140 ft, of reinforced concrete, with brick veneer construction, for the Keystone Warehouse Co., in this city. Colson & Hudson, Dun Building, are the architects. Work will go ahead at once.

11TH AV.—James J. Buckley, 103 Park av, has the general contract for alterations to the 6-sty brick factory for the American Meter Co., at the northeast corner of 11th av and 47th st. Edward L. Middleton, 103 Park av, is the architect.

13TH ST.—The Tidewater Building Co., 16 East 33d st, has the general contract for interior alterations to the 3-sty brick publishing house, 416-424 West 13th st, for the Estate of William Astor. Harry Stevenson, 380 Hancock st, is the architect.

21ST ST.—Isaac Rossell, 1 Madison av, has received the general contract and Murray, Leslie & Matheson, 10th and Jefferson sts, Hoboken, N. J., the granite contract for the factory and office building at 531-537 East 21st st for Charles Hofferberth, 532 West 32d st, owner. Henry J. B. Clark, 39 East 42d st, is the architect and engineer. Bids will be received in about two weeks for elevators.

**HALLS AND CLUBS.**

WASHINGTON, D. C.—Barber & Ross, of Washington, have received the structural steel work necessary for the new University Club house to be erected in this city from plans by George Oakley Totten, Jr., 808 17th st, N. W., F. T. Nesbit, Co., Inc., 116 Nassau st., N. Y. C., holds the general contract. Excavating is underway.

40TH ST.—The A. J. Robinson Co., 123 East 23d st, is general contractor for the addition, 2-stys, 60x80 ft, to the Bryant Park Studio, 80 West 40th st, from plans by Charles Rich, 320 5th av. The job is ready for steel work.

**MUNICIPAL WORK.**

ROCHESTER, N. Y.—The Rochester Vulcanite Pavement Company has received the contract for paving Ridgeway av. The estimated cost is \$48,122.

**STORES, OFFICES AND LOFTS.**

45TH ST.—Harry McLave, 143d st and 3d av, has received the roofing contract for the loft building in 45th st, near 6th av, for the Thomas Mulligan Construction Co.

42ND ST.—The Lord Electric Co., 105 West 40th st, has received the lighting contract for the 10-sty office building, 25x100 ft, to be erected at 124 West 42nd st, for the New York Edison Co. Foundations have been completed. D. H. Burnham Co., of Chicago are the architects.

WASHINGTON, D. C.—F. T. Nesbit & Co. (Inc.), 116 Nassau st., N. Y. C., hold the general contract to erect the department store addition for Woodward & Lathrop, from plans by Frederick B. Pyle, 1003 F st, N. W., Washington. Excavating is under way.

3D ST.—John Richman, 454 East 168th st, has received the plumbing work on the new loft for the Wyoming Realty Co., 3d st, near 3d av. The work is up to the fifth tier level.

BROADWAY.—Freeman Bloodgood, Jr., 8 York st, has the contract for alterations to the 5-sty store building, 540 Broadway and 78 Crosby st, for the Estate of Thomas Lewis, 299 Broadway. L. Giller, 416 Broadway, is the architect.

26TH ST.—The Russo & Stola Construction & Building Co., Inc., 1123 Broadway, has received the general contract for foundations and masonry for the 12-sty loft building to be erected at 127-33 West 26th st, for the Midwest Realty Co., Henry Hellman, president, 471 West End av, from plans by Schwartz & Gross, 347 5th av.

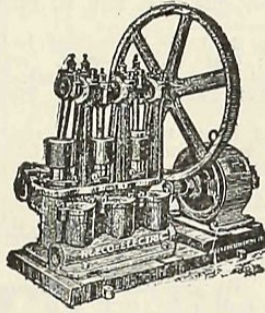
BROADWAY.—The Speedwell Construction Co., 505 5th av, has received the general contract to erect the 20-sty office building at the northeast corner of Broadway and 20th st for Eving & Bing. Robert T. Lyons, Broadway and 72d st, is the architect. The owners are taking bids on various subcontracts, including limestone, granite and terra cotta materials.

JAMAICA, L. I.—The J. C. Lyons Co., 4 East 42d st, N. Y. C., has received the general contract to erect the store, office and garage building at Jamaica for the James Butler Co., 390 Washington st, N. Y. C. Bids on all subcontracts are wanted by the general contractor.

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### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

47TH ST. Nos. 525-531 W. 6-sty brick tenement, 100x88.5, slate roof; cost, \$120,000; owner, Hartley Open Stair Tenement Co. 20 Broad st.; architects, Henry A. Smith and William P. Miller, 1181 Bway. Plan No. 63.

121ST ST. s s, 100 e Amsterdam av, 6-sty brick tenement, 118x85.11, tin or slate roof; cost, \$150,060; owner, Robert Wallace, Jr., 568 W. 149th st.; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 60. Owner builds.

#### MISCELLANEOUS.

1ST AV. n w cor 111th st, 1-sty iron and brick electric hoist, 12x12; cost, \$250; owner, Consolidated Gas Co., 124 East 15th st; architect, W. Cullen Morris, 124 East 15th st. Plan No. 56.

LENOX AV. e s, 136th to 137th sts, 1-sty iron store room, 8x23; cost, \$700; owner, City of New York, foot East 26th st; architect, Paul Meyer, foot East 26th st. Plan No. 55.

WEST END AV. s w cor 66th st, 1-sty brick and iron electric hoist, 12x12; cost, \$250; owner, Consolidated Gas Co., 124 East 15th st; architect, W. Cullen Morris, 124 East 15th st. Plan No. 57.

17TH ST. No. 621 E, 1-sty brick and iron electric hoist, 12x12; cost, \$250; owner, Consolidated Gas Co., 124 East 15th st; architect, W. Cullen Morris, 124 East 15th st. Plan No. 58.

119TH ST. No. 157 East, 1-sty frame shed, 9x34.4; cost, \$100; owner and architect, Lawrence J. Malloy, 157 East 119th st. Plan No. 64.

#### SCHOOLS AND COLLEGES.

LEXINGTON AV. w s, 105th to 106th sts, 3-sty brick school, 36x77; cost, \$30,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 61.

#### STABLES AND GARAGES.

FRONT ST. No. 360, 3-sty brick stable, 18.6x70, tar and gravel roof; cost, \$10,000; owner, Kauffman & Lewenthal Realty, 206 Division st; architect, L. A. Sheinart, 194 Bowery. Plan No. 59.

#### STORES, OFFICES AND LOFTS.

37TH ST. Nos. 9-11 E., 12-sty brick and stone loft, 53.6x80, slag roof; cost, \$125,000; owner, Elizabeth M. Anderson, 49 Wall st; architects, Mulliken & Moeller, 103 Park av. Plan No. 62. Nine East 37th Street Co., 9 E 37th st, lessee.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

MOHEGAN AV. s w cor 176th st, 5-sty brick tenement, tin roof, 33.11x106.34; cost, \$30,000; owners, Schorn Co., Edw. Schorn, 790 Prospect av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 70.

184TH ST. s e cor Park av, 5-sty brick tenement, slag roof, 50x90; cost, \$50,000; owners, Hope Construction Co., Abraham Frankel, 150 Broadway, Pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 60.

166TH ST. n s, 152.1 w Washington av, 5-sty brick tenement, slag roof, 62x74.7; cost, \$50,000; owners, Bethel Const. Co., Morris Frankel, 1027 Faile st, Pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 61.

OAK TREE PL. n e cor Lafontaine av, 5-sty brick tenement, slag roof, 21x85.6; cost, \$30,000; owners, Bernard Const. Co., Bernard Greenhal, 1185 Washington av, Pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 62.

HOE AV. s w cor 173d st, 5-sty brick tenement, tar and gravel, 55x90; cost, \$65,000; owners, Solid Realty Co., Jacob S. Friedman, 133 West 113th st, Pres.; architect, Abraham Berres, 404 Saratoga av, Brooklyn. Plan No. 66.

#### DWELLINGS.

SETON AV. w s, 200 s Edenwald av, 2-sty and attic frame dwelling, shingle roof, 21x48.6; cost, \$5,000; owner, Signhild Flagman, 4111 Gunther av; architect, W. S. Baudesson, 368 Bronxdale av. Plan No. 59.

#### FACTORIES AND WAREHOUSES.

SHERIDAN AV. e s, 100.9 n 167th st, 5-sty brick storage, plastic slate roof, 60.1x143.10; cost, \$30,000; owner, Albert J. Schwarzer, 1340 Brook av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 69.

165TH ST. s s, 217.9 w Washington av, 3-sty brick factory, rubberoid roof, 79x124; cost, \$30,000; owners, Henry Holtz & Co., 57 Hope st, Brooklyn; architect, Fred R. W. Fisher, 32 Union Square. Plan No. 63.

#### MISCELLANEOUS.

AQUEDUCT and TREMONT AVS and 176TH ST, frame crushing plant, 24x36; cost, \$3,000; owners, H. E. Huntington & Co., on premises; lessees, Pittsburg Const. Co., 3785 Broadway, Geo. H. Flinn, Pres.; architect, John E. Warneck, 3785 Broadway. Plan No. 67.

175TH ST. n s, 147 w Marmion av, 3-sty brick studio, steel, copper and wire glass roof, 80x123.1; cost, \$90,000; owners, Biograph Co., 11 East 14th st, H. H. Breunner, Sec.; architects, Snare & Triest Co., 143 Liberty st. Plan No. 68.

#### STORES, OFFICES AND LOFTS.

160TH ST. n e cor Melrose av, 2-sty brick store and loft, tin roof, 21x100.7½; cost, \$15,000; owner, Nina Stursseneger, 71 Nassau st; architect, Henry A. Koelble, 71 Nassau st. Plan No. 65.

165TH ST. n s, 213 w Washington av, 1-sty frame office and scale room, 15x9.6; cost, \$100; owners, Farmers Feed Co., 76th st and East River; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 64.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

CLARENDON RD. n s, 50 e Nostrand av, two 3-sty brick tenements, 20x55, tin or gravel roof, 3 families each; total cost, \$13,000; owner, Wm. A. Golding, 376 East 28th st; architect, Benj. Driesler, 178 Remsen st. Plan No. 351.

STERLING PL. n s, 150 e Brooklyn av, two 4-sty brick tenements, 50x93, gravel roof, 16 families each; total cost, \$60,000; owner, Novelty Bldg. Co., 1394 Eastern Parkway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 431.

ST. JOHNS PL. n s, 448.8 w Washington av, two 4-sty brick tenements, 47.6x90, gravel roof, 16 families each; total cost, \$52,000; owner, Cromwell Realty Co., 1957 85th st; architect, Thos. Bennett, 5123 3d av. Plan No. 424.

60TH ST. n e cor 6th av, 4-sty brick tenement, 37.2x90, tar and gravel roof, 16 families; cost, \$22,000; owner, Lippman Realty Co., 16 Court st; architect, Emil J. Ericson, 385 Jay st. Plan No. 378.

#### DWELLINGS.

WEST ST. n w cor Clara st, 2-sty and attic frame dwelling, 20x52, shingle roof, 2 families; cost, \$3,000; owner, Henry M. Prehn, 140 East 4th st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 371.

16TH AV. s w cor 36th st, 2-sty frame dwelling, 20x46, gravel roof, 2 families; cost, \$3,000; owner, Parklawn Building & Realty Co., 577 Atlantic av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 373.

GRANT AV. w s, 370 s Vienna av, 2-sty frame dwelling, 18x30, tin roof, 1 family; cost, \$1,770; owner, Gaetano Lovorita, 2266 Atlantic av; architect, Ernest Dennis, 241 Schenck av. Plan No. 374.

56TH ST. s s, 208.11 w 18th av, two 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families each; total cost, \$10,000; owner, Salvatore Chisari, 926 East 14th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 415.

HEGEMAN AV. n s, 20 w Georgia av, four 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$14,000; owner, Hegeman Bldg. Co., Bay 24th st and Cropsey av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 433.

GEORGIA AV. w s, 75 n Hegeman av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$3,500; owner, Hegeman Bldg. Co., Bay 34th st and Cropsey av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 434.

WINTHROP ST. s s, 66.8 e Flatbush av, nine 2-sty brick dwellings, 17x50, tin or gravel roof, 1 family each; total cost, \$45,000; owner, Wm. A. A. Brown, Woodruff and Flatbush avs; architect, Benj. Driesler, 178 Remsen st. Plan No. 436.

PARKSIDE AV. s s, 340 w Bedford av, eight 2-sty brick dwellings, 17x50, tin or gravel roof, 1 family each; total cost, \$40,000; owner, Wm. A. A. Brown, Flatbush and Woodruff avs; architect, Benj. Driesler, 178 Remsen st. Plan No. 440.

57TH ST. s s, 230 e 16th av, 2-sty and attic frame dwelling, 23x28, shingle roof, 1 family; cost, \$3,900; owner, Lewis H. Jackson, 153 West 53d st, New York; architect, E. R. Williams, 461 Lenox av, New York. Plan No. 406.

EAST 48TH ST. w s, 100 s Av L, two 2-sty frame dwellings, 16x55, shingle roof, 1 family each; total cost, \$4,000; owner, Anthracite Realty Co., 350 Fulton st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 407.

E. 3D ST. e s, 140 s Cation av, 2 2-sty and attic frame dwellings, 17x29, shingle roof, 1 family each; total cost, \$6,000; owner, Jas. S. Rourke, 158 Heyward st; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 397.

STERLING ST. n s, 551 E Rogers av, 2 2-sty brick dwellings, 17.11x43, tin or gravel roof, 1 family each; total cost, \$6,000; owner, Realty Associates, 176 Remsen st; architect, Benj. Driesler, 178 Remsen st. Plan No. 403.

79TH ST. n s, 303.1 w 20th av, 2-sty brick dwelling, 16.11x35.10, tar and gravel roof, 1 family; cost, \$4,000; owner, Marloe Const. Co., 85th st and 18th av; architects, Slee & Bryson, 153 Montague st. Plan No. 385.

79TH ST. n w cor 20th av, 2-sty brick dwelling, 16.11x35.10, tar and gravel roof, 1 family; cost, \$4,000; owner, Marloe Const. Co., 85th st and 18th av; architects, Slee & Bryson, 153 Montague st. Plan No. 386.

#### MISCELLANEOUS.

MOFFAT ST. s w cor Knickerbocker av, 2-sty frame coal pocket, 11x28, slag roof; cost, \$2,000; owner, Simon Nager, Jr., Junnis st and Glenmore av; architect, Specialty Engineering Co., Philadelphia, Pa. Plan No. 349.

FLATBUSH AV. s e cor Eastern Parkway, 4-sty library, 22x56.5, copper and concrete roof; cost, \$200,000; owner, City of N. Y., City Hall, N. Y.; architect, Raymond F. Almirall, 185 Madison av, N. Y. Plan No. 372.

#### SCHOOLS AND COLLEGES.

BENSON AV. s w cor 25th av, 1-sty frame Public School, 22.5x66.4, asbestos and felt roof; cost, \$3,000; owner, City of New York, City Hall, N. Y.; builder, —. Plan No. 347.

#### STABLES AND GARAGES.

MILLER AV. w s, 200 s Fulton st, 2-sty frame stable, 25x20, tar and gravel roof; cost, \$1,000; owner, Frank Richard, 23 Schenck av; architect, Wm. B. Ellis, 105 Glen st. Plan No. 359.

SARATOGA AV. No. 618, 2-sty brick stable, 20x18, tar and gravel roof; cost, \$500; owner, Hyman Bernstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 441.

HUDSON AV. e s, 128.6 s Myrtle av, 1-sty brick garage, 25x100, tar and slag roof; cost, \$4,000; owner, Edward Bell, 1517 15th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 384.

#### STORES AND DWELLINGS.

HEGEMAN AV. n w cor Georgia av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$6,000; owner, Hegeman Bldg. Co.,



Bay 24th st and Cropsey av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 432.

LIBERTY AV, s s, 64.6 e Lincoln av, 2-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$3,500; owner, Louis Milahman, 1108 Liberty av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 426.

WEST 3D ST, e s, 380.8 s Neptune av, 2-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owners, Felice & Anna Tranfa, West 2d st, C. I.; architect, Thos. Bennett, 3d av and 52d st. Plan No. 411.

**STORES, OFFICES AND LOFTS.**

FLEEMAN AV, e s, 50 s Metz st, 2-sty brick stores, 50x40, tar and slag roof; cost, \$8,000; owner, Wm. Zume, Neck road and Village road; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 387.

**Queens.**

**DWELLINGS.**

WOODHAVEN.—Diamond av, w s, 34 s Poplar st, 2½-sty frame dwelling, 19x34, shingle roof, 1 family; cost, \$3,500; owner, Thomas Drews, Grafton av, Woodhaven; architect, Philip H. Dein, 742 Napier av, Woodhaven. Plan No. 185.

RICHMOND HILL.—Waverly pl, w s, 90 n Hillside av, two 2-sty brick dwellings, 20x54, gravel roof, 2 families; cost, \$7,000; owner, F. H. Hass, 317 Fulton st, Jamaica; architects, Hass & Co., 317 Fulton st, Jamaica. Plan No. 189.

FLUSHING.—23d st, e s, 80 n State st, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$4,000; owner, James Webb Co., Flushing; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 191.

BAYSIDE.—Castor av, e s, 150 s Braddish av, 2½-sty frame dwelling, 28x40, shingle roof, 1 family; cost, \$3,500; owner, Joseph Brennan, 113 Bergen st, Brooklyn; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 192.

BROOKLYN HILLS.—Linden st, s s, 125 w Union pl, three 2-sty frame dwellings, 16x34, tin roof, 1 family; cost, \$9,000; owner and architect, Walter B. Willis, 1181 Myrtle av, Brooklyn. Plan No. 165.

RICHMOND HILL.—Cedar av, e s, 400 s Chichester av, 2 sty frame dwelling, 20x56, tin roof, 2 families; cost, \$3,000; owner, W. C. Johnson, Greenwood av, Richmond Hill; architect, C. W. Vanderbeek, Richmond Hill. Plan No. 166.

MORRIS PARK.—Ward st, w s, 97 s Garden st, 2-sty frame dwelling, 17x32, shingle roof, 1 family; cost, \$2,000; owner, F. O. Portos, Wood Ridge New Jersey; architect, D. J. Evans, Jamaica. Plan No. 171.

FLUSHING.—Mitchell av, n e cor 20th st, 2½-sty frame dwelling, 28x30, shingle roof, 1 family; cost, \$5,400; owner James N. McCloskey, 15 No. 17th st, Flushing; architect, Chas. G. Pekar, 178 Fulton st, New York. Plan No. 172.

FLUSHING.—Oak Av, n s, 186 e Bowne av, 2½-sty frame dwelling, 27x28, shingle roof, 1 family; cost, \$7,000; owner, Kissena Const. Co., 140 8th st, L. I. C.; architect, Peter M. Coco, 404 Jackson av, L. I. C. Plan No. 168.

FLUSHING.—Oak av, n s, 86 e Bowne av, 2-sty frame dwelling, 26x40, shingle roof, 1 family; cost, \$6,000; owner, Kissena Const. Co., 140 8th st, L. I. C.; architect, Peter M. Coco, 404 Jackson av, L. I. C. Plan No. 169.

JAMAICA.—New York av, e s, 60 s Atlantic st, two 2½-sty frame dwellings, 15x26, shingle roof, 1 family; cost, \$3,000, and Dewey av, s s, 1306 e Merrick rd, three 2½-sty frame dwellings 18x28, shingle roof, 1 family; cost, \$4,800; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan No. 174 to 178.

JAMAICA.—Hedges pl, s w cor Cannonbury rd, three 2½-sty frame dwellings, 20x40, shingle roof, 1 family; cost, \$10,500; owner Ignatz Wohl, 27 No. Washington st, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 179 to 181.

JAMAICA.—Cannonbury rd, n s, 122 e Warwick av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$3,500; owner, Ignatz Wohl, 27 No. Washington st, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 182.

MORRIS PARK.—Spruce st, e s, 130 s Chichester av, 2½-sty brick dwelling, 26x48, Spanish tile roof, 2 families; cost, \$4,000; owner, Frances H. Ladd, Lefferts and Atlantic avs, Morris Park; architects, McCloskey & Boyle, 367 Fulton st, Brooklyn. Plan No. 193.

UNION COURSE.—Johnson av, e s, 433 s Jamaica av, two 2-sty frame dwellings, 17x58, tar and gravel roof, 2 families; cost, \$6,800; owner, Henry Mollenhauer, Jr., 134 Broadway, Brooklyn; architect, George E. Crane, Richmond Hill. Plan No. 195.

BROOKLYN HILLS.—Oak st s s, 350 e Union pl, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,200; owner, Charles Wagner, 276 Welling st, Richmond Hill; architect, Geo. E. Crane, Richmond Hill. Plan No. 196.

**FACTORIES AND WAREHOUSES.**

LAUREL HILL.—Laurel Hill boulevard and Congress av, 1-sty frame shop, 35x25, tin roof; cost, \$400; owner, Michale Sus, 88 Congress av, L. I. City. Plan No. 190.

**MISCELLANEOUS.**

FAR ROCKAWAY.—Horton pl, 1-sty frame pumping house, 12x12, gravel roof; cost, \$300; owner, Sewer Department, Borough Hall, L. I. C. Plan No. 170.

WOODSIDE.—Old Bowery Bay rd, s s, 600 w Clifton av, 2-sty frame pool-room, 50x80, rubberoid roof; cost, \$2,600; owner, Anderson & Anderson, Old Bowery Bay rd, Woodside; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 173.

SPRINGFIELD.—Hook Creek, w s, 800 n Rockaway turnpike, 1½-sty frame boat house, 12x24, shingle roof, 1 family; cost, \$375; own-

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er, George Richter, Hook Creek, Springfield; architect, Christ Richter, Hook Creek, Springfield. Plan No. 184.

MASPETH.—William st, s s, bet Atlantic and Arctic sts, 1-sty concrete shed, 21x25, gravel roof; cost, \$400; owner, Merrill Drop Hammer Co., William st, Maspeth. Plan No. 183.

CYPRESS HILLS.—Park av, cor Magnolia av, steel tower to hold water tank, tower to be 80 ft. high; cost, \$2,850; owner, William DeMuth Co., Cypress Hills, L. I. Plan No. 187.

LONG ISLAND CITY.—Winthrop av, n s, 407 e Barclay st, 1-sty brick wash house, 42x67, slate roof; cost, \$8,000; owner and architect, Astoria Light & Power Co., 124 East 15th st, Manhattan. Plan No. 194.

**STABLES AND GARAGES.**

DOUGLASSON.—Ridge rd, s s, 50 e Ardsley rd, 1-sty brick garage, 18x22, shingle roof; cost, \$850; owner, Mrs. M. S. Birchfield, Douglas Manor, L. I.; architect, Ferdinand Witt, 3 East 33d st, Manhattan. Plan No. 163.

**STORES AND DWELLINGS.**

RICHMOND HILL.—Jamaica av, s s, 146 e Wyckoff av, six 2-sty brick store and dwellings, 16x55, tar and gravel roof, 2 families; cost, \$21,000; owner, E. J. Mott, Lefferts av, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 167.

MORRIS PARK.—Liberty av, n s, 21 w Johnson av, 2-sty frame store and dwelling, 21x34, gravel roof, 1 family; cost, \$2,700; owner William Scott, Ward st and Broadway, Morris Park; architect, William A. Nlecher, 4420 Belmont av, Richmond Hill. Plan No. 164.

RIDGEWOOD.—Covert av, s w cor George st, three 2-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$10,500; owner, Stephen Woris, 1560 Myrtle av, Brooklyn; architect, Louis Almindinger, 926 Broadway, Brooklyn. Plan No. 186.

WEST ROCKAWAY.—Neponsit av, n w cor Seminole st, 2-sty frame store and dwelling, 20x55, tar and gravel roof, 1 family; cost, \$4,000; owner, Neponsit Building Co., 176 Remsen st, Brooklyn; architect, A. Johnson, West Rockaway. Plan No. 188.

**Richmond.  
DWELLINGS.**

PINE ST, s e cor 1st av, New Brighton, three frame dwellings, 2 1/2-sty, 24x25, and 63x22; cost, \$7,000; owners, Steinberg & Cohen, Brighton av, New Brighton; architect, Henry F. Comtois. Plan No. 25. Owners build.

PROSPECT AV, n s, 225 e Franklin av, 2-sty frame dwelling, 22x32; cost, \$3,000; owner, Patrick Smith; architect and builder, Wm. H. Curry. Plan No. 26.

FISKE AV, n s, 240 n Watchogue st, 2-sty frame dwelling, 23x29; cost, \$3,700; owner, Florence L. Irish; architect, P. R. Osborn; builder, R. H. Leadley. Plan No. 27.

MAINE AV, n s, 300 e New York pl, frame dwelling, 2-sty, 26x28; cost, \$3,000; owner, Edgar K. Whitford; owner builds. Plan No. 32.

BEMENT AV, e s, 400 n Castleton av, 2-sty frame dwelling, 24x49; cost, \$6,000; owner, W. S. Ryan; architect, Edw. Ball; builder, John J. McHenry. Plan No. 33.

BRADFORD AV, n s, 118 e Rossville av, 2-sty frame dwelling, 20x26; cost, \$2,000; owner, E. C. Mason; architect and builder, Emil Petersen. Plan No. 31.

ST. STEPHENS PL, 375 e Sydney pl, Crown Pk., New Dorp, 1 1/2-sty frame dwelling, 34x25; cost, \$2,800; owner, F. E. Grunert, New Dorp; architect, James E. Grunert, 2010 Richmond rd, New Dorp; builder, Eldridge Springmann, 15 Terrace av, Stapleton. Plan No. 22.

RAILROAD AV, n s, 75 w Franklin av, Grant City, frame dwelling, 1 1/2-sty, 20x42; cost, \$1,200; owner, Carrie Marks, Grant City; architect and builder, Gustav Penet, Grant City. Plan No. 24.

**MISCELLANEOUS.**

MAGUIRE AV, e s, 1,000 w Amboy av, 3 frame chicken houses, 100x14; cost, \$250; owner, Henry Wagner; owner builds. Plan No. 30.

OLD STONE RD, w s, 500 s Jefferson av, Graniteville, frame wagon shed and sitting room, 19x50; cost, \$350; owner, Henry Wilkie, Old Stone rd; builder, F H Sterritt, 464 Port Richmond. Plan No. 23.

**STABLES AND GARAGES.**

STUYVESANT PL, w s, 150 n Wiener pl, St. George, 1-sty brick garage, 20x20; cost, \$1,000; owner, E L O'Bryan, Central av, Tompkinsville; architect, Chas C Spruck; builder, Hy Spruck & Son, Stapleton. Plan No. 28.

**STORES AND DWELLINGS.**

BRIGHTON AV, s s, 100 w Jersey st, 2-sty frame store and dwelling, 23x100; cost, \$2,800; owner, Angelo Navarino; architect, Daniel Santoro. Plan No. 29.

**PLANS FILED FOR ALTERATION WORK.  
Manhattan.**

CHRISTIE ST, No. 155, new boiler room, toilets, skylights, to 5-sty brick tenement; cost, \$4,500; owner, Luigi Uilo, 1048 83d st, Bklyn; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 220.

CHRISTIE ST, No. 88, alter passage, doors to 6-sty tenement; cost, \$400; owner, Louis Barnett, 24 East 23d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 211.

CHURCH ST, w s, Dey to Fulton st, extension to 22-sty brick office; cost, \$50,000; owner, Hudson & Manhattan R. R., 30 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 227.

CHATHAM SQUARE, No. 5, erect gallery, change fire-escape, walls to 1-sty brick moving picture; cost, \$800; owner, Sam Kutinsky, 16 Bowery; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 224.

EAST BROADWAY, No. 215, partitions, store fronts to 4-sty brick tenement; cost, \$1,000; owner, Sarah Bluestone, 215 East Broadway; architect, S. Sass, 32 Union sq. Plan No. 214.

FULTON ST, Nos. 32-33, new steps, windows to 2 and 3-sty stores and offices; cost, \$350; owner, Chas. Lane, 38 Fulton st; architect, Walter H. C. Hornum, 145 E 42d st. Plan No. 219.

EAST BROADWAY, No. 126, partitions, piers, alter shafts to 5-sty tenement; cost, \$500; owner, L. Adelson, 452 Riverside Drive; architect, C. M. Straub, 147 4th av. Plan No. 234.

GRAND ST, No. 530, rear extension, partitions to 2 1/2-sty store and loft; cost, \$1,000; owner, F. Constable, 299 Broadway; architect, M. Muller, 115 Nassau st. Plan No. 233.

HOUSTON ST, Nos. 124-126 East, steel beams, tank to 5-sty brick tenement; cost, \$200; owner, A. C. Weingarten, 12 West 33d st; architect, O. Reissmann, 30 1st st. Plan No. 208.

HOUSTON ST, s e cor Av B, partitions, piers to 5-sty brick store and tenement; cost, \$1,000; owner, Jacob Siris, 52 Allen st; architect, L. A. Sheinart, 194 Bowery. Plan No. 209.

MOTT ST, Nos. 94-98, Elizabeth st, Nos. 41-47, windows, partitions to three 6-sty lofts; cost, \$850; owner, Hamburger Estate, 2051 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 193.

PEARL ST, s e cor Oak st, toilets, partitions to 5-sty tenement; cost, \$300; owner, W. B. Vanderpool, 37 West 76th st; architect, A. V. Burke, 220 Broadway. Plan No. 231.

PEARL ST, No. 484, doors to 6-sty tenement; cost, \$100; owner, J. M. Poggi, 454 Pearl st; architect, E. Wilbur, 120 Liberty st. Plan No. 232.

SCAMMEL ST, No. 19, 1-sty side extension, 10.6x10.4, to 3-sty brick dwelling; cost, \$275; owner, Sarah E. Vanzant, 19 Scammel st; architect, Henry Olmsted, 319 Macon st. Plan No. 203.

VARICK ST, No. 228, partitions, windows, toilets, to 3-sty dwelling; cost, \$300; owner, E. W. Murphy, 277 Bway; architect, A. V. Bourke, 220 Bway. Plan No. 215.

WATER ST, No. 241, roof, beams to 4-sty brick storage; cost, \$1,500; owner, H. D. Potter, Biarritz, France; architect, J. H. Knubel, 305 West 43d st. Plan No. 198.

WASHINGTON ST, No. 800, toilets, partitions, windows, skylights to 3 and 4-sty brick tenements; cost, \$700; owner, Frederick H. Downner, 786 Washington st; architects, Cantor & Livingston, 29 West 42d st. Plan No. 212.

WEST ST, Nos. 268-269, alter piers, to 5-sty storage; cost, \$500; owner, Annie L. Morris; architect, John H. Friend, 148 Alexander av. Plan No. 221. Robert Johnson, 204 East 58th st, has contract.

13TH ST, Nos. 416-424 West, Little West 12th st, Nos. 17-37, alter pent house, walls, steel beams to 3-sty brick publishing house; cost, \$2,500; owner, Estate Wm. Astor, 23 West 26th st; architect, Harry Stevenson, 380 Hancock st. Plan No. 213.

22D ST, Nos. 277-279 W, 1-story front extension, 15x11, doors, to 2 and 4-sty dwellings; cost, \$800; owner, Mary Drake, 277 W. 22d st; architect, O. Reissmann, 30 1st st. Plan No. 217.

24TH ST, Nos. 158-164 East, alter stalls, windows to three 2-sty stables; cost, \$22,000; owner, Fiss, Doerr & Carroll Horse Co., on premises; architect, E. T. Macdonald, 41 West 33d st. Plan No. 235.

24TH ST, Nos. 152-164 East, change stalls, tank, windows to 7-sty brick stable and warehouse; cost, \$25,000; owner, Centour Realty Co., 152 East 24th st; architect, E. T. Macdonald, 41 West 33d st. Plan No. 205.

33D ST, No. 28 East, partitions, windows to 4-sty store and dwelling; cost, \$7,500; owner, A. Curtis, Scarborough, N. Y.; architect, S. E. Gage, 340 Madison av. Plan No. 230.

38TH ST, Nos. 8-14 West, iron platforms, windows to 12-sty brick office and loft; cost, \$250; owner, J. J. Steindler Co., 32 Broadway; architect, J. A. Hamilton, 32 Broadway. Plan No. 204.

46TH ST, Nos. 127-129 East, Lexington av, Nos. 477-485, partitions, toilet fixtures, windows to 5-sty brick tenement; cost, \$50; owner, Lillian Realty Co., 221 West 33d st; architect, Edward Necarsumer, 507 5th av. Plan No. 196.

46TH ST, No. 22 West, 1-sty brick rear extension, 11.4x39.3, new front, steel columns to 5-sty brick residence; cost, \$6,000; owner, Mrs. Catherine L. Wainwright, 23 West 61st st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 225.

54TH ST, Nos. 549-547 W, tank to 5-sty factory; cost, \$1,550; owner, Ruth A. Wallace, 288 West End av; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 218.

93D ST, No. 53 E, 1-sty rear extension, 10x30, plumbing, fixtures, windows, to 5-sty dwelling; cost, \$1,000; owner, Abraham J. Dworsky, 53 E 93d st; architect, S. Sass, 32 Union Sq. Plan No. 216.

107TH ST, No. 200 East, partitions, store front to 5-sty brick store and tenement; cost, \$1,500; owner, Estate Eliza McManus, 45 East 42d st; architect, Richard Rohl, 128 Bible House. Plan No. 201.

107TH ST, No. 337 East, 1-sty rear extension, 25x20, walls to 3-sty brick factory; cost, \$250; owner, John Cullen, on premises; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 199.

110TH ST, No. 60 East, partitions, windows, toilets to 5-sty tenement and store; cost, \$1,000; owner, H. M. Goldberg, 309 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 190.

111TH ST, Nos. 308-310 West, partitions to 6-sty tenement; cost, \$50; owner, I. Braumen, on premises; architect, W. A. Faxon, 2376 31 av. Plan No. 229.

125TH ST, No. 112 East, erect electric sign to 7-sty brick theatre and offices; cost, \$2,000; owners, F. P. Proctor, Sr., and Jr., Larchmont, N. Y.; architects, Electric Carriage Call & Specialty Co., 173 Christopher st. Plan No. 207.



AMSTERDAM AV, w s, 136th to 138th sts, windows, partitions to 3-sty brick orphan asylum; cost, \$500; owner, Hebrew Orphan Asylum, on premises; architect, Edward Nearsulmer, 507 5th av. Plan No. 191.

BROADWAY, Nos. 194-6, toilets, skylight to 3-sty store; cost, \$500; owner, Childs Co., 200 5th av; architect, J. C. Westervelt, 36 West 34th st. Plan No. 236.

BROADWAY, No. 540, Crosby st, No. 78, pent house elevator shaft to 5-sty brick store and salesroom; cost, \$2,500; owner, Estate of Thomas Lewis, 299 Broadway; architect, L. Giller, 416 Broadway. Plan No. 206.

BROADWAY, n e cor 149th st, partitions, windows to 6-sty store and tenement; cost, \$250; owner, George Rosenfeld, 60 New St; architect, Wm. J. Carey, 1062 3d av. Plan No. 192.

BROADWAY, No. 205, lower beams, partitions to 4-sty brick store and loft; cost, \$650; owners, J. Hanan & Son, Front, Bridge and Water sts, Brooklyn; architects Seymour & Schonewald, 18 East 42d st. Plan No. 226.

COLUMBUS AV, No. 21, 60th st, No. 45 West, partitions, show windows, toilets to 5-sty brick store and tenement; cost, \$500; owner, Chas. H. Ketcham, 219 Palisade av, Yonkers; architect, L. A. Sheinart, 194 Bowery. Plan No. 210.

MADISON AV, Nos. 1538-1540, 2-sty rear extension, change stage to 2-sty brick dwellings; cost, \$15,000; owner, Rosalie M. Greenbaum, 1421 Madison av; architect, Harold L. Young, 67 West 125th st. Plan No. 197.

RIVERSIDE DRIVE, No. 190, 1-sty brick rear extension, 13.6x22, windows to 11-sty brick apartment; cost, \$500; owner, Townsend Realty Co., 1328 Broadway; architects, Townsend, Steidle & Haskell, 1328 Broadway. Plan No. 202.

3D AV, Nos. 2382-2396, 130th st, No. 136 East, Lexington av, No. 2145, 129th st, Nos. 141-147 East, block, extension to car house and office; cost, \$45,000; owner, 3d Av. Railway Co., 130th st and 3d av; architect, W. P. Seaver, 322 5th av. Plan No. 194.

5TH AV, Nos. 381-383, skylight, partitions to 6-sty brick store and loft; cost, \$1,000; owner, Isaac H. Peller, 381 5th av; architect, Samuel Sass, 32 Union sq. Plan No. 195.

5TH AV, n e cor 46th st, partitions, windows to 3-sty office and store; cost, \$600; owner, Fifth Ave. & 46th St. Co., 569 5th av; architect, C. I. Berg, 331 Madison av. Plan No. 228.

8TH AV, No. 414, 1-story brick rear extension, 17.3x15.6, to 3-sty brick store and loft; cost, \$400; owner, Jas. K. Pell Estate, 1267 Bway; architect, J. J. Lawlor, 360 W 23d st. Plan No. 222.

9TH AV, No. 247, change stairs, partitions to 6-sty brick storage; cost, \$100; owner, F. N. Du Bois, 191 9th av; architect, P. C. Hunter, 191 9th av. Plan No. 223.

11TH AV, n e cor 47th st, alter doors, piers, windows to 6-sty brick factory; cost, \$2,500; owner, American Meter Co., 47th st and 11th av; architect, L. Middleton, 103 Park av. Plan No. 200.

**Bronx.**

138TH ST, s s, 75 e Willis av, new exits, new partitions to 2-sty brick lofts and nicolette; cost, \$1,000; owner, Thos. McNamara, on premises; architect, Thos. W. Lamb, 501 5th av. Plan No. 42.

146TH ST, No. 269, 1-sty brick extension, 13.10x14.9, to 2-sty and attic frame store and dwelling; cost, \$625; owner, Antonio Delcioppo, on premises; architect, John C. Thacke, 370 East 145th st. Plan No. 40.

BARKER AV, No. 3052, new partitions to 2-sty frame dwelling; cost, \$200; owner and architect, Geo. Fieser, on premises. Plan No. 36.

BEDFORD PARK BOULEVARD, n e cor Decatur av, new partitions, etc., to 3-sty brick store and dwelling; cost, \$100; owner, Frederick W. Wirshout, 1229 3d av; architect, Leopold Cevi, 3211 Barnes av. Plan No. 38.

BROOK AV, n w cor 152d st, erect two steel cooling towers upon 3-sty brick packing house; cost, \$2,600; owners, Swift & Co., 32 10th av; architect, Barton H. Coffey, 149 Broadway. Plan No. 43.

MORRIS AV, e s, 93.5 n 150th st, 3-sty brick extension, 25.6x17, to 3-sty frame store and dwelling; cost, \$450; owner, Vito Pittaro, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 37.

PROSPECT AV, e s, 120 n 167th st, new columns, new girders and install heating plant to 1-sty brick stores and dwelling; cost, \$3,500; owner, Solomon Weinstein, 1149 Stebbins av; architect, Arthur Aretander Co., 391 East 149th st. Plan No. 39.

TINTON AV, No. 923, new windows, new partitions, etc., to 3-sty frame dwelling; cost, \$1,500; owner, Francis DeVivo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 41.

**Brooklyn.**


BARTLETT ST, No. 65, 1-sty brick extension, 18x15; cost, \$450; owner, Abr. Rosenberg, on premises; architect, Abr. Markwitz, 225 Hart st. Plan No. 365.

CLAY ST, s s, 125 e Oakland st, new windows, etc.; cost, \$3,000; owner, John Hassal (inc.), on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 383.

CHAUNCEY ST, No. 114, new toilet, etc.; cost, \$80; owner, Michael J. Meehan, on premises; architect, Wm. Sheridan, 412 Tompkins av. Plan No. 439.


COLUMBIA ST, w s, 25 n Degraw st, new show windows, etc.; cost, \$500; owner, Mary J. F. Pratt, 179 Degraw av; builder, —. Plan No. 400.

DEAN ST, n w cor 5th av, new sky sign, etc.; cost, \$400; owner, Wm. Meyer, Fulton st and Hick st; builder, Walter A. Falon, 2376 3d av. Plan No. 438.



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FULTON ST, w s, 26 S Pierrepont st, new partitions, etc.; cost, \$200; owner, Kate Dur-yea, 46 Remsen st; architect, Parfitt Bros., 26 Court st. Plan No. 396.

FULTON ST, s e cor Smith st, new doors, etc.; cost, \$200; owner, Albert J. Nutting, on premises; architect, Albert Ullrich, 371 Fulton st. Plan No. 379.

HENRY ST, No. 498, new plumbing, etc.; cost, \$58; owner, S. Fantawousa, 67 Carroll st; builder, —. Plan No. 427.

HENRY ST, w s, 20.10 n Cranberry st, new partitions, etc.; cost, \$1,300; owner, Henry C. Langhaar, 1244 Pacific st; architects, Hutton & Buys, 311 Madison av, New York. Plan No. 381.

HOPKINS ST, Nos. 128-130, new toilet compartment, etc.; cost, \$400; owner, Mollie Erde, 126 Hopkins st; architect, Abr. Markovitz, 826 Manhattan av. Plan No. 430.

HALSEY ST, n w cor Saratoga av, new booth for moving pictures, etc.; cost, \$160; owner, Ed. Stemler and ano, 579 McDonough st; builder, Eagle Iron Works, 850 DeKalb av. Plan No. 350.

HICKS ST, Nos. 7-9, new walks, etc.; cost, \$200; owner, Elsie J. Tummel, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 389.

HUMBOLDT ST, No. 716a, new partitions, etc.; cost, \$150; owner, Morris Baron, on premises; architect, Jos. McKillop, Jr., 154 India st. Plan No. 353.

IMLAY ST, w s, 228.10 s Summit st, new partitions, etc.; cost, \$300; owner, N. Y. Dock Co., 10 Bridge st; architect, J. W. Galbreath, foot Montague st. Plan No. 409.

LOVE LANE, s s, 50.1 e Hicks st, new boiler room, etc.; cost, \$200; owner, Sarah Furst, 55 Pierrepont st. Plan No. 360.

LORIMER ST, No. 157, 1-sty frame extension, 4.6x7; cost, \$300; owner, Israel Ginsberg, on premises; architect, Tobias Boldstone, 18 Beaver st. Plan No. 355.

MCDUGAL ST, No. 211, new gas pipe, etc.; cost, \$150; owner, M. Schuster, on premises; builder, —. Plan No. 367.

MORTON ST, s e cor Wythe av, 1-sty brick extension, 18x40.10; cost, \$4,000; owner, Philip P. Fitzsimmons, 170 Broadway; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 354.

NORTH ELLIOTT PL, Nos. 84 to 90, new gas fixtures, etc.; cost, \$92; owner, John Thatcher, 60 Park av; architect, John R. Thatcher, 275 Bridge st. Plan No. 393.

NORTH 11TH ST, Nos. 99-117, new cornice, etc.; cost, \$300; owner, N. Y. Drunine Chem. Works, 114 William st, New York; architect, Jos. Braun, 165 Russell st. Plan No. 416.

POWELL ST, No. 317, repair fire damage, etc.; cost, \$500; owner, Rebecca Hurowitz, 1560 St. Marks av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 414.

STERLING PL, No. 584, new extension, 8.8x 8.6; cost, \$750; owner, Patrick McGivney, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 370.

SMITH ST, Nos. 395-397, 3-sty brick extension, 24x29.8; cost, \$6,000; owner, Henry S. Chardavoine, 14 1s pl; architect, Louis A. Hornum, 145 East 42d st. Plan No. 428.

WYONA ST, Nos. 392-394, 2-sty and basement brick extension, 40x35.4; cost, \$7,000; owner, Bernard Schnall, 370 Bradford st; architect, Jacob Fisher, 296 East 3d st, New York. Plan No. 394.

WALWORTH ST, No. 94, new sinks, etc.; cost, \$200; owner, Antonio Carvelli, on premises; architects, Glucroft & Glucroft, 134 Graham av. Plan No. 402.

WALLABOUT ST, No. 346, new roof; cost, \$500; owner, Max List, on premises; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 358.

WYONA ST, w s, 20 n Belmont av, new plumbing; cost, \$25; owner and builder, Sam Lipshitz, 312 Wyona st. Plan No. 366.

WEST ST, e s, 60 s Neptune av, repair decayed piles, etc.; cost, \$400; owner, Desmond Dunne, 248 Montague st; builder, John Von Hograf, 23d st and Neptune av. Plan No. 364.

15TH ST, s s, 93.11 w 3d av, 2-sty and basement frame extension, 15.11x15; cost, \$300; owner, Minnie Kaiser, 70 1/2 15th st; architect, Harold G. Dangler, 215 Montague st. Plan No. 348.

18TH ST, No. 375, 1-sty frame extension, 20x 15; cost, \$100; owner, Chas. Gutersloh, on premises; architect, W. H. Worth, 358 17th st. Plan No. 357.

ATLANTIC AV, n w cor Miller av, new partitions, etc.; cost, \$250; owner, Mary A. Barry, 81 Schenck av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 352.

ATLANTIC AV, No. 934, new plumbing, etc.; cost, \$65; owner, Vincent Missio, on premises; builder, H. Aronson, 1039 Fulton st. Plan No. 408.

BROADWAY, No. 1200, new store front, etc.; cost, \$800; owner, Bradt, 267 Ryerson st; builder, Naughton Const. Co., 76 William st. Plan No. 404.

BROADWAY, Nos. 1746 to 1750, new partitions, etc.; cost, \$1,500; owner, Julius Hilder, 233 West 70th st, New York; architect, Wm. Debus, 914 Broadway. Plan No. 369.

DIVISION AV, No. 209, new partitions, etc.; cost, \$150; owner, Herman Berman, 81 S. 5th st; architect, Tobias Goldstone, 18 Beaver st. Plan No. 398.

EMMONS AV, s e cor Hinsman st, 1-sty frame extension, 15x48; cost, \$200; owner, Dominick O. Hagner, on premises; architect, Richard Marzari, 281 West 6th st. Plan No. 399.

FLUSHING AV, s w cor Ryerson st, new tank on roof, etc.; cost, \$3,000; owner, Wm. B. A. Jurgens, on premises; architect, Rusling Co., 39 Cortlandt st, New York. Plan No. 370.

FRANKLIN AV, e s, 310 n Park av, new windows, etc.; cost, \$600; owner, Gutta Percha &

Rubber Mfg. Co., 53 Franklin av; architect, Benj. Flinkensieper, 134 Broadway. Plan No. 410.

GRAHAM AV, No. 174, new show windows, etc.; cost, \$150; owner, Henry Kasan, on premises; builder, Henry M. Entlich, 29 Montrose av. Plan No. 391.

HARRISON AV, No. 112, new windows, etc.; cost, \$55; owner, Eva Schwartz, 146 Heyward st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 392.

HARRISON AV, No. 168, new partitions, etc.; cost, \$300; owner, Saml. Schneider, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 436.

JOHNSON AV, No. 16, new stairway, etc.; cost, \$200; owner, Jos. Volkommer, 1293 Broadway; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 396.

LEXINGTON AV, s s, 325 E Sumner av, new partitions, etc.; cost, \$600; owner, Oscar Altman, 178 Lewis av, builder. Plan No. 388.

LIVONIA AV, No. 383, new toilet compartment; cost, \$300; owner, Julien Masson, 191 8th av, New York; architect, Max Hirsch, 186 Remsen st. Plan No. 437.

MYRTLE AV, No. 1015, new partition, etc.; cost, \$200; owner, Sam'l Sokloff, 1013 Myrtle av; architect, Tobias Goldstone, 18 Beaver st. Plan No. 356.

MANHATTAN AV, No. 931, new doorway; cost, \$50; owner, David Goodman, on premises; builder, —. Plan No. 363.

MARCY AV, No. 439, 1-sty frame extension, 2.10x6.6; cost, \$100; owner, Fanny Greenfield, on premises; architects, Glucroft & Glucroft, 134 Graham av. Plan No. 401.

SHEFFIELD AV, w s, 77 s Liberty av, new partitions, etc.; cost, \$350; owner, Piel Bros., Liberty av and Georgia av; architect, Herbert Droser, 417 East 57th st, New York. Plan No. 413.

SUTTER AV, No. 415, new walls, etc.; cost, \$250; owner, Louis Bernstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 429.

18TH AV, n w cor Benson av, new toilet compartment; cost, \$250; owner, Geo. Hill, 41 Park Row; architect, C. Schubert, 13th av cor 86th st. Plan No. 412.

## Queens.

WINFIELD.—Rowan pl, e s, 180 n Thompson av, raise dwelling 10 ft and erect new brick foundation; cost, \$450; owner, Annie Clayden, 47 Rowan pl, Winfield. Plan No. 43.

FLUSHING.—Myrtle av, n s, 51 w 15th st, general repairs after fire damage, reshingle roof; cost, \$150; owner, Marth Nelson Estate, premises. Plan No. 44.

RICHMOND HILL.—Grant st, s w cor Cleveland av, extend porch; cost, \$70; owner, Annie J. Siger, premises. Plan No. 44.

LONG ISLAND CITY.—13th av, w s, 100 s Vandeventer av, 1-sty to be added to top gravel roof; cost, \$1,500; owner, Frank Vavra, 369 13th av, L. I. C.; architect, Jacob Berger Co., 359 13th av, L. I. C. Plan No. 46.

ROCKAWAY BEACH.—Bond av, Nos. 31-33, 2 1/2-sty frame extension on front, 40x47, shingle roof, new plumbing; cost, \$5,000; occupied as boarding house; owner, Benjamin Friedman, 155 Grand st, Brooklyn; architect, Lee Samenfeld, S East 42d st, Manhattan. Plan No. 47.

COLLEGE POINT.—3d av, No. 692, erect frame coal bin, 7x12; cost, \$40; owner, Rheinfeld Gaekle, 688 Onderdonk av, Ridgewood. Plan No. 48.

CORONA.—Central av, e s, 100 s Beuna Vista av, erect new concrete foundation; cost, \$300; owner, Carl Kleinhardt, 89 Central av, Corona. Plan No. 49.

LONG ISLAND CITY.—Crescent st, No. 156, erect new steel electric sign; cost, \$50; owner, er, Victor Camlek, on premises. Plan No. 50.

LONG ISLAND CITY.—Flushing av, No. 11, erect new steel electric sign; cost, \$50; owner, Rudolph Goldsand, on premises. Plan No. 51.

## Richmond.

ELM AV, s s, 100 w Jewett av, alter frame storage; cost, \$65; owner, Mrs M M Ferguson; builder, A T Nichol. Plan No. 16.

STATE ST, Nos. 32-34, Stapleton, alter store into dwelling; cost, \$35; owner not given; builders, J. Segler, 33 Pine st, New Brighton. Plan No. 20.

TARGEE ST, e s, 250 s Broad st, Stapleton, 1-sty frame extension to store and dwelling; cost, \$650, owner, Wm McKenzie, Tompkinsville; architect, Chas B Hewker, Tompkinsville; builder, J. Karlsson, Tompkinsville. Plan No. 22.

CASTLETON AV, s s, 30 e Columbia st, alter frame laundry; cost, \$725; owner, Richmond Co Laundry Co; builder, Hy Spruck & Son. Plan No. 23.

GREENLEAF AV, e s, 400 Post av, alter frame dwelling; cost, \$150; owner, John Juehrs, builder, Ule Thorsen. Plan No. 17.

GARRETSON AV, e s, 75 s Centre st, brick church; cost, \$5,000; owner, St Patricks R C Church; builders, Neville & Bagge. Plan No. 24.

MONTGOMERY AV, e s, cor Richmond Tpk, New Brighton, alter brick store and dwelling; cost, \$100; owner, Fred Benschler, 153 Montgomery av; builder, Chas Beinert, Stapleton. Plan No. 15.

MANOR RD, e s, 2,500 s Bradley av, alter T C and concrete corridors and tunnels; cost, \$50,000; owner, City of N Y, Dept Public Charities, foot of East 26th st, N. Y. C.; architect, R. F. Almirall. Plan No. 19.

VAN PELT AV, e s, 125 s Division av, Mariners Harbor, extension to frame dwelling; cost, \$75; agent, John A Snyder, 79 Central av; Mariners Harbor; builder, Jas C. Bush, 125 Siminon av, Port Richmond. Plan No. 21.

WILLOW BROOK RD, n s, 50 n New Port Richmond rd, Willow Brook, add to frame dwelling; cost, \$500; owner, E. J. Field, Port Richmond; builder, Edw Mersereau, Post av, West Brighton. Plan No. 18.



**Government Work.**

WASHINGTON, D. C.—Proposals for Foundry Building will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until February 17, for new foundry building at the navy yard, Washington, D. C. Plans and specifications can be obtained on application to the bureau. R. C. HOLLYDAY, chief of bureau.

MARE ISLAND, CAL.—Proposals for Shell House will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until February 17, for a shell house at the United States naval magazine, Mare Island, Cal. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard, Mare Island, Cal. R. C. HOLLYDAY, chief of bureau.

NEW YORK.—Sealed proposals will be received at the office of Depot Quartermaster, N. Y. C., until February 14, for furnishing, schedule 275, 14,510 rods wire fence; 8 bars, 49 inches high, 12-inch stays; 5 wire gates, galvanized steel; 35 corner posts, galvanized steel; 10 end posts, galvanized steel, and 15,000 line posts, galvanized steel. For further information address M. GRAY ZALINSKI.

WEST CHESTER, N. Y.—All bids received by the U. S. engineer, Army Building, N. Y. C., for dredging and rock removal in West Chester Creek, New York, have been rejected. New bids are to be called for.

ANNAPOLIS, MD.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until February 24, for the completion of the crypt of the chapel at the United States Naval Academy, Annapolis, Md. Plans and specifications can be obtained on application to the bureau. WM. M. SMITH, chief clerk in charge of bureau.

NEW YORK.—Sealed proposals will be received until February 8, for pneumatic door operating devices at the United States post office, N. Y. C. McKim, Mead & White, 160 Fifth ave, are the architects.

UNION, S. C.—Sealed proposals will be received until February 27, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring and interior lighting fixtures), of the United States post office at Union, S. C. JAMES KNOX TAYLOR, Washington, D. C., supervising architect.

**Personal and Trade Notes.**

LEE SAMENFELD, architect, formerly of 367 Fulton st, Brooklyn, has moved his offices to 8 East 42d st, N. Y. C.

JAMES R. SEAL CO., INC., beg to announce their removal from 123 West 24th st to new and larger quarters at 159-161 West 25th st. They have incorporated and have added facilities for executing contracts promptly to the entire satisfaction of the trade.

CHARLES CRANFORD, vice-president of the Borough Development Co., composed of William F. Donovan, ex-Sheriff Frank D. Creamer, Charles Cranford and C. R. Van Etten, received word this week that the contract for the disposal of garbage, ashes and rubbish in the city of Boston had been awarded to the company. The contract is for ten years and the bid of the company was \$1,432,000.

S. ALONZO BOWERS, of 32 Union sq, one of the most expert architectural and technical photographers in the city, was found dead in his studio Sunday night. His funeral was held Tuesday night and was attended by architects, members of the Salmagundi Club, his fellow members of the G. A. R. Post and others with whom his duties brought him in touch. He had done much photo work for architects, of prominence. The interment was on Wednesday morning at Kensico. Mr. Bowers had a fine war record in the 62d Regt. N. Y. Vol. (Anderson's Zouaves) and had reached his 69th year. The profession will regret the loss of an able and indefatigable worker, though his younger associates on whom his labors have lately fallen will still continue his work.

GEO. H. M'CORMICK has severed his connection with the Opalux Co., manufacturers of glass globes, of 258 Broadway, to take effect Feb. 10. He will announce his new connection later.

P. TILLION & SON, architects, beg to announce that they have moved their office to the Park Building, 381 Fulton street, opposite Borough Hall, Brooklyn. Telephone Main 4456.

THE MASONS' SUPPLY COMPANY has removed its offices from 529 to 573 Water st.

S. HERMAN & SON, general contractors, wish to announce that they have opened offices at 388 Third av.

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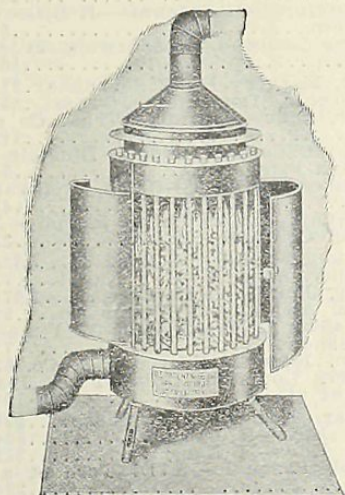
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## RICHMOND'S BOULEVARDS.

## The Borough President's Views on How New Parkways Should Be Paid For.

Borough President Cromwell, induced by the agitation against laying out "Ocean View Parkway," has in a public letter given his views on modern city planning, and especially on the method that should be followed in levying assessments for new streets in the Borough of Richmond. He says:

"I assume that it is the policy of the city authorities to have the city at large stand a portion of the expense of opening wide streets, where the traffic is considerable to and from the central borough; and would suggest that the same division of costs would be proper for the widening of all streets to 80 feet or over in this borough leading from ferry to ferry, and to all thoroughfares 100 feet wide and five or more miles long, with the exception that where the streets open up property only the excess of the cost over a sixty-foot street be distributed as above.

"Since the city at large has paid for most of its parks and is proposing to pay for those now under consideration, it would seem unfair to have a special method for the Borough of Richmond, particularly as experience shows that values due to parks in the vicinity increase slowly in unimproved territory. If, however, all boroughs were treated alike and the cost of the boundary street included, the apportionment of cost as for boulevards might be reasonable, but I would be inclined to reduce the local assessment to, say, fifteen per cent.

"As streets and parks are acquired for all time and their right development more of future than of present advantage, it would seem that the cost should be spread over a series of years, and that there is greater reason for a bond issue in these matters, than for many improvements which are paid for by their issue.

"In this connection I wish to state that there are a number of places in our present thoroughfares which, for present economy and safety, I think should be improved at once, notably the sharp turns in Richmond terrace and Amboy road. The additional time taken and wear and tear in going around the bends in Richmond terrace would, I fancy, if capitalized, pay for the improvements in a short time. Some of the bends in Amboy road are nearly as dangerous as the grade crossings. At present time they could be removed at small expense. Developments are contemplated in at least one case which may make the improvement expensive and difficult.

"The report treats of certain features to which attention was called by the board's chief engineer and the broader questions of boulevard and park opening.

"There is no doubt that at the present time in general property could wisely be secured for both small and large parks, and that connecting boulevards should be provided for and in many instances the necessary land be acquired. How far the cost of developing there should be carried on at the present time, is a matter of judgment and prospective expense. There is no doubt that parks and boulevards

enhance values somewhat in their immediate neighborhood; but except to a very small extent a park benefits a large district and a boulevard is of chief value for through travel.

"We are rather inclined to suggest for the acquisition of parks the assumption of fifty per cent. of the cost by the city at large; thirty per cent by the borough, payable from twenty-year bonds, and twenty per cent. assessed over a limited district payable in ten even annual instalments, interest account being estimated and divided throughout the period. As to boulevards, a similar policy should prevail where the widening of existing thoroughfares is affected. Where new thoroughfares are created, the proportionate cost for widths up to sixty feet should be paid for according to general street opening principles. For the additional cost beyond sixty feet, the previously suggested apportioning to control.

"We believe that with a policy such as has been outlined, the Borough of Richmond can be readily provided with boulevards and parks which will be absolutely essential for the future, and are desired by the present property owners provided the expense is not burdensome."

## FORWARD MOVEMENT.

## Real Estate Board Co-Operating With the Merchants' Association.

The Real Estate Board of Brokers of the City of New York is co-operating with the Merchants' Association in the movement for the protection and development of New York's business and property interests. In a letter which Secretary Elisha Sniffin has sent to every member of the board and to a thousand other brokers, owners and builders, he says it is of the utmost importance to the future of New York City as the commercial pivot of the United States that by a concerted effort, broad in its scope, its business men should not only keep and foster what it already has, but should also "go after and get what New York City is entitled to," and endeavor to make this the premier city of the world.

The Secretary says the governors of the Real Estate Board are in hearty accord with the movement and are sure that the real estate interests of the city will be materially benefited by it. Enclosed with the letter is an announcement of the new activities that have been undertaken by the Merchants' Association, which are briefly these:

1. A Traffic Bureau: To protect New York in the readjustment of freight rates. Neglect in this matter means the exclusion of New York from wide trade fields, by reason of freight rates made to favor other cities, and to operate against this city. To assist individual shippers in relation to rates, routes, claims, etc.

2. An Industrial Development Bureau: To attract manufacturing industries to this City by giving wide publicity to the many economic advantages which New York has to offer. To promote the development of the City's terminal and shipping facilities. To promote transit facilities which will make possible the wide

distribution of the population, thereby assuring low rents and favorable wage conditions.

3. A Convention Bureau: To secure for New York as many as possible of the important and desirable conventions. To promote exhibitions devoted to special lines of business such as the Automobile Show, the Electrical Show, etc.

4. A Foreign Trade Committee: To promote the development of export trade (particularly in manufactured products), whose growth will be of especial advantage to New York.

5. A Publicity Bureau: To promote these and other purposes of the association by proper publicity.

William Fellows Morgan, of the Merchants' Association, says: "What New York needs and what we are about to have is, one large central body, fully financed and fully equipped, to represent the whole city of New York whenever its business interests are endangered."

A special finance committee has been organized by the Merchants' Association to secure the underwriting of \$75,000 a year for two years.

## New Encroachment Order.

Borough President McAneny has asked the Board of Estimate for authority to order the removal of encroachments from the sidewalks along Broadway in sections where action to this effect has not already been taken. Last summer orders were issued against building projections on Broadway between 24th and 34th streets and between 42d and 45th. The new order will clear the sidewalks in the other sections between Battery and Columbus Circle and also in Maiden Lane, Vesey, Cortlandt and Dey streets throughout their entire length, and in Liberty street between Pearl and West.

The preliminary routine through which the resolution will pass calls for an examination by the Board of Estimate's engineer, and that, together with the approval of the Board of Estimate, would bring the beginning of actual work around to about April 1, Mr. McAneny said.

As to those encroachments which could not be moved back—practically, the Borough President said there would be no disposition to ask for the impossible, but if on careful examination and measurement such cases arose it might be that the city could arrange to collect a rental for the ground encroached upon from the building in question. That would be a matter to be discussed later.

—Bank clearings indicate a satisfactory movement in distributive trade and railroad earnings do not bear out the pessimistic predictions made at this time a year ago by various railroad men regarding the transportation business.

—The Otis Elevator Company reports that many three and four-story hotels and business houses are being erected in the Orient for which modern electric elevators are coming to be adopted. This particular form of progress is specially noticeable in the larger Japanese cities.

## 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.

Jan. & Feb.	
27 Archibald, Frank D—Interstate Distributing Co.	569.41
27 Adams, Harry G—Bemis & Vosburgh	81.74
27 Altieri, Peter—N Y Tel Co.	36.28
27 Antonopolo, Costa D—T A Kneele et al	335.17
29 Allen, Edw E—E Biglin	941.36
30 Armstrong, Martha—E M Loughlin	166.20
30 Auerbach, Herman—Commercial Trust Co of N Y	31,219.99

30 Abramowitz, Harry S—W F Clements	126.04
30 Arnoldi, Henry K—M Luria	64.65
30 Adler, Jacob—H Penstein	155.65
30 Alexander, Henri P—E L Montgomery et al	173.54
30 Attel, Abr—J Edelman	84.67
30 Anderson, Isaac E O—F Trau	93.41
31 Anderson, Fredk W—R Gennerich	50.88
31 Appelson, Barnet—J Narzisenfeld	16.56
31 Accattato, Azy—City of NY	28.87
1 Albee, Reid—A R Roemisch	29.33
1 Aarons, Wm—A E Levy	122.26
2 Anderson, Mary & Camille Olivette—People, &c.	500.00
2 Atwell, Julia D—Electric Carriage Call & Specialty Co.	93.81
2 Apotheker, Wm—W J Baldwin, Jr. Heating Co.	87.65
2 Alexander, Henri P—M Balik	172.50
2 Altmark, Chas & Max Greenwald—S Gelfand	358.78
27 Brown, Geo—V A De Carlo	527.25
27 Brown, Jos M—N Y Tel Co.	29.31
2 Brady, Jno J, Michael Gioe and Lloyd Sabauda—L Senor	3,155.72
27 Bernard, Julia D—University Savgs Bank	894.59
27 Breitenfeld, Karl V B—H S Rich & Co.	94.15
29 Bassett, Harold—Musical Courier Co.	428.64

29 Berman, Benj—Copland-Raymond Co.	116.90
29 Battelle, Terressa—Hickson & Co.	260.35
29 Bornstein, Wolf & Jennie—H B Loewenstein	69.30
29 Bloom, Louis—L Rosenzweig et al	161.32
29 Blyth, Margery H—E Sevenhaar	314.80
29 Bochicchio, Domenico—J Tassi	1,678.54
29 Baker, Chas—Equitable Trust Co of N Y	145.70
29 Blier, Chas & Isidor Einstein—Adolph Prince Co.	56.95
29 Berkman, Felix T—Reich, Reinhart Co.	42.25
29 Buchanan, Jas & Philip Murphy—N Y Tel Co	32.29
29 Binniker, Fredk—C L Rose	333.90
29 Bremner, Saml K—G F Nagel	71.92
29 Bailey, Jas H—G Burnett	1,678.73
29 Bruno, Alessandro—Nectar Co.	92.00
29 Bell, Chas R & Mortimer W Pyne—S Dashew	77.80
30 Bloom, Edw L—Brewster & Co	582.64
30 Becker, Louis by gdn—T H Joseph et al	costs 108.18
30 Blessar, Nestor—A D Sasso	230.70
30 Bray, Edw—P Lang	504.42
30 Bray, Edw—H Lang	322.42
30 Biondi, Pasquale—A Di Tore et al	224.72
30 Brooks, Peter—P J Saulson	648.75



- 30 Brill, David—E L Jones . . . . .60.00  
 30 Byrne, Francis J—S C Mills . . . . .59.65  
 30 Block, Jos—C T C Willard Co. . . . .240.91  
 30 Brown, Louis H—C Duncan . . . . .233.71  
 31 Bowman, Myrtle—R G Williams . . . . .1,114.82  
 31 Burns, Jas C—S Hoffman . . . . .60.05  
 31 Boulton, Frank R—H M Ward et al . . . . .650.06  
 31 Barnes, Thos C—A Abrams . . . . .289.97  
 31 Benton, Benj H—Acker, Merrill & Condit Co. . . . .81.64  
 31 Bellman, Otto—Piel Bros. . . . .68.46  
 31 Brennan, Henry D—Acker, Merrill & Condit Co. . . . .220.35  
 1 Brown, Rose—S Floorschimer . . . . .1,400.00  
 1 Beecher, Chas H—Oakes & Dow Co . . . . .175.11  
 1 Burns, Wm H—Walter M Smith Co . . . . .70.13  
 1 Brello, Jos—Knochenauer & Merelli . . . . .167.72  
 1 Baron, Gustav—Mail & Express Co . . . . .42.91  
 2 Butinsky, Morris—M Schiffman . . . . .83.33  
 2 Barnett, Louis & Florence—N Whitman et al . . . . .33.81  
 8 Bergman, Henry—J Finck . . . . .402.91  
 2 Berman, Isidor—G H Rosesblatt . . . . .34.41  
 2 Bickel, Jno J—N T Brown . . . . .119.75  
 2 Barnett, Joe—J Bernstein . . . . .82.65  
 2 Bernard, Jno—H L Bienenfeld . . . . .9.01  
 27 Cameron, Maude W—Marcus & Co . . . . .625.16  
 27 Chidsey, Nathan B—Funk & Wagnalls Co. . . . .22.31  
 27 Clark, Nannie J—A F Grimm . . . . .41.88  
 27 Carroll, Genevieve—N Y Tel Co. . . . .39.63  
 27 Carter, Bennet C—G F Bryan . . . . .64.40  
 27 Covelle, Angelo & Newxiomte Forlenzo—People & C. . . . .1,000.00  
 27 Chamberlain, Wm J—Browning, King & Co. . . . .946.58  
 29 Cromley, Jas B—Gotham Natl Bank of N Y . . . . .320.10  
 29 Capers, Le Grand B—F I Milliker . . . . .75.96  
 29 Crystal, Israel—Green Bros Co, Inc. . . . .38.58  
 29 Crosby, Reha S—121 Madison Av Co . . . . .469.61  
 29 Cohen, Jacob—N Y Tel Co. . . . .31.72  
 29 Coyne, Emma M—R S Stern et al . . . . .115.66  
 29 Collins, Sadie E—S Friedman . . . . .2,433.12  
 29 Clute, Chas—G S Graham . . . . .109.90  
 30 Cheppu, Wm H—A Schuster et al . . . . .160.36  
 30 Cooper, Chas & Joe or Jos Pollak—J Rosenkrantz . . . . .289.35  
 30 Canfield, Frank & Jno Smith—W F Mattes . . . . .50.23  
 30 Cooperman, Louis & Sigmund—Wm Brody & Co . . . . .39.28  
 30 Crawford, Thos J as prst & Geo S Clark, treas—J Grant Senia Press . . . . .88.77  
 30 Crystal, Israel—P Levitt . . . . .107.51  
 30 Cohen, Chas J—J T Robinson & Son . . . . .225.21  
 30 Capers, Wm W—M Arnheim . . . . .31.58  
 31 Clunan, Albt—J M Hodson . . . . .342.14  
 31 Carhart, Amory S—J X Coughlan . . . . .99.15  
 31 Cavola, Mike & Chas McCauley—People & C. . . . .200.00  
 31 Crumm, Wm & Geo E Barre—People & C. . . . .200.00  
 31 Cullinan, Jno—A Heller et al . . . . .65.29  
 31 Chaszar, Andw—Jacob Streifer Co. . . . .29.72  
 1 Castellano, Henry—R Lewitus . . . . .162.11  
 1 Cohen, Edw E—Durland Co. . . . .208.72  
 1 Cunningham, Mary B & Sym F—E C Manley . . . . .3,272.36  
 1 Cohen, David—E P Tompkins et al . . . . .155.52  
 2 Chapman, Wm—Consolidated Fireworks Co of America . . . . .127.66  
 2 Cajano, Vincent M—Indiana Cut Stone Works . . . . .69.72  
 2 Cohen, Morris—Jos Stern & Sons Inc . . . . .75.11  
 2 Cattanio, Antonio—D Longe . . . . .74.96  
 2 Carlson, Andrew—C J Macaulay . . . . .183.43  
 2 Cohen, Philip L—E A Bush et al . . . . .936.42  
 2 Coyle, Jas E—A J Mora et al . . . . .39.93  
 27 Donovan, Timothy—N Y Tel Co. . . . .36.74  
 27 Dillabough, W J Edw—Douglas & Ratcliff Ltd . . . . .232.41  
 27 Daniels, Geo & Julius Martinson—People & C. . . . .1,500.00  
 27 Dunn, Daisy—L W Briggs . . . . .37.89  
 27 Douglas, Mildred—J Cummings . . . . .114.91  
 27 Donnenbaum, Chas J—Kilgou Mfg Co. . . . .115.00  
 29 Drew, Geo F—A H Joline . . . . .74.50  
 29 Doctor, Emanuel—Richd E Thibaut, Inc. . . . .38.58  
 29 De Pastor, Constance L—Jno Wana-maker, NY . . . . .418.74  
 29 Dobson, Patk J—G German . . . . .91.89  
 29 Dresing, Herman H—C Lindemann . . . . .89.24  
 29 Dongan, Edw—Equitable Trust Co. . . . .91.29  
 29 Dempsey, Julia A—M A Martin . . . . .22.65  
 29 Doughty, Alice M—M N Crosby . . . . .44.74  
 29 Dunwoody, Harry L—E A Stevens . . . . .1,525.10  
 29 Degan, Thos S—Jno Burke Importing Co. . . . .488.85  
 30 Donaldson, Evelyn—J F McKernon . . . . .1,332.78  
 30 Durie, David Jr & Nathan B Levin Co—Harlem Supply Co Inc. . . . .210.97  
 30 Diaso, Rocco—Moyer & Anselm . . . . .254.31  
 30 Dickson, Herbert M—H Fley . . . . .174.42  
 30 Dale, John J—L F Diehl . . . . .491.06  
 30 Diesinger, Cecile—E Blumenstiel et al . . . . .227.22  
 31 Dickstein, Saml—I Nussbaum et al . . . . .96.00  
 31 De Brauwere, Louis—A de Brauwere . . . . .\$4,219.11  
 31 Delaney, Mary A—T P Eagan . . . . .101.87  
 31 De Mauriac, Guy De & R Wilmot Appleton—J Klugman . . . . .138.48  
 31 D'Ascoli, Wm R—A Sila Inc. . . . .203.91  
 31 Denny, Warren J—J P Dolan . . . . .118.02  
 31 Dooley, Wm G—F R Dooley . . . . .53.65  
 31 Dunlop, Eliza C, Jno W Bartlett & Title Guar & Trust Co exrs—C J Wells et al . . . . .costs, 82.85  
 31 Di Blase, Biaggio, Henry Stephens—B Archbold . . . . .534.41  
 31 Dixson, Agnes—A D Thompson . . . . .costs, 128.28  
 1 Douglas, Curtis—W S Lawson et al . . . . .86.10  
 1 Durie, David Jr & Nathan B Levin Inc—Harlem Supply Co. . . . .273.02  
 1 Davidson, Saml & Ruby or Rua—L Werner . . . . .172.36  
 1 Dougherty, Jack—Bowling Green Distilling Co . . . . .233.65  
 1 Daly, Jno E—Stock Quotation Tel Co . . . . .27.42  
 1 Duffy, Thos—A Bonnick et al . . . . .71.30  
 2 Del Papa, Anthony—H Mock et al . . . . .362.47  
 2 Daly, Wm—Ferdinand Werstheimer & Sons . . . . .210.91  
 2 Di Clemente, Nicholas or Nicholas D Clements—V Chiapinelli . . . . .182.99  
 2 Difede, Domenico & Mariangela—F Guastella . . . . .214.41  
 2 Diamond, Peter & Meyer Skebel—B Eises . . . . .62.41  
 29 Epstein, Henry & Saml Winner—H Simon . . . . .89.41  
 29 Ennis, Alfred—Waldorf Astoria Hotel Co. . . . .893.60  
 29 Elliott, Clarence P—Equitable Trust Co, NY . . . . .369.01  
 29 Engle, Horace M & Geo S Ettl. —R R Ettl. . . . .22,091.66  
 30 Emmons, Forrest & Jno M Creamer\*—Fisk Rubber Co . . . . .72.61  
 31 Egan, Jerald by gdn—Quayle Co . . . . .costs, 228.13  
 31 Eisenberg, Saml—M Eisenberg, 1,000.00  
 1 Egan, Chas E—NY Dock Co. . . . .105.24  
 1 Egner, Wm—Robt Gordon & Son Inc . . . . .31.42  
 2 Eichner, Emanuel A—A C Weaver . . . . .45.85  
 2 Enton, Harry—Jos Stern & Sons, Inc . . . . .92.64  
 2 Egeman, Wm A—Lichtenstein Millinery Co . . . . .929.62  
 2 Epstein, Sol B—A Zierner et al . . . . .46.20  
 27 Feiser, Henry J—J Bossert et al . . . . .746.81  
 27 Flaum, Sam—Arzberger & Grum . . . . .74.76  
 27 Field, Nathaniel—Wilkie Rubber Mfg Co. . . . .230.51  
 29 Freidenfeld, Aaron—A H Joline et al . . . . .70.50  
 29 Finger, Jos—Chesebro Whitman Co . . . . .23.87  
 29 Frank, Moses A—City of NY . . . . .254.41  
 29 Fromm, Adolph—J M Fishel et al . . . . .1,217.95  
 29 Fredella, Jos—E K Bloch . . . . .92.29  
 29 Foster, Roy S—Michelin Tire Co. . . . .418.52  
 30 Fiedelman, Max—Edw Ney Sons Co. . . . .188.41  
 31 Fox, Susan—M L Weiss . . . . .381.00  
 31 Falciano, Domenico—A Musica et al . . . . .728.48  
 31 Fletcher, Emily B—Oppenheim Collins & Co. . . . .77.29  
 31 Feldman, Hyman—L Fishman . . . . .71.90  
 31 Fluckiger, Louis—Cornell Steamboat Co. . . . .85.18  
 31 Fluckiger, Mary—same . . . . .76.56  
 1 Fertig, Leon M—York Mfg Co. . . . .84.04  
 1 Freed, Jos & Saml\*—E Freund . . . . .198.46  
 1 Feldman, Rose—L Boncsies . . . . .64.90  
 1 Fishers, Geo—Hudsons . . . . .24.96  
 1 French, Harry E as prst—E Goldstein et al . . . . .77.00  
 1 Farley, Jno C, Jos Peck & Wm Mack\*—G W Smith . . . . .341.98  
 2 Fesa, Saml—Corbin & Wiesmer . . . . .27.34  
 2 Flint, Peter—F Hayden . . . . .267.00  
 2 Forts, Alberto—R Hill . . . . .37.46  
 2 Fitzgerald, Gerald—Vroom Inc. . . . .59.31  
 2 Friedman, Jacob—O B Price . . . . .332.31  
 2 Fromm, Abr—F T Van Buren et al . . . . .costs, 34.15  
 27 Guntzer, Anthony C—J H Hainhorst . . . . .388.85  
 29 Glassberg, Itto A—S L Kahn . . . . .41.31  
 29 Goggin, Wm—Equitable Trust Co of N Y . . . . .38.87  
 29 Garland, Vincent K—N Y Tel Co. . . . .38.25  
 29 Gettinger, Abr—H Harbitter . . . . .610.00  
 29 Garifalos, Jno E—Atlas Bedding Co. . . . .60.40  
 29 Gasparina, Frank—Nectar Co. . . . .47.67  
 29 Gaylord, Thos G—E L Gaylord . . . . .811.31  
 29 Gormley, Arthur J—L C Wedgefuth . . . . .costs, 129.90  
 30 Gohde, Eva & August\*—Geo Ringler & Co . . . . .200.26  
 30 Grossman, Simon D—G Weiss . . . . .157.46  
 30 Gennaro, Joe—H Offerman et al . . . . .89.26  
 30 Grubert, Matthew—Jos Stern & Sons Inc . . . . .169.26  
 30 Goldberg, Julius—Gaudri Borough Land & Impt Co . . . . .34.41  
 30 Gaetano, Rocca—R Aglistine . . . . .91.41  
 30 Gardner, Lena—I Redboard . . . . .170.46  
 31 Goldman, Nathan—I Freiman . . . . .197.81  
 31 Gardner, Wm S—Simmons Automobile Co. . . . .170.11  
 31 Graf, Chas B—J Redlich . . . . .161.41  
 31 Same—Victor Neustadt Inc. . . . .507.41  
 31 Greenberg, Meyer—I Bleich . . . . .59.75  
 31 Garbarsky, Morris—S Solomon . . . . .1,334.32  
 31 Gross, Isidor—R Cohn . . . . .37.40  
 31 Gussen, Davis—City of NY . . . . .33.18  
 31 Gordon, Henry—same . . . . .30.69  
 31 Gaffney, Richd—same . . . . .217.76  
 31 Gerdes, John H—same . . . . .224.69  
 31 Greenwald, Isaac—same . . . . .28.70  
 31 Glansberg, Azy—same . . . . .28.57  
 31 Gordon, Nathan, Leopold Schlessel & Theo Jaffe\*—O Meltner . . . . .39.35  
 31 Givolami, Gerolina or Gitolani Domenico—R Foster . . . . .69.93  
 31 Gasparetta, Anibale M—H J Gazzolo et al . . . . .145.04  
 31 Goldberg, Herman & Louis Minoanikoff—L Levine . . . . .25.77  
 31 Glick, David & Saml Ladner\*—Saml Eiseman & Co . . . . .19.55  
 31 Ginsberg, Simon & Harris\*—S Eiseman et al . . . . .234.56  
 1 Goldreyer, Chas A—T F Foley . . . . .108.25  
 1 Gilhooly, Andrew—G A Hall . . . . .199.91  
 1 Gugenheim, Saml—M Frank . . . . .216.86  
 1 Gluck, Daniel W—D Tasconos . . . . .43.61  
 1 Grammas, Christ—J Theofilopoulos . . . . .64.41  
 2 Gass, Jno & Lina—H H Gerken . . . . .2,434.48  
 2 Garfinkel, Abr—D Nass . . . . .costs, 28.91  
 2 Goldman, Jack M—M Bramson . . . . .74.41  
 2 Griffiths, Dan or Danl—P K Wilson et al . . . . .37.83  
 2 Goldman, Alex—J Bernstein . . . . .23.00  
 2 Goldberg, Leo B—C W Wildrick . . . . .62.78  
 2 Greenberg, Saml—H Streffer . . . . .39.41  
 2 Greene, Wm—Wm Knabe & Co Mfg Co. . . . .322.10  
 27 Hixon, John—T Feldman . . . . .34.75  
 27 Howard, Louis O—Wyckoff, Church & Partridge . . . . .61.25  
 27 Hass, Julia H—J Eisner . . . . .185.22  
 27 Hussey, Chas W—O Wagner et al . . . . .15,883.17  
 27 Hady, Sam B & Bayard Wight—B B Bailey . . . . .41.39  
 29 Hellman, Margt—W C Adams . . . . .costs, 111.40  
 29 Hemming, Henry G—L Martin . . . . .9.41  
 29 Henley, Chas M—Orpheum Co. . . . .32.41  
 29 Henno, Elsie by gdn—Club Automobile Co . . . . .costs, 108.63  
 29 Hawes, Isabelle B—H Picard et al . . . . .5,469.05  
 30 Hall, Louis R—Eagle Ins Co of London, Eng. . . . .costs, 145.14  
 30 Heddendorf, Wm H—S J Park et al . . . . .247.99  
 30 Hasbrouck, Jensen—Franklin Howard Co . . . . .99.96  
 30 Hopkins, Edwin & Paul Kilduchbey-sky\*—J H Duckworth . . . . .63.48  
 30 Hallow, Abe—A Silberfeld . . . . .396.41  
 31 Hughes, Wm—B E Rabell . . . . .70.27  
 31 Heyl, Geo E or Geo E Heyl-Dia—H A Taylor . . . . .585.92  
 31 Hoehrmann, Judah B—M Jorrich . . . . .44.41  
 31 Hilton, Everett S—Fox, Stiefel & Co . . . . .198.07  
 31 Hey, Jno E—United Wine & Trading Co . . . . .937.35  
 31 Hexter, Nathan—F Meyer . . . . .253.62  
 31 Hetzel, Chas A & Chas A Hetzel & Son Co—C Goetz . . . . .13,757.25  
 31 Heddendorf, Wm H & Mary A Loefler—S J Park et al . . . . .786.20  
 31 Hoffman, Jos—S Kuzminer . . . . .51.70  
 1 Harris, Chas K—E Laska . . . . .3,157.86  
 1 Halporn, Sarah—M Youngman, costs . . . . .25.17  
 1 Hags, Wm—Phenix Cheese Co. . . . .507.41  
 2 Hanophy, Jas R—Swift & Co. . . . .26.36  
 2 Heimer, Jos & Fannie—P Sandrowitz et al . . . . .44.65  
 2 Hiller, Geraldine by gdn—N E Hiller . . . . .costs, 103.65  
 2 Hilands, Wm J—Private Hospital Assn . . . . .186.51  
 30 Indelli, Minnie A & Jas Conforti—S Adams et al . . . . .2,681.14  
 30 Isaacs, Jos\* & Abr Storff—S Strauss . . . . .374.41  
 1 Innes, Walter A—P Carpenter . . . . .24.41  
 27 Jaeger, Isaac—H Damsky Co. . . . .12.61  
 27 Jacobson, David—N Y Tel Co. . . . .29.51  
 27 Jenkins, Wm T—Townsend & Decker . . . . .360.29  
 30 Jefferson, Emma R—Western Union Telegraph Co . . . . .costs, 21.81  
 30 James, Isidor—Corning & Co. . . . .208.64  
 31 Jacobson, Leonard L—Wm M Eisen Co . . . . .29.41  
 1 Jacobs, Harry—F Schnauffer . . . . .31.51  
 1 Jacobs, Sarah & Harry—same . . . . .434.75  
 1 Jackson, Walter M—C C Barrows . . . . .113.08  
 1 Jackson, Burney O—Foster Debevoise Co . . . . .229.88  
 2 Iscander, Chas H—Halls Safe Co. . . . .44.79  
 2 Imboden, David C—A D Keedwell . . . . .103.68  
 2 Jacobs, Benj—J Roth et al . . . . .28.32  
 2 Jones, Charlotte & Jas T B—P Ken-sker . . . . .239.98  
 2 Jones, Jno M—Rauracia Realty Co . . . . .107.69  
 27 Kacker, Abr—T Reichman . . . . .28.23  
 27 Knight, Margt—J B Marchell . . . . .117.72  
 27 Katz, Max & Naton Ginsberg—N Y Tel Co . . . . .40.58  
 29 Kantrowitz, Jos & Simon Barnett\*—L Jaeger et al . . . . .63.20  
 29 Kent, Eleanor—Principal Amusement Co. . . . .costs, 12.90  
 29 Kiely, Jno H—Equitable Trust Co . . . . .82.91  
 29 Kaplan, Rivew—A Grosney . . . . .29.41  
 29 Kruger, Theo J—N Y Tel Co. . . . .18.34  
 29 Kuhlne, Louis F—W C Phillips . . . . .132.70  
 30 Katz, Louis—O Schapiro . . . . .2,060.15  
 30 Karmell, Rebecca—R S Stern et al . . . . .209.08  
 30 Kirshner, Ferd—S Strauss . . . . .183.69  
 30 Klaw, Marc & Abr L Erlanger—P Armstrong . . . . .costs, 105.00  
 30 Konibis, Peter—J J Franklin et al . . . . .145.61  
 31 Kohler, Jno—M Glaser . . . . .34.11  
 31 Krass, Henry—O L Spannhake . . . . .282.66  
 31 Klick, Max—M Schiffman . . . . .24.65  
 1 Keys, Murray F—Livermore & Knight Co . . . . .221.51  
 1 Kennedy, Louis M—W Benney . . . . .68.26  
 1 Kender, Bernard & Mendell Schwartz\*—A R Morris . . . . .104.41  
 1 Krell, Israel—H Rhein . . . . .28.40  
 1 Klainfus, Rachel L—B Green et al . . . . .39.17  
 1 Kurtz or Kurs, Abraham—I Karp . . . . .64.65  
 1 Kraus, Berthold & Louisa—Elk Realty Co . . . . .74.41  
 1 Kuchansky, Srual—A Wisnia et al . . . . .costs, 37.90  
 2 Kellogg, Jno E—Broadway Bldg Co . . . . .203.51  
 2 Kaul, Albertina & Bertha Vorzemer—People, & C. . . . .200.00  
 2 Kirsch, Herman I—G H Lewis et al . . . . .269.31  
 2 Kramer, Ludwig—F Ludwig et al . . . . .686.18  
 2 Lawler, Hugh J—F T Street . . . . .36,911.04  
 2 Koch, Nicholas—D Coulter et al . . . . .143.31  
 2 Kosower, Abr—Windsor Trust Co. . . . .3,460.59  
 2 Kellershohn, Henry & Herman Panisch—J Moral . . . . .205.36  
 2 King, Sarah—J Bernstein et al . . . . .49.65  
 2 Kopecky, Vaelow—S Berkowitz . . . . .124.15  
 2 Luban, Jacob—Fourteenth St Bank . . . . .363.15  
 27 Landsberg, Hyman & Saml Eisenfeld—G S Lapkin . . . . .32.51



- 29 Levy, Abr—Martindale Mercantile Agency.....30.86  
 29 Levine, Saml & Ethel—H Weinstein.....70.01  
 29 Leitchtag, Mindel—City of NY.....264.41  
 29 Londino, Wm & Saverio Gailo—Ames Transfer Co.....445.77  
 29 Larney, Wm A—N Y Tel Co.....18.31  
 29 Lillenthal, Herman—A Bruck.....31.16  
 29 Loder, Noah, Jr—E W Barry.....63.07  
 29 Lewis, Geo L—Geo Ringler & Co.....112.03  
 30 Liebling, Chas—Horace S Ely & Co.....14.66  
 30 Loeffler, Mary A—S J Park et al.....624.97  
 30 Leibholz, Mertin—M A Thake.....268.10  
 30 Lieberman, Mollie—R Gross, costs, 17.65  
 30 Levinson, David—Empire Ribbon Co.....34.21  
 30 Liebers, Meyer—Scheinhorn, Breger & Frankel.....186.70  
 31 Levy, Saml—Acker, Merrall & Condit Co.....82.03  
 31 Lenthilon, Eugene H—same.....42.92  
 31 Litwak, Julius & Jennie\*—D Klein.....244.65  
 31 Levittan, Michael A—United Merchants Realty & Imp Co.....142.15  
 31 Litterbrandt, Mary E—H A Hawkins.....499.88  
 31 Liberman, Simon—H M Cohen et al.....68.39  
 1 Levitan, Benj & Edmund Bensamont—Shantz & Contowe.....31.91  
 1 Lewin, Arthur—R Hansen.....328.88  
 2 Laude, Julius, Minnie Laude & Harris Rothbaum—Fourteenth St Bank.....65.06  
 2 Lord, Nathan H—H J Luce.....270.25  
 27 Moskowitz, Adolf—T W Crowley.....218.31  
 27 Minden, Mary F—C A Elsborg.....659.41  
 27 Mason, Geo H & McSweeney Realty Co—W O Fredenberg et al.....307.98  
 27 Mangini, Giovanni & Harry—T Stokes et al.....64.43  
 27 Maynard, Wm J—Henry Muller & Son.....66.65  
 27 MacFarland, John J—S Dessous Sons.....165.20  
 29 Marshall, Edw G—C W Copp.....473.56  
 29 Miller, Henry M & Isidor A—B Marks.....89.94  
 29 Miller, Benj—L Warshawsky.....7.50  
 29 Meagher, Thos F—Equitable Trust Co.....120.68  
 29 Modica, Gaetano—Reich Reinhart Co.....256.46  
 29 Marks, Chas—H Robert Law et al.....293.59  
 29 McCaffrey, Margt C O—Broisen & Cohen.....15.41  
 29 Mitchell, Chas E—N Y Tel Co.....33.54  
 29 McLaughlin, Jas—L Gray, costs 99.88  
 29 the same—A Rourke, costs 100.68  
 29 Moore, Jas A—Metropolitan Trust Co of the City of N Y.....592,599.93  
 29 Marchi, Julius—L Milsner.....65.91  
 29 Myers, Jos L—J W Boothby et al.....1,453.25  
 29 Marosell, Thos—Nectar Co.....228.85  
 29 Mancinelli, Giustino, Jno Brigottini—Nectar Co.....162.45  
 29 Markowitz, Isidor—I Kunstler.....84.40  
 29 MacAuley, Chas R—D H Stewart, 23.71  
 30 McCusker, Owen—H Hirschfeld et al.....437.50  
 30 Murphy, Mary L—O B Schull.....519.72  
 30 Metteo, Giovanni & Geo Malisce—Lawyers Title Ins & Trust Co.....67.37  
 30 Mayper, Fannie—L Blum et al.....624.53  
 30 Mulvanerton, Jos V\*, Geo Witty & Bernard Berg—Cushing & Cushing.....52.41  
 31 Moustali, Marc—A Terelli.....224.84  
 31 Mestanz, Emma M S—M Fischer.....614.97  
 31 Same—same.....1,905.87  
 31 Murray, Edw R—J Hoffman.....37.17  
 31 Murray, Danl—Erie R R Co.....68.28  
 31 McColm, Chas P—Acker, Merrall & Condit Co.....51.24  
 31 Moch, Engene—E Moch Co.....2,218.49  
 31 Miller, Manuel & Philip—N L Savay.....19.31  
 31 Matzner, Albt & Rose—M Feistel Jr.....630.05  
 1 Mollenhauer, Richard—E A Daly.....88.31  
 1 Matill, Jean G—M Micelli.....85.34  
 1 Meuer, Henry—G A Becker.....204.65  
 1 Mueller, Emil—A Pardi Tile Co.....138.99  
 1 Mandelick, Chas E—R A McKee.....26.03  
 1 Manning, Alfred W & Henry—E La Montagnes Sons.....447.86  
 1 Markhan, Maria E—W F Mathues.....202.02  
 1 Morrison, Robt—Arlington Co.....522.02  
 2 Merian, Frank S—A S Cole.....226.20  
 2 Mirel, Leon—Chas Aronowitz & Bros.....128.37  
 2 Mace, Henry B & Edw H Mace—A J Mace et al.....78.12  
 2 Meyer, Robt—J S Bailey & Co.....26.02  
 2 Moller, Fredk C\*, Otto, Jr\* & Otto Moller, Sr—Swift & Co.....288.54  
 2 McCulloch, E Frances—E Kern, 1,972.82  
 2 Mindziak, Michl—P H Kreuder et al.....22.65  
 2 Murphy, Jno—Empire State Liquor Co.....242.31  
 2 Martens, Wm J—M T Gallagher.....284.34  
 2 Matill, Jean C—M Micelli.....85.24  
 2 McConnell, Thos H—Sethlow Realty Co.....173.32  
 2 Murray, Wm J—E Lyder, costs, 87.30  
 2 Mulqueen, Patk—Interborough Rapid Transit Co, costs, 75.92  
 2 Mischel, David—J Ehrlich.....78.84  
 2 Mulcahy, Andw J—J B Powers, 1,581.91  
 2 Mietke, Adolph G—U S Mfgs & Trust Co.....145.89  
 2 McAllister, Bernard J—L C Kretzmer.....189.08  
 2 McKelvey, Ella B—Bklyn Hghts R R Co.....122.72  
 2 Marcos, Peter D—Hall's Safe Co.....31.41  
 27 Norton, Margt O'N admtrix—J Goldman, costs, 107.10  
 27 Newman, Sara or Madam S Zara—I Polstein.....173.81  
 29 Nevoso, Francesco & Graziano Seonacache—People & C.....1,000.00  
 30 Noelke, Julia F—Spratts Patent, America, Ltd.....41.44  
 30 Nichols, Benj F—L Hartfield.....69.31  
 31 Nitke, Maurice—American Funding Co.....73.51  
 31 Nicols, Pierce—Frank V Strauss & Co.....131.61  
 31 Newhoff, Jacob P—C M Smith et al.....37.31  
 2 Norrie, Eloise L B—H Schmitowitz.....95.90  
 2 Nieberg, Benj—A J Moore.....53.41  
 2 Nateison, Julius\* & Philip Rabinowitz—S Sarotsky.....41.31  
 27 Ostar, Louis M—Butler Bros.....127.36  
 29 O'Hara, Grace—J P Mahoney.....189.65  
 30 Oliver, Mildred—Brentmore Realty Co.....117.03  
 30 O'Reilly, Thos—J E Lesster.....175.69  
 30 Ogilby, Jas L—H B Ogilby, costs, 110.69  
 30 Oison, Jno E—B Schacht Iron Works.....2,265.10  
 31 Oakes, Chandler A—Kalils Restaurant Inc.....38.45  
 1 Ogilvie, Geo L—G E Hurd et al.....1,622.30  
 2 O'Brien, Jonas J—G Hansle.....139.13  
 2 Ostrov, Harry—N Y Tel Co.....12.65  
 27 Postel, Wm & Jno Kordes—W Kleine.....115.47  
 27 Penfield, Wm W—R Link.....144.65  
 27 Poidow, Jos—S Kerzner.....75.01  
 27 Pollack, Harry—Henry Muller & Son.....53.85  
 27 Pfister, Geo—A Heins, costs, 578.06  
 29 Paterno, Rocco—J Tassi.....799.53  
 29 Palmer, Louis S—Chelsea Exchange Bank.....647.87  
 30 Pedowitz, Saml—B Hyman & Shevill Co.....210.39  
 30 Payne, Henry C—Broad Exchange Co.....359.08  
 30 Perney, May—Brentmore Realty Co.....79.11  
 31 Pathe, Oscar—J Holzman et al.....71.10  
 31 Pesetti, Alemano\* Alfred & Atelio—H I Gazzolo et al.....75.85  
 31 Post, Lyman D—Lockwood Trade Journal Co, costs, 449.28  
 31 Pagani, Henry S—A J McIntosh, 137.00  
 31 Powers, Aaron H—Geo E Loeffler Land & Imp Co.....89.63  
 31 Post, Alfred H—Chicago Athletic Ass'n.....31.84  
 1 Perry, Frank S—W H Taylor.....119.99  
 1 Portugalof, Jacob—Lundborg Co.....29.79  
 2 Post, Alfred—A N Levingood.....65.69  
 2 Perry, Egbert B—C W Wildrick.....72.78  
 2 Pisapia, Matteo or Matthew—F Gildeberg et al.....163.40  
 27 Quinn, Thos M—S F Bowser & Co.....220.66  
 27 Roennisch, Anna R—O L Spannhake.....67.66  
 27 Reilly, Edw—Mercantile Finance Co.....48.95  
 27 Rosenthal, Chas—L Gottlieb & Sons.....69.33  
 29 Rosenstein, Henry—Forward Assn.....458.65  
 29 Rempe, Jos—Equitable Trust Co, of N Y.....86.24  
 29 Raggio, Battista—Nectar Co.....41.63  
 30 Reilly, Wm—F J Fleck et al., costs, 163.18  
 30 Rosenberg, Jos J—C F McVord.....112.25  
 30 Rhyne, Florence M—A O'Neill.....100.64  
 30 Roth, Robt G—M I Hathaway.....950.67  
 31 Robinson, Douglas, Chas S Brown Co—C A White.....3,015.32  
 31 Rubenstein, Harry & Saml A Bass\*—M Cerebrinsky.....264.41  
 31 Rosenzweig, Jos—H S Berger.....139.41  
 31 Rosenthal, Fischel—G Swisky.....94.00  
 31 Richardson, Benj F—H Held.....108.16  
 31 Rosenzweig, Saml—W Von Haus, 74.31  
 1 Rat, Gebhardt—Jno W Merriam & Co.....29.59  
 1 Riley, Jno J—Crescent Sand & Gravel Co.....513.81  
 1 Rouss, David S, D S Rouss Co—J Stajl Jr.....315.00  
 1 Rutherford, Wm W—J H Carpenter, costs, 527.65  
 1 Reilly, Patk—J H Broome et al.....192.92  
 1 Same—same.....287.32  
 1 Ross, Fred—Lange Bros.....76.02  
 1 Rosenthal, Morris—Imperial Pub Co.....35.76  
 2 Resnick, Isaac—Salisbury Bros Furniture Co.....52.38  
 2 Robertson, Musco M—W A Crawford.....114.39  
 2 Roys, Herman—F J Runda.....32.41  
 2 Rosenberg, Fannie—Jos Stern & Sons, Inc.....14.68  
 2 Rothschild, Morris J—Vroom, Inc, 133.06  
 2 Rodkin, Max—J Sapiro.....52.16  
 2 Roeder, A Bart—Hamilton Press.....46.07  
 27 Scharlin, Bernard—M O'Norton.....2,652.68  
 27 Salomons, Henry, Geo Cohn & Yette Hair Goods Co—P A Landau.....1,906.87  
 27 Spektorsky, Jacob—J Isaacs.....265.89  
 27 Segelbohn, Louis & Louis Dann—People, & C.....1,000.00  
 27 Smith, Elizabeth T—J Mulligan.....406.10  
 27 the same—J McMahon.....929.97  
 27 Simon, Morris—Hudson Wrecking & Lumber Co.....182.64  
 27 Schapiere, Herman, Wm J Phelan—J Goldberg et al.....3,117.60  
 27 Schechter, Morris—E Friedlander et al.....32.72  
 27 Schlesinger, Max—E Friedlander et al.....50.87  
 29 Spronger, Chas—City of NY.....264.41  
 29 Scott, Mabel H—Stix, Baer & Fuller Dry Goods Co.....93.64  
 29 Shilling, Albt F—F A Newfoled et al.....136.83  
 29 Sachar, Andw—H F W Hueg.....117.22  
 29 Stewart, Grace—Orpheum Co.....32.41  
 29 Schwartz, Max—J F Simpson, costs, 13.38  
 29 Simpson, Alfred—M O Cartwright.....190.45  
 29 Sharkey, Albert G—N Y Tel Co.....35.50  
 29 Starling, Nellie G—the same.....30.29  
 29 Strerill, Wm L—the same.....53.48  
 29 Seligman, Sigmund—M M Cole.....91.72  
 29 Strasser, Max—L E Wolff.....298.84  
 29 Slodekin, Harry & Jacob Sudekev—Endorse Cigar Co.....39.11  
 29 Sarasohn, Isaac—I Goldman.....80.90  
 29 Springer, Jno H—Scranton & Lehigh Coal Co.....86.00  
 30 Snyder, Nettie—A H Joline et al., costs, 112.20  
 30 Schoettl, Jos—T Basco.....367.22  
 30 Scott, Wm H Jr—W L Carr.....100.94  
 30 Surofsky, Morris, Saml Klein\* & Morris Plotkin\*—R Landau.....35.00  
 30 Stolper, Abr—Levine Bros Inc.....64.49  
 30 Schoenberg, Rose & Mary Drucker\*—City of N Y.....264.41  
 30 Sandusky, Jos—M Strauss et al.....151.91  
 30 Schuyler, Chas E—A Callahan et al.....97.65  
 30 Schmidt, Henry—Elite Gas & Electric Fixture Co et al, costs, 109.68  
 30 Schleisner, Morris—S C Lamport et al.....115.96  
 30 Smith, Julius A—Duffy McInerney Co.....101.81  
 30 Schull, Augusta & Mary Murphy—Newburger Morris & Co.....206.15  
 30 Solodkin, Harry & Jacob Sudekev—Endorse Cigar Co.....38.11  
 31 Smitt, Jas F & Edgar M Smith—S Singer.....163.21  
 31 Sutherland, Albt—J O'Mara.....27.67  
 31 Smith, Alfred A—S W Eckman.....95.12  
 31 Singer, Victor J—Wm Brody & Co.....65.56  
 31 Smith, Jas A—Occidental Co Inc, 76.90  
 31 Schreiber, Carl—A Rosenblatt.....26.17  
 31 Sabatino, Carmelo—Degnon Contracting Co, costs, 108.18  
 31 Shaw, Walter H—A R Haueser Co.....64.89  
 31 Sullivan, M G—G G Sahler.....323.02  
 31 Slaughter, A Middleton—Commercial Newspaper Co.....299.49  
 31 Sternicht, Harris & Jacob Scheer—P Silver.....2,471.99  
 31 Smithken, Samuel—S Mann.....182.16  
 31 Shaw, John C—T R Martin.....2,488.04  
 31 Springer, Jno H—Western Elec Co.....1,797.49  
 31 Salomons, Henry Geo Cohn & Yvette Hair Goods Co—A A Landau.....250.00  
 31 Schier, Max, Abraham Goldman & Saml Auslander—S Abramowitz.....50.00  
 31 Singer, Chas—I P Thomas.....146.91  
 31 Scherer, Jacob—K Hammerschlag.....443.32  
 31 Stillman, Oscar B—K Moffatt et al.....365.67  
 31 Schwartz, Adolph & Simon Steiner—I Berger.....374.52  
 31 Sielfen, Jno G—A W Lemcke.....528.23  
 31 Sperling, Jno—E Easton.....209.34  
 31 Sullivan, Michl G—S Rosenzweig, 108.35  
 31 Sweiler, Philip & Hyman Dratman—People & C.....300.00  
 1 Stiebel, Saml—A Bilerbeck.....181.81  
 1 Schaub, Anna—Phenix Cheese Co.....49.41  
 1 Samsom, Geo—W McMillan & Son.....1,634.33  
 1 Siano, Antonio—P Pistone et al.....124.79  
 1 Shankey, Vincent A—Bourne & Ferrand.....109.46  
 1 Strolitzer, Julius—M Schnaier.....109.22  
 1 Stokes, Frank—M A Forgotston, costs, 22.67  
 1 Surofsky, Morris, Saml Klein & Morris Plotkin—R Landau.....35.00  
 1 Samuels, Ida—Bklyn Heights R R Co.....107.22  
 1 Samuels, Max—same.....108.72  
 1 Schwalbe, Max E—C S Horowitz.....125.23  
 2 Sternberger, Augusta S—B Perlmuter.....50.00  
 2 Schwartz, Julius M—Canton Steel Ceiling Co.....153.41  
 2 Symonds, Wm G & Harry T Weeks—City Real Estate Co.....425.40  
 2 Scheffman, Nathan—G A Beetz.....42.72  
 2 Shoenfeld, Myer—Press Pub Co.....133.95  
 2 Shelden, Edw—Vroom, Inc.....81.56  
 2 Schwartz, Nathan—M M Cohn.....162.22  
 2 Sladkus, Sigmund E—Gimbel Bros, N Y.....884.54  
 2 Seiler, Jos & Saml—F H Silverthorn.....260.58  
 2 Swan, Chas A—G T Stockham.....979.99  
 2 Sullivan, Jeremiah J—E J Dillon.....490.65  
 2 Salerno, Alfio, Gaetano Zingalis\* & Antonio Roberts\*—A Kahn.....172.12  
 27 Tommasone, Savino—M Verini.....69.33  
 27 Todaro, Guiseppe—Superior Metal Bed Co.....636.82  
 27 Taffels, Abr—J Kaufman.....26.41  
 27 Thiriet, Nick—N Y Tel Co.....20.11  
 27 Teicher, David—J Goldmuntz et al.....272.52  
 29 Troy, Delia—Siegel Cooper Co.....40.94  
 30 Tolman, Chas—L D Meeks—Signs, N Y.....33.41  
 30 Tomashoff, Harris A—J T Stanley.....17.02  
 30 Thomas, Hugh—North River Stone Co.....428.76  
 30 Tyroller, Rudolph E—Rockfall Apartments.....268.78  
 30 the same—the same.....266.28  
 30 Turin, Jos B—S Fishman.....217.60  
 30 Tsokas, Lazarus, Nicholas Tsokas, Demetrios Tsokas & Peter Athanasias—Lekas & Drivas.....2,278.53  
 30 the same—B G Makris.....552.13  
 31 Trainor, Jno—A Davidson.....149.72  
 31 Trotto, Pasquale—P Iasilli.....26.75  
 31 Turco, Michele & John—A Ferrara.....209.94  
 2 Tibbetts, Paul R—Vroom Inc.....29.31  
 2 Teal, Margaret—Rex Tire Co.....71.06  
 2 Tarlor, Paul S—M King.....152.41  
 29 Van Vleck, Wm H—H C Reese.....30.34  
 29 Vaughan, Major S & Jas A—J S Burrows.....298.27  
 30 Vernon, Walter F—H M Barry.....52.84  
 31 Van Brink, Hyman—L Van Brink, costs, 109.00  
 31 Verity, H Sydney—J R Westerfield.....173.11  
 2 Van Horne, Herman E—J S Ulman et al.....170.97  
 2 Vandiver Almuth C—J Williams et al, costs, 107.72  
 27 Wolf, George—S Sonn et al.....80.38  
 27 Wein, Chas—McDougall & Potter.....387.44  
 27 Weissman, Chas—Adolph Shorr Inc.....82.36



27	Walsh, Patrick & James G Taylor—Cross, Austin & Ireland Lumber Co.	478.52
28	the same—the same.	472.94
29	Weyetra, Carl & Marie—L Brends.	271.51
29	Walton, Edw T—F A Smith.	64.06
29	Weston, Willie—M Spiegel.	519.67
29	Waldman, Saml—M Lehman.	114.91
29	Wallace, Thos J—Equitable Trust Co of N Y.	115.58
29	Wilson, Herman J Jr—Monterey Prop Co.	66.21
29	Waiser, Kallman—D Spitzer et al.	62.86
29	Walsh, Wm J—F S Geist.	72.45
29	Weitzengoffer, Isidor—Interborough Rapid Transit Co.	costs 67.88
29	Wilson, Monmouth R—American Newspaper Pub Assn.	78.94
30	Werner, Julius—H M Barry.	15.78
30	Wilmot, De Borden—H J Erickson.	59.66
30	the same—the same.	59.51
30	Wing Chu Fong—H B Twomly et al.	626.01
30	Wolf, Herman—S Strauss.	367.89
30	Wolf, Jules & Edmund J—N Preventzano.	123.15
30	Weiss, Jacob—A R Conkling.	136.91
30	Williams, Chas E & Robt C Burlando—Title Guar & Trust Co.	28.80
30	Wilkins, Ira D & Alex Matatzotz—M Oelaum et al.	419.41
31	Wightman, Hester C & McWalter B Sutton—S E Bernstein.	245.88
31	Wieting, Theo J & American Bonding Co—People & Co.	500.00
31	Wertheim, Max—M Greenberg.	358.91
31	Wein, Frank—B Goldstein.	186.81
31	Weichselbaum, Tobias—W Peppernik.	71.91
31	Wolk, Sigmund—R H Freyberg.	45.29
1	Wilonski, Max—J B Lippincott Co.	25.01
1	Wilcox, Edw—N Morris.	33.72
1	Weeks, Henry T—Nathaniel Wise Co.	319.16
1	Wieda, Ernst—Cimiotti Bros.	266.15
1	Ward, Chas M R—Textile Commission Co.	costs 326.35
1	Walsh, Jno—J R C Petter.	155.90
1	Winckler, Louis—Grandall Potter Co.	124.53
1	Winseman, Louis C—L Oppenheimer.	534.11
1	Warburton, Wm H—P G Reading et al.	116.16
1	Walsh, Patk & Jas C Taylor—F Koerberlein.	84.64
2	Williams, Irene & Jacob Levy—People & Co.	2,500.00
2	Whitbeck, Henry M—W R H Martin.	241.31
2	Wittich, Conrad & Henry Jetter—J S Bailey & Co.	45.25
2	Ward, J Carlton—G G Aronson.	84.77
2	White, Florence—D Von Bergen.	152.40
29	Youmans, Alfred—B J Fox.	180.92
29	Young, Saml T—Equitable Trust Co.	400.90
29	Yardley, Sydney & Siegfried Wasserman—N Y Tel Co.	25.95
1	Yearian, Albt O—Southern States Phosphate & Fertilizer Co.	417.72
30	Ziegfeld, Hugo—J Azzimonti.	86.35
30	Zerillo, Manuel & Frank Zerillo—G De Luca et al.	1,782.84
31	Zapke, Edw—C M B Mitchell et al.	450.69
31	Zelinsky, Andw & David Klein—H O Hart.	69.41
1	Zeterberg, Herman—M Freund et al.	121.96

CORPORATIONS.

27	Atlantic Box & Lumber Co—B Barr.	788.78
27	Bolivian Goldfield Co—D Griggs.	253.14
27	Charles E Sholes Co—R Buedinger.	130.16
27	Lipton Catering Co—D C Whiting.	203.61
27	Masonry Construction Co—Sterling Ceiling & Lathing Co.	264.56
27	N. Y. Central Realty Co—M E Bullard.	1,056.73
27	New National Art Bent Glass Co Inc—E S Popper.	334.67
27	Peoples Surety Co—W H Reynolds.	possession of property of \$150,000
29	Louis Econopolouy Co—Rockwood & Co.	53.85
29	Hudson Trust Co, adm—G R Considine.	costs 92.92
29	Story Brush Co—E Keale.	4,259.50
29	the same—the same.	976.03
29	Liederman Realty Co—S Thaler.	124.40
29	Amity Constn Co—Gimbel Bros NY.	197.58
29	D H Morey Co Inc—Morse Broughton Co.	82.65
29	Natl Auto Motor Weighing Machine Co—F J Apple.	80.17
29	S Kantrowitz & Co Inc—N Stoller.	1,252.19
29	Automatic Brush Co—N Y Tel Co.	30.39
29	Algoa Orchards Co—the same.	20.41
29	Thorofare Pub Co—N Y Tel Co.	63.47
29	Rotary House Pump Co—American Rotary Machine Co.	1,744.68
29	Freyer Edelson Co—L Mondschein.	54.50
29	Park & Tilford—W Corbett.	505.03
29	Gronbech Mfg Co—Foster Debevoise Co.	714.06
30	Perfection Electric Mfg Co—A Johnson.	22.06
30	City of N Y—A Bennett.	costs, 103.19
30	Getler Co—L Weisenberger et al.	138.56
30	John Wanamaker N Y Inc—M Rometsch.	16,233.87
30	West 139th Street Realty Co—Noonan, & Price Co.	76.90
30	Radio Sign Co, Andrew O Watts & Louis E Feind—M B Macauley.	1,087.04
30	Justus Frankel Co—H M Spence.	217.41
30	Knox Constn Co—Chesebro Whitman Co.	33.63
30	Novece Co—J Wood.	729.08
30	William W Hawkins Engineering Co—N Y Oilless Gearing Co.	21.31

30	New York City Ry Co—S Hammerman.	1,000.00
30	Thomas Tarpy Co—Hildreth Granite Co.	2,488.50
30	United States Home Building Co of N Y—W E Edge.	191.95
30	Aqueduct Constn Co—Fredk Aldhaus & Wm T Hookey Inc—Security Bank.	176.82
30	Ewanok Realty Co—Lawyers Mortgage Co.	580.17
30	the same—the same.	452.94
30	the same—the same.	495.08
31	A Ginara Co—City of NY.	62.52
31	C E Gates Co Ltd—the same.	217.78
31	C C Glover Co—the same.	68.50
31	Chas H George & Co—the same.	38.65
31	Joseph Goldhne Realty Co—the same.	38.65
31	Joseph Gow & Co Inc—the same.	38.65
31	Joseph Goldstein & Co—the same.	20.70
31	Globe Legal Protective Co—the same.	21.73
31	Gehlen Co—the same.	38.65
31	Gerstenberg & Muller—the same.	119.30
31	General Audit Co—the same.	24.72
31	General Phonograph Supply Co—the same.	67.57
31	Gas Stove Mantel Co—the same.	118.25
31	Gallatin Realty Co—the same.	20.74
31	Grant & Greenberg—the same.	59.16
31	Goldenberg Embroidery Co—the same.	38.65
31	Greater N Y Iron Works—the same.	39.35
31	Goldsmith & Goldberg—the same.	38.65
31	Guiding Boat Co of America—the same.	24.27
31	Gude-Bayer Co—the same.	68.50
31	Great Northern Realty Co—the same.	58.65
31	Gillette Chem Co—the same.	38.65
31	Greenwick Elec Co—the same.	20.74
31	Grondady Realty Co—the same.	58.55
31	Biehl Estate Corp—the same.	32.67
31	Darling Bros Co—the same.	15.67
31	Edgar Construction Co—Anton Larson & Son.	445.81
31	Frederick W Evers Inc—C W Bricka.	370.53
31	Gerard Bldg Co—Emil Barber & Peter N Gardner—S C Master.	268.32
31	Butler & Herman Co—J Meth.	1,564.03
31	Erie Real Estate Co & J De Lyon Howth—G W Gorton.	474.64
31	City Finance Co—Silverman & Silverman.	77.41
31	Eggette Producing Co—S Duhrenheimer.	576.45
31	Julius Litwak & Co Inc—I Pershitz.	74.65
31	Barr & Gruber—L Koppelman.	42.24
31	Rountree Realty Construction Co—Moses E Rountree & Alice M Rountree—Brandt Construction Co.	329.75
31	Same—the same.	522.65
31	Advance Trucking & Express Co—A Bayles.	121.90
31	Hotel Crystal Co & Lincoln Trust Co—W W Farley.	1,820.97
31	Newport Sash & Door Co—F Eckenroth et al.	267.06
31	Mandlowitz & Addio Co—L Reigelman.	1,113.21
31	A Weidenbusch & Co Inc—P Eries.	808.10
1	Amity Constn Co—Standard Varnish Works.	161.91
1	Burr Bros Inc—Federal Printing Co.	139.24
1	Highwood Realty & Constn Co & Jno Weinstein—E M Houghtaling et al.	627.46
1	T G Patterson, Inc—M Talbot.	200.00
1	J & F Parks Mfg Co—I N E Allen.	519.72
1	Thomas Flyer Renting Agency & Maude J Goldfinger—A Ward.	139.22
1	Corn Products Co—United Merchants Press.	329.91
1	Hasbrouck Piano Co—American Musical Supply Co.	331.12
1	James M O'Dea Trucking & Stable Co—W J Lewis.	173.05
1	Macolithic Concrete Co—Wm M Crow Constn Co.	costs 32.67
1	American Exchange Natl Bank—A A Goubert et al.	costs 68.25
1	Carnegie Trust Co & Geo C Van Tuyl as supt—Nineteenth Ward Bank.	2,351.97
1	Motors Engineering & Sales Co—J F Ambrose.	1,000.04
1	Boston Road Realty & Garage Co—Hanover Fire Ins Co of N Y.	83.15
1	Baby Utility Co—Hugh Lyons & Co.	20.08
1	Ehrman Drug Co—Fredk F Ingram Co.	30.51
1	Sea Beach Ry Co—E S Isenhower.	costs 93.29
1	same—J P Isenhower.	costs 89.64
1	Stazzoni Co—G Guoranna.	34.95
1	U S Grand Lodge of the Independent Order Sons of Benjamin—S Maltz.	1,196.85
1	James M O'Dea Trucking & Stable Co—T Lenane.	3,394.62
1	Mountain View Land Co—Eaton & Gettlinger.	82.62
1	Mountain View Land Co—Eaton & Gettlinger.	82.62
1	Charles T Willis Inc—Otis Elevator Co—C Swenson.	12,890.45
1	F P Fisher Co—H C Curtis.	304.11
1	A Balcon & Co—S Katz et al.	53.73
1	A C McNay Inc—M J Mulhall.	1,482.43
1	Presutty Constn Co—P Iarossi.	1,855.02
1	Peggy Co—W A Coe.	2,034.66
2	Havarr Realty Corp—H Chirlin.	83.15
2	Galatzer Realty Co—City of N Y.	58.55
2	General Ry Constr Co—the same.	58.55
2	German Kiln & Constr Co—the same.	58.55
2	Gem Pure Food Co—the same.	217.76
2	Gardner Gyroscope Co—the same.	40.64
2	Arthur O Gaudy & Co—the same.	68.50
2	Adolph Gollubier (corp)—the same.	38.65
2	A Golub & Co—the same.	30.69
2	Grief Clothing Co—the same.	38.65
2	Ground Realty Co—the same.	48.60
2	Greater New York Securities Co—the same.	118.25

2	Greek American Express Co—the same.	63.50
2	Greenside Realty Co—the same.	38.65
2	T B Galligan's Sons Inc—the same.	114.27
2	Gibenstein & Silver Bros—the same.	38.65
2	Garford Motor Car Co of N Y—the same.	333.19
2	Greater NY Restaurant Keepers Assn—the same.	20.74
2	General Structural Materials Co—the same.	416.77
2	Gold Star Belt Co—the same.	38.65
2	Goldman Bros & Co—the same.	158.05
2	F V Greene & Co—the same.	38.65
2	Girard Tailoring Co—the same.	38.65
2	Great French Steam Laundry—the same.	68.50
2	Getler Sand Co—the same.	38.65
2	Great Neck Land Development Co—the same.	98.35
2	A Feldman Construction Co—J P Storm.	149.67
2	Daisy Specialty Co—R E J Corcoran.	276.91
2	Hallahan & Ahearn—Union Constr & Waterproofing Co.	117.00
2	Llewellyn Realty Co—T Moore.	115.58
2	Livingston Trading Co—G Orlevitch et al.	80.48
2	Louisville Ins Co of Louisville, Kentucky—Kline Bros & Co.	1,292.13
2	Yovelis Exterminating Co—Singer Sewing Machine Co.	85.66
2	Pursell Mfg Co—H W Palmer et al.	361.59
2	Thos Flyer Renting Agency—Consolidated Lubricants Co.	479.57
2	Greenwich Cold Storage Co—Geo I Roberts & Bros.	126.10
2	Montauk Fire Detecting Wire Co—Penton Pub Co.	129.50
2	Merchants Credit Clearing House Ass'n—H F Dennis.	108.03
2	C L Nassauer Estates—J E Liederman.	9,972.08
2	Grampion Realty Co—M J O'Brien et al.	31,126.03
2	O'Rourke Engr Constr Co—P Fitzgerald.	costs, 90.30
2	City of NY—H Conway.	costs, 64.77
2	Halliday Paper Box Co—Gray Lithograph Co.	39.31
2	Gingold Realty Co—F B Lindsay.	220.47
2	Joseph Saunders Inc—O R Hauser Co.	982.09
2	Wise Piano Co—F Schapira.	171.91
2	Board of Education—S J Vickers.	624.92
2	Same—J Frees.	769.77
2	General Lumber Co—H C Mead.	14,490.19
2	Clementine Realty Co—Brooklyn Fireproof Sash & Door Co.	112.92
2	New York Central Realty Co—G W Roach.	131.26
2	William R Lowe Co—J J Paulsen.	69.16
2	Overland Sales Co—L H Carpenter.	122.90

Borough of Brooklyn.

25	Alpert, †Abr—P Schlessel et al.	131.55
25	Altieri, Peter—N Y Tel Co.	36.28
25	Anderson, Elma—Met Life Ins Co.	22.44
30	Apanowitz, Gabriel—J W Gasteiger & ano.	254.57
31	Altman, Herman—S Millman et al.	119.42
31	Apy, Edw—J Mullins & Sons.	70.40
31	Abromowitz, Harry S—W F Clements.	126.04
31	Atchinson Saml—H Nieland Jr as gdn.	154.42
31	Adinolfi, Rosa—D Jacobs.	274.40
25	Beveridge, Louis W—Bay Ridge Chandler Co.	118.90
25	Same—the same.	124.40
25*	Bryan, Jno H—Columbia Bank.	1,756.21
25	Bonagura, Salvatore—State of NY.	1,000.00
25	Bonagura, Teresa S—the same.	1,000.00
25	Brown, Jos M—N Y Tel Co.	29.31
25	Brohm, Herman—Zenith Foundry Co.	282.40
26	Bruen, Fredk J—Bklyn Hghts R R Co.	118.22
26	Behrens, Geo S—Ragus Tea & Coffee Co.	41.15
26	Binniker, Fredk—Carine L Rose.	339.95
27	Beasley, Lester W—E W Vanderbilt.	185.16
27	Buetner, Otto—J Weinberg & ano.	91.09
27	Brugger, Gottlieb—V Loewers Gambinus Bwg Co.	435.62
27	Butler, Michl J & †Mary—H S Beamish.	64.40
29	Barbara, Frank—M Cavagnaro & ano.	476.25
29	Barnett, Beckie—L Kempner.	316.90
29	Baroff, Abr—C Weinberg.	143.40
29	Brangaccio, Vincenzo—Weber Piano Co.	116.13
29	Bartolomeo, Nicolo—A Martino.	118.90
29	Burlando, Robt C—Title G & T Co.	28.80
30	Bruns, Chas H—Adeline E F Praeger.	596.53
30	Bernhardt, Kallquist—Equitable Trust Co.	181.19
30	Barrett, Jas H—Anna Hoffman.	935.06
30	Blakely, Harold O—J H Hoffman, Jr.	141.31
30	Baskin, Morris—B Miller.	290.90
30	Blauber, Wm—L Brauneck & ano.	217.74
31	Brodner, Frank—I Lurie.	86.97
31	Bernathia, Granus—E J Ericson.	44.40
31	Blum, Jacob S—H Nieland Jr.	59.42
31	Byttman, Eva—H Erde & Son.	159.75
25	Cogliano, Guisepp—Della Pearsall, an infant, &c.	119.40
25	Carroll, Genevieve—N Y Tel Co.	39.43
25	Case, Girard M—the same.	23.90
25	Chaffers, Thos—Zenith Foundry Co.	282.40
26	Collins, And J—B J Conroy.	199.78
26	Cullen, Henriette & Edw F—G M Krakower.	207.81
27	Chase, Fredk D—E O Phillips.	35.26



29 Chatinsky, Danl—J Lockewitz...239.90	25 Livingston, Robt—City of NY...119.47	30 Schoettle, Jos—T Basco .....367.22
29 Cignelmino, Peter—C C Jacobs...1,128.21	26 Lang, Henry—F J Lang .....141.52	31 Somerville, Edwd L—S H Miner...1,058.22
29 Charlotte, Irving H—H J Edwards & ano, exrs .....163.29	26 Lawrence, Edwin O—L S Pelcher & ano .....130.87	31 Swan, Kingsley—C Rosenwasser...203.62
29 Cooney, Edw & Anna P—2d United Cities Realty Co .....132.40	26 Levin, Saml—State of NY .....500.00	31 Samuels, Louis—I Loewenthal...914.33
29 Cooperman, Louis & Sigmund—Wm Brody Co .....39.82	26 Livingston, Myrtle—R H Haskell.204.40	31 Schlegel, Geo & Louisa—M A Cestar...349.90
30 Clark, Benj S—F H Vogt .....216.19	29 Losee, Rudolph S—C A Miller...29.92	31 Stewart, David J—Opera Stables.52.40
30 Casio, Sebastine—C H Campbell.841.93	29 Londrfo, Wm—Ames Transfer Co.455.77	31 Strom, Nathan—M Kittner .....44.10
30 Cooper, Chas—J Rosenkrantz...289.35	30 Leibholz, Martin—Mabel A Thake.268.10	31 Somerville, Edw L—S H Miner.1,528.89
30 Cooper, Joe or Jos—J Rosenkrantz...289.35	30 Levine, Dave—A Nadel & ano...132.72	31 Sholtz, Jacob—J Beham.....191.86
31 Cooper, John H—A Reubens...933.24	30 Leirich, Jacob—N Feldman...31.40	26 Tannenbaum, Philip F—W Wolf...25.86
31 Collins, Sadie E—Sarah Friedman Co...2,433.12	30 Liebfried, Jno J—E Romer an infant &c .....275.00	27 Terzzo or Trezzo, Mary R—J F Sad-dington .....1,306.36
31 Chidsey, Nathan B—Funk-Wagnalls Co...22.31	31 Leyer, Otto—Midwood Cont. Co...50.40	27 Taylor, Jas G—Cross, Austin & Ire-land Lumber Co .....478.52
25 Diehl, Annie—C F Polchow & ano...112.45	31 London, Bernhard—Nassau Trust Co .....461.55	27 Same—same .....472.74
25 Donerson, Jno—Home Title Ins Co...46.16	25 Miller, Hawley—G W De Lamater.420.45	29 Terry, G Sidney—Singer Sewing Ma-chine Co .....458.85
25 Deinhart, Jno—A Schmidt .....133.93	25 McDermott, Frank J—N Y Tel Co.22.99	29 Todaro, Guiseppa—Superior Metal Bed Co .....636.82
25 Dushkind, Henry—H M Goldfogle...164.40	26 Mazlin, Nathan & infant by Aaron Mazlin—I Livingston .....109.38	30 Taub, Max—J Perelman & ano...129.07
25 Donovan, Timothy—N Y Tel Co...36.74	26 Max, Joe—Stockton Supply Co...32.40	31 Thaler, Simon—J E Liederman...17.40
25 Same—B Steinbach .....29.40	26 McVeigh, Bridget—Nassau Elec R R Co .....112.22	27 Unger, Herman & Morris or Unger Bros—O Markward .....102.40
26 Di Giacomo, Guiseppa—Bklyn Hghts R R Co .....108.22	27 McCauley, Jas—M H Spear...31.65	26 Verac, Chas—M Isenstein .....566.21
29 Dickstein, Saml—I Nussbaum & ano...96.00	27 Myers, Fredk D—E O Phillips...35.20	25 Woodhull, Jesse C—W Flinn .....307.97
29 Dowling, Edw A—E A Gallagher & ano .....121.10	27 Mooney, Edw J—M Wacksman...100.00	25 Same—same .....308.26
29 Durr, Gotlieb—Marie Burry as extrx...2,593.72	27 Mass, Israel & Saml—J Hilfer & ano...46.28	25 Weisebrock, Fredk W A—O C Meyer & Co .....91.52
30 Doutney, Geo—Albt Biechner Inc.51.72	27 McGlynn, Patk T—E M Mass as admr...1,431.59	25 Worth, Geo W—J Bergman .....67.95
31 Dixon, Thos J—S H Miner...1,528.89	27 Markowitz, Isidor—I Kunstler .....84.40	25 Walker, Eunice—Bklyn Hghts R R Co .....110.22
31 Same—same .....1,058.22	27 Moskowitz, Adolph—T M Crowley.218.31	26 White, Jos—C B Scudder .....101.08
31 Same—same .....328.49	27 Moore, Geo L—A M Buttle .....96.21	26 Weightman, H—S E Bernstein...245.88
31 Dressing, Herman H—C Lindermann Co...89.24	29 Malkin, Henry—City of NY...22.40	26 Wetzel, Chas G—Bklyn Union El R R Co .....119.22
26 Elmendorf, Wm—Bklyn Hghts R R Co .....111.22	29 Monaco, Pasquale & Teresa—A Mar-tino .....118.90	27 Wederof, Adolph—V Loewers Gam-brinus Bwg Co .....433.85
26 Egan, Jas J—Prudential Ins Co...137.11	30 Moore, Jas—H Hirshfield...30.42	27 Walsh, Patk—Cross, Austin & Ire-land Lumber Co .....478.52
26 Ernst, Chas—A Levy & Co...88.11	30 Murphy, Julia, indiv & as admrx of Dennis Murphy—Minnie Connors.25.40	27 Same—same .....472.74
30 Edmead, Saml F—Realty Associates...132.50	30 Moll, Harry—J W Gasteiger & ano...254.57	29 Wanamaker, Jno—Matilda Rumetsch...16,233.87
30 Eagan, Jos A—Acme Rubber Mfg Co...114.72	30 Meagher, Thos F—Equitable Trust Co .....120.68	30 Williamson, Jno N—Tanner Motor Car Co .....469.42
31 Econopolous or Econopouly, Parryote D or Peter D—A Steyrer...388.15	30 Meyersohn, Hyman—M Goldschmidt...39.40	30 Waldman, Jacob—Bogert Flour Co...225.46
31 Same—same, Louis—A Steyrer...388.15	30 Misiari, Antonio—State of NY.10,000.00	30 Wolf, Selig—L Newman .....32.41
31 Emmens, Stephen A—S H Miner.328.49	30 Meriam, Frank B—A S Cole .....226.20	31 Weinstein, Morris—I Sohn .....74.74
31 Same—same .....1,528.89	31 Machinsky, Mary—W S Kinsey.2,276.59	25 Zicarelli, Jos—N Y Tel Co...20.09
31 Same—same .....399.93	31 McIntyre, Edw—F D Berry...582.48	
31 Elliopolous, Antonio—H Jandorf.160.19	27 Nolan, Martin—J Corcoran, an infant &c .....636.77	
31 Emmons, Stephen A—S H Miner...1,058.22	29 Noah, Alex—A C Cohn .....144.40	
26 Fuhr, Henry—F J Zimmerman...67.52	29 Nesman, Louis—Carrie Scherz as gdn...242.23	
25 Fox, Jno A—W Livingston, infant, &c...741.37	25 Oseff, Louis—S Rosenberg .....94.65	
25 Ficken, Henry—Union Marine Ins Co...60.87	26 Ochse, Jno—R Masco .....585.09	
26 Fullerton, Wm—B J Conroy .....72.15	30 O'Koshken, Hyman—B H R R Co.146.22	
26 Feiser, Henry J—L Bossert & ano.846.61	26 Pasternack, Max—R H Koehler...143.66	
26 Ferrara, Guiseppa—State of NY.1,500.00	26 Pennington, Edw J—G M Curtis...23.62	
26 Ferris, Mary—same .....1,500.00	26 Piotrowski, Stanislaw—Interborough Rap Transit Co .....116.38	
27 Franklin, Thos H—Pacific Impt Co...150.75	26 Poletto, Luigi—Corn Exchange Bank...3,047.74	
27 Feldman, Max—A Katz .....105.70	26 Poletto, Caterina—same .....8,326.10	
27 Furey, Mary R—J F Saddington.1,306.36	26 Portagoloff, Jacob—Ex Lax Mfg Co...22.60	
27 Furey, Domenico—same .....1,306.36	26 Poletto, Sante & Cesare—Corn Exch Bank .....8,533.08	
29 Frigid, Saml—F Reiners .....39.40	29 Polito, Vincenzo—M Luster & ano.39.40	
30 Fain, Edmund—Realty Associates.270.93	29 Patridge, J Frank, Jr—J Davis & ano...48.40	
25*Goldstein, Max—Rebecca Moorash & ano .....111.91	30 Pollak, Joe or Jos—J Rosenkrantz...289.35	
25 Gennaro, Joe—H Offerman et al...89.26	30 Pellegrino, Angelo—State of N Y...10,000.00	
25 Greenfest, David & Beckie—M J Gar-vey & ano .....60.58	31 Postermack, Max—H Korenman.1,096.42	
25 Gasteiger, Louis C—Columbia Bank...1,756.21	31 Pickel, Nathan—H Korenman...1,096.42	
25 Ginsberg, Naton—N Y Tel Co...40.58	25 Raskin, Edw—Rebecca Moorash & ano .....111.91	
25 Gordon, Allen M—same .....19.20	25 Rosenthal, David—P Schlessel et al...131.55	
29 Gross, Isidor—R Cohn .....37.40	25 Rubenstein, Nicholas—E Janpol...329.90	
29 Garifalos, Jno E—Atlas Bedding Co...60.40	25 Ryan, Anna E—N Y Tel Co...22.62	
29 Guelick, Wm E—A Curth .....282.48	25 Romano, Grazia S—M Romano...267.01	
29 Same—C Waldeier .....297.97	26 Rewitz, Audrey—Julia Czmielska...3,635.85	
29 Giacomo, Felice—A Martino .....118.90	26 Rubin, Morris—State of NY...500.00	
29 Gallo, Saverio—Ames Transfer Co.445.77	27 Rodriguez, Adelaide—Empire State Surety Co .....399.31	
29 Goldberg, Isaac—F Reiners .....39.40	27 Roach, Jno J—G Essig...31.16	
30 Griffith, Margt E—B H R R Co...116.15	27 Rudich, Arthur S—G Kamlusos...175.40	
30 Gallo, Rosario—A Orlando...41.88	27 Rosenblatt, Marisha—B Stearns & Co...157.84	
30 Grafton, Johanna—B Miller...290.90	26 Rupp, Wm & Annie—P Cohn...61.30	
31 Gottlieb, Louis—S H Miner...1,058.22	29 Ragnarson, Pehr—Stevenson Lumber Co .....246.52	
31 Goodelle, Nette H—J W Smith...827.06	30 Rizzuto, Domenic—C H Campbell...841.93	
31 Greenberg, Sarah—B Levy...72.83	31 Rountree, Moses E & Alice M—Brandt Const Co .....329.75	
25 Hart, Edw B—J T McMahon, as recr...172.85	31 Same—same .....522.65	
25 Hayman, Mille—City of NY...105.97	31 Rosenthal Fishel—G Swirsky...94.00	
25 Hayman, Julius—same .....105.97	31 Rosenbloom, Jacob M—H Korenman...1,096.42	
25 Heintz, Saul—F Hoffman .....9.90	25 Singer, Victor J—W Brody & Co...65.56	
26 Haff, Rofit W & Luella C—H L Kent...9,387.95	25 Schwartz, Sarah—City of NY...44.95	
26 Hartman, Saml—Pauline Brown.1,450.75	26*Sutton, McWalter B—S E Bernstein...245.88	
26 Hyatt, Margt—Bklyn Hghts R R Co...113.22	26 Steinberg, Sarah—Hooker, Corser & Mitchell Co .....160.09	
27 Hurrell, Esther—B Hurrell...107.50	26 Shamie, Abr—H A Salamon & ano...437.56	
27 Herbold, Henry—Meyer & Nelson.133.75	26 Sauter, Gottlieb—J Edwards .....31.40	
30*Hennig, Chas T—Flatbush Trust Co...1,095.29	26 Stevens, Emma—State of NY...500.00	
30 Hennig, Louisa by Public admr—same...1,095.29	26 Saracino, Francesco—Rinelli & Guar-dino .....117.33	
30 Holmes, Saml H—B H R R Co...109.22	26 Sarasohn, Isaac—I Goldman...70.90	
30 Himmer, Vitalis Jr—Acme Rubber Mfg Co...114.72	27 Sanders, Henry—Armour & Co...59.66	
30 Hollister, Ernest M—Prince Fire Co...40.85	29 Smith, Gertrude M & Theron L—B F Jayne & Co .....1,620.48	
31 Hawkins, Wm W—S E Fouts & ano...160.30	29 Same—same .....648.41	
31 Hogan, Patk F—E J Ericson...64.40	29 Spektorsky, Jacob—J Isaacs .....265.89	
31 Hudson, Eliz—J Chelmowski...163.40	29*Spencer, David—same .....265.89	
30 Jackson, Morris—B H R R Co...115.22	29 Seresewski, Salmon—F Remers...39.40	
30 Jennings, Fredk—C I & Gravesend R R Co...87.72	29 Schnackenberg, Henry—H Enders & Co .....283.79	
30 Jaferis, Albt—C H Campbell...841.93	29 Switzer, Abr—L Kempner...316.90	
31 Jacobus, Wm—J Grunstein...246.41	29 Stinus, Otto R—A T Culliford...182.92	
25 Katz, Max—N Y Tel Co...40.58	30 Simon, Morris—Hudson Wrecking & Lumber Co...182.64	
26 Kohnstamm, Philip—J Morrissey.293.39	30 Sirota, Chas—Nassau Elec R R Co...109.22	
27 Kohner, Frances R—J Offerman...111.49	30 Shelling, Albt F—F A Newfeld & ano...136.88	
27 Same—same .....115.40	30 Scharf, Jos—H Falk...84.40	
29 Kaufman, Fredk A—Wm Young, con-fession .....81.53	30 Sonnenstrahl, Abr—P W Saitta.1,002.86	
30 Kelly, Frank V as Public admr of Louisa Hennix—Flatbush Trust Co...1,095.29	30 Scully, Rose A—Bklyn Heights R R Co...107.72	
30 Ketchum, Philip R—R E Kinloch.90.50		
30 Kiely, Jno H—Equitable Trust Co.82.91		

CORPORATIONS.

25 Basis Realty Co—Bay Ridge Chan-delier Co .....117.40
25 Chaffers & Co—Zenith Foundry Co...282.40
25 Fox Constn Co—Bay Ridge Chan-delier Co .....190.15
25 Haft Constn Co—Bay Ridge Chan-delier Co .....232.40
25 Martense Home Co—Bay Ridge Chan-delier Co .....118.90
25 Same—same .....124.40
25 Naton Ginsberg & Co—N Y Tel Co.40.58
25 S Kantrowitz & Co—N Stoller...1,252.19
25 Zitelli Bldg Co—Bay Ridge Chan-delier Co .....181.10
26 Simonelli & Rizza Co—A M Madigan...16.95
26 Kazdan Bldg & Impt Co—Mazarin Land Development Co .....5,848.04
26 S Steinberg & Co—Hooker, Corser & Mitchell Co .....160.09
27 Liederman Realty Co—S Thaler...124.46
27 Martense Realty Co—W G Kenney...322.10
27 Schult Cafe & Restaurant Co—U G Scollay, as exr .....323.50
29 Barnett & Switzer—L Kempner...316.90
29 Jno Wanamaker, Inc—Margt Mack...20,191.37
29 Same—J S Mack .....3,140.20
29 Macon Constn Co—F De Rosa...1,036.14
30 Berkshire Const Co—Henry Miles & Sons .....755.83
30 Builders Stone Contracting Co—W H Baile...318.60
30 Himmer & Eagan—Acme Rubber Mfg Co...114.72
30 National Architectural Iron Works—J Rosenkrantz...289.35
30 Wachtel, Schuh Horse Co—May Pat-terson...254.40
31 Antopol-Pruzin Realty Co—M Herz-feld & ano .....55.40
31 Advance Trucking & Express Co—A Bayles .....121.90
31 Chas G Wills (Inc)—G Swenson, admstr .....12,890.45
31 Econopouly Bros—A Steyrer...388.15
31 International Giant Safety Coaster Co—C F Hardin .....576.85
31 the same—Ruby Hardin...2,576.85
31 the same—Mary Hardin...2,076.85
31 the same—W Hardin...1,076.85
31 Lipton Catering Co—D C Whiting...203.61
31 Lakewood City Development Co—B E Valentine .....5,588.03
31 Otis Elevator Co—G Swenson admr...12,890.45
31 Rountree Realty & Constn Co...329.75
31 the same—the same...522.65
31 Somerville Realty Co—S H Miner...1,528.89

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JAN. 27, 29, 30 and 31. FEB. 1 and 2.

Altmayer, Blanche R & Marrin C—Knickerbocker Trust Co; 1910...185.55
Altmayer, Aaron R—same; 1909...163.26
Becher, Morria—M L Lange; 1912...46.70
Bernstein, Barnet & Edw—O Rothmil-ler; 1909 .....319.41
Bogner, Jos—City of NY; 1908 .....60.17
Cogswell, Benj F—I L Ernst et al; 1911...295.39
Caro, Nathan—Enterprise Button Co; 1912 .....61.62



Crane, Walter D—G T Benton; 1911. 1,646.85  
 Cleary, Edw F—N Y Tel Co; 1909. 35.91  
 Same—J A Connell; 1904. 271.71  
 Cleary, Edw F—Maillard Distilling Co; 1907. 159.74  
 City of N Y—E H A Martin; 1912. 1,913.55  
 De Pedro, Juan B Jr—P Livingston; 1911. 439.87  
 Same—same; 1911. 570.61  
 Same—Hexter Stable Co; 1911. 560.03  
 Same—Cluzelle Bros; 1911. 276.00  
 Same—Packard Motor Car Co of N Y; 1911. 356.39  
 Dickstein, Samuel—E B McKinney; 1911. 34.41  
 Dessauer, Hannah G—Saks & Co; 1906. 170.14  
 De Pedro, Juan Jr—Acker Merrill & Condit Co; 1911. 111.02  
 Same—Stern Bros; 1911. 2,798.16  
 Dickman, Morris—A Joacim; 1908. 33.31  
 De Pedro, Juan, Jr—W T Koch et al; 1911. 464.79  
 Dreyfuss, Chas—F Lage; 1912. 49.00  
 Elner, Jacques—I S Heller; 1909. 3,709.79  
 Etz, Chas E—M P Laughy; 1910. 10,932.75  
 Friedman, Harold J & Sarah—Fidelity Bank; 1911. 2,045.90  
 Frindel, Benj, Jos I Kassel, Max Frindel & Saml A Lerner—L Levison et al; 1911. 660.20  
 Fordham, Jno M—W Adams; 1901. 229.02  
 Fidaleo, Giovanni or Jno Fadella, Mattia & Angelo Guglielmo—People, &c; 1911. 500.00  
 Florio, Vito—People, &c; 1912. 100.00  
 Feldman, Barnet—I Feldman; 1911. 82.91  
 Fine, Isaac & Jacob Finkelstein—H Baff; 1911. 74.41  
 Gibbs, Chas H—T J Shipman; 1911. 354.41  
 Gronholz, Diedrick—E Relesky et al; 1911. 107.50  
 Greenberg, Louis D & Saml Goldstein—People &c; 1912. 1,000.00  
 Greenberg, Jacob & Louis D—I J Rose; 1907. 93.41  
 Greenbaum, Hyman & Hyman Goldstein—D Freeman et al; 1911. 31.71  
 Garner, Eliz—H A Flurscheim et al; 1910. 489.09  
 Gobetz, Isaac—I S Popper; 1908. 183.91  
 Galley, Felix W—B Kimler et al; 1911. 69.44  
 Goffe, J Riddle—E H Brown; 1910. 9,201.70  
 Hickson, Richd J—M Berger; 1912. 399.10  
 Heinze, Bernice & Golden Henderson—R B Marx; 1912. 1,333.27  
 Heinze, Bernice—Guillaume Palette; 1912. 109.97  
 Heide, Julius—A Treger; 1911. 71.58  
 Hartman, Mary S—S Mapes; 1911. 262.43  
 Herman, Salomon—A Muller; 1903. 42.93  
 Jacobs, Jas—J Jacobs; 1912. 110.47  
 Josephthal, Louis M, Walter C Louchheim & Harry Kahn—J Felix; 1912. 5,117.38  
 Josephson, Michl—B Wahl; 1912. 250.00  
 Keller Farmer Co, Augustus R Keller & Florence L Keller—J J Farmer et al; 1910. 42.08  
 Kaiser, Arnold & Michaelis Kaiser—C Flaum; 1910. 340.39  
 Knowles, Wm—N Y Tel Co; 1906. 38.73  
 Koehler, Otto—Natl Park Bank; 1909. 11,544.85  
 Kinetzler, Herman—Colwell Lead Co; 1912. 319.33  
 Koehler, Otto—Natl Park Bank; 1910. 107.93  
 La Gutta, Alex—Equitable Trust Co; 1911. 76.41  
 Lohse, Christopher—J B Esselstyn; 1911. 100.00  
 Levey, Lillian—R R Velie; 1911. 839.29  
 Miller, Max, Abr Silverstein & Murtha & Schmohl Co—A L Smith; 1910. 134.90  
 Mayper, Henry M—P Corn et al; 1911. 40.21  
 Moritz, Herman—P Huck; 1912. 69.15  
 Same—G Epstein; 1912. 149.15  
 McClelland, Walter—J Kirschenbaum; 1911. 170.65  
 Mariani, Oresti & Florence Lambert—People, &c; 1911. 500.00  
 McCreery, Benj F & Edw H Rowley—W J Walters; 1902. 1,982.90  
 O'Hara, David G & Jno J—P J Twomey; 1910. 86.76  
 O'Brien, John & John C Sheehan—W G Wilcox et al; 1901. 608.34  
 Same—First National Bank of Plattsburgh; 1901. 358.26  
 Panwels, Robt P, Chas M Munsch & Louis Protzman—I R Wallach; 1911. 12.41  
 Same—same; 1911. 27.41  
 Pell, H Archibald—L Sperry; 1908. 191.79  
 Prince, Thos of Savoy Society of M B—L Buffa; 1911. 30.41  
 Place, Jno W—W S Bennet; 1910. 174.33  
 Pack, Wm M—A Abraham et al; 1903. 148.05  
 Pell, H Archibald—L Sherry; 1908. 191.79  
 Riehl, Agnes & Jos—C Metzger; 1912. 181.91  
 Rubinetti, Pasquale—V Filliponi; 1912. 544.67  
 Rancour, La R & Theresa—M C Meagher; 1912. 515.30  
 Ray, Laura L—J H Reakirt; 1911. 121.17  
 Rose, Chas—Irving Hat Co; 1911. 67.91  
 Senior, Walter R, Albert H Stout & Victor P Pisani—L M Borden et al; 1911. 2,753.00  
 Schmidt, Sven R—I B Louis; 1910. 61.41  
 Sutton, Woodruff—Aeolian Co; 1907. 424.15  
 Seeley, Geo C—G H Walker et al; 1911. 123.41  
 Schneider, Mary A B—D Ravitch et al; 1911. 9,616.34  
 Sattler, Max—J A Tillman; 1911. 170.95  
 Strodl, Edw V—Farish Stafford Co; 1910. 110.25  
 Schmidt, Saml R—R Arnstein et al; 1909. 341.28  
 Steinfeld, Saml—M Douglas; 1911. 224.41  
 Simmons, Dorothea H—Burns Bros; 1911. 190.55  
 Schwarz, Geo J—R Fornuto; 1911. 1,700.00  
 Schmitt & Schwanenflugel—A Zinsser; 1912. 22,986.79

Tiffany, Burnett Y—A Engel; 1904. 915.52  
 Same—N Bernstein; 1904. 916.76  
 Same—H B Rosenthal & Co; 1904. 916.76  
 Tiffany, Burnett Y—Herts Bros; 1904. 746.00  
 Same—Brooks Bros; 1904. 627.47  
 Same—F P Duryea et al; 1904. 2,495.05  
 Tiffany, Burnett Y—R J Horner et al; 1904. 3,711.78  
 Tiffany, Burnett Y—W & J Sloane; 1904. 5,336.05  
 Tiffany, Burnett Y—J A Saolomon; 1904. 613.47  
 Same—J J Gibbons; 1904. 383.16  
 Taylor, Henry A—G E Heyl; 1908. 1,102.91  
 Van Horn, Theo J—Tower Mfg Co; 1911. 81.36  
 Wigman, Chas W—C H Hackett et al; 1897. 2,246.03  
 Wolf, Saml—E Heller & Co; 1906. 104.41  
 Wolf, Abr—G S Mawhinney; 1912. 1,042.27  
 Were, Thos R—Equitable Trust Co of N Y; 1911. 378.31  
 Wright, Nannie H—Scott & Fowles Co; 1912. 13,155.30

CORPORATIONS.

Abingdon Constn Co & Israel Lippman—J Jarcho; 1911. 529.40  
 Same—Dimock & Fink Co; 1911. 529.40  
 Atlantic Box & Lumber Co—B Barr; 1912. 788.78  
 Fiske & Co—Germania Life Ins Co; 1912. 12.85  
 Chas Schweinler Press—W Hall; 1911. 2,687.01  
 National Surety Co et al—the same; 1912. 154.65  
 Hecker-Jones, Jewell Milling Co—E Sweeney; 1912. 92.25  
 Same—C Connerly; 1911. 20,137.89  
 Same—E Sweeney; 1911. 7,713.87  
 Same—C Connerly; 1912. 109.10  
 American Ice Co—F Matsioner; 1912. 855.98  
 Empire State Surety Co—N Goldstein et al; 1911. 1,121.73  
 Same—same; 1912. 118.45  
 Fuller-Burr Co—H Schramm; 1912. 74.43  
 Same—same; 1911. 946.03  
 Gingold Realty Co—L A London; 1911. 1,035.11  
 Gingold Realty Co & Abraham J Goldstein—N J Terra Cotta Co; 1911. 785.59  
 Gingold Realty Co, Emil Bartolocius, Arthur Bartolocius & Margaret Bartolocius—Eastern Steel Co; 1911. 612.05  
 Gingold Realty Co, Abraham J H Goldstein & Emil Bartolocius—same; 1911. 322.36  
 Knoburn Co—W Nielson; 1912. 601.15  
 W W S Lloyd Co—C Haas Co; 1911. 40.19  
 Gingold Realty Co, Emil Bartolocius, Bartolocius Star Iron Works, Inc & Margt Bartolocius—Eastern Steel Co; 1911. 1,037.14  
 N Y Contracting Co, Penna Terminal—P Mistutta; 1911. 1,329.72  
 Realty Co of Fort Washington—O L Foley; 1909. 732.14  
 Salvation Army in the U S—American Salvation Army; 1909. 289.57  
 Bavarian Realty Co—P Poellot et al; 1911. 171.31  
 Brewer Bldg Co, Inc—L Baum; 1912. 67.05  
 Elmer P Morris Co—Trolley Supply Co; 1911. 1,153.32  
 J E Van Doren Special Agency—City of N Y; 1910. 102.53

Borough of Brooklyn.

JAN. 25, 26, 27, 29, 30, 31.

Augressam, Gabrielle—Ashman & Burkhardt; 1911. 76.42  
 Blue, Edw F & Cath—A Swanson; 1911. 173.87  
 Bishop, Laura S—S Berzick; 1911. 34.40  
 Burry, Marie ex extr—G Durr; 1911. 109.05  
 Burry, Jno, ex of—same; 1911. 109.05  
 Bandholtz, Frank A & Harry S—Empire City Roofing Co; 1910. 185.15  
 Bandholz, Frank A—Henrietta W Nolte as extrx; 1910. 329.63  
 Cary, Annie L—M Berman; 1911. 33.40  
 Cervadora, Dominick—H E Raitano; 1910. 59.96  
 Cary, Spencer C & Margt W—Coney Island & Bklyn R R Co; 1911. 72.11  
 Same—same; 1911. 137.07  
 Cary, Spencer C & Margt W—City of NY; 1911. 72.97  
 Same—same; 1911. 105.97  
 Duckman, Moses & Rebecca—M M Apfel; 1912. 325.27  
 Darmstadt, Frank—S Heinitz; 1912. 139.54  
 Same—same; 1911. 546.77  
 Same—same; 1909. 32.40  
 Elliott, Fredk—G L Hassel & ano; 1911. 35.50  
 Ebert, Edw—Borough Bank; 1910. 424.90  
 Homan, Geo M—I Lazarus; 1911. 214.40  
 Hochstein, Max—W Mathis & ano; 1911. 78.64  
 Klein, Sol J—N Siegel; 1908. 124.00  
 Kelly, Geo H—P S Lee; 1908. 43.47  
 Kojan, Edw & Lillie—Borough Bank; 1910. 424.90  
 Katz, Frank—M Buda; 1910. Corrects error in last issue when amount was 101.56. 131.56  
 Lonson, Rosie—P Butkus; 1908. 200.90  
 Langan, Jas—Congress Bwg Co; 1903. 6,122.71  
 Levison, Philip—Bklyn, Queens Co & Sub R R; 1911. 102.72  
 Lippmann, Israel—J Jarcho; 1911. 529.40  
 Same—Dimmock & Fink Co; 1911. 529.40  
 Levy, Henry D—B Cetron; 1911. 119.40  
 Mione, Vito—Martoccia & Co; 1911. 102.40  
 Monjo, Louis, Jr, & Arthur as exr—Eliz Fullam; 1912. 377.50  
 Mooney, Jno exr of—same; 1912. 377.50  
 Miller, Abr & Jacob—A Celenza; 1906. 744.45  
 Moriority, Timothy—Allan Black Co; 1911. 222.40

McClelland, Walter—J Kirschenbaum; 1911. 170.65  
 Miller, Baruch—A Miller; 1909. 5,132.40  
 Marrazzo, Domenico—R Ward; 1911. 433.26  
 Pollak, Rudolph—State of NY; 1911. 1,000.00  
 Pullman, Herman—M A Weiler; 1912. 29.31  
 Risch, Henry F & Sadie—State of N Y; 1911. 1,171.25  
 Ritchey, Danl P—D L Pakas; 1911. 586.94  
 Same—same; 1912. 94.33  
 Rubinetti, Pasquale—V Filliponi; 1912. 544.67  
 Simmons, Dorothea H—Burns Bros; 1911. 190.55  
 Spencer, Albt E—S Burnard; 1910. 25.60  
 Van Horn, Theo J—Tower Mfg & Novelty Co; 1911. 81.86  
 Vasiele, Vito—Mortoccia & Co; 1911. 102.40  
 Wilson, M Arlington—S Burnard; 1910. 25.60

CORPORATIONS.

Natl Elevator Co—T Tommassen; 1911. 1,133.10  
 Same—same; 1912. 104.60  
 Schult Cafe & Restaurant Co of NY—Alfred D Montabelle & Co; 1912. 59.40  
 Abingdon Constn Co—J Jarcho; 1911. 529.40  
 Same—Dimmock & Fink Co; 1911. 529.40  
 M Silman Realty Co—M Glick; 1911. 59.40  
 Mode Building Co—H E Raitano; 1910. 59.96

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

JAN. 25.

Villa av, es, 71.6 s Van Cortlandt av, 50 x121.1; also VILLA AV, ws, 230.7 n 204th, 75x100; Saml Keeler agt Annie D'Ambra; Saml Keeler, (A); Felix H Levy, (R); due, \$15,777.50.

JAN. 26.

Washington av, 1647; Jennie Clarkson Home for Children agt Waldemar F Timme; Sackett, Chapman & Stevens, (A); Adam Wiener, (R); due, \$27,018.74.

Madison av, ws, 40.2 n 127th, 20x35; Geo P Messervy agt Jennie Goldstein; S Sidney Smith, (A); Edw D Dowling, (R); due, \$8, 485.54.

JAN. 27.

No Judgments in Foreclosure filed this day.

JAN. 29.

112TH st, ss, 150 w 8 av, 50x100.11; Excelsior Savings Bank of the City of N Y agt Nathan Mayer; Jno C Gulick, (A); Jno J Hynes, (R); due, \$62,042.50.

Union av, es, 38.4 s 150th, 36.8x90; Josephine Hall agt Mary E Cunningham; Neider & Vanderveer, (A); Albt Falck, (R); due, \$1,055.67.

JAN. 30.

129TH st, 112 E; Henry Kaiser agt Moses I Siegel; Jno M Ruck, (A); Alfd J Talley, (R); due, \$6,263.08.

JAN. 31.

Marble Hill av, es, 236.2 sw 228th, 50x100; Harry H Holbert agt Jacob Rosberg; F P Hummel, (A); Jacob Levy, (R); due, \$1,241.81.

Findlay av, sec 165th, 94.6x160.3; Prospect Investing Co agt F T Constn Co; Stephen W Collins, (A); Devereana Milburn, (R); due, \$41,729.80.

LIS PENDENS.

Borough of Manhattan.

JAN. 27.

Division st, 15; Manhattan Ry Co agt Nathan Spiegel et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 37-37½; same agt Ida Realty Co et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 51; same agt Lewis Adelson et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 47-49½; same agt Saml Kaufman et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 77; same agt Flora Bamberger et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 19-19½; same agt Elias Sobel et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 25-25½; same agt Morris Funkelstein et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 39-39½; same agt Meyer Hertzberg et al; action to acquire title by condemnation; J L Quackenbush, atty.

Division st, 41-45½; same agt Meyer Vesell et al; action to acquire title by condemnation; J L Quackenbush, atty.

5TH av, ws, 71 s 132d, 19x75; People of the State of NY agt Abr Berney; notice of levy; C S Whitman, atty.

138TH st, 436-8 E; also 112TH ST, 101 W; also ST NICHOLAS AV, 961; also AMSTERDAM AV, 2388; also 137TH ST, 425-



43 E; Wm E Gilmore agt Llewellyn Realty Co; accounting, &c; Bouvier & Dugro, attys.

**Hoe av.**, es, 125 s 173d, 75x100; two actions; Security Bank of NY agt E 167th St Realty Co; notice of levy; M Davidson, atty.

**St Nicholas pl, 57;** Chas V Schmidt, Jr, agt Martin Ungrich; notice of levy; W B Dressler, atty.

JAN. 29.

**Parcel of land** comprising all that portion of Little Barn Island, commonly known as Randall's Island, which lies s of Harlem River & across island to a point opposite 120th, containing 36 36-100 acres; People of the State of NY agt Managers of the Society for the Reformation of Juvenile Delinquents in the City of NY et al; specific performance; T Carmody, atty.

**Webster av.**, es, 158.3 n 169th, 37.4x90x irreg; Morris Engelberg agt Munford W Lyon et al; action to declare lien; A A Feinberg, atty.

**Mulberry st.**, ws, 141.3 n Broome, 50x100; Wm A Thomas agt Michele Brigante et al; action to foreclose mechanics lien; W O Gantz, atty.

**Pitt st.**, es, 150 s Stanton, 25x100; Anthony Englert et al agt Jos F Petit et al; action to foreclose mechanics lien; C J Earley, atty.

**12TH st, 15 W;** Thos M Biddle et al agt Albt N Biddle et al; partition; Foley & Martin, attys.

JAN. 30.

**Northern av.**, nwc 181st, 78x134; also 3D AV, sec 175th, 138.2x100x irreg; Security Bank of NY agt Codae Realty Co; notice of levy; M Davidson, atty.

**Northern av, 3d av.**, same prop; same agt same; notice of levy; M Davidson, atty.

**127TH st.**, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x 100.11; Palmer Price Co agt Israel Lippman; notice of levy; W W Young, atty.

**Prince st, 163-5, & Thompson st, 126;** two actions; Arthur Gallo agt Thos Sileo; notices of levy; P S Saitler, atty.

**160TH st.**, nec Jackson av, 175x24.2; also LONGFELLOW AV, ws, 107.3 n 167th, 100x100; also FOREST AV, es, 100 n Cedar pl, 25x135; Security Bank of NY agt Emma M S Mestanz; notice of levy; M Davidson, atty.

JAN. 31.

**3D av, 3233;** Jas T Byrne agt Helen F Sheehan et al; action to foreclose mech liens; A Zimmerman, atty.

**Villa av.**, es, 585.3 n So Boulevard, 25x 82.5; People of the State of NY agt Battista Tucci; notice of levy; C S Whitman, atty.

**48TH st, 137-145 W;** Chas A Rich agt New Netherlands Theatre Co et al; action to foreclose mechanics lien; W B Safford, atty.

FEB. 1.

**Broadway.** ws, bet 236th & 238th, lot 727; Belle T Sewell agt Louisa Dash et al; foreclosure of transfer of tax lien; M Frank, atty.

**Spuytten Duyvil Parkway.** ses, bet 227th & 230th, lot 937; Belle T Sewell agt Estate of Isaac G Johnson et al; foreclosure of transfer of tax lien; M Frank, atty.

**Beck st.** ws, bet Leggett av & 156th, lot 13; Belle T Sewell agt Fredk C Schmidt et al; foreclosure of transfer of tax lien; M Frank, atty.

**Ft Independence st.** ws, — s of Bailev, lot 149; Belle T Sewell agt Wm Archer et al; foreclosure of transfer of tax lien; M Frank, atty.

**Tinton av.** es, bet 158th & 160th, lots 13; Belle T Sewell agt Michl J Weldon et al; foreclosure of transfer of tax lien; M Frank, atty.

**177TH st.** ns, bet Concourse & Morris av, lot 37; Belle T Sewell agt Mt Hope Methodist Episcopal Church et al; foreclosure of transfer of tax lien; M Frank, atty.

**Webster av.** ws, bet 173d & 174th, lot 83; Belle T Sewell agt Cath Callahan et al; foreclosure of transfer of tax lien; M Frank, atty.

**Ryer av.** swc 183d, —x—; Belle T Sewell agt Frances J Tierney et al; foreclosure of transfer of tax lien; M Frank, atty.

**Lots 411 to 423, 426 to 438, 440 to 442, 452 to 454, 456 to 461, 467 to 472,** map of westerly portion of Benson Est Throggs Neck, Bronx; Wm E Gilmore agt Llewellyn Realty Co; notice of attachment; Bouvier & Dugro, attys.

**197TH st.** ss, bet Concourse & Creston avs, lot 77; Tax Lien Co of NY agt Geo Williams et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Townsend av.** es, bet Belmont av & 174th, lot 37; Tax Lien Co of NY agt Geo F Moody et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Concourse.** es, bet 187th & 189th, lot 61; Tax Lien Co of NY agt Sarah E Simpson et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Nelson av.** es, bet 164th & 165th, lot 65; Tax Lien Co of NY agt David McLeod et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Grand av.** es, bet Evelyn pl & 184th, lot 9; Tax Lien Co of NY agt Rufus K Palmer et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**156TH st.** ss, bet Trinity & Jackson avs, lot 37; Tax Lien Co of NY agt Jemima Hand et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Spuytten Duyvil rd.** ses, bet 227th & 230th, lot 801; Tax Lien Co of NY agt N Y State Realty & Terminal Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Oneda av.** sec Mt Vernon av, —x—; Tax Lien Co of NY agt Edmund S Mills et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Cambridge av.** es, bet 235th & 236th, lot 421; Tax Lien Co of NY agt E Louise Scheafer et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Trinity av.** ws, bet 161st & 163d, lot 29; Nathan Himowich agt Jemima Hand et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**157TH st.** ss, bet German pl & St Ann's av, lot 14; Nathan Himowich agt Harris-etta Holding Co et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Creasant av.** ss, bet Hughes & Belmont av, lot 10; Nathan Himowich agt Winifred A Beisiegel et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Tiffany st.** sec Lafayette av, —x—; Belle T Sewell agt Jno McClurg Jr et al; foreclosure of transfer of tax lien; M Frank, atty.

**Jerome av.** es, bet 182d & 183d, lot 42; Belle T Sewell agt Wm H Carr et al; foreclosure of transfer of tax lien; M Frank, atty.

**178TH st.** ns, bet Park & Washington avs, lot 1; Belle T Sewell agt Adolph Reichman et al; foreclosure of transfer of tax lien; M Frank, atty.

**3D av.** ws, bet 179th & 180th, lot 40; Belle T Sewell agt Isadore Bloch et al; foreclosure of transfer of tax lien; M Frank, atty.

**3D av.** nwc-179th, —x—; Belle T Sewell agt Mary A Brown et al; foreclosure of transfer of tax lien; M Frank, atty.

**184TH st.** ns, bet Hoffman st & Arthur av, lot 8; Belle T Sewell agt Jas S Bolton et al; foreclosure of transfer of tax lien; M Frank, atty.

**113TH st, 134 W;** Hyman Leventhal agt Sophia Oppenheimer; action to foreclose mechs lien; L Scheuer, atty.

**Grand av.** es, bet Evelyn pl & 184th, lot 9; Belle T Sewell agt Theo C Walpuski et al; foreclosure of transfer of tax lien; M Frank, atty.

**Lots 53, 64, 68, 82 to 86, 109 & 120,** map of Bronxwood Park No 1038; lot 52, Amended Map of Bronxwood Park, No 1038; lot 82, map of Bronxwood Park, No 1082, & lots 19, 33 to 39, Supplementary Map of Bronxwood Park No 1039; Title Guarantee & Trust Co agt Bronxwood Realty Co; notice of levy; H Swain, atty.

### Borough of Brooklyn.

JAN. 25.

**Hull st.** ss, 19.5 e Stone av, 25x100; Title Guar. & Trust Co agt Harry Hampson et al; J L Goodwin, atty.

**Stone av.** ws, 225 s Dumont av, 50x100; North River Savgs Bank agt Rachel Cohen et al; J L Goodwin, atty.

**Hamburg av.** ws, 75 s Palmetto, 25x100; German Savgs Bank of Bklyn agt Emil F Wagner et al; Fisher & Voltz, attys.

**Bainbridge st.** ns, 46.8 e Howard av, 26.8 x100; German Savgs Bank of Bklyn agt Max Pickholtz et al; Fisher & Voltz, attys.

**40TH st.** ns, 40 w 12 av, 20x95.2; Chas S Conklin agt Irma Z Satkovich et al; E J Ludvigh, atty.

**54TH st.** ns, 232.6 e 2 av, 35x100.2; Peter McLinden agt Catharine Robinson et al; Geo Gru, atty.

**44TH st.** ns, 100 e 14 av, 50x100.2; Chas S Conklin agt Jas W Coogan Constn Co et al; E J Ludvigh, atty.

**12TH av.** 4019, ses, 40 ne 41st, 20x100; Martha Oser as extrx agt Henry F Risch et al; Keller & Klein, attys.

**Clarendon rd.** ss, 20 w E 31st, 20x80; Alex J Forman, Jr, & ano as exrs, agt Saml T Munson et al; A J Forman, Jr, atty.

**Bay Ridge av.** nes, 207 nw 5 av, 200x100; Chas H Louis agt Abels Gold Realty Co et al; Olcott, Gruber, Bonyng & McManus, attys.

**Atlantic av.** ss, 270 w Albany av, 105x 100; Tillie Karasik agt Atlantic Av Constn Co et al; Louis Karasik, atty.

**84TH st.** ss, 100 w 13 av, 60x100; Abr Rothschild & ano as gdns agt Lafayette Trust Co et al; E Kempton, atty.

**Clarkson av.** ns, 311.4 w Nostrand av, 20 120; Jeannette G Brown agt Wm A A Brown & ano; Beard & Paret, attys.

**10TH av.** ws, 120 s 68th, 20x80; Sol Garkick & ano agt Chas B Coyle et al; N Tonkin, atty.

**Robinson st.** ss, 341 w Bedford av, runs s100x87xn4xw50xn96 to st xel37 to beg; Jeannette G Brown agt Wm A A Brown & ano; Beard & Paret, attys.

**E 15TH st.** ws, 194.4 n Church av, 50x 100; Jeannette G Brown agt Harry W Fairfax et al; Beard & Paret, attys.

**Jefferson av.** ss, 161 e Ormond pl, 21x100; Geo G Reynolds agt Phineas O Davidson & ano; Reynolds & Thomas, attys.

JAN. 26.

**42D st.** ns, 200 e 1 av, 25x100.2; Mary I Cavano agt Jno T Willoughby et al; J Brenner, atty.

**Howard av.** ws, 100 s Blake av, runs s 33.7xw— to Hunterfly rd xn—xel00.6 to beg; South Bklyn Savgs Instn agt Hattie Drescher et al; Coombs & Wilson, attys.

**W 23D st.** es, 276.6 n Surf av, 20x118.10; Emilie Bosios agt Frank Perry & ano; to foreclose mechanics lien; R K Jacobs, atty.

**Carroll st.** sec Bond, 176x100x184.10x 100.4; Franklin Trust Co agt Jas D Rankin et al; McKeen, Brewster & Morgan, attys.

**Halsey st.** ss, 160 w Reid av, 20x100; Emmett D Page agt Rosa Nowak & ano; to set aside deed; E D Page, atty.

**Schenck av.** ws, 235 s Dumont av, 20x 100; Philip Kiel agt Paula Makwitch; to determine the validity of a deed; Raymond Malone, atty.

**Ames st.** 30; Jacob Poll agt Jacob Schochet et al; Abramson & Potter, attys.

**Boorum st.** ns, 175 e Humboldt, 25x100; Sarah A Lochman agt Saml Cohn et al; E Kempton, atty.

**70TH st.** ss, 260 w 10 av, 60x100; Hamilton Trust Co agt Emily M Fitall et al; E Kempton, atty.

**Blake av.** ss, 80 e Williams av, 20x60.2; Chas M Hough as admr agt Saml Silverberg et al; E Kempton, atty.

**Varet st.** ss, 100 e Graham av, 25x100; Title Guar. & Trust Co agt Isaac Reiss et al; J L Goodwin, atty.

JAN. 27.

**Greene av.** ns, 135 w Bedford av, 20x108.4 x20x108.6; Lowell I Brigham agt Mary S Wischerth et al; Merrill & Rogers, attys.

**Van Sicklen st.** es, 219.4 n Av U, 20x100; Mtg Securities Co of NY agt Adam Sinisi et al; H J Davenport, atty.

**74TH st.** sc New Utrecht av, runs s111.4x se70.4xne100 to st xn119.4 to beg; Roscoe Humphrey agt Lawrence E Blake, Sr, et al; F L Mebane, atty.

**59TH st.** sws, 260 nw 8 av, 20x100.2; Sebastino Petrano agt Delia Franko; specific performance; G J Giudici, atty.

**61ST st.** sws, 115 se 15 av, 60x100; Metropolis Lumber Co & ano agt Jos L Burton Constn Co et al; I M Silberman, atty.

**Snediker av.** es, 100 s Riverdale av, 50x 100; Frank C Lang agt Barnet Teplisky et al; Jno T Sackett, atty.

**Nostrand av.** es, 140 s Maple, 20x100; Johanna Balaban agt Anna Solomon et al; Myron Krieger, atty.

**Franklin av.** ss, 450 e 3d, 22.6x111.7x22.6 x111.8; Wm Bedford agt Thos F Glibride et al; S M & D E Meeker, attys.

**Franklin av.** ss, 472.6 e 3d, 22.6x111.6x22.6 x111.7; same agt same; same atty.

**Franklin av.** ss, 517.6 e 3d, 22.6x111.5x22.6 x111.6; same agt same; same atty.

**Hancock st.** ss, 81 e Throop av, runs s 63.4xe9xsl6.8xe8.3xn100 to st xw17.3 to beg; Mary L Boardman agt Laura Flash; Chas Fox, atty.

**Carlton av.** ws, 149 n Atlantic av, 16.8x 104.2; Gustave Girard agt Emma Lewis et al; R J Kent, atty.

**40TH st.** ss, 235 w 4 av, 37.6x100.2; Dora A De Waltoff agt Shanske & Mondschein, Inc, et al; J J Bakerman, atty.

**40TH st.** ss, 272.6 w 4 av, 37.6x100.2; same agt same; same atty.

**Van Sicklen st.** es, 239.4 n Av U, 20x100; Bklyn Organizers agt Adam Sinisi et al; H J Davenport, atty.

JAN. 29.

**St Johns pl.** ss, 223.8 e New York av, 19.8 x120.7; Grace E Whitson agt Kings Impt Co & ano; specific performance; W H Barradell, atty.

**Erasmus st.** swc Rogers av, runs s103.3x w38.5xn103.9 to st, xe— to beg; Geo C Tappan agt Albt J Dixon et al; H C Ingraham, atty.

**13TH av.** ws, 20.2 s 42d, 20x80; Annie Bradley agt Enrica Boccasecca et al; A J Oishei, atty.

**W 17TH st.** es, 270 s Neptune av, 20x 118.10; Olive E Robinson agt Francesco Ruggiero et al; Jno M O'Neill, atty.

**Grand st.** ss, 40 e Leonard, 20x100; Jno C E Winter agt Emily C W Huffman et al; Sackett & Lang, attys.

**Ashford st.** ws, 185 s Hegeman, 40x100; Sarah Ecker agt Chas Adams et al; Leopold Levy, atty.

**72D st.** ss, 200 w 1 av, 20x100; Glens Falls Ins Co agt Realty Dealers & ano; H J Davenport, atty.

**E 15TH st.** ws, 36.4 n Ditmas av, 40x 100; Wm E Wheelock as committee, &c, agt Mary A Reynolds et al; Cary & Carroll, attys.

**All that tract** or parcel of land n of Clarkson st, & extending from Albany to Utica avs. (State Hospital & Potters Field); State of N Y agt Managers of the Society for the Reformation of Juvenile Delinquents; specific performance; Thos Carmody, atty.

**Eastern Parkway, 928,** ss, 236 w Troy av, 20x120.7; Sarah Rosenbloom agt Jno F Castano et al; specific performance; J J Schwebel, atty.

**Humboldt st.** ws, 50 n Ten Eyck, 50x100; Jacob Selner agt Mary C Devere et al; G S Smith, atty.

JAN. 30.

**S 4TH st.** sws, 145.6 nw Hooper, 25x95.6x 25x95.2; Morris Perfit agt Dora Rapoport et al; Max Monfried, atty.

**Kent av.** ses, 60.5 sw N 8th, 20x71.11x 19.10x71.11; Citizens Trust Co of Bklyn as trste agt Saml A Hoar et al; Jonas, Lazansky & Neuberger, attys.

**Ridgewood av.** ss, 1.5 w Force Tube or or Conduit av, 20.2x88.1x20x90.8; Saml M Meeker as trste agt Frances Keller et al; Jno C Loud, atty.



**Troy av.**, sec Union, runs e180xs100xw80 xs20xw98xw— to Troy av xell17.6 to beg; Arthur Andersen agt Berkshire Constn Co et al; S A Telsey, atty.

**Amboy st.**, swc Blake av, 250x100; Mary C Neu agt User Marcus et al; Neu, Gilchrist & Spedick, attys.

**E New York av.**, ss, 80 e New York av, 20x100; Geo H Barnsdall & ano as admsr agt Mary R Fury et al; H J Davenport, atty.

**Garden st.**, nes, 139.6 nw Bushwick av, runs nw20xne56.4xe58.8 to av xs20xw52.2x sw50 to beg; also GARDEN ST, nes, 325.10 se Flushing av, runs se56.4xe58.8 to av xn 19.6xw65.1xsw63.1 to beg; State Bank agt Jacob Maziroff et al; W T Kohn, atty.

**Grand st.**, ss, 175 e Humboldt, 25x100; Catharine Carney agt Simon Flam et al; R M Johnston, atty.

**Grand st.**, ss, 200 e Humboldt, 25.9x100; same agt same; same atty.

**Grand st.**, ss, 225.9 e Humboldt, 24.3x100; same agt same; same atty.

**Grand st.**, ss, 250 e Humboldt, 25x100; same agt same; same atty.

**S1ST st.**, ns, 35 e Stewart av, 100x100; Mamie E Neary as admtrx agt Jno E Sullivan et al; Louis Malthauer, atty.

**Amboy st.**, ws, 160 s Newport av, 20x100; Nicholas R Holzer & ano agt Lena Goldberg & ano; Jno Kopp, atty.

**Rochester av. 112;** Fredk Keck agt Balthaser Klee; specific performance; Schinzel & Halbert, attys.

**Hampton pl.**, es, 130 s Sterling pl, 20x95; Philip Theille agt Aronson Realty Co et al; Chas Burstein, atty.

**Hampton pl.**, es, 150 s Sterling pl, 20x95; same agt same; same atty.

**Sterling pl.**, sec Hampton pl, 30x100; Henry Rauch agt Aronson Realty Co et al; Chas Burstein, atty.

JAN. 31.

**W STH st.**, es, 174 s Av R, 193.4x82.6x 194.4x82.6; Parshelsky Bros Inc agt Neck Road Realty Co et al; H S & C G Bachrach, attys.

**E 19TH st.**, ws, 320 n Av P, 40x100; Benj G Hitchings Inc agt Wm A Gard et al; M G Palliser, atty.

**Coney Island av.**, ws, 180.3 s Gravesend rd, 30x120; Kings County Mortgage Co agt Annie Wingerath et al; W A Robinson, atty.

**Rochester av.**, nwc Crown, runs n 58.5 xw34.4xs52.9 to st, xe22.10 to beg; Voletsky & Jarcho Inc agt Jno Welsh; to fore-close mech liens; S F Strongin, atty.

**STH st.**, ns, 288.9 w 2 av, runs n120 to 7th St Basin, xw100xs120xe100 to beg; also 9TH ST, ns, 288.9 w 2 av, 100x200 to 8th; Peoples Trust Co agt Wilson & Bailie Mfg Co et al; Wingate & Cullen, attys.

**40TH st.**, ss, 272.6 w 4 av, 37.6x100.2; Dora A De Waltoff agt Shanske & Mondschein Inc et al; J J Bakerman, atty.

**40TH st.**, ss, 235 w 4 av, 37.6x100.2; same agt same; same atty.

**Lafayette av.**, ns, 350 e Reid av, 25x100; Mary Schmalstich agt Lester B Freedman et al; J A Blanchfield, atty.

**51ST st.**, 223; Sigmund Ashner agt Hick-ey, Kaplan & Wltzek et al; Saml Bernstein, atty.

**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.

**Jerome st.**, ws, 100 s Belmont av, 100x 100; also JEROME ST, es, 100 s Belmont av, 50x100; also JEROME ST, ws, 200 s Belmont av, 25x100; Empire City Lumber Co agt Agress Constn Co et al; to fore-close mech lien; A Rockmore, atty.

**Ocean Parkway.**, ses, at the intersection of the ss Ocean court, runs e135.7xs37.7x sw86.8xw130 to Parkway, xne47.10 to beg; Jno Dammann agt Ernest Holtgrave et al; A C Ashe, atty.

**Sackman av.**, es, 158 n Glenmore av, 14 x98; Riverhead Savings Bank agt Walter S Hammett et al; T M Griffing, atty.

**Rutledge st.**, swc Lee av, 28x100; Bash-by S Boorstein agt Esther Seligman & ano; for the recision of a contract; H G Kosch, atty.

**Av D.**, ns, 20 e E 39th, 20x90; Henry Mehrtens & ano agt Emma G Holmberg et al; Reynolds & Geis, attys.

**Av D.**, ns, 40 e E 29th, 20x90; Henry Lohman agt same; same atty.

**Av D.**, ns, 60 e E 29th, 20x90; Anna Luedtke & ano agt same; same atty.

**Av D.**, ns, 80 e E 29th, 20x90; Emil Heikel agt same; same atty.

FORECLOSURE SUITS.

Borough of Manhattan.

JAN. 27.

**107TH st. 62 E;** Julius Horwitz agt Wm J Suhr et al; Spiro & Wasservogel, attys.

**107TH st. 64 E;** Chas Rutenberg agt Wm J Suhr et al; Spiro & Wasservogel, attys.

**Briggs av.**, nwc, 377.4 ne 198th, 25x100; Alfred Russell, Jr, agt Jas J Martin et al; Niebrugge & Maxfield, attys.

**Franklin av.**, es, 75.6 n Jefferson pl, 37.6x 100; Jas T Barry agt Paul C Uhlig; Earley & Carstarphen, attys.

**Tremont av.**, ns, 100 nw Prospect av, 25x 100; Manhattan Mtg Co agt Alex Anderson et al; Carrington & Pierce, attys.

**Franklin av.**, es, 113.1 n Jefferson pl, 37.6 x100; Jas T Barry agt Paul C Uhlig; Earley & Carstarphen, attys.

**110TH st.**, ns, 154.2 w 2 av, 112.6x100.11; three actions; Warren W Foster et al agt Abr D Weinstein et al; Stewart & Shearer, attys.

**222D st.**, ss, 155 w Barnes av, 25x89; Alfred Frankenthaler agt Paul Rom et al; Frankenthaler & Kaufman, attys.

**Lots 73 & 65** map of prop of Henry Morgen-thau, Bronx; Rosie D Otto agt Austin R Newcombe et al; Lese & Connolly, attys.

**103D st.**, ns, 147.6 e 3 av, 37.6x100.11; Wm L Raymond et al agt Julius Weinstein et al; W L Raymond, atty.

**Greenwich st. 185, & Dey st. 57;** Jacob Harris agt Frank Wachter et al; C M Lewis, atty.

JAN. 29.

**Freeman st.**, ns, 174.7 w Chisholm, 25x 67.7; Jane M Henry agt Margt Rohan et al; S Williamson, atty.

**Briggs av.**, ws, 240 n 196th, 20x94.10; Geo E Buckbee agt Nathan B Levin Co et al; H D Patton, atty.

**153D st. 265 E;** Theresa Rothschild agt Harry Salkin et al; Morrison & Schiff, attys.

**Trinity av.**, ws, 46.1 s 160th, 80x102.1; two actions; Jos A Morris agt Seattle Realty Co et al; Gross & Sneudaira.

**Locust av.**, es, 255 n 138th, 260x325; Mutual Life Ins Co of NY agt Robt C Fisher et al; amended; F L Allen, atty.

**Clay av. 1325;** Bronx Security & Brokerage Co agt Bessie Berkowitz; I Levison, atty.

**117TH st.**, ss, 219 e 1 av, 25x100.11; Margt A Jackson et al agt Jno Focarile et al; amended; M S Borland, atty.

**Lot 283** amended map of Adee Park, Bronx; Frank Gass agt Urbano Cavallucci et al; Stilwell & Brisach, atty.

**Union sq.**, swc 15th, 77.5x166.10; Henry Jones et al agt Golden Star Realty Co; I J Danziger, atty.

**Edgecombe av. 339;** Ernestine K Waite agt Edna M Stoecker; J C McEachen, atty.

**Houston st. 497-501 E;** Saml Malvin agt Ceres Realty Co et al; Engel Bros, attys.

**80TH st. 230 E;** Caecilie Ettinger agt Anna Orenstein et al; J E Rosenzweig, atty.

**142D st.**, ns, 350 e 7 av, 50x99.11; Mollie Ottenberg agt R & M Realty Co et al; M Sundheimer, atty.

**Leland av.**, nec Old rd, 75.1x109.1; Louis M Ebling agt Jos Kelly et al; amended; Leventritt, Cook & Nathan, attys.

**98TH st.**, ss, 120 e Mad av, 25x100.11; Society for the Relief of Destitute Children of Seamen agt Mary J McDaniel et al; F de P Foster, atty.

JAN. 30.

**134TH st.**, ns, 200 w St Ann's av, 25x 100; Rutherford Realty Co agt One Hundred and Thirty-Fourth Street Co et al; Wells & Snedeker, attys.

**133D st.**, nes, 29 w Willow av, 50x100; Jas H Donald agt Patk F Coyle; L E Warren, atty.

**121ST st. 236 W;** Catharine B Davis agt Valentine S Earley et al; Miller, King, Lane & Trafford, attys.

**Davidson av. 2463;** Harriet D Luyster agt City Realty Co et al; Fuller & Prest, attys.

**127TH st. 277-9 W;** Jno J McGrath agt Henry Acker et al; G C Goebel, atty.

**169TH st. 353 E;** Wm Georgi agt Jas H Browne et al; H A Vieu, atty.

**Stanton st. 80;** Thornton F Turner et al agt Laura M Boehmann et al; Van Corst, Marshall & Smith.

JAN. 31.

**Hoffman st.**, swc 189th, 30x89.11; Anna Albert agt Meyer Markowitz et al; W H Giegrich, atty.

**131ST st.**, ns, 100 w Boulevard, 50x99.11; Harlem Savings Bank agt Adam S Sands et al; E S Clinch, atty.

**62D st.**, ns, 225 e 10 av, 25x100.4; Franklin Savings Bank in the City of NY agt Peter B Haggerty et al; W M Powell, atty.

**Prince st.**, nc Wooster, 40x71.3; also WOOSTER ST, 133; Emma Moss et al agt Mamie Landauer et al; Weed, Henry & Meyers, attys.

**Northern av.**, nec 179th, 100x100; Mar-jorie Doll agt R H M Realty Co et al; Weschler & Rothschild, attys.

**Falentine av.**, nec 201st, 100x100; Mary L Eimer agt Monroe J Keith et al; H Swain, atty.

**9TH av.**, sec 23d, 74x29; Isidor H Kemp-ner et al agt Jno Shady et al; Arnstein, Levy & Pfeiffer, attys.

**111TH st. 63-67 E;** Walter M Keck agt Abr Rothstein et al; Greevey & Rogers, attys.

**138TH st. 536 E;** Hirlander Mann agt Chas J W Boehm et al; G A Steinmuller, atty.

**138TH st.**, ss, bet Brook & St Ann's avs, lot 39; Bessie Ronginsky agt Barbara Boehm et al; foreclos of transfer of tax lies; J Haberman, atty.

**Broadway. 535;** City of NY agt Moses A Frank; notice of levy; A R Watson, atty.

**5TH av. 349-353;** Henry Jones et al agt Jacob Holzman et al; I J Danziger, atty.

**Rivington st. 337;** also 111TH ST, 57-79 E; State Bank agt Abr Rothstein et al; W T Kohn, atty.

FEB. 1.

**64TH st. 410 E;** Commonwealth Ins Co of N Y agt Fredk Sackett et al; M S Borland, atty.

**Eastern Boulevard.**, ns, 130 e Castle Hill av, 25x108; Susan F Brennan agt Jno E Bentz et al; Wager & Acker, attys.

**West st.**, ss, lot 10 map of Wardsville, Bronx; Prospect Investing Co agt A Warren Constn Co et al; S W Collins, atty.

**21ST st. 443 W;** Mary Le Boutillier agt Gail Sherman Corgett et al; W B Aitkin, atty.

**108TH st.**, ss, 200 w 1 av, 75x79.10; Jno Cullen agt Sidney H Hersch et al; Stoddard & Mark, attys.

**Heath av. 2876;** Chas H Hersche agt University Heights Realty Co et al; W T Croak, atty.

**Heath av. 2874;** Harry H Herche agt University Heights Realty Co et al; W T Croak, atty.

**Arthur av. 2120;** Thos Foy agt Wm B Anderson; G Squires, atty.

**Madison av. 2104;** Luther W P Norris agt Annie M Jones; Norwood & Marden, attys.

**Lafayette st. 66-72;** also BROADWAY, 414, 3-4 part; Michl H Eisman agt Julius Jarcho et al; Eisman, Levy, Corn & Lewine, attys.

**So Boulevard.**, ns, 587.6 w Av St John, 37.6x105; Jacob Wicks, Jr, agt Mary H Strayer et al; J B Mitchell, atty.

**Broadway. 414,** 3/4 part; Michl H Eisman agt Alanson P White et al; Eisman, Levy, Corn & Lewine, attys.

**Lafayette st. 66-72;** also BROADWAY, 414, 3/4 pt; Michl H Eisman agt Dimock & Fink Co et al; Eisman, Levy, Corn & Lewine, attys.

FEB. 2.

**Brook av.**, nwc 149th, 49.10x90.5; Abr Quint et al agt Chas Repetti et al; M Mon-fried, atty.

**Greenwich st. 560;** Jas C King agt Arch-ibald Carlisle Gill et al; amended; H Swain, atty.

**163D st.**, ws, 44.10 n 162d, 42.7x79.6; two actions; Francis B Chedsey et al agt J C Gaffney Constn Co et al; J J O'Brien, atty.

**Mangin st. 101;** Wm P Dixon agt Israel Lewis et al; amended; J Holmes, atty.

**Intervale av. 1234;** Realty Federation of NY agt Jno C Randolph et al; B F Feiner, atty.

**Jackson av. 537;** Mary O'Gorman agt Marcella Tierney et al; J R Halsey, atty.

**Water st. 655;** B Ayamar Sands agt Edw Mandell et al; M S Borland, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 27.

**Vyse av.**, ws, 35 s 173d, 40x100; Manhat-tan Mtg Co Loans Sherpe Bldg Co to erect a —sty bldg; — payments 27,000

**Vyse av.**, swc 173d, 35x100; same loans same to erect a — sty bldg; — payments. 33,000

JAN. 29.

**119TH st.**, ns, 150 e Ams av, 150x61.10; Germania Life Ins Co loans Jacobs Con-struction Co to erect a —sty bldg; — payments. 240,000

JAN. 30.

**225TH st.**, ns, 261.7 w Paulding av, 25x 109.6; J J Karby O'Kennedy, atty; loans Chas Ringelstein, Jr to erect a —sty bldg; — payments. 3,600

**225TH st.**, ss, 286.6 w Paulding av, 25x 109.6; same loans same to erect a —sty bldg; — payments. 3,700

**225TH st.**, ss, 311.6 w Paulding av, 25x 109.6; same loans same to erect a —sty bldg; — payments. 3,700

JAN. 31.

**Vyse av.**, es, 77.9 n 180th, 43x127.2x irreg; Edw S Avery loans Arc Realty Co to erect 5-sty apartment; 15 payments. 40,000

**Vyse av.**, nec 180th, 77.9x78.11x irreg; same loans same to erect a 5-sty apart-ment; 15 payments. 60,000

**180TH st.**, ns, 78.1 e Vyse av, 43.1x79.11 x irreg; same loans same to erect a 5-sty apartments; 15 payments. 30,000

**Broadway.**, nwc 115th, 100.11x125; City Mortgage Co loans Paterno Bros to erect a 12-sty apartment; 8 payments. 500,000

**Broadway.**, swc 116th, 100.11x100; same loans same to erect a 12-sty apartment; 9 payments. 500,000

**Bracken av.**, ws, 125 s Edenwald av, 25 x100; Eliz K Dooling loans Michl & Mary Leary to erect a 2-sty dwg; 3 payments. 1,000

FEB. 1.

**Edison av.**, es, 130.9 n Middletown rd, 50x100; Elmer A Allen, atty, loans Bax-ter Howell Bldg Co to erect a —sty bldg; — payments. 8,000

**Bleeker st.**, ss, 75 e W Bway, 25x100; Hugo E Distelhurst loans Nathan Har-ri-son Realities to add 1-sty to 5-sty loft; — payments. 5,300

FEB. 2.

**Vermilyea av.**, ss, 100 w Isham, 150x150; Prospect Investing Co loans Allen Constn Co to erect three 5-sty apartments; 3 payments. 9,000

**Gun Hill rd.**, sec Webster av, 77x26.6; Eliz K Dooling loans Maria Armamino to erect a 3-sty dwelling; 5 payments. 8,000



## ATTACHMENTS.

## Manhattan and Bronx.

JAN. 25.

No attachments filed this day.

JAN. 26.

Webster, Horace B. Jr; Robt G Beattie; \$122.29; F B Chedsey.  
 Wolf, Meyer; American Silk Mfg Co; \$9.-551.28; M & S Meyers.

JAN. 27.

No attachments filed this day.

JAN. 29.

Llewellyn Realty Co; W E Gilmore; \$227.-120.06; Bouvier & Dugro.

JAN. 30.

No attachments filed this day.

JAN. 31.

Cabot, Godfrey L; X-Ray Stove Polish Co; \$2,668.41; Jerome, Rand & Kresel.  
 Lacovaro, Guiseppe P; Brooklyn Elevator & Milling Co; \$289.87; Parker, Davis, Wagner & Walton.

## CHattel MORTGAGES

## Manhattan and Bronx.

## AFFECTING REAL ESTATE.

Jan. 25, 26, 27, 29, 30, 31.

Crawford, Wm. 40 & 42 W 22d. Merchants Distributing Co. Fixtures, &c. 8,730  
 Devan, Chas. 162 W 132d. Roesser & Dommer Co. Brackets. 140  
 Emkaar, Realty Co. N s 142d, 100 w of Bway. Colonial Mantel & Refrigerator Co. Refrigerators. 481  
 Fountain, F J. 15 Vandewater. Consolidated Gas Co. Furnace. —  
 Kitchen Impt Co. Brook av, e s, 77 s of St Pauls pl. Globe Foundry Co. Ranges. 324  
 Towanda Constn Co. Aqueduct av, e s, 634 n Plympton av. Century Gas & Electric Fix Co. Chandeliers. 1,065  
 Welles Building Cafe Co. 7 Beaver & 18 Bway. Wilson Distilling Co. Fix. &c. 5,000  
 Zingales (G) & Co. Crotona av, e s, 336.6 of 181st. Mutual Gas & Electric Co. Fixtures. 650

## Borough of Brooklyn.

## AFFECTING REAL ESTATE.

Jan. 25, 26, 27, 29, 30, 31.

Amboy Constn Co. Amboy st, nr Dumont av. Columbus Gas Fix Co. 150  
 Brewer Bldg Co. Snediker av, nr Dumont av. Manhattan Stove Co. Ranges. 151  
 Cunningham (J V) Realty Co. 56th st, nr 7th av. Hudson Mantel & Mirror Co. Mantels, &c. 781  
 Gerber, Max. 72d st, nr 8th av. Hudson Plumbing Co. Plumbing. 800  
 Cunningham (J V) Realty & Constn Co & Acme Homes Co. Columbus Gas Fixture Co. 560  
 Wolfman & Levy. Malta st, nr New Lots rd. Hyman Goodson. Rangers, &c. 620

## MECHANICS' LIENS.

## Borough of Manhattan.

JAN. 27.

20TH st, 34 E; Gustav Robinson agt David Mandel & Teronz Klein (235). 250.00

222D st, ns, 581 e Barnes av, 39x88; Henry G Zilleck Jr agt Chas Rindelstein Sr & Chas Rindelstein Jr (236). 104.23

Crotona av, es, 336 n 181st, 80x100; Saml Resnik agt G Zingales Co (237). 32.00

116TH st, 201 E; Ludwig Levitt & Son agt Freda Ohl & Fredk H Ohl (238). 84.00

Hudson st, ws, 66.10 n Christopher, 27.6x90; Concrete Co agt Greenwich Investing Co (239). 650.00

Legth st, ss, 50.10 e tracks of N Y Boston & Westchester Ry, 100x100; same agt Fine & Falk Inc & Edw Maliphant (241). 650.00

5TH av, es, 10.1 s tracks of NY Boston & Westchester Ry, 200x100; same agt same (242). 1,000.00

Prospect av, 970; Lanigan Bros Inc agt Geo Keller Constn Co & Benj J Carr Jr (243). 140.00

JAN. 29.

226TH st, ss, 581.10 e White Plains rd, 50x75; B Kaplan Plumbing Co agt Peter J Bonelli (244). 450.00

Clinton av, ws, 264 n 181st, 112x100; Laura Roofing Co agt G Zingales Co, Z Zingales Constn Co, P J Benelli & Gaetano Zingales (245). 180.00

Hudson st, 503-7; Greater N Y Sash & Door Co agt Etagloc Holding Co; Greenwich Investing Co (246). 452.52

3D av, 4065-71; Nicholas F Peterson agt Leopold Guttag (R) (247). 530.25

Park av, ws, 300 n 183d, 76x100; Francis X Keil Co agt Hope Constn Co (248). 420.00

Pinehurst av, ws, whole front bet 179th & 180th; 200x100; McKee Refrigerator Co agt Rountree Realty & Constn Co (249). 804.00

27TH st, 142-6 E; Samuel Geaser agt Eugene C Harding & Eugene C Harding Realty Co (250). 1,350.72

6TH av, 363; Jos F Gross & Co agt Jacob L Kesner (251). 1,414.36

3D av, sec 53d, 40.3x80; Henry Klaus Inc agt Henry C Barteld & Barr & Gruber Inc (252). 107.66

Baisley av, nwc Kearney av, 25x100; Oskar Anderson agt Mary F McGrail & Chas E Nance (253). 157.00

23D st, 158 W, Henry Klaur Inc agt Mentor Realty Co & Barr & Gruber Inc (254). 58.00

Pinehurst av, 41; Alfonso Lomonte agt Munden Constn Co & Monterey Prop Co & Chas Flaum (255). 190.00

42D st, 23 W; J Odell agt Herbert O Hall, Josephine B Hall, Chas F Hoffman & Laura I Olcott, exrs, &c & Hansen Shackelton & Ward (R) (257). 1,227.20

JAN. 30.

3D av, 993-95; G B Raymond & Co agt W Bourke Cockran & Lawrence J Mulhearn (258). 48.90

Seton av, ws, 325 s Randall av, 75x100; Peter Brokaw agt Seaton Const Co (259). 718.66

5TH st, 533-35 E; Jos Shancke et al agt Rosie & Gosy Forst (260). 286.00

Vermilyea av, ss, 100 w Isham, 150x104; Lockwood Co agt Allen Const Co (261). 650.00

Seton av, ws, 409 n Nelson av, 25x100; Alfonso Perry agt Annie & Harry Metzler & Jno Saunders (262). 80.00

Lexington av, 365; Harry Rosenbaum Iron Works agt Susie M Faust, Edw Margolies & Preston S Faust (263). 175.00

Riverside dr, nec 99th, 105x112.2; Robt Griffin Co agt Highwood Realty & Const Co (264). 1,940.65

157TH st, 530 W; Same agt Edwin R Fay & Highwood Realty & Constn Co (265). 1,940.65

Varick st, 71; Chas Burkelman agt Mrs D Herman & D Herman (266). 457.00

So Boulevard, 916-24; James McBride Co agt Saml Gotthelf & Rotterdam Holding Co (267). 854.19

Park av, ws, 437.7 s 187th, 100x100; Harbison Walker Refractories Co agt Hope Constn Co (268). 820.00

136TH st, 166 W; Harry Grohman agt Elizabeth A Gibson-Keizer (269). 7.25

Ferry st, 31; Edw C Eustace agt Polk Est & Broadway Packing Box Co (270). 332.36

Hudson st, 503-7; Oriental Fireproof Sash & Door Co agt Greenwich Investing Co (271). 507.60

JAN. 31.

Seton av, ws, 325 s Randall av, 75x100; Graff Furnace Co agt Seton Constn Co; (272). 73.50

Division st, 85; Max Wexler agt Henry Newman, Israel or Isaac Schwartz; (273). 70.00

Clinton av, ws, 264 n 181st, 112x100; Electrical Contractor agt P J Bonelli, Gaetano Zingales & Zingales Constn Co; G Zingales Co; (274). 750.00

Vermilyea av, ss, 100 w Isham, 150x104; Port Morris Roofing Co agt Allen Constn Co; (275). 300.00

223D st, ns, — e old line, White Plains rd, 100x114; Title Guarantee & Trust Co agt Morris Impt Co; (276). 36.00

Henry st, 184; Davis Gold agt Congregation Zem Zedek Misch Hoari; Max Aien; (277). 50.00

FEB. 1.

Broadway, swc 40th, 40x100; Kolb & Jursch agt Jerome Gazzo, Cafe Lyric Co. (1). 709.96

Broadway, swc 40th, 40x100; Robt Bernecker agt same. (2). 323.95

134TH st, 539 E; Abendroth Bros agt Bronx Investing Co, Herman Knepper. (3). 97.02

16TH st, 326 W; Louis De Lorenzo agt M Francis Snowber & Mary F Snowber. (4). 442.00

Seton av, ws, 425 s Randall av, 50x100; D & J Iznirian agt Anna Metzler. (5). 50.00

Attorney st, 61; Wm Herman agt H M Greenberg, Jno E Kruly. (6). 96.50

Mulberry st, 187; Michl Bernstein et al agt Michl Briganti. (7). 150.00

Vermilyea av, es, 100 s Isham, 150x150; Standard Fireproof Sash & Door Co agt Allen Constn Co. (8). 550.00

Stanton st, 80; Harris Dilver agt Louis & Saml Wilchick. (9). 45.00

86TH st, 316 W; Dale Co agt Annie M Devery, Florence J Oliver & Anna L Fink. (10). 690.08

112TH st, 306-S E; Royal Roofing Co agt Eliz A Brown, Jos Marrone. (11). 167.75

FEB. 2.

62D st, 149 W; Reid King & Co agt Peter I, Agnes, Jas & Wm Hagerty, Peter B Hagerty. (12). 216.47

116TH st, 1 E; Thos Curran agt Ancient Order of Hibernians, Patk Gallagher. (13.) 1,450.00

2D av, 1435; Jonas Kahn agt Emma A Porth, Chas Porth. (14.) 135.00

121ST st, 217 W; Richd Anderson agt Conrad Muller & Margt Muller. (15). 110.00

Amsterdam av, ws, whole front bet 176th & 177th, 199.10x100; Nicolo Rao agt Gingold Realty Co. (16.) 1,800.00

56TH st, 363-7 W; Jacob Schlessinger agt Ida L Eisele, Edw Keller. (17.) 70.00

Houston st, 493 & 494 E; Jno B Haney agt Rose Messer, S Multz. (18.) 470.00

5TH av, 998; Halls Safe Co agt Century Holding Co. (19). 1,709.00

## Borough of Brooklyn.

JAN. 25.

E 17TH st, ws, 420 s Av J, 40x100; Chas Rosiello agt Norton Contracting & Supply Co. 308.50

Lincoln rd, 405-7; Isaac Polatschek agt "Winifred" Pelletreau. 50.00

56TH st, ss, 140 e 7 av, 140x100.2; Peter Ollikainen agt Acme Home Co & Jas V Cunningham. 410.50

Grand st, 129-31; Jacob Perlman agt Philip Federman & Jacob & Nathan Pone-mone. 350.00

Suydam st, 190; Chernick & Chernick agt Gerhard Fenn. 36.00

20TH av, swc 63d, 82.6x90; Bell Fireproofing Co agt Himmelstein & Arker Co. 62.70

16TH st, sws, 203.10 nw 4 av, 39.6x103; Bell Fireproofing Co agt Himmelstein & Arker Co. 40.00

Eastern Parkway, ns, 80.5 e Bklyn av, 100x120.7; McCloskey Bros agt Eastbrook Constn Co. 2,475.00

56TH st, ss, 140 e 7 av, 140x100; Emidio Pulidoro agt Jas V Cunningham. 35.00

49TH st, ss, 200 e 18 av, 108x100; Anonio Cervadoro agt Forrest Constn Co. 117.09

Av Q, ss, 20 e E 8th, 100x100; Jno Olsen agt I W Constn Co. 50.00

JAN. 26.

57TH st, ns, 40 e 7 av; 140x100; Jas O'Hara agt E C Lucius. 98.00

Hicks st, nec President, 60x75; Albro J Newton Co agt Jos Luciano & Jas Kane. 868.50

25TH st, ns, 175 w 4 av, 110x130.10; Carter, Black & Ayres agt Church of Our Lady of Czenstochawa & Danl J Ryan. 1,600.50

Rockaway av, 937; Kerstein & Farnan agt Francis C Hendrick. 166.50

St Johns pl, ss, 200 e Classon av, 80x100; Rosie Fishman agt Glaton Holding Co & Sam Zubroff & Sam Zipkin. 175.00

Saratoga av, sec Prospect pl, 20x100; Metropolis Lumber Co agt Julius Robbins, Inc. 35.09

Saratoga av, sec Prospect pl, 20x100; Morris D Wender & ano agt Julius Robbins, Inc, & Julius Robbins. 465.00

Herkimer st, 238; Jno R Murchison agt Jno J Shea, Henry R Evens, Richd W Helwig & Walter F Clayton. 287.00

5TH av, ws, from 43d to 44th, 200.4x100; Henry W Woodcock agt Abr Vergesslich & Thos W Lamb. 25.00

49TH st, ss, 200 e 18 av, 120x100; Geller Floor & Wall Tile Co agt Forrest Constn Co. 94.00

JAN. 27.

Fort Hamilton av, 7505; Henry Albrecht & ano agt Max Roller & Henry J Feiser. 172.75

Hicks st, 575-9; Jno Dempsey agt Mary A & Jos Luciano & Jas Kane Co. 250.00

Prospect st, 163; Barnett Silverman agt Chas M Preston, Leon A Carley & Mike & Lena Lichtenstein. 152.00

Hicks st, nec President, 60x75; Bergen Constn Co agt Mary A & Jos Luciano & Jas Kane Co. 340.00

Hicks st, nec President, 60x75; Purcell Bros agt same. 185.00

Hicks st, nec President, 60x75; Bell Fireproofing Co agt Jos Luciano & Jas Kane Co. 314.90

JAN. 29.

Malta st, ws, 250 s New Lots rd, 60x100; Morris Sklar agt David Wolfman & Paul Levy. 30.18

Williams av, ws, 220 s New Lots rd, 40x100; Morris Sklar agt Nathan Rolnick. 20.00

49TH st, ss, 200 e 18 av, 120x100; Fredenburg & Lounsbury agt Forrest Constn Co. 170.30

Hendrix st, ws, 200 n Livonia av, 40x100; Richd Lopez agt Anthony L Williams & Harry Brown. 50.00

Rapelyea st, 61; Kirchner & McShane agt Jas Kane Co. 350.00

Hicks st, nec President, 60x75; Kirchner & McShane agt Jos & Mary A Luciano & Jas Kane & Co. 169.00

97TH st, 428; Murray & Mauceri agt Mattie E & Virgil Turner. 1,474.50

Nassau av, 181; Benj H Becker agt Saml Baruth & Isaac Polatschek. 75.00



**Nassau av, 181;** Isaac Feloman agt same. 148.80  
**E 19TH st, ws, 320 n Av P, 40x100;** William Coughlin agt W A Gard & Geo Horn. 75.00  
**St Johns pl, ns, 100 w Albany av, 180x131;** Patk McGonigle agt "Jno" Saladino & F R Candee. 79.00  
**Eastern Parkway, nec Brooklyn av, 162x131;** Patk McGonigle agt Jas Frazer & F R Candee. 79.00

JAN. 30.

**64TH st, ns, 160 e 14 av, 20x100;** Giuseppe D'Alessio agt Carlo Suvero. 620.00  
**16TH st, ss, 203.10 w 4 av, 40x124.9x40x125.7;** Geller Floor & Wall Tile Co agt Himmelstein & Arker Co. 150.00  
**4TH av, 171;** Thos G Knight Co agt Bridget McCaulay & Biskett Finn Co. 264.20

**Sterling pl, ns, 125 e Howard av, 20x57.5x20.4x53.9;** Bernstein Bros agt Saml Levine. 188.00

JAN. 31.

**E 19TH st, ws, 320 n Av P, 60x100;** Melbourne U Lucas agt Wm A Gard & Geo Horn. 225.00  
**Schenectady av, es, 100 n Park pl, 52.9x100;** Grotenstein & Weinstein agt Johanna & Robt Grafton. 250.00  
**5TH av, 462;** Saml Biller agt A Ohlbaum & G Moore & Son. 109.00  
**E 19TH st, 1558;** Jno Olsen agt Wm A Gard & Geo Horn. 172.00

**SATISFIED MECHANICS LIENS.**

**Manhattan and Bronx.**

JAN. 27.

**142D st, ns, 195 e Bway;** Shollenberger & Co agt Wm Gamble et al; 1912. 418.18  
**21ST st, 133-41 W;** Hull, Grippen & Co agt Phoenix Holding Co et al; 1911. 118.87  
**11TH st, 324 E;** Morris Siroti agt Francesca Setaro et al; 1911. 73.15  
**1ST av, 168;** same agt Estate of Kste Herrmann et al; 1911. 80.00  
**9TH st, 352 E;** Beaver Constn Co agt Jno I Delaney et al; 1912. 50.00  
**142D st, ns, 195 e Bway;** R Tozzini & Co agt Wm Gamble et al; 1912. 120.00

JAN. 29.

**Clinton st, 58-62;** Teddy Connolly agt Estate of W Hammond et al; 1909. 3,800.00  
**Franklin av, ws, 94 n 170th;** Fiore Amanna agt Nicholas Hodes Realty Co et al; 1911. 275.75  
**5TH st, 31 W;** Fiske & Co agt Alice B Nicoll et al; 1911. 92.50

JAN. 30.

**Broadway, 835;** Morris Zimmerman agt Jos Cooper et al; 1911. 80.00  
**Victor st, es, 100 s Morris Park av;** Mugler Iron Works agt Conti Bros et al; 1912. 166.25  
**Seton av, ws, 400 s Randall av;** Standard Plumbing Supply Co agt Annie Metzler et al; 1912. 275.00  
**Bryant av, es, 375 s Jennings;** J Cullo & Bro agt Mondschein & Co et al; 1911. 415.00  
**8TH st, 301 E;** Anna Goldstein agt Diedrick Gronholz et al; 1911. 10.00  
**10TH st, 206 E;** same agt same; 1911. 50.00

JAN. 31.

**44TH st, 155 W;** Orlando F Battaglia agt May Irwin et al; Aug1'11. 567.50  
**Lenox av, 233;** Cyril O Alberga agt Cath M Burnham et al; Aug2'11. 113.00  
**30TH st, 139 & 141 E;** Chas M Gray Marble & Slate Co agt Louise A Phillips et al; May26'11. 773.00  
**116TH st, 207 E;** David Harrison agt Beatrice S Loughran et al; Dec29'11. 31.75

**30TH st, 139-41 E;** Otis Elevator Co agt L A Phillips et al; July1'11. 625.00  
**Crotona av, es, 150 n 183d;** Herringbone Metal Lath Co agt Furrer Constn Co et al; May5'11. 53.75

**3D av, 4000;** Edwd Koscherak agt S H Raphael Co et al; Dec6'11. 10.00  
**Tyndall av, es, 45 s 259th;** Jno Zambetti agt Owen E Kelly et al; Nov18'11. 588.50

**53D st, 5-7 E;** Dahlstrom Metallic Door Co agt Wm S Pyle et al; Jan29'12. 466.00

**42D st, 23 W;** A B See Electric Elevator Co agt Eleanor L Hoffman et al; Feb1'11. 900.00

**West End av, 600;** Jno H Boynton agt West End Constn Co et al; Dec18'11. 725.20

**58TH st, 31 E;** Moran Bros Co agt Alice B Nicoll et al; Nov1'11. 85.34

FEB. 1.

**58TH st, 31 W;** Fiske & Co agt Alice B Nicoll et al; Nov2'11. 92.50  
**Centre st, ws, whole front bet White & Walker;** Jarcho Bros agt Abingdon Constn Co et al; Sept19'11. 3,000.00  
**Audubon av, nwc 173d;** Simons & Mayer agt Latham Realty Co et al; Jan17'12. 2,680.00  
**Audubon av, nwc 173d;** Raisler Heating Co agt same; Dec13'11. 1,800.00

**Audubon av, nwc 173d;** Sargent & Co agt same; Jan18'12. 923.69  
**Audubon av, nwc 173d;** Sydney J Friedin et al agt same; Jan17'12. 650.00

**116TH st, 239 E;** Saml Zilz agt Anna Worsh et al; July18'11. 48.00

**Centre st, ws, whole front bet White & Walker sts;** Grassi Bros Inc agt Abingdon Constn Co et al; Sept22'11. 5,760.00

**Centre st, ws, whole front bet White & Walker sts;** Pietrowski & Kofoop Co agt same; Sept20'11. 4,521.00

**Centre st, ws, whole front bet White & Walker sts;** Murtha & Schmolh Co agt same; Nov14'11. 4,462.22

**Centre st, ws, whole front bet White & Walker sts;** P Callan Co agt same; Sept20'11. 2,722.88

**Centre st, ws, whole front bet White & Walker sts;** Olman V Rothstein Inc agt same; Sept18'11. 7,234.01

**Centre st, ws, whole front bet White & Walker sts;** Rider Ericsson Engine Co agt same; Sept21'11. 687.50

**Centre st, ws, whole front bet White & Walker sts;** Jerome Pagano agt same; Sept22'11. 1,320.00

**Centre st, ws, whole front bet White & Walker sts;** The Lockwood Co agt Abingdon Constn Co et al; Sept21'11. 1,300.00

**Centre st, ws, whole front bet White & Walker sts;** City Fire Proofing Co agt same; Sept25'11. 840.00

**Centre st, ws, whole front bet White & Walker sts;** Grassi Bros Inc agt same; Nov6'11. 4,860.00

**Centre st, ws, whole front bet White & Walker sts;** City Cornice & Skylight Co agt same; Sept15'11. 789.60

**Centre st, ws, whole front bet White & Walker sts;** I A Adler Co Inc agt same; Sept19'11. 1,895.50

**Centre st, ws, whole front bet White & Walker sts;** Cross, Austin & Ireland Lumber Co agt same; Sept20'11. 7,325.97

**Centre st, ws, whole front bet White & Walker sts;** Empire Door & Trim Co agt same; Sept22'11. 3,369.35

FEB. 2.

**Broadway, nwc 96th;** Maskell T Lamb agt Broadway & 96th Street Realty Co et al; Jan18'12. 365.50

**Lafayette st, 129;** Adler Monument & Granite Works agt Bernard Golden et al; Jan10'12. 475.00

**Kingsbridge rd, Aqueduct av, 192d st & Tee Taw av;** block; Bernard Greenwood Co agt Hebrew Infant Asylum of the City N Y et al; Aug18'10. 415.44

**58TH st, 182 W;** Felix W Galley agt 58th Street & Seventh Avenue Co et al; Feb11'11. 1,003.78

**3D av, 4000-4004;** Benj Gordon agt Chas Strauss et al; Feb1'12. 1,143.72

**Same prop;** Morris Drazen agt same; Jan31'12. 213.00

**39TH st, 251-255 W;** Morris Evens agt Betsy Bernstein et al; June3'11. 487.00

**8TH av, 2479;** Alex Schefs agt Lena Wilson et al; Sept28'11. 37.50

**30TH st, 139-141 E;** Crown Valve & Supply Co agt Louise A Phillips et al; Apr25'11. 2,000.00

**St Nicholas pl, 40;** Abr Levin agt Julius Berkowitz et al; Dec5'11. 494.63

**St Nicholas av, 40;** Poellot & Schwartz agt Bavarian Realty Co et al; Aug19'11. 226.83

**St Nicholas av, 40;** Berkowitz Bros agt same; Nov21'11. 344.00

**18TH st, 12-14 W;** Gus Luckes Ino agt B & L Constn Co et al; Jan4'12. 580.00

**Vermilyea av, es, 100 n 207th;** Chas Heck agt Allen Constn Co et al; Nov28'11. 2,300.00

**Borough of Brooklyn.**

JAN. 18.

**St Johns pl, ss, 180 e Classon av, 109.10x104.6x122.10x103.8;** Moses Annenberg agt Glatton Holding Co & Kerr & Cook; Oct 16'11. 150.00

**Same prop;** same agt same; Sep5'11. 300.00

JAN. 25.

**Coleridge st, es, — n Oriental Blvd, 60x100;** Jos Sidote agt Paul T Gallagher & Chas Riselli; Sept26'11. 142.00

**20TH av, swc 63d, 82.6x90;** Henry S Woodcock agt S Himmelstein. 15.00

JAN. 26.

**Hegeman av, ns, from Georgia to Alabama avs, —x100;** also NEW JERSEY AV, ws, from Vienna to Hegeman avs, —x100; also NEW JERSEY AV, ws, from Hegeman to New Lots av, —x100; also NEW JERSEY AV, es, from Vienna to Hegeman av, —x100; also NEW JERSEY AV, es, from Hegeman to New Lots avs, —x100; Thos G Knight Co agt Van Cleave Constn Co; Nov 3'11. 7,830.28

**Georgia av, es, from Hegeman to Vienna avs, —x—;** also GEORGIA AV, ws, from Hegeman to Vienna avs, —x—; also HEGEMAN AV, nec New Jersey av, 633x100; also HEGEMAN AV, nwc New Jersey av, 633x100; also HEGEMAN AV, sec New Jersey av, 550x100; also HEGEMAN AV, swc New Jersey av, 550x100; Pittsburgh Plate Glass Co agt Van Cleave Constn Co; Sept19'11. 1,391.70

**Georgia av, ws, 95 s Hegeman av, 360x100;** also HEGEMAN AV, ss, from Alabama to Georgia avs, 200x100; also GEORGIA AV, sec Hegeman av, 455x100; also NEW JERSEY AV, ws, 78.10 s New Lots av, 120x100; also NEW JERSEY AV, nwc Hegeman

av, 275x100; also NEW JERSEY AV, swc Hegeman av, 455x95; also NEW JERSEY AV, es, 100 s New Lots av, 100x100; also NEW JERSEY AV, nec Hegeman av, 275x100; also NEW JERSEY AV, sec Hegeman av, 455x95; Irvine & Wilcox Co agt Van Cleave Constn Co; Sept19'11. 1,040.96

**Hegeman av, swc Georgia av, runs w200 to Alabama av, xs95x100xs360xe100 to Georgia av, xn450 to beg;** also GEORGIA AV, sec Hegeman av, 455x100; also NEW JERSEY AV, nwc Hegeman av, 275x95; also NEW JERSEY AV, nec Hegeman av, 275x100; also NEW JERSEY AV, swc Hegeman av, 455x95; also NEW JERSEY AV, sec Hegeman av, 455x100; also NEW JERSEY AV, ws, 78.10 s New Lots av, 120x95; also NEW JERSEY AV, es, 100 s New Lots av, 100x100; Chas F Felin & Co agt Van Cleave Constn Co; Sept20'11. 28,687.72

**Snediker av, es, 95 n Dumont av, 100x100;** Benj Getzoff agt Brewer Bldg Co; Dec 4'11. 150.00

**Snediker av, es, 95 n Dumont av, 100x100;** Bell Fireproofing Co agt same; Dec 6'11. 110.00

**83D st, wc 20 av, 100x100;** Aaron Gabay agt Hudson Homes Co & Kosonosky Bros; Jan9'12. 1,200.00

**Parkside ct, es, 100 n Parkside av, —x—;** Michl McNamara agt Louise Sinnott & Jacob Rosen; Dec23'10. 98.46

**New Jersey av, es, bet Hegeman & Vienna avs, —x—;** also GEORGIA AV, es, 200 s Hegeman av, 160x100; Isaac Cramer agt Van Cleave Constn Co & Robt Van Cleave; Jan4'12. 854.00

**Georgia av, es, from Hegeman to Vienna avs, 550x irreg;** also NEW JERSEY AV, nwc Hegeman av, 100x633; also NEW JERSEY AV, nec Hegeman av, 100x663; also NEW JERSEY AV, swc Hegeman av, 100x550; also NEW JERSEY AV, sec Hegeman av, 100x550; Wm M Young agt Van Cleave Constn Co; Sept18'11. 7,978.43

**Georgia av, ws, from Hegeman to Vienna avs, 550x200x irreg;** also GEORGIA AV, es, from Hegeman to Vienna avs, 550x200x irreg; also NEW JERSEY AV, nwc Hegeman av, 636x100; also NEW JERSEY AV, nec Hegeman av, 636x100; also NEW JERSEY AV, swc Hegeman av, 550x100; also NEW JERSEY AV, sec Hegeman av, 550x100; same agt same; Sept19'11. 7,978.43

JAN. 27.

**Snediker av, es, 95 n Dumont av, 100x100;** Steinberg Steam Cut Stone Co agt Brewer Bldg Co & J Koronofsky; Dec20'11. 250.00

**W 5TH st, es, 80 n Av U, 20x80;** Sylvester Cass agt Dominick & Pasquale Dellosso, Celia Antonis & Luci Bonagura; Dec29'11. 47.14

JAN. 29.

**St Nicholas av, 247-249;** Jos Schmitt agt Ostermair Constn Co; Sept29'11. 78.00

**Snediker av, nec Glenmore av, 100x100;** G B Raymond Co agt David Shapiro & Meyer Aronson; July25'11. 1,022.90

JAN. 30.

**Pacific st, 313;** Chas Epstein agt Florence B Ploss & Jas M Harrison; Jan9'12. 115.00

**W. 6TH st, ws, 260 n Av U, —x—;** Morris Chomsky et al agt Beneventum Realty & Constn Co & Mike Cierco & Newport Sash & Door Co; Jan24'12. 350.00

JAN. 31.

**36TH st, ec 14 av, 40x100;** Louis Frisse agt Cath & Eugene G Merry; Nov20'11. 528.00

**Nassau st, bet Jay st & Flatbush av, —x—;** Jno J Riley agt Cary Mfg Co & Henniwick Constn Co; Jan18'12. 2,700.00

**Jerome st, ws, 100 s Belmont av, 125x100;** also JEROME ST, es, 100 s Belmont av, 50x100; Empire City Lumber Co agt Agress Constn Co & Jos Agress; Jan26'12. 1,046.82

**Discharged by deposit.**  
**Discharged by bond.**  
**Discharged by order of Court.**

**ORDERS**

**Borough of Brooklyn.**

JAN. 25.

**49TH st, ss, 200 e 18 av, 120x100;** Forrest Constn Co on Robt Ward Real Estate Co to pay Curtis Bros Lumber Co. 992.49

JAN. 26.

**48TH st, ns, 300 w 5 av, 20x100.2;** Arbuttle Realty Co on Home Title Ins Co to pay Income Bond & Realty Co. 350.00

JAN. 27.

**Newell st, —s, 95 n Calyer, —x—;** Simonelli & De Micco on Wayne Produce Co to pay Greenpoint Metal Covered Door Co. 600.00

JAN. 29.

No Orders filed this day.

JAN. 30.

**48TH st, ns, 300 w 5 av, 20x100.2;** Arbuttle Realty Co on Home Title Ins Co to pay Income Bond & Realty Co. 32.50

**53D st, swc 11 av, 220x100.2;** L W Beveridge, Inc, on Robt Ward, Jr, & Louis F Hallenbeck to pay Colwell Lead Co. 300.00

**53D st, swc 11 av, 220x100.2;** same on same to pay Simon Schulman. 190.00

JAN. 31.

**Hendrix st, ws, 100 n Livonia av, 40x100;** Arbuttle Realty Co on R Ward, Jr, & Peoples Trust Co to pay Jos Steffens. 350.00



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# RECORDS SECTION

of the

## REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. LXXXIX No. 2290

New York, February 3, 1912

(30) 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.

4-27	734-20	1221-47	1640-46 & 61	2023-13-14
11-23-24	766-56	1236-24-26	1651-27	2030-33
33-36	769-50	1247-53	1676-6	2032-56
75-49	783-55	1289-58	1677-33-34	2039-61
119-75	800-25-28	1310-64	1679-35-37	2050-97
157-25	806-10-11	1320-38	1716-9	2059-12
163-12	821-27	1342-23b	1746-37-38	2068-31
171-27-28	825-66	1377-22¾	1750-6	2080-3 & 62
172-12	826-29	1388-58	1757-26-27	2098-53
183-33	840-35-36	1397-63	1768-14	2105-62
197-11	883-14	1407-71	1769-68	2110-18
261-24	907-1-5-6 & 7	1417-7	1772-2	2111-8-34-35
266-8	930-25	1418-31	1800-44	2114-10
333-63	931-52	1468-37, 39, 41, 43-44	1802-45-46	2118-37-38
338-17	932-6	1504-20	1807-18-21 & 30-32	2121-13-19
358-4-6	943-48 & 52	1512-22	1833-7	2126-54-55
389-29	950-17	1517-10	1846-60	2167-32
407-36	1020-59	1523-22	1871-5½	2170-21 & 112
422-9	1025-33-36	1525-34	1894-1	2177-39
432-19	1026-29-30	1540-49	1895-47	2225-24 & 28
450-29	1055-3 & 54	1544-9	1906-21 & 46	2232-14
459-39	1056-19	1547-30½	1918-15	2237-38-39
502-23	1086-10-11	1560-14	1919-59	3402-339, 340, 343, 345, 346, 409.
524-11 & 57	1103-26½-28½ & 32-41 & pt lts 31 & 61	1583-38	1922-14-16	
537-26-28 & 35	1104-29-30 & pt lt 1	1595-7	1929-19	
539-pt lt 40	1136-24-25	1601-45	1937-30	
557-12	1141-1	1604-50	1940-6	632-39
582-22	1143-52	1605-17	1955-23	913-63
612-41	1166-40	1618-34-35	1960-40	1033-33 & 36
614-59	1181-26-27	1619-13	1962-44-49	1074-61
674-33	1185-67	1623-39	1972-3	1144-47
675-36, 38, 58 & 61-62	1202-61	1624-33 & 62.	1982-69 & 71	1267-14-15
698-40½	1208-7½ & 61½	1630-2	2002-17, 57, 61	1795-47-48
702-12 & 18	1217-6-12 & 50-61	1635-65	2010-33-30	2045-49
731-65-67		1636-11		

#### 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$30,000-\$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—assign  
atty—attorney

bk—brick  
B & S—Bargain and Sale.  
bldg—building  
b—basement  
blk—block  
Co—County  
C a G—covenant against grantor  
Co—Company  
constn—construction  
con omitted—consideration omitted  
corp—corporation  
cor—corner  
c l—centre line  
ct—court  
certf—certificate  
dwg—dwelling  
decd—deceased  
e—East  
exr—executor  
extrx—executrix  
et al—used instead of several names  
foreclos—foreclosure  
fr—frame  
ft—front  
individ—individual  
irreg—irregular  
impt—improvement  
installs—installments  
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  
tnts—tenements  
w—west  
y—years  
O C & 100—other consideration and \$100



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## CONVEYANCES

## Borough of Manhattan.

JAN. 26, 27, 29, 30, 31 &amp; FEB. 1.

**Academy st.** (S:2237-38-39) ws. 100 s Seaman av. 50x157.3x50.7x165.1, 2-sty fr dwg & 1-sty fr stable in rear; Henry Smith, ref to Mutual Trust Co of Westchester Co. at Portchester, NY; FORECLOS, Jan25; Jan26; Jan29'12; A\$7,000-8,800. **8,000**

**Broad st. S2-4** (1:11-23-4), ws. 43.3 n Stone, runs n52.1xw70xs0.8xw9.8xs22.1xw23 xs25xe98.10 to beg, 2 4-sty bk tnts & str; Eliza Guggenheimer wid & devisee Randolph Guggenheimer to Saml Untermyer, 675 5 av; mtg \$170,000; Jan26; Jan27'12; A \$175,000-195,000. **O C & 100**

**Bleeker st. 136 (132)**, (2:524-11) ss, 25 e West Bway, 25x100, 3-sty bk loft & str bldg; 1-sty fr ext; Helen C Butler et al to Alipio Grassotti, 138 Bleeker; C a G; Jan 6; Jan30'12; A\$24,000-27,000. **O C & 100**

**Bleeker st. 165**, (2:539-pt lt 40) ns, 50 e Sullivan, 25x100, 5-sty bk tnt & str; Carmelia Zuccaro, 19 Spring, to Ninfa Caputo, 147 Sullivan; mtg \$29,000; Dec30'11; Jan31'12; A\$—\$. **O C & 100**

**Bleeker st. 147**, (2:537-35) ns, 85.9 e Thompson, 28.6x100, 5-sty bk tnt & str, 1-sty ext; Wm Bogen et al to Wm Read, 233 W 140; mtg \$35,625 & AL; Jan31; Feb1'12; A\$25,000-34,000. **nom**

**Cathedral Parkway**, (7:1894-1) ns, 175 w Bway, runs n90.11xw50x100.11 to ss 111th xw135 to es Riverside dr (No 380) xs206.9 to ns Parkway xel20 to beg, 8-sty bk tnt (Hendrik Hudson); Hendrik Hudson Co to American Real Estate Co. 527 5 av; mtg \$875,000; Feb1'12; A\$450,000-1,050,000. **O C & 100**

**Cherry st. 420**, (1:261-24) ns, abt 225 w Jackson, 25x½ blk, 4-sty bk tnt & 3-sty bk rear tnt; Melvin G Palliser, ref to Isaac Lowenthal, 116 W 34; FORECLOS, Jan11; Jan30; Feb1'12; A\$11,000-12,000. **7,425**

**Canon st. 61**, (2:333-63) ws, abt 200 n Delancey, 27x100, 5-sty bk tnt & str; Isidor Silverman to Isaac Axelrod, 165 Haver-meyer, Bklyn; ½ pt; mtg \$28,000; Jan25; Jan26'12; A\$18,000-33,000. **O C & 100**

**Charles st. 53**, (2:612-41) ns, 50.10 e 4th, 16.8x74, 3-sty & b strn dwg; Mary J Alker to Margt Trail, 102 Broad; Jan26'12; A \$6,500-8,500. **O C & 100**

**Christie st. 230**, (2:422-9) es, 74.3 s Houston, 25x75, 6-sty bk tnt & str; Eliza Cohn to David Cohen, 1431 5 av; AL; Jan 19; Jan29'12; A\$22,000-32,000. **O C & 100**

**Centre st. 133-49**, see White, 112-4.

**Front st. 7 & 9**, (1:4-27) see Moore, (Nos 25-7) 30.4x80x28.10x80, the rear & s pt of above 5 ft on e & w & 7 on n & s, are sub to use as sink or privy, 5-sty bk loft & str bldg; Mary E Wheeler wid to Julia P Gardner, at Port Washington, LI & Emily P Cape of Stamford, Conn; B&S; AL; Jan24; Jan26'12; A\$32,000-40,000. **nom**

**Front st. 88**, (1:33-36) ns, abt 120 e Old sl, 22.2x88.3x23x88.3, 4-sty bk loft & str bldg; Chas A O'Donohue TRSTE Jno V O'Donohue (decd) for benefit Mary L O'Donohue to Chas A O'Donohue, 857 Carroll, Bklyn, TRSTE Jno V O'Donohue for benefit Mary Isenbarth; Jan31'12; A\$15,000-22,000. **O C & 100**

**Fulton st. 50**, (1:75-49) sws, abt 30 e Cliff, 24.11x20x24.11x14.8, nws, 5-sty bk loft & str bldg; Cornelia A Everdell to Lydia T & Jane A Everdell, both at 312 Wvshington av, Bklyn, as joint tenants; B&S; AL; Jan31; Feb1'12; A\$12,000-14,000. **nom**

**Greene st. 163**, (2:524-57) ws, 130.4 n Houston, 25x100, 7-sty bk loft & str bldg; Jennie Goldstein to Gabriella Enela, 120 W 112; mtg \$50,000; Jan29; Jan31'12; A \$25,000-57,000. **O C & 100**

**Harrison st. 51-5**, see West, 206.

**Hamilton ter. 11**, (7:2050-97) es, 107.6 n 141st, 17.5x67.6x17.6x66.3, 3-sty & b bk dwg; Kenmore Operating Co to Max Lang, 349 E 20; mtg \$7,500; Jan23; Jan30'12; A\$4,000-8,500. **O C & 100**

**Hillside st or av.** (S:2170-112) ss, 302.1 e Bway, 50x201.6x50x201.4, vacant, except strip 25 ft deep taken for Hillside av; Jas C Gaffney to Edwin C Reeve, 917 E 169; Jan30; Jan31'12; A\$6,000-6,000. **nom**

**Jacobus pl. sive Van Corlear pl.**, see 225th, nes, at nws Jacobus pl.

**Jacobus pl. nws. at nes 225TH**, see 225th, nes, at nws Jacobus pl.

**Leroy st. 60**, (2:582-22) ss, 200 w Redford, 25x90, 5-sty bk tnt & str; Florence L & Zaiden E Bailey to Jas Carneal, 7902 19 av, Bklyn; mtg \$18,000; Jan25; Jan 26'12; A\$13,000-24,500. **nom**

**Leonard st. 117-9** (1:171-27-8), ns, 45 w Lafayette, 45x49.11, with AT to strips adj on w, 2 3-sty bk tnts & str; Wm Barnett et al heirs, &c Emma H Barnett to Alfred C Bachman, 265 W 121; QC & confirmation decd; Dec27'11; Jan27'12; A\$35,000-40,000. **nom**

**Lewis st. 158**, (2:358-4) es, 49 n 3d, 24x 100.3x27.3x100.5, 6-sty bk tnt & str; Eliza Cohn to Mary Neisner, 18 Griffin, Tompkinsville, SI; AL; Jan19; Jan29'12; A\$12,500-33,000. **nom**

**Lewis st. 160**, (2:358-5) es, 73 n 3d, 24x 100.1x27.3x100.3, 6-sty bk tnt & str; Eliza Cohn to Mary Neisner, 18 Griffin, Tompkinsville, SI; AL; Jan19; Jan29'12; A\$12,500-33,000. **nom**

**Lewis st. 162**, (2:358-6) es, 97 n 3d, 23.11 x100x27.3x100.1, 6-sty bk tnt & str; Eliza Cohn to Mary Neisner, 18 Griffin, Tompkinsville, SI; AL; Jan19; Jan29'12; A\$12,500-33,000. **nom**

**Lawrence st. 134**, see Lawrence, 132.

**Lawrence st. 132**, (7:1982-69) ss, 115 w Old Bway, 40x99.6, 6-sty bk tnt & str; A \$23,000-50,000; also LAWRENCE ST, 134, (7:1982-71) ss, 36.2 e from ss 129th, 40x 99.5, 6-sty bk tnt & str; A\$23,000-50,000; Chas Hensle to Thos Alexander, 14 St Nicholas pl; mtg \$80,000; Jan24; Jan31'12. **O C & 100**

**Moore st. 25-7**, see Front, 7-9.

**Madison st. 328**, (1:266-8) swc Scammel (Nos 25-7), 25x90.6, 6-sty bk tnt & str; Walter B Walker, ref, to Max Moskowitz, 123 Rivington; mtg \$40,000; FORECLOS, Dec19'11; Jan29'12; A\$24,000-50,000. **10,600**

**Madison st. 328**, (1:266); re as n rents; recorded Apr6'10; Morris Kirschbaum to Saml Birnbaum, 415 E 75; Jan26; Jan30'12. **nom**

**Pell st. 32** (1:163-12), nes, abt 50 e Mott, 23.2x102.8x23x98.9, ses, AT to strips & goes adj, 4-sty bk tnt & str and 4-sty bk rear tnt; Frances M Twitty, 59 W 44, et al EXRS Saml Weeks to Bridge Cafe, a corp, 105 Park row; Jan24; Jan27'12; A \$17,500-20,000. **22,000**

**Pearl st. 542**, (1:157-25) ns, 99.3 w Elm, 25.5x100.1x25.8x100.6, 5-sty bk loft & str bldg; Whipple Security Co to Jacob Grot-ta, 600 West End av; AL; Jan29'12; A\$37,500-47,000. **O C & 100**

**Prince st. 150-4**, (2:502-23) swc W Bway (Nos 436-42), 47.10x101x47.2x101, 6-sty bk tnt & str; Julia Samuels to Jos Rosenberg, 70 Bayard; ½ pt; AT; mtg \$110,000 & AL; Jan31; Feb1'12; A\$60,000-110,000. **O C & 900**

**Rivington st. 227**, (2:338-17) ss, 50 w Willet, 25x100, 5-sty bk tnt & str; Michl Nudelman & ano to Pessie Schwartz, 93 Clinton; AL; June28'10; Jan30'12; A\$21,000-37,000. **O C & 100**

**Scammel st. 25-7**, see Mad, 328.

**Van Corlear pl. sive Jacobus pl.**, see 225th, nes, at nws Jacobus pl.

**White st. St.** (1:172-12) ss, abt 155 w Lafayette, 25x100, 5-sty bk loft & str bldg; Louis D Hopkins to Margt D Hopkins, 471 Central Park W; mtg \$40,100; Jan26; Jan 29'12; A\$30,000-35,000. **O C & 100**

**Walker st. 105-9**, see White, 112-4.

**White st. 112-4**, (1:197-11) nwc Centre (Nos 133-49), runs w54.6xn89.1xw25.4xn71 xel5xn75.4 to ss Walker (Nos 105-9) xe 70.2 to w Centre xs— to beg, 2 8-sty bk loft & str bldgs; Abington Constn Co to Excelsior Estates Co, 135 Bway; AL; Jan 29; Jan30'12; A\$200,000-\$. **O C & 100**

**West st. 206**, (1:182-33) see Harrison (Nos 51-5), 25x74.6x24.2x74, 4-sty bk hotel; Lester Lazarus (ref) to Chas F Matlage at Hoboken, NJ; Mtg \$35,000; (FORECLOS, Jan10); Jan23; Jan31'12; A \$35,000-45,000. **9,000**

**3D st. 21 E**, (2:459-39) ns, 175 w 2 av, 25 x96, 6-sty bk tnt & str; Keats Co to David Lippmann, 50 Central Park W; Harry Lippmann, 215 W 101; Harris Mandelbaum, 12 W 87; Fisher Lewine, 116 E 78; Pincus Lowenfeld, 106 E 64; Wm Prager, 129 E 74; & Max Eisman, 1 W 70; B&S; mtg \$30,000; Jan2; Jan29'12; A\$19,500-39,000. **O C & 100**

**5TH st. 544 E**, (2:400); authorization to collect rents from Apr1'08; Wm J Leaird as devisee Geo T Leaird to Jas N Webb (as collector) & Richd M Martin (atty), 38 Park row; May23'08; Jan30'12. **nom**

**5TH st. 420 E**, (2:432-19) ss, 300 w Av A, 25x96.2, 5-sty bk tnt & str; Julia Kaas to Amelia Theobalt, 205 Adelphi, Bklyn, & Robt & Richd Wunderlich, both at — Snyderan pl, Elmhurst, Li; ¼ pt. AT; B&S; mtg \$18,000 & AL; Jan27; Jan30'12; A\$17,000-24,000. **O C & 100**

**7TH st. 222 E**, (2:389-29) sws, 108 nw Av C, 25x90.10, 3-sty bk tnt & str & 4-sty bk tnt in rear; Hannah Harris to Jno Harris, 222 7th; AL; Feb1'12; A\$18,000-21,000. **nom**

**9TH st. 350-2 E**, see 1 av, 145.

**17TH st. 220 W**, (3:766-56) ss, 237 w 7 av, 25x91.11, 3-sty bk tnt & 4-sty bk rear tnt; Jas F Curnen, ref to Richd J Lewis, 116 W 76; PARTITION, Dec29'11; Jan29; Jan31'12; A\$11,500-13,000. **17,000**

**17TH st. 220 W**; Richd J Lewis to Jno T Stanley, 448 W 23; B&S; Jan29; Jan31'12. **nom**

**18TH st. 423 E**, (3:950-17) ns, 290 w Av A, 25x92, 5-sty bk tnt & str; Max Keve et al to Lena Krugin, 64 E 105; mtg \$18,500 & AL; Jan8; Jan29'12; A\$11,000-17,000. **O C & 100**

**19TH st. 21 W**, (3:821-27) ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; Emblem Constn Co to Brown-Weiss Realities, 63 Park row; mtg \$60,000; Jan30; Jan31'12; A\$44,000-\$. **O C & 100**

**20TH st. 220 W**, (3:769-50) sws, abt 275 w 7 av, 25x85.11x25x86.7, nws, 5-sty bk tnt; Matthew P Doyle, ref, to Christiane Meyer, 2801 Pond pl; mtg \$22,000; FORECLOS, Jan23; Feb1'12; A\$11,500-29,000. **8,600**

**24TH st. 13-5 W**, (3:826-29) ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Ewald Mommer to Geo Vause, 128 Willoughby av, Bklyn; mtg \$210,000; Jan31; Feb1'12; A\$137,000-268,000. **O C & 100**

**24TH st. 341 E**, (3:930-25) ns, 125 w 1 av, 25x98.9, 4-sty bk tnt & str; Jacob Miller to Sarah Feinman, 198 Franklin, Bklyn; mtg \$11,000; Jan30; Feb1'12; A\$12,000-14,000. **O C & 100**

**24TH st. 30-2 W**, (3:825-66) ss, 334 e 6 av, 50x98.9, 12-sty bk loft & str bldg; Mar-mac Constn Co to Julia H Boisse, at Douglaston, LI; mtg \$300,000 & AL; Jan29; Feb 1'12; A\$132,000-P\$245,000. **O C & 100**

**24TH st. 119-25 W**, (3:800-25-28) ns, 225 w 6 av, runs n15.6xw50xs—xw50xs98.9 to str xe100 to beg, 1 4 & 2 6-sty bk tnts & str, 7-sty bk loft & str bldg & 3-sty fr rear tnt; Elmer A Darling to Jos L Graf & Oscar L Graf, both at 28 W 89; mtg \$106,000; Jan31; Feb1'12; A\$146,000-203,000. **O C & 100**

**26TH st. 304 E**, (3:931-52) ss, 100 e 2 av, 25x98.9, 5-sty bk tnt; Metta Habedank to Chas J Hesse, 217 E 26; ½ pt; AT; mtg \$18,000; Jan30; Feb1'12; A\$10,000-23,500. **nom**

**26TH st. 305 E**, (3:932-6) ns, 100 e 2 av, 25x98.9, 5-sty bk tnt & str; Metta Habedank to Chas J Hesse, 217 E 26; ½ pt; AT; mtg \$15,000; Jan30; Feb1'12; A\$10,000-18,500. **nom**

**26TH st. 201-7 E**, see 3 av, 359.

**27TH st. 502 W**, (3:698-40½) ss, 60 w 10 av, 15.5x24.8, 3-sty bk tnt & str; Wm G Foster to Kath S Foster, 502 W 27; Jan25; Jan26'12; A\$2,000-2,500. **nom**

**27TH st. 121-3 E**, (3:883-14) ns, 164.5 w Lex av, runs n98.9xw15.7xn98.9 to ss 28th (No 118) xw20xs98.9xw4.5xs98.9 to 27th xe 40 to beg, 10-sty bk office & str bldg; Brunswick Realty Co to Geo Vause, 128 Willoughby av, Bklyn; mtg \$240,000; Jan 26; Feb1'12; A\$77,000-290,000. **O C & 100**

**27TH st. 121-3 E, & 28TH, 118 E**; Geo Vause to Ewald Mommer, 54 E 91; mtg \$240,000; Jan31; Feb1'12. **O C & 100**

**28TH st. 118 E**, see 27th, 121-3 E.

**29TH st W, ss, 100 w 11 av**, see 11 av, ws, 49.4 s 29.

**29TH st W, ss, 95.3 e 13 av**, see 11 av, ws, 49.4 s 29.

**30TH st. 145-7 W**, (3:806-10-11) ns, 175 e 7 av, 50x98.9, 2 4-sty bk tnts & str; Saml Glass to Karnack Realty Co, 570 W 156; mtg \$91,000; Feb1'12; A\$100,000-102,000. **O C & 100**

**30TH st. 545 W**, (3:702-12) ns, 224.7 e 11 av, 16x31.6, 4-sty bk tnt & str; Fredk Simons, TRSTE Sophia Lankenau, decd, et al to N Y State Realty & Terminal Co, at G C Terminal, at 45th & Lex av; AL; Jan 30; Feb1'12; A\$2,000-3,000. **7,750**

**30TH st. 533 W**, (3:702-18) ns, 320.10 e 11 av, 17x31.6, 3-sty bk tnt; Cath Warrell or Katie Healy to N Y State Realty & Terminal Co, at G C Terminal, 45th & Lex av; Jan30; Feb1'12; A\$2,000-3,000. **nom**

**34TH st. 216 W**, (3:783-55) ss, 599.5 e 8 av, 16.5x98.9, 4-sty stn dwg; Rosario B de O'Naghten & ano to Harold T Leake, at Jersey City, NJ; Aug18'10; Jan29'12; A\$46,000-49,000. **O C & 100**

**34TH st. 436-40 W**, (3:731-65-67) ss, 380 w 9 av, 60x98.9, 3 3-sty bk dwgs; Altson Co to Oscar Taussig, 57 E 58; mtg \$50,000; Jan30; Feb1'12; A\$43,500-52,500. **O C & 100**

**36TH st. 423 W**, (3:734-20) ns, 325 w 9 av, 25x98.9, 4-sty bk tnt; Clara Kearsing to Louisa Scherer or Scherrer, 66 Edgecombe av; ¼ pt; AT; mtg \$6,500; Jan29'12; A\$10,000-15,000. **nom**

**38TH st. 308 E** (3:943-52) ss, abt 175 e 2 av, —, 4-sty stn tnt; Tax Lien Co of NY to Realty Redemption Co, 68 Wm; QC; Jan19; Jan26'12; A\$8,500-10,000. **O C & 100**

**38TH st. 318 E** (3:943-48) ss, abt 285 e 2 av, —, 2-sty bk & fr stable; Tax Lien Co of N Y to Realty Redemption Co, 68 Wm; QC; Jan19; Jan26'12; A\$8,000-11,000. **O C & 100**

**38TH st. 11 W**, see 38th, 9 W.

**38TH st. 9 W**, (3:840-36) ns, 210 w 5 av, 25x98.9, 4-sty & b strn dwg; A\$100,000-108,000; also 38TH ST, 11 W, (3:840-35) ns, 235 w 5 av, 25x98.9, 4-sty & b strn dwg; A\$100,000-108,000; Advocate Realty Co to Eugene Lucas, 66 Atlantic av, Jersey City, N J; B&S; mtg \$185,000 & AL; Jan23; Feb1'12. **O C & 100**

**46TH st. 429-31 W**, (4:1056-19) ns, 312.3 w 9 av, runs w 37.3xn86xne14.6xe32.9xs 100.5 to beg, 6-sty bk tnt & str; Julius B Fox to Sydney Ballin, 1391 Mad av; mtg \$38,000; Jan25; Jan26'12; A\$—\$. **nom**

**46TH st. 442 W**, (4:1055-54), ss, 250 e 10 av, 25x100.5, 6-sty bk loft & str bldg; Wm H Jension to New York County National Bank, 79 8 av; mtg \$11,500; Sept7'11; Jan 27'12; A\$11,000-23,000. **nom**

**47TH st. 220 E**, (5:1320-38) ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & str; Wm W Pellet (ref) to Kavell Realty Co, 35 Nassau; mtg \$8,000; (FORECLOS, Jan 6); Jan 29; Jan30'12; A\$7,500-12,000. **nom**

**500 over and above said mtg**

**49TH st. 244-50 W** (4:1020-59) ss, 80 e 8 av, 80x100, 8-sty bk loft & str bldg; Wendell L Nichols to Anna W H Nichols, 43 Sumner rd at Brookline, Mass; AL; Jan 25; Jan26'12; A\$110,000-210,000. **nom**

**49TH st. 359 E**, (5:1342-23B) ns, 37.6 w 1 av, 18.6x40.6x18.4x40.6, 4-sty stn tnt; Geo Klag to Jos C Seguire, B of R; mtg \$7,000; Mar29'07; Jan29'12; A\$4,000-6,000. **nom**

**49TH st. 359 E**; Jos C Seguire to Fredk Billings, at Woodstock, Vt; QC; Jan19; Jan29'12. **nom**

**54TH st. 201 W**, see 7 av, 842-4.

**54TH st. 200-6 W**, see 7 av, 832-8.

**54TH st. 26 E**, (5:1289-58) ss, 42.6 w Mad av, 20x100.5, 5 & 6-sty bk dwg; Cecelia F Barrows to Mary F Cuyler, 26 E 54; mtg \$68,000; Feb1'12; A\$58,000-112,000. **O C & 100**



**56TH st W** (4:1103-61) ss 275 w 11 av. — to Hudson River x 1/2 blk, several 1-sty fr bldgs & vacant; A\$ —; also 56TH ST. (4:1104-1) ns, 300 w 11 av. — to Hudson River, x55.11, 1-2 & 3-sty bk shop; A\$ —; also 11TH AV. 793-803 (4:1103-26 1/2-28 1/2-32-41 & pt lts 31 & 61) swc 56th (Nos 600-8) runs w275x100.5x25x20x20x25.1&25.3&100.8&100 to ws 11 av. xn150.5 to beg; A\$ —; also 11TH AV. 823-5 (4:1104-29-30 to pt lt 1) nwc 56th (Nos 601-5) 44.9x97 to h w line, xse—xw204.8x55.11 to st, xw300 to beg, 1 & 2-sty fr stables & vacant; A\$ —; Robt W Chanler & Natalina Cavalieri his wife to Jno M Scoble, 1216 Sterling pl, Bklyn; July 18'11; Jan26'12. O C & 100

**56TH st W, 11th av, etc**; same prop; Natalina Cavalieri Chanler of Paris, France to same; B&S; July18; Jan26'12. O C & 100

**56TH st. W.** (4:1008) ss, 300 w 6 av. strip, runs s100.5x60.1x100.5 to st xw 0.1 1/2 to beg; Barney Estate Co to Danl J Coleman, 2332 Bway, & Jno S, Harry F & Edw Coleman, all at 1635 Bway; QC; Jan 26; Jan30'12. nom

**56TH st. W.** (4:1008), same prop; Lillie W Barney widow & heir Chas T Barney (decd) to same; QC; Jan26; Jan30'12. nom

**57TH st. 545-7 W** (4:1086-10-11), ns, 525 w 10 av, 50x100.5, 2-5-sty bk tnts, strs in 547; Jacques Zipser et al to Minnie Rubinstein, 182 Sackman, Bklyn; mtg \$29,000 & AL; Jan25; Jan27'12; A\$22,000-33,000. O C & 100

**62D st. 213 E.** (5:1417-7) ns, 174.4 e 3 av, 18.7x100.5, 3-sty & b stn dwg; Eleanor M Mitchell to Jos A Mitchell, 246 E 33; 1/2 pt; mtg \$5,000; Jan25; Jan30'12; A\$11,000-15,000. 5,000

**63D st. 120-2 E.** (5:1397-63) ss, 200 e Park av, 50x127x50.1x129.9, 3-sty bk stable; Jas C McGuire & Co to Mary E Pinchot, 1615 Rhode Island av, Washington, DC; mtg \$50,000; Jan29; Feb1'12; A\$50,000-60,000. O C & 100

**64TH st. 232 E.** (5:1418-31) ss, 155 w 2 av, 25x100.5, 6-sty bk tnt & str; Whipple Security Co to Ruth Rosenberg, 53 Henry; AL; Nov25'11; Jan29'12; A\$12,000-32,500. nom

**64TH st. 232 E;** Ruth Rosenberg to Buchanan Realty Co, 1 Mad av; mtg \$27,500; Jan25; Jan29'12. nom

**64TH st. 119-23 W.** (4:1136-24-25) ns, 171 w Col av, 54x100.5, 3-4-sty & b stn dwgs; Wm S Patten to Gaylord U Smith, 20 Smith, Jersey City, NJ; Jan31'12; A\$34,500-57,000. O C & 100

**69TH st. 307 W.** (4:1181-27) ns, 125 w West End av, 25x100.5, 5-sty bk tnt & str; Phoenix Ingraham ref to Morris H Pettigor, 470 W 166; FORECLOS, Jan24; Jan25; Jan26'12; A\$8,000-16,000. 1,000

**69TH st. 309 W** (4:1181-26) ns, 150 w West End av, 25x100.5, 5-sty bk tnt & str; Phoenix Ingraham ref to Morris H Pettigor, 470 W 166; FORECLOS, Jan24; Jan25; Jan26'12; A\$8,000-16,000. 1,000

**69TH st W, nec Ams av,** see Bway, 2021-35.

**69TH st W, nve Bway,** see Bway, 2021-35.

**70TH st. 196 W.** see Bway, 2021-35.

**72D st. 148 W.** (4:1143-52) ss, 300 e Ams av, 20x102.2, 5-sty bk office; Fredk A Elliott to Emma M Raymond, 2101 Bway; mtg \$95,000; Feb1'11; Feb1'12; A\$46,000-65,000. O C & 100

**73D st. 102 E.** (5:1407-71) ss, 19 e Park av, 18x102.2, 4-sty & b stn dwg; Geo E Brewer to Margt D Achenbach, 10 E 72; mtg \$25,000; Jan25; Feb1'12; A\$30,000-38,000. nom

**74TH st. 416 E.** see 74th, 402-4 E.

**74TH st. 408 E.** see 74th, 402-4 E.

**74TH st. 402-4 E.** (5:1468-43-4) ss, 113 e 1 av, 50x102.2, 2-6-sty bk tnts & str; A \$16,000-62,000; 74TH ST. 408 E (5:1468-41) ss, 188 e 1 av, 25x102.2, 6-sty bk tnt & str; A\$8,000-31,000 also 74TH ST 416 E (5:1468-37) ss, 288 e 1 av, 25x102.2, 6-sty bk tnt & str; A\$8,000-31,000; Michl Miller to Great Central Palace Co, 90 Clinton; AL; Jan25, Jan26'12. nom

**74TH st. 24 E.** (5:1388-58) ss, 54.6 w Mad av, 20x80, 4-sty & b stn dwg; Edith Blumenstiel to Simon Uhlmann, 781 5 av, as TRSTE under agmt; Jan26 Jan29'12; A \$50,000-55,000. nom

**74TH st. 412 E.** (5:1468-39) ss, 238 e 1 av, 25x102.2, 6-sty bk tnt & str; Jacob Roth to Herman L Kuhl, 83 Lewis; B&S; Jan25; Jan30'12; A\$8,000-31,000. nom

**76TH st. 301 W.** see West End av, 341.

**80TH st. 230 E.** (5:1525-34) ss, 213.5 w 2 av, 26.4x102.2, 6-sty bk tnt & str; Anna Orenstein to Jennie H Morrison, 327 W 112; mtg \$31,750 & AL; Jan31; Feb1'12; A \$11,500-35,000. O C & 100

**80TH st. 433-5 E.** (5:1560-14) ns, 227.11 w Av A, 53.7x102.2, 6-sty bk tnt; Geo Latour to Engelbert Neus, 203 W 171; mtg \$45,000; Feb1'12; A \$19,500-61,000. O C & 100

**81ST st. 311 E.** (5:1544-9) ns, 200 e 2 av, 25x102.2, 5-sty stn tnt; Esther Schloss to Radcliffe Realty Co, 60 Wall; mtg \$24,260; Feb1'12; A\$9,000-21,000. O C & 100

**85TH st. 352 E.** (5:1547-30 1/2) ss, 75 w 1 av, 25x102.2, 4-sty stn tnt; Sophie Koch to Emma Michaels, 320 2 av; 1/2 pt; AT; mtg \$14,000; Jan25; Jan30'12; A\$9,000-15,000. nom

**86TH st. 340-6 W.** (4:1247-53) ss, 100 e Riverside dr, 100x102.2, 12-sty bk tnt; Sol M Schatzkin to Realty & Commercial Co, 50 Church; mtg \$522,000; Dec1'11; Feb1'12; A\$110,000-500,000. O C & 100

**86TH st. 151-63 W.** (4:1217-6-12 & 50-61) ns, 125 e Ams av, runs n100.8xw27.6xn100.8 to ss 87th (Nos 144-72) x272.6x100.8xw105 x100.8 to 86th xw140 to beg, 15 3-sty & b bk & stn dwgs & 7 4-sty & b & stn dwgs; Ellen S James et al heirs, &c, Danl Willis James to Curtiss Securities Co, 99 John; C a G; Jan17; Feb1'12; A\$308,500-547,500. nom

**86TH st. 151-63 W. & 87TH st. 144-72 W;** Geo Notman & ano, EXRS, &c, Danl W James to same; AL; Jan17; Feb1'12. 600,000

**86TH st. 151-63 W. & 87TH st. 144-72 W;** The Curtiss Securities Co to Arthur H Hartshorn, 323 W 83; Jan24; Feb1'12. O C & 100

**87TH st. 144-72 W,** see 86th, 151-63 W.

**87TH st. 534 E.** (5:1583-38) ss, 334.6 e Av A, 18.3x62.2, 3-sty & b stn dwg; Carolina Deutsch to Louis L Kahn, 974 St Nicholas av; mtg \$6,000 & AL; Jan24; Jan31'12; A\$4,500-8,000. nom

**88TH st. 113 E.** (5:1517-10) ns, 209.10 e Park av, 25.7x100.8, 5-sty stn tnt; Ella C Smith to Jas T & Agnes E Smith, 115 E 88; mtg \$17,000; Jan29; Jan31'12; A\$14,000-25,000. O C & 100

**88TH st. 213 W.** (4:1236-26) ns, 150 w Ams av, 25x100.8, 5-sty bk tnt; A\$16,000-28,500; also 88TH ST, 215 W, (4:1236-25) ns, 175 w Ams av, 25x100.8, 5-sty bk tnt; A\$16,000-28,500; also 88TH ST, 217 W, (4:1236-24) ns, 200 w Ams av, 25x100.8, 5-sty bk tnt; A\$16,000-28,500; Minnie A Blanchard to Ludlow Realty Co, 100 Bway; mtg \$90,000; Dec27'11; Jan29'12. O C & 100

**88TH st. 215 W,** see 88th, 213 W.

**88TH st. 217 W,** see 88th, 213 W.

**89TH st. 72 W.** (4:1202-61) ss, 63.8 e Col av, 36.4x100.8, 5-sty bk tnt; Geo H Tiemeyer to Ruth Rosenberg, 53 Henry; mtg \$43,500; Jan22; Feb1'12; A\$27,000-48,000. nom

**91ST st. 126 W.** (4:1221-47) ss, 341.8 w Col av, 33.4x100.8, 5-sty bk tnt; Chas A Haffner to Altoona Co, 170 W 105; mtg \$54,750 & AL; Jan27; Jan29'12; A\$20,000-45,000. O C & 100

**92D st E, nec Madison av,** see Madison av, 1295-1303.

**94TH st. 69 W.** (4:1208-7 1/2) ns, 160 e Col av, 20x100.8, 3-sty & b stn dwg; Henry Mayer to Oscar Kress & Marion B, his wife, 461 Pt Wash av, as joint tenants; mtg \$18,000; Jan20; Jan31'12; A\$13,500-20,000. O C & 100

**95TH st. 70 W.** (4:1208-61 1/2) ss, 80 e Col av, 20x100.8, 5-sty stn tnt; J Hampden Dougherty (ref) to Jno A Clayton, 694 Putnam av, Bklyn; (FORECLOS, Jan11); Jan19; Jan31'12; A\$13,000-23,000. 20,800

**95TH st. 70 W;** Jno A Clayton to Wm F Newkirk, 333 W 28; mtg \$15,000; Jan19; Jan31'12. nom

**96TH st. 179 E.** see 3 av, 1710-2.

**97TH st. 116 E.** (6:1624-62) ss, 250 e Park av, 25x100.11, 5-sty stn tnt; Wm Fischman to Eliphalet L Davis, 249 W 22; mtg \$22,500; Jan11; Feb1'12; A\$11,000-25,000. nom

**97TH st. 65 W.** (7:1833-7) ns, 151.6 e Col av, 16x100.11, 4-sty & b bk dwg; Simon Marx et al to Harry Hecker, 54 Sherwood pl, Greenwich, Conn; B&S; Jan24; Feb1'12; A\$9,600-15,000. nom

**99TH st. 48 E.** see Mad av, 1431-3.

**99TH st. 25 E.** see Mad av, 1440-8.

**99TH st. 257 W.** (7:1871-5 1/2) ns, 192 w Bway, 17x100.11, 3-sty & b stn dwg; J Campbell Thompson, ref, to Evelyn C Manley, 49 W 44; FORECLOS, Jan26; Feb1'12; A\$13,000-18,000. 2,000

**102D st. 103 E.** (6:1630-2) ns, 27 e Park av, 25x100.11, 5-sty bk tnt & str; Fredk Hasselbach to Christian Meyer, 109 E 102; mtg \$12,000; Jan29'12; A\$9,000-18,000. O C & 500

**104TH st. 307 E.** (6:1676-6) ns, 125 e 2 av, 25x100.1, 4-sty bk tnt & str; Lina Lochmuller to Henry G & Lina Lochmuller, 196 Hart, Bklyn, as joint tenants; C a G; Jan26; Jan31'12; A\$8,000-15,000. nom

**106TH st. 340-2 E.** (6:1677-33-34) ss, 155 w 1 av, 45x100.11, 2-sty bk shop & 1-sty fr stable; Oscar L Lyons to Church Extension Committee of the Presbytery of NY, 54 Wall; AL; Jan29'12; A\$18,000-19,000. O C & 100

**108TH st. 114 E.** (6:1635-65) ss, 152.11 e Park av, 25.6x100.11x25.4x100.11, 6-sty bk tnt & str; Annie Ruderman to Gertrude M & Celia Winter, both at 204 W 118; AL; Jan16; Jan29'12; A\$11,000-31,000. nom

**108TH st. 324-8 E.** (6:1679-35-37) ss, 200 w 1 av, 75x117.10 to former e l of Harlem Creek x—x79.10, 2 1-sty fr str & vacant; Milton M Eisman to Sydney H Hersch at Susquehanna Depot, County of Susquehanna, Pa; QC; Jan30'12; A\$23,500-23,500. O C & 100

**108TH st. 119 E.** (6:1636-11) ns, 150 w Lex av, 25x100.11, 5-sty bk tnt & str; Nettie J Harris to Bernard A Ottenberg, 495 West End av; B&S; mtg \$18,000; Jan30; Jan31'12; A\$11,000-23,500. O C & 100

**111TH st. 53 W.** (6:1595-7) ns, 125 e Lenox av, 25x100.11, 5-sty bk tnt; Louis B Hasbrouck (ref) to Minnie Starr, 148 W 118, & Rebecca Meshel, 437 41st, Bklyn; mtg \$21,500 & AL; (FORECLOS, Jan24); Jan31'12; A\$15,000-28,000. 6,500

**110TH st W, nec Riverside dr,** see Cathedral Parkway, ns, 175 w Bway.

**111TH st W, nec Riverside dr,** see Cathedral Parkway, ns, 175 w Bway.

**112TH st. 71-7 E,** see Park av, 1564-8.

**113TH st. 122-4 E.** (6:1640-61) ss, 254.7 e Park av, 42x100.10, 6-sty bk tnt; Alfd Blumenthal to Sol Cohn, 128 W 115; mtg \$43,000; Jan31'12; A\$18,500-52,000. O C & 100

**113TH st. 158-60 E.** (6:1640-46) ss, 220 w 3 av, 50x100.11, 6-sty bk tnt; Hyman Spektorsky EXR David Rosenberg to Annette Cowen, 3671 Bway; Mtg \$47,000; Jan30; Jan31'12; A\$20,000-60,000. 55,700

**113TH st. 19 E** (6:1619-13), ns, 300 e 5 av, 25x100.10, 5-sty bk tnt; Saml Herzog to Harry Scheinbaum, 57 E 100; AL; Jan26; Jan27'12; A\$13,000-25,000. nom

**113TH st. 615-7 W.** (7:1895-47) ns, 250 w Bway, 50x100.11, 8-sty bk tnt; Huntington Constn Co to Maze Realty Co, 148 E 49; mtg \$10,000; Jan20; Feb1'12; A\$44,000-155,000. 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; Buchanan Realty Co to Whipple Security Co, 170 Bway; mtg \$127,000; Jan25; Jan29'12; A\$66,000-130,000. 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; Whipple Security Co to Louis Saxe, 327 Pennsylvania av, Bklyn; AL; Jan29; Jan31'12; A\$66,000-130,000. O C & 100

**117TH st. 519-21 E.** (6:1716-9) ns, 204.6 e Pleasant av, 43.6x100.10, 6-sty bk tnt; Rena Sulzberger to Lemoine C Mead, 50 W 129; B&S; mtg \$36,000; Jan30; Jan31'12; A\$12,000-45,000. O C & 100

**118TH st. 12 1/2, on map 12A, W.** (6:1601-45) ss, 219 w 5 av, 22x100.11, 5-sty bk tnt & str; Caroline Deutsch et al to Louis L Kahn, 974 St Nicholas av; AL; Jan24; Jan31'12; A\$13,000-25,000. O C & 100

**119TH st. 133 E.** (6:1768-14) ns, 315 e Park av, 18.9x100.11, 4-sty bk tnt; Jere T Mahoney, ref, to Mary N Crosby, 116 Montague, Bklyn; FORECLOS, Jan25; Jan27; Jan29'12; A\$7,500-11,000. 9,400

**119TH st. 441-9 E,** see 120th, 438-46 on map 438-44 E.

**119TH st. 7 W** (7:1962-44-9), ns, 150 e Ams av, 150x61.10, 6-sty bk tnts being erected; Charter Constn Co to Jacobs Constn Co, 536 W 111; correction deed; Jan24; Jan26'12; A\$ —. nom

**120TH st. 438-46, on map 438-44 E** (6:1807-30-32), ss, 105 w Pleasant av, runs w 86.8x100.11x66.8x100.20x99.11 to beg, 2 6-sty bk tnts & str; A\$26,000-94,000; also 119TH ST, 441-9 E (6:1807-18-21), ns, 113 w Pleasant av, 100x100.11, 2 6-sty bk tnts & str; A\$34,000-110,000; Chas L Hoffman ref to Keats Co, 135 Bway; FORECLOS and drawn Jan26; Bway'12.

**\$500 over and above all liens**

**121ST st. 163 W,** see 7 av, 2021.

**121ST st. 106 E** (6:1769-68) ss, 90 e Park av, 25x100.10, 6-sty bk tnt & str; Saml Goldberg to Saml Williams, 71 W 113; mtg \$32,700; Jan25; Jan26'12; A\$11,000-30,000. O C & 100

**122D st. 130 W.** (7:1906-46) ss, 319 w Lenox av, 19x100.11, 3-sty & b stn dwg; Narva Realty Co to Rachel Cohn, 314 E 67; mtg \$14,000; Jan31; Feb1'12; A\$11,400-18,500. O C & 100

**123D st. 103 E.** (6:1772-2) ns, 35 e Park av, 35x100.11, 5-sty bk tnt; Julius Krulewitch to J Krulewitch & Co, 103 E 123; Jan31; Feb1'12; A\$15,500-35,000. nom

**123D st. 225 W.** (7:1929-19) ns, 289.9 w 7 av, 34.9x100.11, 5-sty stn tnt; Julius Krulewitch to J Krulewitch & Co, 103 E 123; Jan31; Feb1'12; A\$22,000-33,000. nom

**124TH st. 320 E.** (6:1800-44) ss, 209 e 2 av, 16.6x100.11, 3-sty & b stn dwg; Amalie Cohn to Philip Cohn, 339 E 134; mtg \$7,000; Jan2; Jan26'12; A\$6,000-8,000. O C & 100

**125TH st. 17-9 E.** (6:1750-6) ns, 130 e 5 av, 30x99.11, 3-sty bk office bldg; Olivia E Houghton to Peter Doerr, 519 W 135; AL; Jan30'12; A\$40,000-52,000. O C & 100

**126TH st. 306-8 E.** (6:1802-45-46) ss, 150 e 2 av, 50x99.11, 2 5-sty bk tnts; Ida Beringer to Henry C Wm Beckmann, 1100 Clay av; mtg \$29,500 & AL; Jan30; Feb1'12; A\$14,000-33,000. O C & 100

**129TH st W, see St Nich av,** see St Nich av, 370.

**132D st. 45-7 E.** (6:1757-26-27) ns, 215 w Park av, 45x99.11, 5-sty bk tnt & 3-sty & b stn dwg; Amalie Cohn to Bertha Michaels, 339 E 134; mtgs \$17,000 & \$23,500; Jan2; Jan26'12; A\$14,000-26,000. O C & 100

**133D st. 151 W.** (7:1918-15) ns, 325 e 7 av, 25x99.11, 5-sty bk tnt & str; Amalie Cohn to Jennie Lewisheim, 339 E 134; mtg \$19,250; Jan2; Jan26'12; A\$12,000-20,000. O C & 100

**134TH st. 273 W.** (7:1940-6) ns, 116 e 8 av, 15.6x99.11, 4-sty bk dwg; Cath Fineron to Amanda M De Graaf; Oct30'05; Jan30'12; A\$7,200-8,000. O C & 100

**135TH st. 621 W.** (7:2002-17) ns, 325 w Bway, 52.7x99.11, 5-sty bk tnt; Chas A Haffner to Altoona Co, 170 W 105; mtg \$79,750; Jan27; Jan29'12; A\$32,000-66,000. O C & 100

**135TH st. 186-8 W.** (7:1919-59) ss, 75 e 7 av, 50x99.11, 2 5-sty bk tnts; Emma S Trukenbrodt to Amelia Schaefer, 25 Union, Flushing, B of Q; mtg \$39,000 & AL; Feb1'12; A\$29,000-50,000. O C & 10



**137TH st, 241 W**, (7:2023-13) ns, 432 w 7 av, 19x99.11, 5-sty & b bk dwg; Eliz A Chatterton to Mai A Clark, 258 W 77; C a G; Jan29; Jan30'12; A\$8,900-17,000. nom

**147TH st, 286-S W** (7:2032-56), ss, 175 e 8 av, 50x99.11, 5-sty bk tnt; Leo W Vogel, 1070 Mad av to L G Co, 15 Broad; ½ pt; Jan26; Jan27'12; A\$17,000-57,000. O C & 100

**151ST st W**, (7:2097-pt lt 47) ss, 300 w Bway, 25x99.11, vacant; re mtg; Benj Mordecai to W Axelrod Realty Co, 238 W 100; QC; Feb1'12; A\$—\$. O C & 100

**152D st, 622 W**, see Riverside dr, 745-9.

**154TH st, 412 W**, (7:2068-31) ss, 131.9 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; Manhattan Life Ins Co to Emblem Constn Co, 346 Bway; AL; Jan30; Jan31'12; A\$7,200-18,500. nom

**154TH st, 412 W**; Emblem Constn Co to Brown-Weiss Realities, 63 Park row; mtg \$22,500; Jan30; Jan31'12. O C & 100

**154TH st, 270-2 W**, see 8 av, 2906-8.

**156TH st, W**, (8:2105-62) ns, 125 e 8 av, 25x99.11, 1-sty fr bldg; Geo L Brown to Jno Brown, 614 W 146; mtg \$3,000 & AL; Dec20'11; Jan31'12; A\$2,500-2,500. O C & 100

**156TH st, 560 W**, (8:2114-10) ss, 100 e Bway, 125x99.11, 6-sty bk tnt; Karnack Realty Co to Carrie J Weil, 61 Hamilton pl; mtg \$180,000; Feb1'12; A\$60,000, P\$70,000. O C & 100

**163D st, 434 W**, (8:2110-18) ss, 300 e Ams av, 50x112.6, 6-sty bk tnt; Anderson Price to Realty Co of Ft Washington; AL; Mar27'08; Jan30'12; A\$16,000-63,000. nom

**164TH st W**, see St Nich av, see St Nich av, 1064-74.

**164TH st, 451 W**, (8:2111-34-35) ns, 300 e Ams av, 50x104, 2-sty & b fr dwg & vacant; Aaron Goodman to Wm Hobson, 2438 Morris av; mtg \$12,000 & AL; Jan24; Feb1'12; A\$15,000-16,200. O C & 100

**165TH st, 484-6 W**, see Ams av, 2113-5.

**169TH st, 517-9 W**, (8:2126-54-55) ns, 95 e Audubon av, 50x81.7, vacant; Wm Hobson to Aaron Goodman, 117 W 119; Jan29; Feb1'12; \$12,600-12,600. O C & 100

**170TH st W, nwc Bway**, see Bway, ws, bounded by 172d, &c.

**170TH st W, nec Ft Wash av**, see Bway, ws, bounded by 172d, &c.

**171ST st W, swe Bway**, see Bway, ws, bounded by 172d, &c.

**171ST st W, see Ft Wash av**, see Bway, ws, bounded by 172d, &c.

**171ST st W, nwc Bway**, see Bway, ws, bounded by 172d, &c.

**171ST st W, nec Ft Wash av**, see Bway, ws, bounded by 172d, &c.

**172D st W, swe Ft Wash av**, see Bway, ws, bounded by 172d, &c.

**172D st W, see Ft Wash av**, see Bway, ws, bounded by 172d, &c.

**178TH st W, swe Pinehurst av**, see Pinehurst av, swe 178.

**204TH st W, nwc Sherman av**, see Sherman av, nwc 204th.

**225TH st W** (13:3402-339-340-343-345-346 & 409) nes, at nws Jacobus pl, runs nw&n 610.11xsel100 to Van Corlear pl xsw226.6 to Jacobus pl xsw284.11 to beg, vacant; American Real Estate Co to Hendrik Hudson Co, 611 W 110; mtg \$60,000; Feb1'12; A \$145,200-145,200. O C & 100

**Av B, 218**, (2:407-36) ws, 19.3 n 13th, 26.8x65, 4-sty bk tnt & str; Jno Szabo et al to Clarence W Gaylor, 42 E 129; mtg \$16,000; Jan30; Jan31'12; A\$15,000-20,000. omitted

**Amsterdam av, 2113-5** (8:2111-8), es, 150 n 164th, 56 to ss 165th (Nos 484-6) x100, 2 5-sty bk tnts, str on av; Leo W Vogel & Gertrude L his wife to L G Co, 15 Broad; AT; AL; Jan26; Jan27'12; A\$—\$. O C & 100

**Amsterdam av, 201-19**, see Bway, 2021-35.

**Amsterdam av, 2010-2**, (8:2118-37-38) ws, 49.11 s 160th, 50x100, 2-sty fr tnt & str, 2 1-sty fr str & pt fr bldgs of coal yard; Mary Monfort to Homer R Gillies, 546 W 160; AL; Dec23'11; Feb1'12; A\$32,000-33,200. O C & 100

**Amsterdam av, 1525-7**, (7:1972-3) es, 56 n 135th, 43.11x100, 6-sty bk tnt; Jas L Van Sant to Wm Fischman, 1 W 92; mtg \$46,000; Jan31; Feb1'12; A\$31,000-65,000. O C & 100

**Broadway, swe 172D**, see Bway, ws, bounded by 172d, &c.

**Broadway, nwc 171ST**, see Bway, ws, bounded by 172d, &c.

**Broadway, swe 171ST** see, Bway, ws, bounded by 172d, &c.

**Broadway, nwc 170TH**, see Bway, ws, bounded by 172d, &c.

**Broadway, 2128-30**, (4:1166-40) es, 52.3 s 75th, 52.3x81.7x50x96.9, 4-sty bk tnt & str; Norton Realty Co et al to Frank Bradley, 303 W 75; mtg \$160,000; Feb1'12; A\$95,000-125,000. O C & 100

**Broadway, 2021-35**, (4:1141-1) blk bounded on e by Bway, n by 70th (No 196), s by 69th & w by Ams av (Nos 201-19), 7-sty bk tnt & str; Alliance Realty Co to Curtiss Securities Co, 99 John; mtg \$500,000; Jan30; Feb1'12; A\$675,000-825,000. O C & 100

**Broadway**, (8:2142-1 & 50-58-66-75 & 89) ws, bounded by 172d on n, Ft Wash av on w & cl of 170th on s, vacant; re mtg, except Bway, (8:2142-66) nwc 171st, runs n 201.1 to ss 172d xw100.1xs95e33.1xs95 to 171st xel32.11 to beg, vacant; Lawyers Title Ins & Trust Co & ano to Barney Estate Co, 135 Bway; QC; Jan5; Jan29'12; A \$696,600-696,600. nom

**Broadway, 3604-10, on map 3604-6**, (7:2080-3 & 62) es, 49.11 n 148th, 75x100, 2 5-sty bk tnts & str; Jas Tyroler to Margt E Morris, 280 Bway; mtg \$77,000; Jan31; Feb1'12; A\$66,000-112,000. O C & 100

**Broadway, 812**, (2:557-12) es, 315.2 n 10th, 25.1x16x25x115.9, 5-sty stn loft & str bldg; Jos L Graf et al to Elmer A Darlings, at East Braf, Vt; mtg \$60,000 & AL; Jan31; Feb1'12; A\$95,000-100,000. O C & 100

**Broadway, es, abt 60.2 n 185th**, see Wadsworth av, ws, 60.2 n 185th.

**Convent av, 324**, (7:2059-12) ws, 39.11 n 143d, 20x100, 4-sty & b dwg; A\$9,600-20,000; also 3D AV, 2920, (9:2362) ses, 25 sw 152d, 25x87, 2-sty fr str; Timothy J Murphy to Jere P Murphy, 324 Convent av; ½ pt; AT; AL; Jan30; Feb1'12. nom

**Convent av, 324, & 3D av, 2920**; Nicholas D Kendall to same; 1-6 pt; AT; AL; Jan 30; Feb1'12. nom

**Convent av, 324, & 3D av, 2920**; Irene K. wife & Jas F Martin to same; 1-6 pt; AT; AL; Jan30; Feb1'12. nom

**Ft Washington av, see 172D**, see Bway, ws, bounded by 172d, &c.

**Ft Washington av, nec 171ST**, see Bway, ws, bounded by 172d, &c.

**Ft Washington av, see 171ST**, see Bway, ws, bounded by 172d, &c.

**Ft Washington av, nec 170TH**, see Bway, ws, bounded by 172d, &c.

**Greenwich av, 79**, (2:614-59) ws, 62.3 s Bank, 26x90.9x25x85.4, 3-sty bk tnt & str & 3-sty bk rear tnt; Mabel C Graham, daughter & heir Robt P Corey, Jr, decd, to Georgie B Carpenter, 79 Lloyd rd, Montclair, NJ, & Susan A Hamilton, 40 Grammercy Park, NY; ½ pt; AT; B&S; Jan26; Jan29'12; A\$14,500-16,000. nom

**Lexington av, 1225**, (5:1512-22) es, 16.2 n 83d, 16x62.2, 3-sty & b stn dwg; Jno J Fleming to Annie T L Atterbury, on Barraud rd, New Rochelle, NY; mtg \$10,000; Jan31; Feb1'12; A\$8,500-11,500. O C & 100

**Lexington av, 1451**, (5:1523-22) es, 19.8 n 94th, 18x95, 3-sty & b stn dwg; Ella L Murphy to Maurice Mandelbaum, 12 W 87; C a G; mtg \$14,000; Jan26'12; A\$12,500-15,000. O C & 100

**Lexington av, 1451** (5:1523-22) es, 19.8 n 94th, 18x95, 3-sty & b stn dwg; Minister, Elders, &c, of the Reformed Protestant Dutch Church in Garden st, also known as "South Church," to Ella L Murphy, 19 W 26, at Bayonne, NJ; Jan25; Jan26'12; A \$12,500-15,000. nom

**Lenox av, 625-31** (7:2010-30-33), ws, 39.11 n 141st, 80x100, 2 6-sty bk tnts & str; Leo W Vogel & Gertrude L his wife to L G Co, 15 Broad; AL; Jan26; Jan27'12; A \$58,000-122,000. O C & 100

**Madison av, 1295-1303** (5:1504-20) nec 92d, 100.8x62.2, 9 & 10-sty bk hotel, Melbourne; Louis F Doyle, ref, to Union Dime Savgs Bank, 701 6 av; FORECLOS, Jan9; Jan15; Jan26'12; A\$120,000-290,000. 175,000

**Madison av, 699** (5:1377-22¾), es, 80 n 62d, 20.5x50, 4-sty & b stn dwg; Leo W Vogel & Gertrude L his wife to L G Co, 15 Broad; AL; Jan26; Jan27'12; A\$31,000-37,000. O C & 100

**Madison av, 1431-3**, (6:1604-50) sec 99th (No 48), 50.11x100, 7-sty bk tnt & str; Albt F Hyde to Will C Russell at Bonanza, Colo; B&S; Jan29; Jan30'12; A\$50,000-110,000. nom

**Manhattan av, 280**, (7:1846-60) es, 66.11 s 112th, 34x100, 5-sty bk tnt; Margt E Morris to Jas Tyroler, 316 W 79; mtg \$32,000; Jan31; Feb1'12; A\$26,000-45,000. O C & 100

**Madison av, 1440-S**, (6:1605-17) nwc 99th (No 25), 100.11x120, 7-sty bk tnt & str; Yorkshire Realty & Constn Co to The 106th St Realty Co, both at 2875 Bway; C a G; mtg \$190,000; Jan31; Feb1'12; A\$110,000-250,000. O C & 100

**Madison av, 1440-S**, (6:1605-17) nwc 99th (No 25), 100.11x120, 7-sty bk tnt & str; The 106th St Realty Co to Theo P Cooper, 16 E 60; mtg \$190,000; Jan31; Feb1'12; A \$110,000-250,000. O C & 100

**Pinehurst av, 8:2177-39** swe 178th, 130x 92.8x130x87.2, 6-sty bk tnt; Wilford H Smith, ref, to Jacob Hirsh, 25 W 87; mtg \$61,000; FORECLOS, Jan12; Jan29'12; A \$40,000-P\$120,000. 119,000

**Park av, 1708-10** (6:1746) consent to cancellation of asn rents; Frank Gens to Mary McCarty, 108 E 117; Jan29; Feb1'12. nom

**Park av, 1672**, (6:1623-39) ws, 25.5 s 118th, 25x89.6, 4-sty bk tnt & str; Eliza Cohn to David Cohen, 1431 5 av; AL; Jan 19; Jan29'12; A\$9,500-17,000. nom

**Park row, 115**, (1:119-75) ss, 50.11 e Duane, 16.5x64.4x16.9x64.4, 5-sty bk loft & str bldg; Estate Chas F Hoffman, a corpn, to Jno H Ives, 114 St Marks av, Bklyn, & Frank J Walsh, 230 Summit av, Mt Vernon, NY; C a G; Feb1'12; A\$17,500-33,000. nom

**Park av, 1708-10**, (6:1746-37-38) ws, 50.5 s 120th, 50.5x90, 2 5-sty bk tnts & str; re mtg; Adelaide O Floyd to Christina Keegan, 2040 Mad av; QC; Jan24; Feb1'12; A \$19,000-42,000. 9,000

**Park av, 1564-S**, (6:1618-34-35) nwc 112th (Nos 71-7), 100.11x70.10, 2 6-sty bk tnts & str; Chas L Hoffman, ref, to Keats Co, 135 Bway; FORECLOS, Jan26; Feb1'12; A\$39,000-101,000. 500 over & above all liens

**Park av, 1708-10**, (6:1746-37-38) ws, 50.5 s 120th, 50.5x90, 2 5-sty bk tnts & str; Christina Keegan to Guy P Davison, 1715 Jackson, Dallas, Tex; AL; Jan27; Feb1'12; A\$19,000-42,000. nom

**Riverside dr, 745-9**, (7:2098-53) sec 152d (No 622), 104x110x99.11x140, 6-sty bk tnt; Gingoal Realty Co to Chas F O'Donnell, 122 E 120; mtg \$250,000; Jan27; Jan29'12; A\$80,000-P225,500. O C & 100

**Riverside dr, 380**, see Cathedral Parkway, ns, 175 w Bway.

**St Nicholas av, 370**, (7:1955-23) sec 129th, 101x47.8x99.11x32.10, 5-sty bk tnt; Fredk C McLaughlin to Mabel J N Clapp, 67 Waller av, White Plains, NY; mtg \$40,000; Feb1'12; A\$40,000-60,000. nom

**St Nicholas av, 1064-74**, (8:2121-13-19) sec 164th, 149.3x97.4x139.10x149.6, 4 2-sty & b bk dwgs; Chas F O'Donnell to Gingoal Realty Co, 2344 Ams av; mtg \$90,000 & AL; Jan27; Jan29'12; A\$75,500-83,500. O C & 100

**St Nicholas av, 1064-74**, (8:2121-13-19), sec 164th, 149.3x97.4x139.10x149.6, 4 2-sty & b bk dwgs; Jas Butler to Chas F O'Donnell, 122 E 120; B&S; AL; April'11; Jan29'12; A\$75,500-83,500. O C & 100

**Sherman av**, (8:2225-24) nwc 204th, 100 x100, vacant; A\$22,000-22,000; also SHERMAN AV, (8:2225-28) ns, 100 w 204th, 300 x150, vacant; A\$66,000-66,000; re judgment; Harris D Rush to Blanche R & Marvin C Altmayer EXRS Aaron R Altmayer, 767 5 av; Jan22; Jan31'12. 12,000

**Sherman av**, (8:2225) same prop; Blanche R & Marvin C Altmayer EXRS Aaron R Altmayer to Max Marx, 419 Convent av; Jan22; Jan31'12. 85,000

**Sherman av**, (8:2225) same prop; Max Marx to Hensle Constn Co, 3200 Bway; Jan30; Jan31'12. O C & 100

**Sherman av, ns, 100 w 204th**, see Sherman av, nwc 204th.

**Wadsworth av**, (8:2167-32) ws, 60.2 n 185th, runs n54.5xw150xn2.1xw176.4 to Bway xs149.5xe306 to beg, vacant; Alanson P White to Edw Fagan, 949 Ams av; AL; Jan30; Jan31'12; A\$96,000-96,000. O C & 100

**W Broadway, 436-42**, see Prince, 150-4.

**Wadsworth av, 233, on map 288**, (8:2170-21) ws, 94.11 n 187th, 23.8x95, 3-sty bk dwg; Edw W Stitt to Jennie A B Stitt, his wife; Dec24'04; Feb1'12; A\$7,000-9,200. gift

**West Broadway, 534-S**, (2:537-26-28) ws, 200 n Bleecker, runs w75xn24.10xw15xn40.6 xe90 to st xs65.4 to beg, 5-sty bk mill; Chas J Pessagno et al to Pessmout Realty Corpn, 557 W Bway; mtg \$32,500; Jan19; Feb1'12; A\$44,000-50,000. nom

**West End av, 341**, (4:1185-67) nwc 76th (No 301), runs n28.4xw51xn7.8xw12xs36 to st xe63 to beg, 4-sty & b stn dwg; Eberhard Faber to Roberta A Faber, 40 David av, West New Brighton, SI; mtg \$40,000; Dec24'1910; Feb1'12; A\$31,500-52,000. O C & 100

**1ST av, 145** (2:450-29), swe 9th (Nos 350-2), 23.6x100, 2 5-sty bk tnts & str; Jno I Delany et al heirs, &c, Bridget Hare, to 145 1 Av Inc, a corp, at 14 Bible House; mtg \$30,000 & AL; Jan23; Jan27'12; A\$33,000-45,000. nom

**2D av, 1088-92** (5:1350), es, 40.6 n 57th, 59.6x78; re claims, &c, for R R station platform ext; Jos, Benj & Mary Frankenthaler to Interborough Rapid Transit Co, 165 Bway et al; mtg \$25,000; Jan5; Jan27'12. 860

**2D av, 1981** (6:1651-27), ws, 25.11 s 102d, 25x75, 5-sty bk tnt & str; Max Jaffe to Lina Jaffe, 1981 2 av; AT; mtg \$12,000; Jan 18; Jan27'12; A\$10,500-18,000. nom

**3D av, 359**, (3:907-1-5-6-7), nec 26th (Nos 201-7), 24.8x110, 2 2 & 2 4-sty bk tnts & str; Leo W Vogel; 1070 Mad av, to L G Co, 15 Broad; Jan26; Jan27'12; A\$30,000-45,000. O C & 100

**2D av, 2047**, (6:1655); consent by mortgagee to new R R station; Louis S Levy to Manhattan Railway Co, 165 Bway et al; Dec27'11; Jan31'12. nom

**3D av, 1710-2**, (6:1624-33) nwc 96th (No 179), 50.7x77, 2 5-sty bk tnts & str; Pinucus Lowenfeld et al to Mary Klemann, 310 E 5; mtg \$57,500 & AL; Dec4'11; Jan26'12; A\$38,000-65,000. O C & 100

**3D av, 1687**, (5:1540-49) es, 75.6 s 95th, 25.2x100, 4-sty stn tnt & str; Rosa Strauss to Abr Silverstone, 1064 39th, Bklyn; mtg \$15,000; Jan12; Jan26'12; A\$16,500-22,000. 4,000

**7TH av, 832-S**, (4:1025-33-6) swe 54th (Nos 200-6) 100.4x100, 2 6-sty bk tnts & str & 4-sty bk tnt & str, with 1 & 2-sty bk ext; Alex H Pincus to Morris L Goldstone, 170 W 73; ¼ pt; mtg \$250,000; Dec 28'11; Jan26'12; A\$249,000-281,000. O C & 100

**7TH av, 842-4**, (4:1026-29-30) nwc 54th (No 201), 50.5x100, 5-sty bk tnt & 4-sty bk tnt & str, with 3-sty fr rear tnt; Alex H Pincus to Morris L Goldstone, 170 W 73; ¼ pt; mtg \$150,000; Jan15; Jan26'12; A \$150,000-163,000. O C & 100

**7TH av, 2488-90** (7:2030-33), ws, 80 s 145th, 39.10x100, 6-sty bk tnt & str; Leo W Vogel, 1070 Mad av to L G Co, 15 Broad; Jan26; Jan27'12; A\$29,000-\$61,000. O C & 100

**7TH av, 2226**, (7:1937-30) ws, 24.11 n 131st, 25x75, 3-sty fr tnt, 2-sty bk ext; John Reid Jr to 7th Ave Amusement Co, 35 Nassau; C a G; Jan13; Jan30'12; A\$13,000-13,000. O C & 100

**7TH av, 2021**, (7:1906-1) nec 121st (No 163), 25.11x92, 5-sty bk tnt & str; Carolyne Natanson to Max Beck, 76 W 86; B & S & C a G; Jan27; Jan30'12; A\$32,000-51,000. O C & 100

**8TH av, 2906-S**, (7:2039-61) sec 154th (Nos 270-2), 40x100, 6-sty bk tnt & str; Harry N Kohn to Jos M Goldberg, 261 Spring, West Hoboken, NJ; B&S; AL; Jan 11; Jan29'12; A\$24,000-64,000. O C & 100

**10TH av**, (8:2232-14) ws, 37.6 n 214th, 37.5x100, vacant; Gustave L Morgenthau to Florence M Wise, 159 W 85; mtg \$9,000; Jan29'12; A\$8,500-8,500. O C & 100

**10TH av, 640**, (4:1055-3) es, 44 n 45th, 23 x75, 5-sty stn tnt & str; Herman Joveshof to Martha L Feig, 226 W 113; mtg \$12,000; Jan31; Feb1'12; A\$12,000-19,000. O C & 100



**11TH av.** (3:674-33) ws, 49.4 s 29th, 24.8x 100, vacant; A\$11,000-11,000; also 29TH ST, (3:675-36-38) ss, 100 w 11 av, 75x98.9, vacant; A\$—; also 29TH ST, (3:675-58-61-62) ss, 95.3 e 13 av (12 av), runs s49.4xw83.11 to 13 av x85.0x97.7x98.9 to st xw25 to beg, vacant; A\$—; Schuyler V C Hamilton to Devonshire Realty Co, 1038 5 av; correction deed; Jan30; Feb12. nom

**11TH av, 823-5**, see 56th, ss, 275 w 11 av.

**11TH av, 793-803**, see 56th, ss, 275 w 11 av.

**12TH av, see 56TH**, see 56th, ss, 275 w 11 av.

**12TH av, nec 56TH**, see 56th, ss, 275 w 11 av.

**13TH av, es., 50.8 s 29TH**, see 11 av, ws, 49.4 s 29.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Copy of will of Christina Zoesch**; Sept16 '11; Feb12.

**Power of atty for endorsing American Railway Share Criffs**; The Dresdner Bank to Arnold Ellert et al; Dec11'11; Jan31'12.

**Power of atty**; Hannah Robinson to Harry Wolf; Apr19'11; Jan30'12.

**Power of atty, in matter of estates E M & J O Van Hovenberg & Erskine Uhl**; J Cath Vermilye at Los Angeles, Cal, to Eliz Van Hovenberg; Mar10'11; Jan30'12.

**Power of attorney**; Jas R Roosevelt, TRSTE Wm Astor, to Douglas Robinson & Nicholas Biddle; Jan12; Jan29'12.

**Power of attorney**; Bernard Loth to Dudley F Sicher & Chas Buckbee; Oct20'11; Jan29'12.

**Power of attorney**; Henry E Jones, of Newport, RI, now at Paris, France, to Henry W Taft, 36 W 48, et al; Jan25; Jan26'12.

**Power of attorney**; Jno T Nesdall, 161 Lex av, to Chalmers Wood, 948 Lex av; Nov25'11; Jan26'12.

**Power of attorney**; Stephen B Duncan, at Baleshed, Miss, to Chalmers Wood, 948 Lex av; Dec31'10; Jan26'12.

**Power of attorney**; Maurice L Powers to Viola S Powers; Sept22'10; Feb12.

**Revocation of power of atty, in matter of estate Erskine Uhl**; J Cath Vermilye at Los Angeles, Cal, to Alma R Van Hovenberg; Mar10'11; Jan30'12.

**Revocation of power of atty**; Henry E Jones of Newport, RI, to Herman L R Edgar & Chas May; Jan25; Jan30'12.

**Revocation of power of attorney**; Henry E Jones to Herman L R Edgar & Chas May; Jan25; Jan26'12.

**75 steel underframe tank cars, Nos 7000-74**; agmt as to purchase of above for sum of \$72,500, to be paid in 5yr Jan1; Nov9'11; Jan26'12; German-American Car Co, at Chicago, Ill, with International Agricultural Corp. nom

## WILLS

**4TH st, 294 W** (2:623-39), ss, 42 e Bank, 20x60, 3-sty bk dwg; Rachel Banta Est; Jas Demarest EXR; Verona, NJ; atty, E J Duvall, 277 Bway; A\$7,000-10,000; Will or Letter of Adm filed Dec22'11.

**43D st W, swc 8 av**, see 8 av, 673-7.

**46TH st W, see 11 av**, see 11 av, 626.

**51ST st, 37 W** (5:1267-15), ns, 34 1/2 e 6 av, 21.5x100.5, 4-sty bk tnt & 2-sty bk bldg in rear; Geo G DeWitt Est; Wm G DeWitt EXR, 14 E 60; atty, Jno T Lachman, 88 Nassau; A\$55,000-90,000; Will or Letter of Adm filed Jan20'12.

**51ST st, 39 W** (5:1267-14), ns, 319.7 e 6 av, 21.5x100.5, 4-sty bk tnt & 2-sty bk bldg in rear; Geo G DeWitt Est; Wm G DeWitt EXR, 14 E 60; atty, Jno T Lachman, 88 Nassau; A\$54,000-76,000; Will or Letter of Adm filed Jan20'12.

**73D st, 136 W** (4:1144-47), ss, 350.6 w Col av, 19.6x102.2, 4-sty bk dwg; Jermina Drummond Est; Edmund J Drummond EXR, 101 W 72; atty, Darius E Peck, 123 Wm; A\$13,500-24,000; Will or Letter of Adm filed Jan19'12.

**119TH st, 310 E** (6:1795-48), ss, 140 e 2 av, 20x100.11, 5-sty bk tnt; Jacob Doll Est, Otto & Geo Doll EXRS, 6 W 77; atty, Eugene V Daly, 32 Nassau; A\$5,500-19,000; Will or Letter of Adm filed Dec11'11.

**119TH st, 312 E** (6:1795-47), ss, 160 e 2 av, 20x100.11, 5-sty bk tnt; Jacob Doll Est, Otto & Geo Doll EXRS, 6 W 77; atty, Eu-V Daly, 32 Nassau; A\$5,500-19,000; Will or Letter of Adm filed Dec11'11.

**147TH st W, nwc 8 av**, see 8 av, 2771.

**3D av, 483** (3:913-63), es, 49.4 s 33d, 18.6x 85, 4-sty bk tnt; Eliz Loos Est, Lena Smyth EXTRX, 372 Lex av, & Chas Loos EXR, 483 3 av; attys, Weekes Bros, 45 William; A\$14,000-17,000; Will or Letter of Adm filed Jan17'12.

**STH av, 671** (4:1033-33), ws, 75.3 s 43d, 25.1x100, 4-sty bk tnt; Stephen McPartland Est, Mary A McPartland ADMRX, 134 W 92; atty, Jno Hardy, 265 Bway; A\$55,000-60,000; Will or Letter of Adm filed Jan20'12.

**STH av, 673-7** (4:1033-36), swc 43d, 75.3 x100, 4-sty bk str; Stephen McPartland Est; Mary A McPartland ADMRX, 134 W 92; atty, Jno Hardy, 265 Bway; A\$200,000-230,000; Will or Letter of Adm filed Jan20'12.

**STH av, 2771** (7:2045-49), nwc 147th, 25 x75, 5-sty bk tnt; Stephen Moorhouse Est; Stephen M Moorhouse EXR, Milburn, NJ; atty, Jos H Lecour, Jr, 50 Church; A\$11,000-24,000; Will or Letter of Adm filed Jan19'12.

**11TH av, 626** (4:1074-61), see 46th, 25.1 x76, 4-sty bk tnt; Patk H Carley Est, Jno J Carley EXR, 560 W 46; atty, Max Keve, 150 Nassau; A\$13,500-17,500; Will or Letter of Adm filed Jan17'12.

## CONVEYANCES

### Borough of the Bronx.

**Burke or Morris st. (\*) ns, 175 e White Plains rd, 25x100**, to include any claim or award for Cruger av; Fredk C Broadfoot to Carrie E Sawyer, North Oak dr, Bronxwood Park, Wmsbridge; B&S & C A G; Apr20'11; Jan26'12. nom

**Beach st, nec Gleason av**, see Gleason av, nec Beach.

**Britton st. (\*) from Bronx Park E to White Plains rd (to open st, &c)**; petition & order appointing Hon Ernest Hall, Jas F Donnelly & Albt Kraemer as commrs of estimate & assessment; Jan29; Feb12.

**Crotona pl. (11:2927) es, 175.11 s 171st, 100.1x46.9x100x41.11**, vacant; Harry A Munroe to Isidore Segeal, 1027 Faile; B&S; Jan29; Feb12. nom

**Crotona pl. (11:2927) es, 175.11 s 171st, 100.1x46.9x100x41.11**, vacant; Isidore Segeal to Harry A Munroe, 460 W 145; B&S & C A G; mtg \$4,500; Jan31; Feb12. nom

**Cruger st, see 187TH**, see Bronxdale av, swc 187.

**Fox st, es, 106.3 s Westchester av**, see Fox, 989.

**Fox st, 989**, (10:2714) ws, 485 n 163d, runs w104.1x1164.9xne79.7xe36.3 to st xs210 to beg, 3-sty stn dwg & vacant; also FOX ST, (10:2724) es, 106.3 s Westchester av, runs e104.7x105.7xne40xe70.4 to ws Simpson xs335.1xw107.4xs56.6xw107.11 to Fox x n314.5 to beg, 3-sty stn dwg & vacant; American Real Estate Co to Hendrik Hudson Co, 611 W 110; B&S; AL; Feb12. O C & 100

**Fox st, 823-7**, (10:2709) ws, 200 n Longwood av, 66.8x100, 2 4-sty bk tnts; Sol M Schatzkin to Realty & Commercial Co, 50 Church; mtg \$42,000; Dec11'11; Feb12. O C & 100

**Grote st. (11:3100-33) ss, 166.4 w Southern Blvd, vacant**; Tax Lien Co of NY to Realty Redemption Co, 68 Wm; QC; Jan19; Jan26'12. O C & 100

**Home st. (10:2694) ns, at ss 169th, 65.7 x28x28x65.7**, vacant; Chas H Roe Estate to Danl J Houlihan, 32 Morningside av; Jan31'12. O C & 100

**Hewitt pl, 822**, (10:2696) es, 136.7 n Longwood av, 40x100, 5-sty bk tnt; Jno H Rogan, ref, to Geo F Johnson, at Hanover Township, Morris Co, NJ; mtg \$30,000; FORECLOS, Jan30; Jan31; Feb12.

**9,375 over & above said mtg**

**Jefferson st. (\*) ws, 150 n Van Nest av, 100x100**; J S Rogers & Emily O, his wife, to Edw N Lynch, 344 Vernon av, Bklyn; 1/2 pt; mtg \$2,700; Jan9; Feb12. nom

**Kelly st, nec 165TH**, see Bryant av, es, 325 n Jennings.

**Kingsbridge ter, 2681**, see Kingsbridge rd, es, at nws Kingsbridge ter.

**Kelly st, 1020**, see 165th E, ns, 57.3 e Kelly.

**Kelly st, 1047**, (10:2705) ws, 331.8 s 167th, 33.4x100, 4-sty bk tnt; Jos Meyer to Bertha Zahn, 649 E 9; mtg \$16,500; Jan25; Jan26'12. O C & 100

**Lebanon st. (\*) ns, 125 w Bronx Park av, 25x100**; City & County Contract Co to N Y, W & B Railway Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom

**Lyman pl. (11:2970) es, 227 s Freeman, runs e100.1xne25xw9.2xw24.10xw109.3xs 49.10 to beg, vacant**; Frank Brady of Troy, NY to David T Morris, 168 W 141; Jan29; Jan30'12. O C & 100

**Lebanon st, nwc Bronx Park av**, see Bronx Park av, nwc Lebanon.

**Lebanon st, see Bronx Park av**, see Bronx Park av, see Lebanon.

**Lebanon st. (\*) ss, 100 w Bronx Park av, 50x100**; City & County Contract Co to N Y, W & B Railway Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom

**Lebanon st. (\*) ns, 150 w Bronx Park av, 50x100**; City & County Contract Co to N Y, W & B Railway Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom

**Lebanon st. (\*) ss, 175 w Bronx Park av, 25x100**; City & County Contract Co to N Y, W & B Railway Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom

**Lebanon st. (\*) ns, 100 w Bronx Park av, 25x100**; City & County Contract Co to N Y, W & B Railway Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom

**Louise st. (\*) ws, 150 s Morris Park av, 25x100**; Olof Valley & ano to Alema Realty Exchange Co, 1 W 34; QC; Aug21'11; Jan30'12. nom

**Oak Tree pl, 576**, see Lafontaine av, 2148.

**Shrady pl (12:3257) sws, abt 115.1 nw Boston av or Kingsbridge ter, 25x87, 2-sty fr dwg**; Albt C Nathan to Chas G H Chauvin, 407 W 18; mtg \$2,000; Jan26'12. O C & 100

**Shrady pl (12:3257) sws, abt 90.1 nw Boston av or Kingsbridge ter, 25x87, 2-sty fr dwg**; Albt C Nathan to Chas A E Guignard, 169 W 64; mtg \$2,000; Jan26'12. O C & 100

**Schieffelin la. (\*) nes, 70 nw from c 1 of N Y, W & B Railway, runs nw31.1 & 122&210.9xne143.8 & 84.9 & 100 & 156.8 & 40 & 42.10 & 8.1xse380.4xsw35.6xsw68.9 & 478.2 to beg, contains 4 061-1,000 acres; also BOSTON RD, (\*) ns, 70 se from c 1 said Railway, runs ne60.11xse35.5xsw49.7 to beg, contains 020-1,000 acres; also PLOT, begins 70 sw c 1 said Railway & 172 ne Boston rd, runs ne48.10xsw29.1xsw 33 to beg, contains 011-1,000 acres; City & County Contract Co to Millbrook Co at G C Terminal, 45th & Lex av; B&S; Sept27 '11; Jan30'12. nom**

**Simpson st, ws, abt 165 s Westchester av**, see Fox, 989.

**Simpson st, 1069**, (10:2726) ws, 360 n Westchester av, 37.6x100, 5-sty bk tnt; Rockland Realty Co to Peter Freess, 1148 Park av, & Emil H Kosmak, 23 E 93; Jan29; Feb12. O C & 100

**Tiffany st, 1035**, (10:2716) ws, 118.3 n 165th, 44x100, 5-sty bk tnt; 182d St Realty Co to Rose Fels, 231 E 13; mtg \$40,000; Jan31; Feb12. O C & 100

**Tiffany st, ws, at nws Westchester av**, see Westchester av, 977.

**Tiffany st. (10:2732) swc Whitlock av (Nos 877-83) 100x150, 4-3-sty bk dwgs; also WHITLOCK AV, 839-71 (10:2732) ws, 175 s Tiffany, 425x100, 17-3-sty bk dwgs; Wm H Schaefer to Edw M Burghard, 1 E 93; AL; June27'10; Jan30'12. O C & 100**

**Wyatt st. (\*) ss, 50 e Berrian, 50x100**; City & County Contract Co to NY, W & B Ry Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom

**133D st, 696 E**, (10:2561) ss, 275 e Cypress av, 25x100, 2-sty fr dwg; Francis Allan to Irving Goldman, 292 7 av; mtg \$3,000; Feb12. O C & 100

**135TH st, 608 E**, (10:2547) ss, 424.10 e St Anns av, 25.2x100, 4-sty bk tnt; Patk Weldon to Kate Fadigen, 227 W 67; mtg \$12,000; Jan26; Jan29'12. nom

**137TH st, 458 E**, (9:2281) ss, 170 w Brown pl, 25x100, 5-sty bk tnt; Jno Schier-enbeck to Elise H Molke, 327 E 92; mtg \$11,000; Jan9; Jan30'12. O C & 100

**141ST st E**, (10:2599) nes, 279.10 nw Walnut av or st, 44 n N Y, N H & H R R Co x372.6x37x365.9 to beg, with AT to lands in sts, avs, &c, vacant; Grover C Feurst to NY Connecting R R Co, 85 Cedar; AL; June15'11; Jan26'12. O C & 100

**148TH st, 296 E**, (9:2329) ss, abt 255 e Morris av, 25x100, 2-sty & a fr dwg; Anna M Buhler to Louis J Buhler, 296 E 148; mtg \$5,000; Jan24; Jan29'12. nom

**152D st E, swc Tinton av**, see Wales av, 643.

**152D st, 760 E**, (10:2643) ss, 79.6 w Wales av, 40x105, 5-sty bk tnt; Gustavus Robitzek to Edw Robitzek, 759 Beck; 1/2 pt; AT; mtg \$15,000; Jan23; Jan31'12. O C & 100

**152D st, 768 E**, see Wales av, 643.

**152D st, E, swc Tinton av**, see Wales av, 635-7.

**152D st, 750 E**, see Concord av, 642.

**152D st, 754 E**, (10:2643) ss, 119.6 w Wales av, 40x105, 5-sty bk tnt; Gustavus Robitzek to Edw Robitzek, 759 Beck; 1/2 pt; AT; mtg \$15,000; Jan23; Jan31'12. O C & 100

**152D st, 764 E**, (10:2643) ss, 39.6 w Wales av, 40x105, 5-sty bk tnt; Edw Robitzek to Gustavus Robitzek, 1331 Frank-av; 1/2 pt; AT; mtg \$15,000; Jan30; Jan31'12. O C & 100

**155TH st, 429-31 E**, (9:2377) ns, 100 w Elton av, 45x100, 5-sty bk tnt; Frank Does to Theresa Does wld, 431 E 155; mtg \$40,000; Jan30'12. O C & 100

**158TH st, 565 E**, see Trinity av, 801-3.

**160TH st, 419-25, on map 419-27 E (9:2382) ns, 125 w Elton av, runs n101xw47x s25xw28xw25xw22xs101.1 to stxe97 to beg; 2-2 & 2-3-sty fr dwgs; Tuchman Bros Constn Co to Abr Shapiro, 291 Henry; mtg \$19,000; Jan26; Jan31'12. O C & 100**

**164TH st, 851 E**, see Prospect av, 980.

**164TH st, 872 E**, (10:2690) swc Stebbins av, 19x73.10x40.10x77, 3-sty bk dwg; Sinnott Co to Ida R & Christina K Loos, 872 E 164; mtg \$7,500; Feb12. O C & 100

**165TH st E, ns, 57.3 e Kelly**, see Bryant av, es, 325 n Jennings.

**165TH st E, nec Kelly**, see Bryant av, es, 325 n Jennings.

**165TH st E, see Gerard av**, see Gerard av, see 165.

**165TH st, 941 E**, see 165th st E, ns, 57.3 e Kelly.

**165TH st E. (10:2716) ns, 57.3 e Kelly, 50x100x50.1x103.6**, vacant; also 165TH ST, 941 E, (10:2716) nec Kelly (No1020) 57.3x 103.6x49.11x107.3, vacant; Gilbert D B Hasbrouck to Normal Constn Co, 661 Tinton av; Jan9; Jan31'12. nom

**167TH st, 600 E**, (10:2613) ss, 107.6 w Boston rd, runs s99.8xw33x10.4xw41.11x110 to st xe45 to beg, 5-sty bk tnt; Moore-head Realty & Constn Co to Geo S Runk, 10 W 77; mtg \$34,000; Feb12. O C & 100

**169TH st E, ss at ns Home**, see Home, ns at ss 169th.

**170TH st, 852 E** (11:2965) swc Wilkens av (No 1427) 105.4x68.1x121.3x69.1, 1-5 & 1-6-sty bk tnts strs on av; Reliant Realty & Constn Co to Jno Foster, 203 W 20; mtg \$78,500; Jan30'12. O C & 100

**170TH st, 852 E**; certified copy of directors resolution to above; same to same; Jan30'12.



- 173D st E, swc Vyse av, see Vyse av, s wc 173d.**
- 173D st E, (\*) es, 84.11 s Westchester av, 25x100; Elise Dahlin to Carl Dahlin, 1252 Beach av; 1/2 pt; AT; mtg \$3,500; Jan29; Jan30'12. 500**
- 173D st E, nes, at ws Clay av, see Clay av, ws, at nes 173d.**
- 173D st E, nec Bryant av, see Bryant av, nec 173.**
- 174TH st E, (\*) ss, 375 w Gleason av, 25x100; Eliz T Devine to Jno T Dooling, 179 E 80; mtg \$1,000; Jan31; Feb1'12. O C & 100**
- 174TH st E, (11:2983) ss, 25 w Hoe av, 50x100, vacant; Onnord S Gregg to Ferdinand Hecht, 380 Riverside dr; mtg \$5,500; Jan29'12. O C & 100**
- 174TH st E, (11:2983) swc Hoe av, 25x100, vacant; Kellywood Realty Co to Timothy F Sullivan, 2794 3 av; mtg \$4,500; Jan22; Jan30'12. nom**
- 174TH st E, (11:2983); same prop; Timothy F Sullivan to H W & B Realty Corp, 2796 3 av; mtg \$7,500 & AL; Jan29; Jan30'12. O C & 100**
- 175TH st E, (\*) es, 250 s Ludlow av, 50x100; Eliz Dietrich to Marie Frank, 225 E 123; AL; Jan25; Jan31'12. O C & 100**
- 175TH st E, (\*) ws, 100 s Story av, 111x—x—, being lots 1231-4 map Gleason prop; also PLOT A same map; Seitz Realty Co to Vernal Realty Co, 156th & St Anns av; AL; Jan29'12. O C & 100**
- 175TH st E, (\*) ws, 106.8 s Watson av, 60.5x irreg & being lot 890 map Gleason prop; Long Island Properties Co to Chas W Fitch, 201 W 117; AL; Jan15; Jan30'12. nom**
- 176TH st E, (11:2958-18) ss, 68 e Marmion av, —x—, vacant; Tax Lien Co of NY to Realty Redemption Co, 68 Wm; QC; Jan19; Jan26'12. O C & 100**
- 176TH st, (11:2953) swc Marmion av, 62x100, vacant; Henry M Stevenson, ref, to Ellen G Madigan, 748 Fairmount pl; mtg \$6,500; (FORECLOS, Jan10); Jan31'12. 2,980 over & above mtg**
- 177TH st E, ss, 96.1 w Morris Park av, see 177th, E, ss, 100 e Bronx Park av.**
- 177TH st E, nec Bronx Park av, see Bronx Park av, nec 177th.**
- 177TH st E, (\*) ss, 25 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 177TH st E, (\*) ss, 100 e Bronx Pk av, 50x100; also 177TH ST E, (\*) ss, 96.1 w Morris Park av, 25x164.8x27.1x152.10; City & County Contract Co to N Y, W & B Railway Co at G C Terminal at 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 177TH st E, (\*) ns, 175 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 177TH st E, (\*) ns, 125 e Bronx Park av, 50x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 177TH st E, (\*) ns, 100 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 177TH st E, es, 200 n Story av, see Story av, ns, 100 e 177.**
- 177TH st E, es, 250 s Ludlow av, see Story av, ns, 100 e 177.**
- 178TH st E, ns, abt 105 e Bronx Park av, see West Farms rd, ss, 106.5 e Bronx Park av.**
- 178TH st E, ns, abt 130 e Bronx Park av, see West Farms rd, ss, 132.6 e Bronx Park av.**
- 178TH st E, ns, abt 150 e Bronx Park av, see West Farms rd, ss, 158.6 e Bronx Park av.**
- 178TH st E, (\*) ss, 175 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 178TH st E, (\*) ss, 150 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 178TH st E, (\*) ss, 125 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 178TH st E, (\*) ss, 100 e Bronx Park av, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 179TH st E, (\*) ns, 150 w Bronx Park av, 50x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- 180TH st E, swc So Blvd, see So Blvd, swc 180.**
- 180TH st E, see Morris or Monroe av, see 180th E, nec Morris or Monroe av.**
- 180TH st E, (11:3161-3169) nec Morris or Monroe av (abandoned), runs n along es of av 37.4 to es Creston av xs37.2 to ns 180th xell11 to beg, gore; also 180TH ST E, (11:3161-3169) sec Morris or Monroe av (abandoned), runs s along av 206.4&63.6 xw—to cl said av xn—to 180th x—to beg, vacant; David Kraus to United Real Estate & Trust Co, at Omaha, Neb; Jan27; Jan29'12. O C & 100**
- 180TH st E, nec Creston av, see 180th E, nec Morris or Monroe av.**
- 182D st E, see Ryer av, see Ryer av, sec 182.**
- 183D st E, see Bathgate av, see Bathgate av, 2280.**
- 183D st E, (11:3051) ss, 58 w 3 av, runs w125.7xs94xw55 to es Bathgate av xs36xe 238.7 to ws 3 av, xn36xw58xn94 to beg, vacant; re mtg; Louis M Ebling to Alexander Development Co, 15 Broad, & Edmund Powers, 176 Garfield pl, Bklyn; Jan26; Jan27'12. nom**
- 187TH st E, see Cruger, see Bronxdale av, swc 187.**
- 187TH st, 707 E, (11:3105) ns, abt 80 w Crotona av, 50x100, 5-sty bk tnt; Saverio Scalzo et al to Mary Scalzo, 707 E 187; Claudia Mungo, 707 E 187, & Mary G Celentano, 233 E 106; mtg \$35,000; Jan26; Jan29'12. O C & 100**
- 187TH st E, swc Bronxdale av, see Bronxdale av, swc 187.**
- 198TH st E, nes at ses Valentine av, see Valentine av, 2856.**
- 199TH st E, see Valentine av, see Briggs av, swc 199th.**
- 199TH st E, swc Briggs av, see Briggs av, swc 199th.**
- 205TH st E (Ernescliff pl) E, (12:3312-59) ns, 501.10 along w&ns of said pl in a s&w direction from swc Grenada pl, 28x117.8x 25x103.7, vacant; Bridget L Darcy et al to Chas A Guntzer Jr, 220 E 49; Jan15'06; re-recorded from Jan22'06; Jan30'12. nom**
- 205TH st E (Ernescliff pl) (12:3312-61) ns, 530 w Grenada pl, 27.1x107.2x25x117.8, vacant; Bridget L Darcy to Chas A Guntzer Jr, 220 E 49; Jan15'06; re-recorded from Jan22'06; Jan30'12. nom**
- 205TH st E, nwc Timpson av, see Timpson av, nwc 205.**
- 217TH st E, (\*) ss, 230.3 e White Plains rd, 25x114.3; Esther Wilkins to Jno Wilkins, 611 W 168; mtg \$550; Oct29'10; Jan31'12. O C & 100**
- 223D st E, (\*) ns, 300 w Laconia av, 25 x109.6; re mtg; J Romaine Brown to Rosina Pezza, 222 E 111; Jan24; Feb1'12. 576**
- 229TH st E, (\*) ss, 390 e Barnes av, 30x114.6; Jennie Soffin & ano to Aloysius Pellenstein, on Eastchester rd, nr Tillotson av; mtg \$4,390; Jan29; Feb1'12. O C & 100**
- 230TH st E (\*) nec Barnes av, 105x114, Wakefield; H Augusta Davidson to Eugene Lichtenberg at St Reyn, Ulster Co, NY; Jan29; Feb1'12. O C & 100**
- 234TH st E, (12:3396) nec Verio av, 125.4 x100x79.2x110.2, vacant; Louise E Burton to M Augusta Mattison, 3 W 87; mtg \$3,500 & AL; Dec19'11; Jan26'12. nom**
- 241ST st E, (\*) ss, 50 w Mathilda av, 50 x100, Washingtonville; Sadie Journey to Jno Rotando, 4709 White Plains rd; AL; Jan23; Jan26'12. nom**
- Aqueduct av, (11:3213) es, from West Fordham rd to W 188th; agmt that all bldgs erected on blk shall be set back 5 ft from bldg line; Fredk W Devoe, 59 Park av, with Gaines-Roberts Co, 850 St Nicholas av; Dec9'11; Jan26'12. nom**
- Av St John, 1020, (10:2683); assn rents to secure note for \$1,600; Marion Levy to Saml Seiniger, at Cedarhurst, LI; Aug9'11; Jan29'12. nom**
- Burnside av, 278, (11:2814) sws, 305.2 e from ss of approach to the Concourse, runs s125.7xe29.6xn136.11 to av xn25 to beg vacant; Jos M Sweeney to Jno B Dunn, 2072 Walton av; 1/4 pt; AT; mtg \$1,500; Dec6'11; Jan26'12. O C & 100**
- Belmont av, 2159, (11:3082) ws, 280.2 n 181st, 49.5x80.7x49.5x79.3, 5-sty bk tnt; Wm H Wood, ref, to Frank M Patterson, 303 E 17; mtg \$26,000; FORECLOS, Jan5; Jan24; Jan26'12. 100**
- Bathgate av, es, 94 s 183D, see 183D E, ss, 58 w 3 av.**
- Bronx & Pelham Parkway, (\*) ss, at cl NY, W & B Rwy, runs ne67.9 to pt 234.4 w Wmsbridge rd, old line, x irreg, contains 6.1963 acres; Fidelity Development Co et al to New York, Westchester & Boston Rwy Co, 70 E 45; correction deed; Sept1'11; Jan27'12. nom**
- Bronx & Pelham Parkway, (\*) same prop; correction re mtg; Van Nest Land & Impt Co to same; Jan12; Jan27'12. nom**
- Bathgate av, (11:3047-23) ws, 86 n 180th 169.6 to 181st x166.2x36.8, vacant; Tax Lien Co of NY to Realty Redemption Co, 68 Wm; QC; Jan19; Jan27'12. O C & 100**
- Baychester av, (\*) es, 150 s Randall av, 25x75; Land Co "C" of Edenwald to Mortimer Murphy, 23 Col av; Dec29'11; Jan29'12. nom**
- Baychester av, (\*) es, 125 s Randall av, 25x75; Land Co "C" of Edenwald to Maurice Murphy, 23 Col av; Dec29'11; Jan29'12. nom**
- Bronxdale av, (\*) swc 187th, runs w46.9 to Cruger xs50xe43xne43 to av xn37 to beg; Eliz Wolz to Mary F Buckley, 850 Rhineland av; mtg \$6,000; Jan27; Jan29'12. O C & 100**
- Bronxdale av, (\*) same prop; Walter B Walker, ref, to Eliz Wolz, at c Betts & Greenpoint avs, Woodside, LI; FORECLOS, Dec28'11; Jan27; Jan29'12. 2,025**
- Bear Swamp rd (\*) ss, part lot 66 map (1097 in West Co) of Huhts Est, bounded n by said rd, w by Hunt av, & se by line parallel to & 30.9 from cl of R R of party 2d pt; Millbrook Co to NY, W & B Railway Co, G C Terminal, 45th & Lex av; B&S; Jan9; Jan30'12. nom**
- Benedict av, ss, 368 w Pugsley av, see Benedict av, ns, 350 w Pugsley av.**
- Benedict av (\*) ns, 350 w Pugsley av, 50 x100; also BENELECT AV (\*) ss, 368 w Pugsley av, 50x100; N Y Catholic Protector to Wm Buhl, 2167 Glebe av; AL; Jan25; Jan27'12. 4,000**
- Bathgate av, 2280 (11:3051) sec 183d, 94 x55; assn rents to secure \$1,850; Alexander Development Co to Annie Vedovato, 129 E 116 of the Guarantee Mosaic & Tile Co; Oct30'11; Jan30'12. nom**
- Bryant av, 1416-S, (11:2999) es, 375 s Jennings, 50x100, 5-sty bk tnt; Mondschein & Co to Integrity Realty Co, 1471 Wash av; mtg \$36,000; Jan30'12. O C & 100**
- Brook av, 546, (9:2276) es, 50 s 150th, 25x100, 5-sty bk tnt & str; Marie Lechnyr to Benenson Realty Co, 407 E 153; mtg \$21,000; Jan30; Jan31'12. O C & 100**
- Briggs av, (11:3302) swc 199th, runs s 50xw98.11xs57.8xw100.3 to es Valentine av xn114.10 to ss 199th, xel97.10 to beg, vacant; also DECATUR AV, 2654-6 (11:3277) es, 245.5 n 194th, 50.1x100, 5-sty bk tnt; Alonzo Fogal et al to Fogal Estate, 2656 Decatur av; mtg \$50,000 & AL; Jan13; Jan31'12. nom**
- Bronx Park av, (\*) ws, 25 n Lebanon, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) nec 177th, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) ws, 50 n Lebanon, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) nec Tremont av, 102.5x150x—x—; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) es, 25 s 178th, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) es, 25 n 177th, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) es, 50 n 177th, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) nwc Lebanon, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) sec Lebanon, 50x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) ws, 75 n Lebanon, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Bronx Park av, (\*) es, 50 s Lebanon, 25x100; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av B&S; Dec15'10; Jan30'12. nom**
- Boscobel av, es, 428 n Plympton av, see Boscobel av, es, 353.9 n Plympton av.**
- Bryant av, 807, (10:2762) ws, 175 n Lafayette av, 25x100, 2-sty bk dwg; Archibald Douglas, ref, to Hahnemann Hospital, 657 Park av; FORECLOS, Jan17; Feb1'12. 7,400**
- Bryant av, 801, (10:2762) ws, 100 n Lafayette av, 25x95, 2-sty bk dwg; Archibald Douglas, ref, to Julia G De Haven, 492 West End av; FORECLOS, Jan17; Feb1'12. 7,400**
- Bryant av, (10:2716) es, 325 n Jennings, 25x100; also 165TH ST E, (10:2716) ns, 57.3 e Kelly, 50x100x50.1x103.6; also 165TH ST E, (10:2716) nec Kelly, 57.3x103.6x49.10x107.3; consent of stockholders to deed recorded Jan8'08; Jackson Constn Co to Gilbert D B Hasbrouck, of Kingston, NY; Jan6; Jan31'12. nom**
- Boscobel av, (11:2875) es, 353.9 n Plympton av, 50x82.9x50.6x74.1; also BOSCOBEL AV, (11:2875) es, 428 n Plympton av, 25x91.4x25.3x87, vacant; Chas B Bretzfelder to Ariel Realty Co, 55 Liberty; AL; Jan29; Jan31'12. O C & 100**
- Brook av, 1372, (11:2894) es, 73.4 s 170th, 24.4x100, 4-sty bk tnt; Regina Heineck to Curtis P Byron, 2224 Ams av; mtg \$12,500; Jan31; Feb1'12. nom**
- Barnes av, nec 230th, see 230th E, nec Barnes av.**
- Boscobel av, es, 428.9 n Plympton av, see Boscobel av, es, 353.9 n Plympton av.**
- Boscobel av, (11:2875) es, 353.9 n Plympton av, 50x82.9x50.6x74.1; vacant; also BOSCOBEL AV, (11:2875) es, 428.9 n Plympton av, 25x91.4x25.3x87, vacant; Ariel Realty Co to Eberhardt & Podgur, 959 Southern Blvd; mtg \$14,000; Jan31; Feb1'12. O C & 100**
- Bryant av, (11:3002) nec 173d, —x—, being lot 860, map Sec D Vyse Est, vacant; Wm R Rose to Harry W Nelson, 142 Rutland rd, Bklyn; B&S; Jan31'12; Feb1'12. O C & 100**
- Clay av, es, abt 20 s 171ST, see Webster av, 1465-75.**
- Clay av, (11:2790) ws, at nes 173d, 104x95x76x98.9, vacant; Wm L Cahn to Saml H Newman, 1054 Grant av; mtg \$8,000; Feb1'12. O C & 100**
- College av, 1330, (11:2783 & 2785) es, 543.1 s 170th, 16.8x100, 2-sty fr dwg; Edw Reynolds et al to Northern Bank of NY, 60 Bway; mtg \$5,200; Jan26, Jan27'12. nom**
- Claremont av, (9:2506) ws, 162.2 s Highbridge, runs w—xe114 to av xs4.6 to beg, gore; Herman Knobloch to Kabee Realty Co, 55 Liberty; B&S; Jan25; Jan26'12. nom**
- Creston av, nec 180TH, see 180th E, nec Morris or Monroe av.**



**Crotona av, 2259, (11:3101) ws, 119.11 s** 183d, runs w1.5 to pt 125 w old Clinton av x n0.1xw67.10xs23.7xe65.4xs0.2xe0.8 to av x n24.2 to beg, 4-sty bk tnt; Corby Contracting Co to Aug Heil, 2038 Ryer av; mtg \$13,500; Jan27; Jan29'12. **nom**

**Chatterton av, (\*) ns, 79.8 e Castle Hill av, 25x108, except part for av; Martin Dannenfelser (who retains life interest) to Isabella Ridder, his daughter, 2211 Chatterton av; Jan24; Jan31'12. **nom****

**Concord av, 634-6, (10:2643) es, 105 s 152d, 36.8x99.6, 1 & 2-sty bk & fr stable; Gustavus Robitzek to Edw Robitzek, 759 Beck; ½ pt; AT; Jan23; Jan31'12. **O C & 100****

**Concord av, 642, (10:2643) sec 152d (No 750), 105x39.6, 5-sty bk tnt & str; Gustavus Robitzek to Edw Robitzek, 759 Beck; ½ pt; AT; mtg \$15,000; Jan23; Jan31'12. **O C & 100****

**Decatur av, 2703, (12:3283) ws, 50.10 n 195th, 25x103.6x25x104.6, 3-sty fr dwg; Antonia Treupel to Robt Treupel, at Mamaroneck, NY; mtg \$8,000 on this & adj prop; Jan27; Jan29'12. **O C & 100****

**Decatur av, 2705, (12:3283) ws, 75.1 n 195th, 25x102.6x25x103.6, 3-sty fr dwg; Antonia Treupel to Annie Mullins, 820 McLean av, Yonkers, NY; mtg \$8,000 on this & adj prop; Jan27; Jan29'12. **O C & 100****

**Decatur av, 2703-5, (12:3283) ws, 50.10 n 195th, 50.1x102.6x50.1x104.6, 2 3-sty fr dwgs; Concourse Bldg Co to Antonia Treupel, at Mamaroneck, NY; mtg \$13,000; Jan27; Jan29'12. **O C & 100****

**Daly av, late Catherine, (11:3121) ws, 142.11 n 177th, 34.4x162.9, vacant; Jas McMahon to Agnes I Maillie, 1219 Dean, Bklyn; Jan26'12. **nom****

**Decatur av, 2654, see Briggs av, swc 199th.**

**Decatur av, es, abt 58.7 s 193D, see Webster av, ws, 58.7 s 193.**

**Edison av, (\*) es, 425 s Tremont rd, 50x 100; Dutchess Finance Co, at Poughkeepsie, NY, to Baxter Howell Bldg Co, 2283 Westchester av; mtg \$2,500 on this & two adj lots; Nov16'11; Feb1'12. **O C & 500****

**Ellis av, (\*) ss, 205 w Olmstead av, 100x 216 to ns Gleason av or 100x127.10 to Tremont av, x116.9x188, Unionport; Jas B Crosby to Mary I Whittemore, 185 Decatur, Bklyn; AT; QC; Jan20; Jan31'12. **225****

**Eagle av, (10:2623-20) es, abt 215.4 s Westchester av, —, vacant; Tax Lien Co of NY to Realty Redemption Co, 68 Wm; QC; Jan19; Jan26'12. **O C & 100****

**Eastern Blvd, (\*) ss, at c l of a 25 ft private rd, runs n, w toward bridge over Westchester Creek at Unionport, 12.6xw 110.5 & 99 & 98, 110.6, 101, 94.6 & 440.10 still along E B to c l of a ditch xsw196 to Westchester Creek xse564xne546.6 & 605.6 xnw200.6 to beg, contains 4 263-1,000 acres of upland & 7 77-1,000 acres dredged & salt meadow, less any part conveyed to Robitzek to Heaney by deed dated Sept13 '06; Gustavus Robitzek et al to Robitzek Investing Co, 203 Rider av; B&S; Jan23; Jan31'12. **O C & 100****

**Franklin av, 1381-3, (11:2931) old ws, 178.5 s 170th, 51x212.6, 5-sty bk tnt; Sol M Schatzkin to Realty & Commercial Co, 50 Church; mtg \$44,400; Dec1'11; Feb1'12. **O C & 100****

**Gleason av, ns, 205 w Olmstead av, see Ellis av, ss, 205 w Olmstead av.**

**Gleason av, (\*) nec Beach, 25x100; Mary J Schoenberger to Thos J Gallagher & Winifred, his wife, tenants by entirety, 726 Van Buren, Van Nest; Feb1'12. **O C & 100****

**Gleason av (12TH st), (\*) ss, 305 e Olmstead av, 25x100, Unionport; consent of stockholders to deed; East Borough Imp't Co to Lillian T Cooney; mtg \$4,000; Jan29; Jan31'12.**

**Gleason av (12TH st), (\*) ss, 330 e Olmstead av, 50x100; consent of stockholders to deed; same to J Phillip Van Kirk; mtg \$9,600; Jan29; Jan31'12.**

**Grace av, (\*) es, 203.5 s Boston rd, 50 x95; CONTRACT; Louise Martzolf to Jules H Ledoux or Ledone; Sept21'11; Jan27'12. **2,000****

**Gerard av, (9:2477) sec 165th, 25x75, vacant; Ernest Molwitz & Anna M his wife to Ernestine Molwitz, 88 E 165; Jan23; Jan30'12. **nom****

**Gerard av (9:2477) es, 25 s 165th, 25x75, vacant; Ernest Molwitz & Anna M his wife to Louise Molwitz, 88 E 165; Jan23; Jan30'12. **nom****

**Gerard av, (9:2477) es, 50 s 165th, 25x 75, vacant; Ernest Molwitz & Anna M his wife to Isabella Molwitz, 88 E 165; Jan23; Jan30'12. **nom****

**Gerard av, (9:2477) es, 75 s 165th, 25x 75, vacant; Ernest Molwitz & Anna M his wife to Flora Molwitz, 88 E 165; Jan23; Jan30'12. **nom****

**Hunt av, (\*) es, 297 s Bronxdale av, 25 x100; Townsend Morgan ref. to Fredk G Durr, 2013 Bronxdale av; FORECLOS, Jan10; Jan30; Feb1'12. **3725****

**Hughes av, 2418, (11:3076) es, 121.6 s 188th, 24.8x87.6, 2-sty fr dwg; M Spencer Bevins, ref. to Universal Savgs Bank, 149 Bway; FORECLOS; Jan17; Jan27'12. **5,000****

**Hoe av, swc 174th, see 174th, swc Hoe av.**

**Havemeyer av, nwc Ludlow av, see plot begins 100 e White Plains rd, etc.**

**Intervale av, 1135, (10:2692) ws, 375 s Public sq or pl or 169th, 25x123.9x25x125.2, being lot 54 blk 474 map (827) pt Fox Estate, 5-sty bk tnt & str; Henry G Silleck, Jr, to Jacob Streifer Co, 1340 Wilkens av; correction deed; mtg \$1,800; Mar1'11; Jan27'12. **O C & 100****

**Jerome av (11:3179, 3185, 3180) es, 381.3 s Cameron pl, runs sw139.8xne318xse33 to c l brook xne39xw12xne43.10xsw15.8xw 69.8xsw279.10 to beg, except part for Walton av, vacant; also PLOT (11:3179) begins 24.1 e Walton av & 150 s 181st, runs e55.10x31.9xw23.7xw51.5 to beg, contains 1,450 sq ft, except Walton av, es, 139 s 181st, runs s10.11xe24.1xw18.3xsl2.7 to beg, contains 234.10 sq ft, all that portion of premises conveyed by Hecht to Bernstein on es Walton av lying n of a line & 150 s 181st, vacant; Vincent Horwitz to Sol C Bernstein; ½ of ¾ pts; mtg \$30,000; Apr28'08; Jan31'12. **nom****

**Jerome av, (11:3185, 3179 & 3180); same to same; 2d, ¾ of ¾ pts; mtg \$31,000; Jan12'08; Jan31'12. **nom****

**Jackson av, 982, (10:2649) es, 316.11 s 165th, 31.9x75x31.1x75, 2-sty & b bk dwg, 1-sty fr garage in rear; Maze Realty Co of NY to Bertha Goldman, 869 Forest av; mtg \$8,000 & AL; Jan31; Feb1'12. **O C & 100****

**Jackson av, (10:2645) es, at ws Westchester av, bounded s by land conveyed by Clark to Madden Mar10'53, e by Westchester av 5.1, n by land conveyed by De Graaf to Sniffin Oct20'73 & w by Jackson av 1.3; Eliz M Cochrane to Thos B, Jr, Saml T & Jno P Gilford, 473 Lex av; QC; Dec29'11; Jan31'12. **nom****

**Jackson av, (10:2645); same prop; Florence De G Adams et al to same; QC; Dec27 '11; Jan31'12. **nom****

**Kingsbridge rd, (12:3256) es, at nws Kingsbridge ter (No 2681), runs n163.9xe 99.5 to Kingsbridge ter xsl71 to beg, gore, 2-sty fr dwg & vacant; Elsie A Starrett to Alfd T Flach, 188 Hutton, Jersey City, NJ; mtg \$12,000; Jan31'12. **O C & 100****

**Lafontaine av, 2148, (11:3063) sec Oak Tree pl, (No576) 25x95, 5-sty bk tnt; Jno Cleland Building Co to Edw Elliott, 2758 Morris av; mtg \$23,000; Jan31'12. **O C & 100****

**Laconia av (7TH st), (\*) es, 25 n 232d, 25x100, Wakefield; re mtg; Frances G Greeley to Harry Hansen, 4176 Laconia av; Jan25; Jan29'12. **nom****

**Ludlow av, nwc Havemeyer, see Plot begins, 100 e White Plains rd, etc.**

**Morris av, 2195, see Walton av, es, abt 247.2 n Cameron pl.**

**Monterey av, ws, 101.1 n 180TH, see Quarry rd, ses, 37.5 e 3 av.**

**Morris Park av, (\*) ns, 240 e White Plains rd, 25x95; Jos Gamache to Charlotte Doerr, 297 1 av; mtg \$13,500; Jan26'02 or '12; Jan29'12. **O C & 100****

**Morris or Monroe av, see 180TH, see 180th E, nec Morris or Monroe av.**

**Morris or Monroe av, (11:3161 & 3169), begins at land formerly of Saml D Archer adj land Thos W Ludlow mentioned in deed recorded Aug10'64 in L 542 page 77, West Co, runs ne along land of Buckhout 475xne318 to land Wm Archer xnw to cl said av, now abandoned, xs181&475 to land of Buckhout x— to beg, except pts for Burnside av & E 180th, vacant; (see 180th st this issue); Chas C Marrin, ref. to David Kraus, 246 W 129; PARTITION, Sept29'11; Jan27; Jan29'12. **860****

**Morris Park av (\*) nwc West Farms rd, runs n— to Westchester Turnpike, xw— to es Bronx Park, xs— to es Bronx Park av, if extended, xs— to ss 180th, xs again to Lebanon, x— to pt 100 e Bronx Park av, xs— to ns rd x— to beg; City & County Contract Co to NY, W & Boston Ry Co at G C Terminal, 45th & Lex av; Dec15'10; Jan30'12. **nom****

**Marmion av, swc 176th, see 176th E, sw c Marmion av.**

**Morris Park av, (\*) nwc rd to West Farms, runs ne508.2 & 91.1 & 536xw33.8 & 67 & 457.4x80.11 to Unionport rd xnw126 & 91.8 & 42.10 & 136 & 168 & 106.3 & 55.2 to es Bronx Park xse90.10xs145.7xs892.3xs206 xs304xsw581.5 to es Bronx Park xs58.3 to rd to West Farms xse7.10xw41.7xse79.9x se129.3 & 40 & 81.11 & 212.6 to beg, except part for Morris Park av; City & County Contract Co to NY, W & B Railway Co, at G C Terminal, 45th & Lex av; Dec15 '10; Jan30'12. **nom****

**Morris av, 1968, (11:2807) es, 300 s 179th, 20x100, 3-sty bk dwg; August Jacob Constn Co to Wenzel C Urban, 1791 Mt Hope av; mtg \$7,000; Jan31'12. **O C & 100****

**Montgomery av, 11:2877 & 2878) nwc Popham av, 86.10x100x125.2x92.11, vacant; Edw Elliott to J & M Cleland Bldg Co, 242 E 240; AL; Jan30; Jan31'12. **O C & 100****

**Prospect av, 601, (10:2674) ws, 255 n 150th, 20x100, 4-sty bk tnt; Rose Russell to Emma A Friedmann, 340 W 57; mtg \$10,283.80; Jan27; Jan29'12. **O C & 100****

**Pilgrim av, (\*) ws, 125 s Tremont rd, 25 x100; Helen B Younkin to Frank S Beavis, 79 W 126; mtg \$425; Jan31'10; Jan29'12. **O C & 100****

**Popham av, nwc Montgomery av, see Montgomery av, nwc Popham av.**

**Prospect av, 980, (10:2690) nec 164th (No 851), 74.7x75, 6-sty bk tnt; Sol M Schatzkin to Realty & Commercial Co, 50 Church; mtg \$88,500; Dec1'11; Feb1'12. **O C & 100****

**Quarry rd, (11:3062) ses, 37.5 e 3 av, runs ne along rd 58.10xe56.1xs46.8xw25&74.3 to beg, vacant; also MONTEREY AV, (11:3062) ws, 101.1 n 180th, 59.5x82.3x46.8x90.1, vacant; Melrose Realty Co to Frank Capobianco, 2094 Washington av, & Tripoli Realty Co, Inc, 582 E 180; mtg \$10,500; Jan26; Jan27'12. **O C & 100****

**Ryer av, (11:3149) sec 182d, 99.9x95x88.7x 95.8, 2-sty fr stable & vacant; Caroline Luster et al to Anne Gully, 389 3 av; AL; Jan29; Feb1'12. **O C & 100****

**Rd to West Farms, nwc Morris Park av, see Morris Park av, nwc rd to West Farms.**

**Stebbins av, swc 164TH, see 164th, 872 E.**

**So Boulevard, (11:2979) es, 36.10 n Home, 50x100, vacant; Isabella Runk to Moorhead Realty & Constn Co, 415 E 140; AL; Feb1 '12. **O C & 100****

**Stebbins av, 1284, (11:2973) ses, 276.5 n 169th, 45x135.4x45x132.10, 5-sty bk tnt; Jos S Brown to Realty & Commercial Co, 50 Church; mtg \$43,500; Dec1'11; Feb1'12. **O C & 100****

**St Raymond av (\*) ns, 180 e Zerega av, 50x100; Herbert Dietrich, 137 E 17, to Eliza Dietrich, 137 E 17; QC; Jan30; Jan31'12. **nom****

**Story av, (\*) ns, 100 e 177th, 100x100; also 177TH ST, (\*) es, 250 s Ludlow av, 75 x204.1x75x205.4; also 177TH ST E, (\*) es, 200 n Story av, 25x201.4x25x201.2; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Frank A De Caro, 169 Grand; Dec12'11; Jan30'12. **840****

**Southern Blvd (11:2976) ws, 371.10 n Wilkins av, a strip 0.6x44.10; re mtg; Dry Dock Savgs Instn to Lederer Constn Co, 1327 So Blvd; Jan18; Jan30'12. **nom****

**Stillwell av, (\*) es, 328.2 s McDonald, 25x100; Jno J Hogan to Jas W Nelson, at Stillwell av, nr Eastchester rd; AT; B&S & C a G; mtg \$3,000; Jan27; Jan29'12. **600****

**Southern Blvd, (11:3108) swc 180th, runs s154.3xw149.6x54.3xe50x100 to ss 180th xe99.9 to beg, vacant; Henry Engel et al to Moorehead Realty & Constn Co, 415 E 140; mtg \$20,000; Jan25; Jan26'12. **O C & 100****

**St Raymond Ave, (\*) ss, 100 e Zerega av, 50 x 100; Kathryn E Miller to Jas Westlin & Emma, his wife, 1463 Hoe av, tenants by entirety; mtg \$2,800; Jan30; Feb1'12. **O C & 100****

**Timpson av, (\*) nwc 205th, 100x100; re jdgmt; Carrie E Sawyer to said Carrie E Sawyer, North Oak dr, Bronxwood Park, et al, TRSTES Warner J Landon & Edith L Gaines, 152 W 75, et al as GDNS Fredk A Parsons; Jan26'12. **nom****

**Timpson av, (\*) ns, same prop; re jdgmt; Iroquois Door Co to Carrie E Sawyer, North Oak dr, Bronxwood Park; Mar4'11; Jan26'12. **nom****

**Tinton av, swc 152d, see Wales av, 643.**

**Tinton av, swc 152d, see Wales av, 635-7.**

**Tremont av, nec Bronx Park av, see Bronx Park av, nec Tremont av.**

**Tremont av, nes, 54 nw Gleason av, see Ellis av, ss, 205 w Olmstead av.**

**Trinity av, 801-3, (10:2630) nwc 158th (No 565), 47.2x100, 1x47.6x100, 5-sty bk tnt & str; Saml H Newman to Wm L Cahn, 817 West End av; mtg \$50,000; Jan29; Feb1'12. **O C & 100****

**Unionport rd (\*) es pt lot 225, map (1097 in West Co) of Lott G Hunt Est near Van Nest station begins at swc lot 226, runs ne34xsw42.1xw25 to es of rd at beg; contains 425 sq ft with all title to land in rd in front of lots 225 & 224; Millbrook Co to NY, W & B Ry Co, G C Terminal, 45th & Lex av; B&S; Jan9; Jan30'12. **nom****

**Verio av, nec 234TH, see 234th, nec Verio av.**

**Vyse av, (11:2996) es, 125 s 173d, 50x100, vacant; Giuseppe Baldo to Jos E Dutey, 1415 Crotona av; mtg \$4,000; Jan26; Jan27 '12. **O C & 100****

**Valentine av, 2856 (12:3302) ses at nes 198th, 105.9x245x— to 198th, x—, 3-sty fr dwg; Louis F Doyle ref. to Pauline Greenberg, 207 E 61; mtg \$9,000; FORECLOS, Jan3; Jan19; Jan30'12. **nom****

**Valentine av, 2856; Pauline Greenberg to Valentine Constn Co, 4435 3 av; B&S; Jan25; Jan30'12. **nom****

**Valentine av, sec 199th, see Briggs av, swc 199.**

**Vyse av, (11:2989) swc 173d, 75x100, 1-sty fr bldg & vacant; Ole H Olsen to Sherpe Building Co, 1558 Crotona Park E; mtg \$11,000; Jan26; Jan27'12. **O C & 100****

**Washington av, 1239-41, (9:2388) ws, 120.9 n 168th, 48.10x150, 2 3-sty fr dwgs; Wm C Hammond to Albt Hochheimer, 251 W 89; AT; QC; AL; Jan24; Jan26'12. **O C & 200****

**Westchester av, 812, (10:2676) ss, 151 ne Union av, 25x119.6, 5-sty bk tnt & str & 2-sty & b fr dwg in rear; Francis E Day to Broad Realty Co, 784 E 156; AL; Jan26; Jan27'12. **O C & 100****

**Walton av, (11:3181) es, abt 247.2 n Cameron pl, runs e100xs25xel134.4 to ws Morris av (No 2195) xn51.4xw222.10 to Walton av xs25 to beg, except pts for avs, 3-sty fr tnt & 3-sty fr tnt & str; Roger A Pryor, ref. to Mary J Cloughen, 1296 Walton av; FORECLOS, Jan5; Jan26; Jan27'12. **13,525****

**Webster av, (12:3353) nws, 360 s 205th, 75x112.6, vacant; Antonia Treupel to Concourse Bldg Co, 391 E 149; mtg \$5,000; Jan27; Jan29'12. **O C & 100****

**Westchester av, 977 (1287), (10:2715-31) nws, at ws Tiffany, runs n along st 96.11x w100xs60xw0.8xs10.9xsw25xw12.1xse85.8 to av xne103 to beg, 2-sty fr dwg & vacant; Manhattan Leasing Co to Edw Hirsh, 53 E 60; mtg \$28,000; Jan24; Jan29'12. **nom****

**Washington av, 1471, (11:2902) ws, 202.6 s 171st, 37.6x140.2, 5-sty bk tnt; Integrity Realty Co to Mondschein & Co, 1416 Bryant av; mtg \$27,000; Jan30'12. **O C & 100****

**White Plains av (\*) ws, 339 n 226th, 93x 125; Patk Cully to Mary Cully his wife, 682 Dawson; ½ pt; AL; Jan29; Jan30'12. **nom****



**West Farms rd, nwc Morris Park av,** see Morris Park av, nwc West Farms rd.

**Wilkins av, 1427,** see 170th, 852 E.

**Whitlock av, 830-71,** see Tiffany, swc Whitlock av.

**Whitlock av, swc Tiffany,** see Tiffany, swc Whitlock av.

**Webster av** (11:2898) es, abt 135 n 173d, deed reads 25 n from swc lot 141, runs e 157 to ws Old Brook, xn75xw155.10 to av, xs75 to beg, being part lot 141 map Mt Hope, vacant; Chas L Kingsley (ref) to Jacob Freeman, 1109 Forest av; (FORECLOS, Dec29'11; mtg \$9,000; Jan29; Jan31 '12. **7,650**

**Walton av, es, abt 140 s 181st,** see Jerome av, es, 381.3 s Cameron pl.

**Wales av, 635-7,** (10:2643) ws, 105 s 152d, 36.8x99.6, 2-sty fr str & stable; also TINTON AV, (10:2643) swc 152d, a strip, runs s142xcl to ws Wales av xn142 to 152d xw1 to beg; Edw Robitzek to Gustavus Robitzek, 1331 Franklin av; 1/2 pt; AT; Jan30; Jan31'12. **O C & 100**

**Wales av, 643,** (10:2643) swc 152d (No 768), 105x39.6, 5-sty bk tnt & str; also TINTON AV, (10:2643) swc 152d, a strip, runs s142xcl to ws Wales av, xn142 to 152d xw1 to beg; Edw Robitzek to Gustavus Robitzek, 1331 Franklin av; 1/2 pt; AT; mtg \$15,000; Jan30; Jan31'12. **O C & 100**

**Waterbury av, (\*) ns, 50 e Hollywood av, 25x100;** also WATERBURY AV, (\*) n s, 87.8 e Hobart av, 25x150; Rachel Juster to Annie Seider, 627 Van Nest av; mtg \$500; Jan24; Jan26'12. **O C & 100**

**West Farms rd, (\*) ss, 106.5 e Bronx Park av, 26.1x152.10 to 178th x25x143.2;** City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15; Jan30'12. **nom**

**Waterbury av, ns, 87.8 e Hobart av,** see Waterbury av, ns, 50 e Hollywood av. Park av, 26x162.6 to 178th x25x152.10; City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15; Jan30'12. **nom**

**West Farms rd, (\*) ss, 132.6 e Bronx av;** B&S; Dec15'10; Jan30'12. **nom**

**West Farms rd, (\*) ss, 158.6 e Bronx Park av, 53.8x181.10 to 178th x50x162.6;** City & County Contract Co to N Y, W & B Railway Co, at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. **nom**

**Westchester av, ws, at es, Jackson av,** see Jackson av, es, at ws, Westchester av.

**Washington av, 2268,** (11:3050) ses, abt 90 s 183d, 50.9x112.8x50x118, except pt for av, 5-sty bk tnt; Henry C S Stimpson, ref, to The 2268 Washington Av Corp, 165 Bway; FORECLOS, Dec28'11; Jan31; Feb1 '12. **33,700**

**Webster av, 1465-75,** (11:2887) ws, abt 20 s 171st, 100x64.2 to es Clay av x100.6x 54.7, ss, 6-sty bk tnt & str; Boreas Realty Co to Andw Ganloff, 855 Riverside dr; mtg \$65,000 & AL; Sept26'11; Feb1'12. **nom**

**Wilkins av, 1464-74,** (11:2966) es, 262.6 n 170th, 237.6x100, 6 5-sty bk tnts; Sol M Schatzkin to Realty & Commercial Co, 50 Church; mtg \$201,500 & AL; Dec1'11; Feb1 '12. **O C & 100**

**Webster av, (12:3275) ws, 58.7 s 193d, 25 x98.9 to Decatur av x25.2x101.9,** vacant; Matilda & Rudolph Leuchtenberg to Henry F Keil, 2525 Creston av; mtg \$3,270; Jan 29; Jan30'12. **O C & 100**

**White Plains rd, (\*) ws, 200 s Mace av, 100x100;** Frank L Slazenger to Harry J Sachs, 1044 Mad av; 1/2 pt; Jan30; Jan31'12. **O C & 100**

**White Plains rd, (\*) ws;** re mtg to all lands, if any, covered by mtg lying n of line from pt in ws White Plains rd 520.8 n Magenta, runs w111.9; Jno Bussing, Jr, to Jno W Fincke, 3461 White Plains rd; AT; Jan26; Feb1'12. **nom**

**3D av, ws, 94 s 183D,** see 183d E, ss, 58 w 3 av.

**3D av, 2558-60,** (9:2314) es, 54.6 s 139th, 54.6x125.6x50x103.10, 2 1-sty bk str; Annie R Spratley to Henry G Autenrieth, 2025 Bway; mtg \$25,000; Jan26; Jan27'12. **nom**

**3D av, 2920,** see Convent av, 324, Manhattan.

**All those premises,** (11:2884) described in petition or complaint and in jdgmt & order of condemnation filed in County Clerk's office in action N Y C & H R R R Co, plff, vs Edwin B Sheldon & Louis W, his wife, debts, & for taking of which premises damages are awarded in final jdgmt in said action which was entered Feb13'07; re dower; Louisa W, wife Edwin B Sheldon, to N Y C & H R R R Co; QC; Mar27'07; Jan31'12. **nom**

**Same prop;** re dower; Eleanor B, wife Wm B Ogden to same; QC; Mar21'07; Jan 31'12. **nom**

**Same prop;** re dower; Marian E, wife Ogden T McClurg to same; QC; Feb21'07; Jan31'12. **nom**

**Same prop;** re dower; Ermon S, wife Bernon Ogden to same; QC; Feb20'07; Jan 31'12. **nom**

**Similar action;** same plff vs Louis B McCagg & Edwin B Sheldon et al, debts, dated Feb11'07; re dower; Edith E, wife Louis B McCagg to same; QC; Feb18'07; Jan31'12. **nom**

**Bronx Park (\*)** at sec runs e along ss of Park 50 to cl Bronx Park av, xs200 xw—xn200 to ss Bronx Park, xe205 to beg; City & County Contract Co to N Y, W & B Ry Co at G C Terminal, 45th & Lex av; B&S; Dec15'10; Jan30'12. **nom**

**Hart Island, (\*)** w shore at h w mark whence the tower of Sands Point Light-house bears n 62° & 45' E (as in year 1867), runs e across Island to L W M on e shore xsw & n around s end of Island to beg, with AT to land under water of LI Sound; Jno Hunter Jr to Elias D Hunter, 400 W 152; 1/4 pt; mtg \$2,316.26; Jan16; Jan31'12. **5,000**

**Interior lot, (11:3016-73)** abt 103 n Rodman pl & lot, e Lillian pl, runs se abt 45 xne104xnw60xsw90 to beg, vacant; City & County Contract Co to Millbrook Co at G C Terminal, 45th & Lex av; B&S; Sept27 '11; Jan30'12. **nom**

**Lots 50-8 blk 22 Sec A, Lot 61 blk 26 Sec A, lots 30-9 & 55-7 blk 27 Sec C map (393) of Edenwald,** see Lots (\*) 7-13 blk 5 Sec A, Edenwald.

**Lots (\*) 7-13 blk 5 Sec A;** also LOTS 56-8 blk 22 Sec A; also LOT 61 blk 26 Sec A; also LOTS 30-9 & 55-7 blk 27 Sec C map (393) of Edenwald; Abr Mann to Realty & Commercial Co, 50 Church; mtg \$9,000; Dec1'11; Feb1'12. **O C & 100**

**Mill Pond, (\*)** es, at nec lot 1A at the ditch & adj land Aug Drake, runs e180xs 80.6xw—to pond xne120 to beg, being pt lot 1A map Elijah Valentine at Westchester, except pt for Westchester av & also indef parcel lying w of Westchester av, —x—; Wheeler Corp to D Roy Shafer, 445 W 21; Dec20'11; Feb1'12. **O C & 100**

**N Y & Harlem R R, (12:3357)** e exterior line at line bet lands party 1st pt & of Ellen Pettimangin, runs n56.8xe72.4 to cl Bronx River, xs57.9xw95.3 to beg, being pt lot 1, map Charlotte M Malherbe at West Farms, 1-sty fr bldg; re mtg; Ira A Place to Hermann M Biggs, 113 W 57; QC; Jan29; Jan30'12. **nom**

**Plot A map Gleason prop;** see 175th E, ws, 100 s Story av.

**Plot, (10:2599)** begins at ec of land conveyed to H R & P R R Co & ano to N Y & H R R Co by deed dated May2'05, said pt being 55.3 from monument at most sc land conveyed by deed dated Jan21'95, runs se on curve 339.3xne256.7xse10xsw 555xw50 to beg, contains 13,144 sq. ft; re mtg; Central Trust Co as TRSTE to N Y C & H R R Co at Albany, NY; QC; AT; Jan8; Jan31'12. **nom**

**Plot, (10:2599),** same prop; re mtg; Guaranty Trust Co of N Y TRSTE to N Y & Harlem R R Co at G C Terminal, swc 45th & Lex av; QC; AT; Jan8; Jan31'12. **nom**

**Plot, (10:2599),** same prop; N Y & Harlem R R Co & the N Y C & H R R R Co, lessee, to Harlem River & Port Chester R R Co, 70 E 45th; B&S; AL; Oct10'11; Jan 31'12. **nom**

**Plot, (\*)** begins 100 e White Plains rd at point 295 n along same from Morris Park av, runs e95xn105xw95xs75 to beg, with right of way over strip to Morris Park av; East Borough Impt Co to Francis L Donlon, 470 E 138; mtg \$13,500; Jan 29; Jan31'12. **O C & 100**

**Plot, (\*)**, same prop; consent by stockholders to above; same to same; Jan29; Jan31'12. **nom**

**Plot** begins 24.1 e Walton av & 150 s 181st, see Jerome av, es, 381.3 s Cameron pl.

**Plot, (\*)** begins 100 e White Plains rd at point 395 n along same from Morris Park av, runs e95xn105xw95xs105 to beg, with right of way over strip to Morris Park av; mtg \$4,500 on s 50 ft; also HAVEMEYER AV, (\*) nwc Ludlow av, 108x130, Unionport; mtg \$22,800; East Borough Impt Co to Addie A Sullivan, 343 E 141; Jan29; Jan31'12. **O C & 100**

**Plot, &c, (\*)** & Havemeyer av; consent by stockholders to above; same to same; Jan29; Jan31'12. **nom**

**Plot (\*)** begins 340 e White Plains rd at pt 895 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Chas F Frey to Bertha Frey, 1500-02 Vyse; mtg \$3,500; Jan26; Feb1'12. **O C & 100**

## 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. 26, 27, 29, 30, 31 & FEB. 1.

**1Attorney st, 126-8,** (2:344), all; Eliz E Wenzel EXTRX & TRSTE Henry Wenzel to Herman Luwish, 533 Cleveland, Bklyn; 5yf Jan1; Jan30'12. **2,000**

**1Christie st, nwc Canal,** see Canal 125.

**1Canal st, 125** (1:303), nwc Christie, str & b; David Shaff & ano to Wm Avidan, 581 W 161; from Jan1 to May1'13; 4y ren; Jan27'12. **4,000**

**1Clinton st, 90-96** (2:348), all; Michl Miller to Great Central Palace Co, 90 Clinton; 9yf Jan25; Jan26'12. **7,500**

**1Canal st, 28** (1:283), str & b; Harry M Goldberg to Mary Jackson, 170 Harrison av, Bklyn; 4 10-12yf July'09; Feb1'12. **1,700 & 1,800**

**1Division st, S2-6** (1:292), nec New Forsyth, str & b; Julius Realty Co to Philip Freed, 490 5 av, Bklyn; 5yf Nov1'11; 5y ren; Jan26'12. **2,100**

**1Delancey st, 174** (2:348) sur Ls; Abe Menscher to Osias Karp, 601 W 140; AT; Jan30; Jan31'12. **450**

**1Essex st, 86** (2:352), all; Barnwill Realty Co to Harry Rich, 86 Essex; 3yf Feb1; Feb1'12. **4,494**

**1Forsyth st, nec Division,** see Division, nec Forsyth.

**1Front st, (1:4),** sec Moore, 30.4x80x28.10x 80, all; Julia P Gardner & ano to Mary E Wheeler wid at Bayhead, NJ; life Ls; Jan26'12. **O C & 1.00**

**1Lafayette st, 126-30** (1:209), ws, 79 from Canal, 74.6x—, sobr of Ls to mtg for \$80,000; Hugh L Fox et al with Gibraltar Mtg Co, 52 Wm; Jan26'12. **nom**

**1Lafayette st, 51** (1:168), 4, 5, 6 & 7 flrs; N Y Life Ins Co to the Bradstreet Co; 10 yf May1'07, with 6y ext; Jan26'12. **18,000**

**1Moore st, see Front,** see Front sec Moore

**1Maiden la, 43** (1:67), str & b; Julie M M Grant & Jno M Bowers EXRS, &c, Hugh J Grant to Modern Restaurant Co, 150 Nassau; 10yf May 1'11; Jan26'12. **10,500**

**1Norfolk st, 170,** (2:355); asn Ls; Louis Kreindler to Walter Fistel, 916 Sutter av, Bklyn, & ano; mtg \$—; Jan30'12. **nom**

**1Nassau st, 75-7** (1:79) ws, 51.6x104x50x 104, all; lessees to erect new bldg; Cornelius F Kingsland to Benj S, Isaac S & Reuben S Goldsmith, all at 515 W 10; 21 yf May1'12 (21yren) Jan31'12. **taxes, &c, & 12,000**

**1West st, 191,** (1:142), s str Bernard Witaskin to Geo Resnick, 173 E 101, & ano; 5 3-12yf Jan22; Jan29'12. **666**

**13D st W, nc 6 av,** see 6 av, nc 3d.

**14TH st, 147 E** (2:432), ns, 162.11 e 1 av, 25x96.2; asn Ls; Wm Roth to Jno Opitz, 34 E 3; mtg \$1,400; Jan26; Jan27'12. **4,000**

**16TH st E, nwc Av C,** see Av C, 89-97.

**16TH st, 601 & 601 1/2 E,** see Av B, 93.

**18TH st, 334 E** (2:390); sobr of Ls to mtg for \$5,000; Hattie Taub INDIVID & EXTRX Leon Taub deed & ano with Isidor Harold, 264 E 7th; Jan9; Jan26'12. **nom**

**13TH st, 524 E** (2:406), e str & part c; Jno Becker to Eilea Rampolla, 527 E 13; 5yf Oct1'11; Jan26'12. **600**

**19TH st, 428-30 W,** (3:716), all; McKeon Realty Co to Autocar Sales Co, 430 W 19; 5yf Oct1'09; Jan29'12. **7,500**

**121ST st, 17 E,** see Bway, 928-30.

**123D st, 30 E,** (3:851) ss, 325 w 4 av, —x—; sobr of Ls to mtg for \$200,000; No 30 E 23d St Co, 29 W 24, & Chas Knickrihm, 301 W 117, with Excelsior Savgs Bank, 46 W 24; Jan27; Jan29'12. **nom**

**126TH st, 36 W** (3:827); asn Ls; Manhattan Merchant Inc, a corp, to Benj Pouker, 36 W 26; Jan23; Jan26'12. **nom**

**129TH st W, sws at ses 9 av,** see 9 av, ses at sws 29.

**137TH st E,** (3:867) ns, 191.2 e 5 av, 53.9x 98.9, lessee to erect 12-sty str & loft bldg to be paid for by lessor; Eliz M Anderson to 9 E 37th St Co, at 9 E 37; 21yf Feb1; option of 21yren; Jan31'12; ground rent net 15,500 to 17,500 & additional rent of 5% & 6% towards construction of bldg.

**142D st, 207-11 W,** (4:1014) ns, 131 w 7 av or Bway, 69x100.4 "Republic Theatre"; asn Ls; dated Apr1'99; Oscar Hammerstein to Hammerstein Opera Co, 602-10 7 av; mtg \$121,000 & AL; Jan9; Jan31'12. **nom**

**142D st, 207-11 W;** asn all R T & I, under sub Ls to David Belasco; same to same; Jan9; Jan31'12. **nom**

**146TH st, 226-50 W** (4:1017), ss, 200 e 8 av, 225x100.5, all; Wm W Astor to Edw Margolies, 272 W 90; 2yf May1, & 19y more at \$2,500 taxes, &c, if lessee shall have built thereon before May1'14, a bldg not less than 4 stories high; Jan27'12. **taxes, &c, & 8,550**

**151ST st W, swc 9 av,** see 9 av, 755.

**151ST st, 215 W,** see Bway 1651-5.

**152D st, 224 W,** see Bway 1651-5.

**156TH st, 6 E** (5:1291), ss, 150 e 5 av, 28.8x irreg x50x100.5, all; Louise L Tinker et al EXRS, &c, Jos Larocque deed et al to Percy W French, 315 W 97, & ano; 21yf Apr1'11; Feb1'12. **taxes, &c, & 8,000 to 10,000**

**157TH st, 108 W,** (4:1009), all; Wm M Leslie, Jr, EXR Wm M Leslie to Christian H Lang, 1956 Crotona Parkway; 5yf Jan 1; Jan30'12. **2,250 to 4,000**

**163D st, 234 W** (4:1154); sr Ls; Winmore Leasing Co to Julius Bacharach, 32 W 87; AT; Jan31; Feb1'12. **nom**

**167TH st, 329 W,** (4:1179), asn Ls; Antonio Maglio to Vincenzo & Nicola Barbieri, 305 W 67; mtg \$—; Jan24; Jan30 '12. **nom**

**186TH st, 158 E,** (5:1514), str; Geller Co to Nick Karos, 158 E 86; 3yf Feb1; Jan 30'12. **600**

**101ST st, E, see Lex av,** see Lex av, sec 101st.

**116TH st, 236-S W** (7:1831), 2d fl; T J S & F W Flint to Louis Morgan, 58 E 86; 3 3-12 yf Feb1; Jan27'12. **1,200**

**116TH st E, nec 3 av,** see 3 av, 2125.

**117TH st E, sec 3D av,** see 3 av, 2141.

**129TH st W, nwc Old Bway,** see Old Bway, nwc 129th.

**133D st, 311 W** (7:1959), all; Eliza Morton wid to Ed Owens, 2284 7 av; 5yf May1 Jan26'12. **540**

**169TH st W, nwc Ams av,** see Ams av, nwc 169.

**171ST st W, nwc Ams av,** see Ams av, 2236-40.

**177TH st, W, sec St Nicholas av,** see St Nicholas av, sec 177th.

**178TH st, 670 W,** see Bway, 4198.

**1Av A, 1577** (5:1563), s str fl & b; Caroline Finger to Chas Hahn on premises; 3 yf Feb1; Jan27'12. **432**

**1Av B, 93 & 6th st, 601 & 601 1/2 E,** (2:389); asn Ls; Saml Spacher & ano to Jacob Kalmanowitz, 14 W 112; Jan26; Jan 29'12. **nom**

**1Av C, 89-97** (2:389), nwc 6th, 5 r on 2d fl; Jno C Eberle & ano to Morris L Solot, 153 Av B; 5 4-12yf Jan1; Jan26'12. **540**

**1Amsterdam av,** (8:2126) nwc 169th, str & b; Saml Baumann to Theo Simon, 470 W 166; 5 8-12yf Feb1; Jan29'12. **840 to 1,020**



LEASES

Borough of the Bronx.

**1 Amsterdam av, 2236-40** (8:2128) nwc 171st; asn Ls; Chas A Smith to Harry Baker, 809 Ams av; mtg \$4,500; Jan25; Jan 31'12. nom

**1 Bowery, 163**, (2:424), str, b & sub b; Abram E Bamberger to Michl White, 72 E 96; 5yf May1; Jan29'12. 2,500

**1 Broadway, 928-30** (3:850), & 21st, 17 E (3:850), str & b; Building & Engineering Co to Exchange Buffet Corp, 3 Broad; 30y f May1; Jan26'12. 7,000 to 9,000

**1 Broadway, 4198** (8:2145), sec 178th (No 670) cor str & room on 178th, & room in b, 30x40; Cliff Constn Co to Saml I Kruckman, 62 E 96, & Louis Kulper, 2059 Webster av; 10yf Mar1; Jan26'12. 2,500 to 5,000

**1 Broadway, 1651-5** (4:1023), nwc 51st (No 215), runs n201 to ss 52d (No 224), xw 103.11xs200.10 to 51st, x e 108.2 to beg, all "The Albany"; Waldemar Co to Col-ton's a corp, 132 Nassau; 21yf Dec1'11; Feb 1'12. taxes, &c, & 57,000 to 87,250

**1 Broadway, 812** (2:557); all; Elmer A Darling to Jos L Graf, 28 W 89; 5yf Feb 1; Feb1'12. taxes, &c, & 7,000

**1 Broadway, 353** (1:174), str, b & sub b; Jas B Haggin to Jno Porter, at Hartford, Conn; et al, as the Capital Lunch Co, on premises; 5yf May1; Feb1'12. 9,000

**1 Lexington av, (6:1628)** sec 101st, str, & c; Gruenstein & Mayer to David B Yaffe, 115 E 96; 4 4-12yf Jan1; Jan30'12. 1,560

**1 Lenox av, 83** (7:1824), str & b; Abr Ja-cobs to Wm Thomann, 63 Hawthorne, Bklyn; 5yf Feb1 (with option to pur-chase for \$45,000); Jan27'12. 1,920 & 1,980

**1 Lenox av, 83** (7:1824), str & b; cancel-lation & sur of Ls; Herman Schornstein, 232 Throop av, Bklyn, to Abr Jacobs; Jan 26; Jan27'12. nom

**1 Madison av, 640**, (5:1374) str No 8; Re-gent Realty Co to Fredk L Notton, 631 E 234, & Henry G Schultz, 282 Reservoir pl; 4 7-12yf Mar1; Jan29'12. 1,800 to 2,500

**1 Old Broadway** (7:1984), nwc 129th, str &c; Holland Holding Co to Michl J Woods, 318 3 av, North Pelham, NY; 5 3-12 yf Jan 1; Jan26'12. 972 & 1,200

**1 Park av, 1891-3**, (6:1777), all; Cath Schildwacher to Chas Gristede, 2186 Aqueduct av & ano; 15 5-12 yf Dec1'11; Jan30'12. 2,650 to 3,400

**1 Park row, 217-21**, (1:117), str & c; Pan-talone Amorosi to Luigi Sica, 219 Park row; 5yf Nov1'10; Jan29'12. 3,000

**1 St Nicholas av, (8:2133)** sec 177th, str & b; Fluri Constn Co to Chas Gristede, 2186 Aqueduct av & ano; 5 5-12yf Dec1'11; Jan 30'12. 1,000 to 1,200

**1 St Nicholas av, 903** (8:2107) str; Otto H Schlobohm & ano to Jacob Sarfaty & Son, 103 E 123; 5yf May1'11; Jan31'12. 600

**1 ST av, 1616** (5:1563); asn Ls; Justus Werther to Geo Oeszturrucher & Paulina Dillen, 1616 1 av; Jan31; Feb1'12. nom

**1 2D av, 86** (2:446), cor str & b; Margt S Heydt to Jacob Wald, 86 2 av; 4yf May1' 12. 1,500 & 1,800

**1 3D av, 2141**, (6:1666), sec 117th, str & b; Otto Maier to Jas A Tierney, 1841 Lex av; 5yf May1'11; Jan29'12. 2,500

**1 3D av, 1105** (5:1419); sur Ls; Harry Schwitzer to Ray Levy, 139 W 113; AT; Jan25; Jan26'12. nom

**1 3D av, 1869-73**, (6:1653), all; Isaac Sil-berberg to Alter & Max Silberglid, 221 E 98; 3yf Feb1; Jan30'12. 6,840

**1 3D av, 2125**, (6:1666) nec 116th, str & ext & cellars; Frieda Oehl to Fredk Oehl, 615 Fairview av, Ridgewood Heights, B ofC; 5yf Feb1; Jan31'12. 4,500

**1 6TH av, (2:543)**, nc 3d, rear str; Jno Mariano to Giacomo Luliani, 141 W 3 et al; 3 1/2yf Sept1'11; Jan26'12. 300

**1 6TH av, 473**, (3:804); bill of sale & asn Ls; Jno Julias to Constantine Gerakos, 473 6 av; 1/2 pt; Jan4'11; Jan30'12. 625

**1 6TH av, 473**, (3:804); asn Ls; Constantine Gerakos to Chas A Davaras & Geo Cummings, doing business as C A Davaras & Co, 473 6 av; Jan30'12. nom

**1 6TH av, 457** (3:803) str & b; Wm S Weiss to Morris Moscovitz, 28 W 112; 5yf May1; Jan31'12. 3,600 & 4,000

**1 7TH av, 567** (4:993) re asn two leases; Jno D Haase to Philip Brady, 119 34th, Woodcliffe, Hudson Co, NJ; mtg \$8,750; nom Jan31'12.

**1 7TH av, 2021**, (7:1906); sur Ls; Esther Menschel to Max N & Carolyn Natanson, 601 W 151; AT; Jan27; Jan30'12. 75

**1 7TH av, 2375**, (7:2007), str & front b; Wolf Brand to Gristede Bros, composed of Chas Gristede, 2186 Aqueduct av & ano; 5yf May1; Jan30'12. 1,000 & 1,200

**1 8TH av, 2800** (7:2034) str & pt b; Michl Scanlon to Edw Noonan, 2165 5 av; 5yf Jan1; Jan31'12. 720 to 840

**1 8TH av, 2634** (7:2026), n str; Chas Plun-kett to Geo Carrajanas, 228 W 140; 3yf May1; Feb1'12. 1,000

**1 8TH av, 872** (4:1024), all; Isabella V Adams et al heirs, &c; Albt J Adams to Oliver P Byrne; Sept5'10; 4yf May1'11; Feb1'12. 2,000

**1 9TH av, (3:752)** ses at sws 29th, 18.9x 70, all; Soc of The New York Hospital to Josef H Glattstein, 1585 3 av; 21yf Dec1 '11; Jan31'12. taxes, &c, & 750

**1 9TH av, 630-32** (4:1035) str & bs; Anna H J Taylor GDN Frances E & Johanna F Betz to Nathan Marks, 357 W 44; 3yf Jan1; Jan31'12. 2,640

**1 9TH av, 755** (4:1060-36), swc 51st, str &c; Augusta Vanden Henden to Theo Pundt, 755 9 av; 5yf Oct1; Jan26'12. 2,200

**1 11TH av, 852**, (4:1086); asn Ls; Geo Englehardt to Michl J Ryan, 792 11 av; mtg \$—; Jan24; Jan30'12. nom

**1 149TH st E, nec Jackson av**, see Jack-son av, 550.

**1 158TH st E, nwc Trinity av**, see Trinity av, nwc 158.

**1 169TH st, 899 E** (11:2973), cor str & b; Intervale Constn Co to Samuels Pharma-cy, 536 Fox; 5yf Aug15'11; 5y ren; Jan26 '12. 720 to 960

**1 187TH st, 652 E**, (11:3074), cor str & 1/2 b; De Feo & Del Gaudio Constn Co to Albt R Frank, 652 E 187 & ano, firm Bel-mont Dry Goods Co; 3 4-12yf Jan1; Jan 30'12. 540 & 660

**1 Jackson av, 550**, (10:2641) nec 149th, str & pt b; Moorhead Realty & Constn Co to Frank Tomitz, 332 E 157 & ano; 3yf Oct 15'11; Jan30'12. 480 & 540

**1 Lincoln av, 141** (9:2317) str; Estate Geo Shepherd to Henry Haepker, 160 W 141; 5yf Feb1'12; Jan31'12. 600

**1 Morris av, 677-9** (9:2442), n str fl & b or c; Jas A Cunningham to Raffaele Neb-bia, 265 E 153; 5yf Sept1'11; Jan26'12. 1,080

**1 Morris ave, 558** (9:2331), all; Angiola Monteleane to Antonio Squambato, 558 Morris av; 5yf Jan1; Feb1'12. 840

**1 Southern Blvd, 1767**, (11:2940), s str; Dominicus J Mehler to Morris Feinstein, on premises, & ano; 5yf Feb1; Jan30'12. 420 & 660

**1 Trinity av, 823-29** (10:2630); sur Ls; Ja-cob Peskin to Moser Arndtstein, 50 Cath-edral Parkway; AT; Jan15; Jan26'12. nom

**1 Trinity av, (10:2630)** nwc 158th, c str; Cohen & Eckman, a corpn, to Zachary Bloom, 671 E 158; 10yf Jan1; Jan29'12. 720 to 900

**1 Washington av, 1301** (11:2901) ws, 48 n 169th, all; Max Katz & ano to Isaac Pes-kin, 136 E 112; 3yf Oct1'11; Jan31'12. 5,200

**1 Westchester av, 1045** (10:2727), 23x110, all; Henry Morgenthau Co to Frank L & Wm O Allen; 6yf Oct1'08; Feb1'12. 2,000 to 2,800

**1 Westchester av, 1045** (10:2727); agmt as to asn Ls & ext of same for 4yf Oct1'14; Henry Morgenthau Co et al with Wm Le-win, 128 W 102, & ano; Jan23; Feb1'12. nom

**1 Plots 26-30**, (\*) revised map Givan Homestead, all; Aloysius Fellenstein to Abe Schwartz, — Grand, Elmhurst, LI, & Isidore Tiger, 34 Maiden la, Maspeth, LI; 5yf Feb1 (5y ren); Jan29'12. 600

MORTGAGES.

Borough of Manhattan.

JAN. 26, 27, 29, 30, 31 & FEB. 1.

**1 Ann st, 39**, (1:92); sal Ls; June22'11; Jan 26'12, demand, 6%; Geo Lauer to Henry Elias Bwg Co. 3,642

**1 Allen st, 6**, (1:294); ext of \$24,000 mtg to Feb1'15 at 5%; Jan31; Feb1'12; Wm S Ed-gar with Jacob Morrison, Saml J Mash-kowitz & Michl Offen. nom

**1 Bleecker st, 132**, (2:524) ss, 75 e West Bway, 25x100; pr mtg \$32,450; Jan31; Feb1 12, due Oct10'12, 6%; Nathan Harrison Realties, a corpn, to Hugo E Distelhurst, 336 Church, Richmond Hill, NY. 5,300

**1 Bleecker st, 132**; certf as to above mtg; Jan27; Feb1'12; same to same.

**1 Beaver st, 7**, see Bway, 18.

**1 Bleecker st, 136**, (2:524) ss, 25 e West Bway, 25x100; PM; Jan6; Jan30'12, 5y5/8; Alipio Grassotti to Helen C Butler, 550 Park av. 17,500

**1 Charles st, 53**, (2:612) ns, 50.10 e 4th, 16.8x74; PM; Jan26'12, 3y5/8; Margt Trail to Mary J Alker, 254 Franklin av. 7,000

**1 Chrystie st, nwc Canal**, see Canal, 125.

**1 Chrystie st, 74-6** (1:305); also HESTER ST, 133-5; ext of \$100,000 mtg to Dec17'16 at 5%; Dec26'11; Jan27'12; Cath E Wills with Dora Aaron, 1800 7 av; Esther wife Isaac E Brown, 1800 7 av; Edw Aaron, 131 Cathedral Pkway & Isidor C Aaron, 1800 7 av heirs Wolf Aaron. nom

**1 Canal st, 125** (1:303) nwc Chrystie; sal Ls; Jan22; Jan27'12; demand; 6%; Wm Avidan to Lion Bwy, 104 W 108. 5,433.39

**1 Centre st, 133-49**, see White, 112-4.

**1 Columbus Circle, 2**, see 8 av 990.

**1 Central Park S, 226**, or 59th st, (4:1030) ss, 375 w 7 av, 75x100.5; trust mtg; pr mtg \$120,000; Jan22; Jan30'12, 5y6/8; Hubert Apartment Assn to Henry W Guernsey 230 Central Park S. notes \$15,000

**1 Central Pk S, 226**, or 59th st; consent & certf as to above mtg; Nov28'11; Jan 30'12; same to same.

**1 Division st, 269**, (1:287) ss, 211.6 e Mont-gomery, 21.10x42.5x22.2x42.6; Jan31'12, 5y 5/8; Meyer Lemonik to German Savings Bank, 157 4 av. 7,500

**1 Duane st, 196-S**, see Washington, 305.

**1 Emerson st, nec Post av**, see Post av, nec Emerson.

**1 Elizabeth st, 258**, (2:507); sal Ls; Jan30; Feb1'12, demand, 6%; Stif Spinelli to Kips Bay Bwg & Maltng Co, 650 1 av. 400

**1 Elm st, 214**, see Lafayette, 226-30.

**1 Hamilton ter, 35**; certf as to above mtg; Jan30; Jan31'12; same to same.

**1 Irving pl, 24-30** (3:871) sec 16th (Nos 122-4) 103.3x80; ext of \$325,000 mtg to Jan 23'17 at 4 3/4%; Jan23; Jan26'12; Central Realty Co with Albany Savgs Bank, 20 No Pearl, Albany, NY. nom

**1 Lafayette st, 126-30**, (1:209); agmt as to share ownership in mtg; Jan26'12; Rosa Mack with Gibraltar Mtg Co, 52 Wm. nom

**1 Lafayette st, 126-30**, (1:209) nws, 79.1 n Canal, runs ne74.6xns88.11xsw48.6xse26.5x sw22xse71 to beg; also AT to party 1st pt in those other lots not included in above premises & lying adj thereto which were conveyed to Eprnaim Howe; Jan26'12, 5y 5/8; Hugh L Fox, of West Islip, LI, to Gibraltar Mtg Co, 52 Wm. 80,000

**1 Leroy st, 60**, (2:582) ss, 200 w Bedford, 25.5x90; PM; pr mtg \$18,000; Jan25; Jan26 '12; instalts; 5y6/8; Jas Carneval, of Bklyn, to Florence L & Zaidee E Bailey, 526 W 142. 5,200

**1 Leroy st, 60**, (2:582); ext of \$21,000 mtg to Jan25'15 at 5%; Jan25; Jan26'12; Jas Carneval with J Frederic Kernochan. nom

**1 Lafayette st, 226-30 (214 Elm st)**, (2:-482), swc Spring (Nos 64-6), 76.3x50.3x 73.2x50.4; ext of \$95,000 mtg to Jan30'15 at 5%; Jan30'12; Bronx Investment Co with Savoy Holding Co, 226 Lafayette, & Dominick Abbate, 374 W 116. nom

**1 Mulberry st, 84**, (1:200); ext of \$18,000 mtg to Jan17 at 5%; Jan9; Jan31'12; Lawyers Mtg Co with Loretta M Doherty gdn Genevieve & Leo V Doherty. nom

**1 Madison st, 89** (1:277) ext of \$23,000 mtg to Jan22'17 at 5%; Jan29; Feb1'12; Law-yers Mtg Co with Nathan Gillis. nom

**1 Madison st, 107**, (1:277) ns, abt 140 w Market, 25x108; pr mtg \$17,000; Jan31; Feb1'12, demand, 6%; Julia Ablowich to Benj Rinaldo, 509 W 110. 2,000

**1 Mangin st, 26**, (2:322) es, 125.4 n Broome, 25x200.2 to ws Tompkins (No 19); Jan19; Jan26'12, 5y5/8; Kautman & Lewental Realty Co to Francis Speir, 276 Ridgewood rd, South Orange, NJ, & ano, trstes Kath F Kip. 18,000

**1 Mangin st, 26, & Tompkins st, 19**; certf as to above mtg; Jan18; Jan26'12; same to same.

**1 Monroe st, 16**, (1:253); sal Ls; Oct5'11; Jan26'12, demand, 6%; Epitanio Gangi to Kips Bay Bwg & Maltng Co, 650 1 av. 300

**1 Minetta st, 16-22**, see Minetta la, 2.

**1 Minetta la, 19-21**, see Minetta la, 2.

**1 Minetta la, 18-20**, see Minetta la, 2.

**1 Minetta la, 2** (2:543) nwc Macdougall (No 115), runs w100xn50xe26xs25xe74 to Mac-dougall, xs24.6 to beg; AT to strip 0.6x74 on n; all; also MINETTA LA, 18-20 (2:542) ns 122.10 e 6 av, 42.11x70x45.1x70; (1/2 pt AT); also MINETTA LA, 19-21 (2:542) sws at nos Minetta (Nos 16-22) 75x80; all; Jan 25; Jan26'12; 1y6/8; Rocco or Rocco M Marasco, 293 Mott to Hannah Sullivan, 222 E 12. 7,000

**1 Macdougall, 115**, see Minetta la, 2.

**1 Mott st, 43**, (1:164); ext of \$25,000 mtg to Nov1'14 at 5%; Jan16; Jan30'12; Har-mon W Hendricks trste Fanny Hendricks for Edith Hendricks with Henry Pasin-sky, 109 W 118. nom

**1 Pell st, 26-32** (1:163) ns, 48.10 e Mott runs e93.3xn66.1xw0.2xn24.6xw45.7xs0.4 xw 23.5xs0.3xw23xs—x—xs to beg; also AT to any strips or gores adj above; PM; Jan 26; Jan27'12, due, &c, as per bond; Bridge Cafe a corpn to Title Guar & Trust Co. 15,000

**1 Pell st, 26-32**; certf as to above mtg; Jan26; Jan27'12; same to same.

**1 Pell st, 26-32**, (1:163); agmt that mtg for \$30,000 covering 26-30 Pell, recorded Nov 28'11, shall be a lien on No 32 Pell also; Jan26; Jan29'12; Bridge Cafe, a corpn, with Title Guar & Trust Co. nom

**1 Pike slip, 73-5** (1:248), es, 47 n Water, 48.9x50; ext of \$10,000 mtg to Jan5'15, at % as per bond; Jan22; Jan30'12; Edw J Smith with Alice H Reimer, 255 W 85th; nom

**1 Ridge st, 149**, (2:345) ws, 125 n Stanton, 25x100; given as collateral security for payment of note for \$600; pr mtg \$32,000; Jan25; Jan31'12, due, &c, as per bond; Bessie Tucker, 149 Ridge to Moritz Faer-ber, 36 Av C. 600

**1 Spring st, 64-6**, see Lafayette, 226-30.

**1 Washington st, 303**, (1:139) sec Duane (Nos 196-S), 25x50; 3/8 pt; AT; Jan29'12, due &c, as per bond; Esther G O'Sullivan to Title Guar & Trust Co. 2,000

**1 Wooster st, 61-3**; certf as to chattel mtg for \$2,500 as collateral; Jan25; Jan26'12; C F Wendland Engineering & Constn Co to Magdalena Wendland.

**1 White st, 112-4**, (1:197) nwc Centre (Nos 133-49), runs w54.6xn89xw25.3xn71.2xe14.11 xn75.3 to Walker (Nos 105-9) xe70.1 to Cen-tre xs— to beg; ext of \$100,000 mtg to May1'17, 6%; Jan30; Jan31'12; Centre-White Co, 100 Bway, with Excelsior Es-tates Co, 135 Bway. nom

**1 Walker st, 105-9**, see White, 112-4.

**1 Washington st, 303**, (1:139), es, abt 25 s Duane, 32x69.11x32.69.5; pr mtg \$—; Dec27'11; Jan21'12, due, &c, as per bond; Margt McComb Topham; Margt Schultz McComb & David W McComb to Walter M Seward, 55 E 86. 7,000

**1 3D st, 21 E**, (2:459); ext of \$30,000 mtg to Oct23'14 at 5%; Jan2; Jan29'12; Keats Co with Orphans Home & Asylum of the Prot Epis Church of NY, 168 Convent av. nom

**1 3D st W, nec 6TH av**, see 6 av, nec 3.

**1 3D st, 21 E** (2:459) ext of \$30,000 mtg to Oct23'14 at 5%; Jan2; Jan27'12; Keats Co with Orphans Home & Asylum of Protes-tant Episcopal Church in NY, 168 Con-vent av. nom



- 5TH st, 404 E**, (2:432) ss, 87.11 e 1 av, 25x96.2; ext of \$18,000 mtg to Apr12'17 at % as per bond; Jan4; Jan27'12; Amelia Grob with Jos Eisen, 1416 Bryant av. nom
- 5TH st, 716 E**, (2:374) ss, 235.6 e Av C, 25x96; Jan30'12, 5y4½%; Chas Meshel to Ethel Welles, Kingsland, 62 5 av. 22,000
- 6TH st, 650 E**, (2:388) ss, 90 w Av C, 20x97; Jan29'12, 5y5½%; Wm Vogel & Szaer or Synaer Beer to Stephen D Pringle, at Villa Pringle, at Biarritz, France. 12,000
- 6TH st, 650 E**; pr mtg \$12,000; Jan29'12, installs, 6%; same to Louis Rieger, 665 DeKalb av, Bklyn. 2,200
- 6TH st, 705-7 E** (2:376) ns, 105.5 e Av C, 44.11x90.10; ext of \$44,000 mtg to Jan26'17 at 5%; Jan26'12; Isaac Marx with Harry Miller, 940 N 6, Phila, Pa. nom
- 8TH st, 333 E**, (2:377) ns, 164.3 w Av C, 24.9x93.11; ext of \$25,000 mtg to Jan23'17 at 4½%; Jan22; Jan31'12; Dora Schiff with A Gertrude Cutter, 781 Lex av. nom
- 9TH st, 608 E**, (2:391); agmt changing interest days, &c; Feb1'12; Jos H Messinger with German Savgs Bank, 157 4 av. nom
- 10TH st, 402 E**, (2:379) ss, 83 e Av C, 25x92.3; ext of \$10,000 mtg to Jan25'17 at 5%; Jan25; Jan29'12; Juliet G Graham, Jas N Webb & Geo Mundorff exrs Wm A Graham with Bowery Savings Bank, 128 Bowery. nom
- 13TH st, 123-7 E**, see 14th, 126-30 E.
- 14TH st, 126-30 E**, (2:559) ss, 262.6 w 3 av, 62.6x206.6 to 13th (Nos 123-7); equal lien with two mtgs, one for \$100,000 and the other for \$50,000; Jan25; Jan30'12, 5y 5%; Timothy D Sullivan, 207 Bowery, to Leon Schinasi, 346 W 89. 50,000
- 14TH st, 126-30 E**; ext of two mtgs aggregating \$150,000 to Jan29'17, at 5%. Jan 25; Jan30'12; Leon Schinasi with Timothy D Sullivan, 207 Bowery. nom
- 16TH st, 122-4 E**, see Irving pl, 24-30.
- 18TH st, 119 E**, (3:874); sal Ls; Oct6'11; Jan26'12, demand, 6%; Geo Pollinger to Henry Elias Bwg Co, 403 E 54. 7,000
- 18TH st, 12 W**, (3:819) ss, 280 w 5 av, 53x92; pr mtg \$160,000; Jan27'12; 3y6%; B & L Constn Co, 12-14 W 18 to Louis Nieberg, 5 W 111. 15,000
- 18TH st, 12-4 W**, (3:819); certf as to mtg for \$15,000; Jan31; Feb1'12; B & L Constn Co to Louis Nieberg.
- 19TH st, 21 W**, (3:821) ns, 345 w 5 av, 25x92; Jan30; Jan31'12, due, &c, as per bond; Emblem Constn Co to Manhattan Life Ins Co, 66 Bway. 60,000
- 19TH st, 121-31 W**, see 20th W, ss, 153.8 6 av.
- 19TH st, 121-31 W**, see 20th W, ss, 153.8 w 6 av.
- 19TH st, 21 W**; certf as to above mtg; Jan30; Jan31'12; same to same.
- 20TH st, 220 W**, (3:769) ses, abt 280 w 7 av, 25x85.11x25x86.7; PM; pr mtg \$22,000; Feb1'12, 3y6%; Christiane Meyer to Kath Elias, 211 E 52. 6,000
- 20TH st W**, (3:795) ss, 153.8 w 6 av, runs w100x184 to ns 19th, xel00.8x96.8x w0.3½x120.4 to beg, fee; also 19TH ST, 121-31 W (3:795) ns, 253.8 w 6 av, 122.10x92, fee; also 6TH AV, 307 (3:795) nwc 19th (No 101) 63.8x153.3 leasehold; sub to pr mtg on whole of above for \$1,050,000 & 1st & 3d parcels are also sub to an issue of 6% gold bonds for \$1,500,000 of which are now outstanding bonds for \$287,000; Jan 2; Jan26'12; 20y6%; Simpson Realty Co, 309 6 av to Trust Co of America as trstes, 37 Wall. refunding mtg gold bonds 1,500,000
- 20TH st W** (3:795) & 19th st; same prop; certf as to above mtg; Jan22; Jan26'12; same to same.
- 22D st, 147 E**, (3:878) ns, 170 w 3 av, 25x98.9; pr mtg \$30,000; Jan31; Feb1'12, due Apr1'17, 6%; Rachel Cohn to Saml Wacht, 130 W 122. 6,000
- 23D st, 30 E**, (3:851) ss, 325 w 4 av, 25x98.9; Jan29'12, 5y5½%; No 30 E 23d St Co to Excelsior Savgs Bank of City NY, 46 W 24. 200,000
- 23D st, 30 E**; certf as to above mtg; Jan 10; Jan29'12; same to same. nom
- 24TH st, 30-2 W**, (3:825) ss, 334 e 6 av, 50x98.9; PM; pr mtg \$300,000; Jan29; Feb1'12, 5y6%; Julia H Boisse, at Douglaston, NY, to Marmac Constn Co, 316 W 30, 35,000
- 24TH st, 119-25 W**, (3:800) ns, 225 w 6 av, runs n115.6xw100x to pt 98.8 n 24th xw50x98.8 to st w100 to beg; PM; Jan31; Feb1'12, 1y5%; Jos L & Oscar L Graf to Elmer A Darling, at East Burke, Vt, 29,000
- 24TH st, 13-5 W**, (3:826) ns, 551.6 e 6 av, 52x98.9; PM; pr mtg \$210,000; Jan31; Feb1'12, 5y6%; Geo Vause to Ewald Mommer, 54 E 91. 65,000
- 24TH st, 238 E**, (3:904) ss, 97.1 w 2 av, 25.7x98.9x25.3x irreg; ext of \$18,000 mtg to Sept7'14 at 5%; Jan22; Jan26'12; Edith De Castelmenardo with Michele Nesi, 103 3 av. nom
- 26TH st, 447-57 W**, (3:724) ns, 150 e 10 av, 150x98.9; declaration that share ownership of Christina Heidt in mtg for \$43,000 is prior & superior to share of Perpetua Trageser; Jan31'12; Perpetua Trageser to Christina Heidt.
- 27TH st, 121-3 E** (3:883) ns, 164.5 w Lex av, runs n98.9xw15.7x98.9 to 28th (No 118) xw20x98.9xw4.5x98.9 to 27th x40 to beg; pr mtg \$240,000; Jan26; Feb1'12, 5y6%; Geo Vause, 128 Willoughby av, Bklyn, to Brunswick Realty Co, 118 E 28th. 40,000
- 28TH st, 118 E**, see 27th, 121-3 E.
- 29TH st, 162-4 W**, see 7 av, 333-5.
- 33D st, 14-6 E**, (3:862) ss, 200 e 5 av, 50x98.9; sobrn agmt; Jan27; Jan31'12; Lisle Realty Co with Astor Trust Co & Onondaga County Savgs Bank, at Syracuse, NY. nom
- 37TH st, 344 W**, (3:760); ext of \$16,000 mtg to Dec24'14 at 5%; Jan23; Jan30'12; Harmon W Hendricks trste Fanny Hendricks for Madeline Hendricks with Bernard J Foss, 349 W 35. nom
- 42D st, 16 E**, (5:1276); ext of \$50,000 mtg to Jan1'17 at 4%; Jan26; Jan30'12; Scholle Bros, a corp, 5 Nassau, with Chas Weinberg, 171 W 71. nom
- 46TH st, 413 E**, see 47th st, 402-10 E.
- 47TH st, 412-4 E**, see 47th st, 402-10 E.
- 47TH st, 402-10 E** (5:1358) ss, 60 e 1 av, 115x125.10, fee; also 47TH ST, 412-4 E, (5:1358) ss, 175 e 1 av, 25x100.5; also 46TH ST, 413 E, (5:1358) ns, 175 e 1 av, 25x100.5; leasehold; ext of mtg for \$40,000 to Nov21'16, 4½%; Nov21'11; Jan30'12; Turtle Bay Investors Co, 806 1 av, with Annie L Horn. nom
- 47TH st, 525-9 W** (4:1076) ns, 375 e 11 av, 75x100.5; correction mtg; Oct26'11; Jan 26'12, due, &c, as per bond; Hartley Open Stair Tenement Co to Cayuga Corp, 111 Bway. 14,000
- 47TH st, 525-9 W**; certf as to above mtg; Oct26'11; Jan26'12; same to same.
- 52D st, 248 W**, (4:1023) ss, 204.2 e 8 av, 20.10x100.5; Jan26'12, due, &c, as per bond; Michl C Gross to Title Guar & Trust Co. 25,000
- 55TH st, 317-9 E** (5:1348) ext of \$34,000 mtg to Jan3'15 at 5%; Jan9; Jan27'12; Mathilde Seligmann et al exrs &c Maurice Seligmann with Simon E Osserman. nom
- 56TH st, 232 E** (5:1329) ss, 170 w 2 av, 25x100.5; Feb1'12, 5y4½%; Emma R Harbaugh to Lawyers Title Ins & Trust Co. 12,500
- 57TH st, 106 W**, (4:1009), asn Ls by way of mtg to secure notes for \$1,500; Jan30; Jan31'12; Christian H Lang to Nathan J Packard, 411 West End av & Moses Packard, 270 Riverside dr, firm Packard & Co. nom
- 58TH st W**, nec 8 av, see 8 av 990.
- 58TH st, 414 E**, (5:1369); ext of \$16,000 mtg to Dec8'16 at 5%; Jan20; Jan30'12; Harmon W Hendricks trste Fanny Hendricks for Helen I Hendricks with Cath Hammerschlag widow & admx Mark Hammerschlag & Mary Hilbert, 1411 Av P, Bklyn; Ritta Fettes, 1400 Av P, Bklyn & Rachel Liebeskind, 112 W 72. nom
- 62D st, 38 E** (5:1376) ss, 147 e Mad av, 20x100.5; Jan31; Feb1'12, 3y4½%; Lillian W Porter to U S Trust Co, 45 Wall. 21,000
- 64TH st, 232 E**, (5:1418) ss, 155 w 2 av, 25x100.5; pr mtg \$23,000; Nov25'11; Jan29'12, due July1'14, 6%; Ruth Rosenberg to Whipple Security Co, 170 Bway. 4,500
- 64TH st, 119-23 W**, (4:1136) ns, 171 w Col av, 54x100.5; PM; Jan31'12; 3y4½%; Gaylord U Smith of Jersey City, NJ, to Wm S Patten, 235 W 75. 80,000
- 66TH st, 39-41 W**, (4:1119) ns, 300 w Central Park W, 50x100.5; ext of \$53,000 mtg to Nov19'14 at 4½%; Dec29'11; Jan 29'12; Louis L Williams et al trstes Rebecca Ladek with Thos Nugent, 223 E 80. nom
- 72D st, 164-8 W**, (4:1143) ss, 100 e Ams av, 59x102.2; pr mtg \$385,000; Jan30; Jan 31'12, 2y6%; Brown Brothers, Incorporated Owners & Builders, a corp, 33 E 20, to Edw A Craighill, 423 W 118. 44,000
- 72D st, 164-8 W**; certf as to above mtg; Jan30; Jan 31'12; same to same.
- 74TH st, 215-29 W**, see Bway, 2121-7.
- 74TH st, 63 E**, see Park av, 800.
- 80TH st, 413 E**, (5:1560); ext of mtg for \$12,000 to May9'15, at 4¾%; Jan26; Jan30'12; Karolina Marek with Grace F Bendit, 166 W 72. nom
- 82D st, 158 E**, (5:1510) ss, 600 e Park av; also 120 e Lex av, 25x102.2; pr mtg \$20,000; Nov17'11; Jan27'12; 3y4%; Jno H Welsh to Mary E Kenney, 735 St Nich av. 1,500
- 82D st, 146 W** (4:1212) ext of mtg for \$38,000 to Jan31'17; 5%; Jan31; Feb1'12; Fredk A Jackson & ano exrs Anna M Miller with Manhattan Freehold Co, 31 Nassau. nom
- 82D st, 146 W** (4:1212) ss, 300 e Ams av, 25x102.2; Jan31; Feb1'12, due, &c, as per bond; Manhattan Freehold Co, 31 Nassau to Geo Finck, 2350 Bway. 2,500
- 86TH st, 151-63 W**, (4:1217) ns, 125 e Ams av; 7 lots, ea 20x100.8; 7 mtgs, ea \$28,000; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 196,000
- 87TH st, 170 W** (4:1217) ns, 115.6 e Ams av, 17.6x100.8; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 16,000
- 87TH st, 168 W** (4:1217) ss, 133 e Ams av, 17x100.8; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 15,000
- 87TH st, 166 W** (4:1217) ss, 150 e Ams av, 20x100.8; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 18,000
- 87TH st, 144 W**, (4:1217) ss, 350 e Ams av, 20x100.8; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 170,000
- 87TH st, 172 W** (4:1217) ss, 97.6 e Ams av, 18x100.8; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 17,000
- 87TH st, 146-64 W** (4:1217) ss, 170 e Ams av, 10 lots, ea 18x100.8; 10 mtgs, ea \$17,000; Feb1'12; 5y5%; Arthur H Hartshorn to Lawyers Mtg Co, 59 Liberty. 170,000
- 92D st, 62 W**, (4:1205) ss, 224.8 e Col av, 22x100.8; Jan26'12 3y5%; Jos M Brody to Wm Buchan, Jr, 331 Pennington av, Passaic, NJ. 25,000
- 92D st, 52 E**, (5:1503) ss, 123.2 e Mad av, 20x100.8; Jan31'12, 5y4½%; Eliz wife Patk Ward to U S Trust Co, 45 Wall. 15,500
- 93D st, 156 E**, (5:1521) ss, 333.2 w 3 av, 16.10x100.8; pr mtg \$11,500; Feb1'12; due, &c, as per bond; Margt L Gridley to Robt Baker, 561 W 144. 500
- 95TH st, 70 W**, (4:1208) ss, 80 e Col av, 20x100.8; Jan 19; Jan31'12, due Feb 1'17, 4½%; Jno A Clayton of Bklyn to Jas Egan, 333 W 34. 15,000
- 99TH st, 25 W**, (7:1835) ns, 250 w Central Park W, 25x100.11; ext of \$18,000 mtg to Jan23'17 at 5%; Jan23; Jan29'12; Max Marx with Franklin Savings Bank in City NY. nom
- 99TH st, 19 W**, (7:1835) ns, 225 w Central Park W, 25x100.11; ext of \$10,000 mtg to Jan23'17 at 5%; Jan23; Jan29'12; Max Marx with Franklin Savings Bank in City NY, 658 8 av. nom
- 102D st, 215 E**, (6:1652) ns, 230 e 3 av, 25x100.11; ext of \$6,000 mtg to Oct1'15 at 6%; Dec14'11; Jan29'12; Abt Brandt with Hyman Block, 318 Broome. nom
- 105TH st, 217-9 E**, (6:1655); ext of \$37,000 mtg to Nov15'16 at 5%; Jan11; Jan30'12; Citizens Savings Bank with Leopold Haas, 340 W 86. nom
- 106TH st E**, nwc Mad av, see Mad av, 1580.
- 113TH st, 14 W** (6:1596) ext of \$20,000 mtg to Jan25'17 at 5%; Jan2; Jan30'12; Lawyers Mtg Co with Morris Rollnick. nom
- 113TH st, 122-4 E**, (6:1640) ss, 254.7 e Park av, 42x100.10; pr mtg \$40,000; Jan 31'12, installs, 6%; Sol Cohn, 128 W 115 to Alfd Blumenthal, 355 W 87. 3,000
- 115TH st, 71 E** (6:1621) ns, 140 w Park av, 25x100.10; Dec7'11; Jan30'12, due Dec7'16, 6%; Anna Lieb to Emil Gans, 65 W 117. 4,000
- 115TH st, 605-7 W**, (7:1896); ext of \$70,000 mtg to Mar26'15 at 5%; Jan6; Jan26'12; Selmar Hess with Gertrude R Smith, 47 Claremont av. nom
- 116TH st, 227-33 W**, (7:1922) ns, 320 e 8 av, 2 lots, each 40x100.11, 2 PM mtgs, each \$8,500; 2 pr mtgs, \$55,000 each; Nov25'11; Jan29'12, due Mar1'13, 6%; Buchanan Realty Co, Inc, a corp, to Iversen & Case Realty Co, Inc, a corp, 35 Nassau. 17,000
- 116TH st, 227-33 W**; 2 certfs as to above mtgs; Jan6; Jan29'12; same to same.
- 116TH st, 56 E**, (6:1621); ext of \$17,000 mtg to Jan30'17 at 5%; Jan22; Jan30'12; Barbara & Leo Lesinsky & Helen Katz, exrs &c Chas Lesinsky with Golde & Cohen, 198 Bway. nom
- 119TH st, 133 E**, (6:1768) ns, 315 e Park av, 18.9x100.11; PM; Jan27; Jan29'12, 3y5%; Mary N Crosby, of Bklyn, to Jno M Rider, 176 6 av. 2,000
- 119TH st W**, (7:1962) ns, 150 e Ams av, 150x61.10; Jan26'12, due, &c, as per bond; Jacobs Constn Co to Germania Life Ins Co, 50 Union sq. 240,000
- 119TH st W**, (7:1962) same prop; certf as to above mtg; Jan24; Jan26'12; same to same.
- 119TH st, 351-5 E**, see 1 av, 2325.
- 123D st, 108 E** (6:1771) ss, 80.1 e Park av, 20x100.11; Jan30'12, 3y5%; Ann O'Mealia to Emigrant Indust Savings Bank, 3,000
- 123D st, 108 W**, (7:1907) ss, 139.10 w Lenox av, 20.1x100.11; Jan27; Jan29'12, due, &c, as per bond; Isabella Ball, 108 W 123, to Margt D Thedford, 1441 Union, Bklyn. 3,000
- 126TH st, 29 E**, (6:1724) ns, 328.9 w 5 av, 18.9x99.11; pr mtg \$10,000; Jan30'12; demand; 6%; Augusta Filer of Bklyn to Jos Hyman, 111 E 81. 2,000
- 129TH st, 43-53 W**, (6:1727); ext of three mtgs for \$55,000 each to Nov23'16 at 5½%; Dec26'11; Jan30'12; N Y Life Ins Co with Jacob Weinstein & Max Lurie. nom
- 129TH st W**, nwc Old Bway, see Old Bway, nwc 129.
- 129TH st W**, see St Nich av, see St Nich av, 370.
- 129TH st, 262 W**, (7:1934) ss, 80 e 8 av, 19.8x80; pr mtg \$11,500; Jan27; Jan31'12, 2 y6%; Marie wife of & Auguste Namur, 262 W 129 to Isak Salinger, 2152 7 av. 2,000
- 130TH st 505-9 W** (7:1985) ns 100 w Ams av, 105x99.11; certf as to mtg for \$12,500; Jan23; Jan26'12; Nestor Holding Co to Leon Tuchmann.
- 131ST st, 133 W**, (7:1916) ns, 341 w Lenox av, 17x99.11; Feb1'12; 5y5%; Mary E Doscher to Emigrant Indust Savgs Bk. 7,000
- 133D st, 64 W**, (6:1730) ss, 160 e Lenox av, 25x99.11; Jan30'12, 5y5%; Max J Klein to General Memorial Hospital for the Treatment of Cancer & Allied Diseases, 49 Wall. 15,000
- 137TH st, 102 W**, (7:1921) ss, 75 w Lenox av, 25x99.11; ext of \$24,000 mtg to Jan 30'17 at 5%; Feb1'12; Saml Briskman, 241 W 108 & Hyman Strauss, 919 Fox with Mary W Peil. nom
- 139TH st, 508-12 W**, (7:2070) ss, 150 w Ams av, 100x99.11; pr mtg \$—; Jan29'12, due Aug1'13, 5%; Sol L Pakas, 50 W 77, to N Y Life Ins & Trust Co, 52 Wall. 10,000
- 142D st, 558 W**, see Bway, 3478.
- 145TH st, 524-6 W**, (7:2076) ss, 325 e Bway, 50x100; pr mtg \$68,000; Jan29; Jan 30'12, 2y6%; Martha B Mosher, 1925 7 av, to Arthur B Mosher 249 Lenox av. 2,000
- 149TH st, 512 W** (7:2080), ss, 190 w Ams av, 15x99.11; ext of \$9,500 mtg to Jan27'17, at 5%; Jan25; Jan30'12; Mrs Frank Leslie (by Louis H Cramer atty) with Eliz Marks, 512 W 149. nom



150TH st, 474 W, (7:2064); ext of \$6,000 mtg to Feb 26 '17 at 5%; Jan 29; Jan 30 '12; Lawyers Mtg Co with David Green. nom

152D st, 622 W, see Riverside dr, 745-9.

152D st, 622 W, see Riverside dr, 745-9.

154TH st, 412 W (7:2068) ss, 131.9 w St Nich avs, 20x99.11; PM; Jan 30; Jan 31 '12, due, &c, as per bond; Emblem Constn Co to Manhattan Life Ins Co, 66 Bway, 22,500

154TH st, 412 W; Jan 30; Jan 31 '12; same to same.

156TH st, 560 W, (8:2114) ss, 100 e Bway, 125x99.11; PM; pr mtg \$—; Feb 1 '12; 1y6%; Carrie J Weil to Ezekiel Fixman, 230 W 97. 8,000

156TH st, 560 W (8:2114) ss, 100 e Bway, 125x99.11; PM; pr mtg \$—; Feb 1 '12; 3y6%; Carrie J Weil to Karnack Realty Co, 570 W 156. 30,000

162D st, 433 W (8:2110); ns, 357 e Ams av, 18.6x112.6; pr mtg \$8,000; Jan 30; Jan 31 '12; 2y6%; Wm & Anna H Volckhausen, 433 W 162, to Mary L DuBois, 600 W 146. 2,500

162D st, 433 W; ext of \$8,000 mtg to Aug 1 '17, at 5%; Jan 30; Jan 31 '12; Geo V Volckhausen gdn Carl L Volckhausen with Wm & Anna H Volckhausen, 433 W 162. nom

164TH st W, see St Nicholas av, see St Nicholas av, 1064-74.

169TH st, 517-9 W (8:2126) ns, 95 e Audubon av, 50x81.7; PM; Jan 31; Feb 1 '12; 1y6%; Aaron Goodman to Wm Hobson, 2346 Morris av. 1,250

171ST st, 557-61 W (8:2128) ns, 100 w Audubon av, 75x95; ext of \$75,000 mtg to Jan 31 '17 at 5%; Jan 31 '12; New Netherland Bond & Mtg Co with Placid Realty Co. nom

171ST st, 557-61 W (8:2128), ns, 100 w Audubon av, 75x95; pr mtg \$65,000; Jan 31 '12; 2y6%; Placid Realty Co to Sidney W Hughes, 211 Secor la, Pelham Manor, NY. 5,000

171ST st, 557-61 W; certf as to above mtg; Jan 31 '12; same to same.

175TH st, 670 W, see Bway, 4198.

204TH st W, nwc Sherman av, see Sherman av, nwc 204.

Av B, 28 (2:398); ext of \$28,000 mtg to Dec 1 '15 at 4%; Dec 3 '10; Feb 1 '12; Wilfred A Openhym, 352 Riverside dr with Morris Green, 44 E 75. nom

Av C, 110 (2:377), ses, 48.9 ne 7th, 18x83; Jan 16; Jan 31 '12, due, &c, as per bond; Annie Finger to Dan London, 831 Lafayette av, Bklyn. 3,000

Amsterdam av, 1525-7 (7:1972) ext of mtg for \$46,000 to Jan 1 '17; 5%; Jan 22; Feb 1 '12; Jas L Van Sant with Geo M Miller at Morristown, NJ & ano trstes Levin R Marshall. nom

Amsterdam av, 1525-7 (7:1972) es, 56 n 135th, 43x100.11; PM; pr mtg \$46,000; Jan 21; Feb 1 '12; 2y6%; Wm Fischman to Jas L Van Sant, 790 Riverside dr. 5,000

Amsterdam av, 2143, (8:2111); ext of \$39,000 mtg to May 1 '15 at 5%; Jan 23; Jan 26 '12 Henry F Schwarz with Michl Tierman, 1420 Shakespeare av. nom

Amsterdam av, 2145, (8:2111); ext of \$39,000 mtg to May 1 '15 at 5%; Jan 26 '12; Henry F Schwarz with Thos Mulligan, on Shakespeare av, nr 172. nom

Broadway, 1787-9, see 8 av, 990.

Broadway, 4198, (8:2145) sec 178th (No 670); sal Ls; Jan 25; Jan 26 '12, demand, 6%; Saml I Kruckman & Louis Kulper to Lion Bwy, 104 W 108. 5,000

Broadway, 2121-7, (4:1166) nwc 74th (Nos 215-29) 91.1x117x86.10x143.8; ext of \$90,000 mtg to Jan 23 '13 at 4%; Jan 22; Jan 26 '12; Theresa D Browning with Bank for Savings, 280 4 av. nom

Broadway, 2121-7; ext of \$35,000 mtg to Jan 23 '13, at 4%; Jan 22; Jan 26 '12; same with same. nom

Broadway, 1S, (1:22); also BEAVER ST, 7, leasehold of pt 1st fl; Jan 27; Jan 29 '12, installs, 6%; Welles Bldg Cafe Co to Wilson Distilling Co, 15 Exchange pl, Jersey City, NJ. 5,000

Broadway, 1S, & Beaver st, 7; consent & certf to above mtg; Jan 27; Jan 29 '12; same to same.

Broadway, 347S, (7:2073) sec 142d (No 558), 20x70; Jan 29 '12, 3y6%; Lena W Hoef-6%; Lena W Hoefler, 558 W 142, to Harvey W Smith, 501 W 143. 2,000

Broadway, 347S, (7:2073) sec 142d (No 558), 20x70; Jan 29 '12, 3y6%; Lena W Hoef-6%; Lena W Hoefler, 558 W 142, to Harvey W Smith, 501 W 143. 2,000

Greenwich av, 79, (2:614) ws, 62.3 s Bank, 26x90.9x25x85.4; Jan 26; Jan 29 '12, 3y5%; Georgie B Carpenter & Susan A Hamilton to Milford B Streeter, 113 Hooper, Bklyn, & ano, exrs Peter Wyckoff. 6,000

Lexington av, 1451, (5:1523) es, 19.8 n 94th, 18x95; PM; Jan 25; Jan 26 '12, due, &c, as per bond; Ella L Murphy, of Bayonne, NJ, to Wm P Williams, 550 Park av. 14,000

Lexington av, 1059 (5:1410) es, 22.2 n 75th, 20x94.9; Jan 25; Jan 27 '12; 3y5%; Jno Donohue to Lawyers Mtg Co, 59 Liberty. 17,000

Lexington av, 1059; sobrn agmt; Jan 19; Jan 27 '12; same & Emanuel Jacobus & German Kahn, exrs, &c Emanuel S Kahn with same. nom

Madison av, 1580, (6:1612) nwc 106th; sal Ls; Feb 1 '12; demand; 6%; Jno J Mahon to Geo Ehret, 1197 Park av. 2,000

Madison av, 1822, (6:1745) ws 80.11 s 119th, 20x75; pr mtg \$12,000; Jan 25; Feb 1 '12; 3y6%; Alter M Brody, 48 Mangin to Jacob Arkin, 48 Mangin. 3,000

Old Broadway, (7:1984) nwc 129th, sal Ls; Jan 6; Jan 26 '12, demand, 6%; Michl J Woods, of No Pelham, NY, to Lion Bwy, 104 W 108. 4,763.20

Park av, 1867 (6:1776) es, 74.11 n 127th, 25x70; Jan 30 '12, due, &c, as per bond; Maria T Higgins 2038 Mad av to Title Guar & Trust Co. 6,000

Post av, (8:2223) nec Emerson, 100x110; Jan 23; Jan 26 '12, due, &c, as per bond; Peter A Peterson of Perth Amboy to Helen H Noe, 2025 Bway. 3,000

Post av, (8:2223) same prop; sobrn agmt Jan 23; Jan 26 '12; Richd S Collins with same. nom

Park av, 800, (5:1389) n w c 74th (No 63) 102.2x27; Jan 30; Feb 1 '12, due, &c, as per bond; Marmaduke Tilden of Phila, Pa to Title Guar & Trust Co. 100,000

Park row, 115 (1:119) ss, 50.11 e Duane 16.5x64.4x16.9x64.4; PM; Feb 1 '12; 3y4½%; Jno H Ives & Frank J Walsh to U S Trust Co, 45 Wall. 18,500

Riverside dr, 745-9, (7:2098) sec 152d (No 622), 104x110x99.11x140; PM; pr mtg \$250,000; Jan 27; Jan 29 '12, 1y6%; Chas F O'Donnell to Jas Butler, 230 W 72. 5,000

Riverside dr, 745-9, (7:2098) sec 152d (No 622), —x—x99.11x140; ext of \$25,000 mtg to Nov 1 '13 at 6%; Jan 23; Jan 29 '12; Joel Newman with Gingold Realty Co, 745 Riverside dr. nom

St Nicholas av, 945-9, (8:2108) ws, 51.9 s 128th, 25.2x101.4x24.11x97.8; pr mtg \$16,000 Jan 27; Jan 29 '12, 1y6%; Chas F Smith to Edgar T Smith, at Hotel Navarre, 7 av & 38th. 12,000

St Nicholas av, 1064-74, (8:2121) sec 164th, 149.3x97.4x139.10x149.6; Jan 1; Jan 29 '12, 5y5%; Chas F O'Donnell to Jas Butler, 230 W 72. 90,000

St Nicholas av, 1064-74; pr mtg \$90,000; Jan 27; Jan 29 '12, 2y6%; Gingold Realty Co to Sylvester L Benz, 2166 Aqueduct av. 5,500

St Nicholas av, 1064-74; certf as to above mtg; Jan 27; Jan 29 '12; same to same.

St Nicholas av, 34S, (7:1954) es, 75.9 s 128th, 25.2x101.4x24.11x97.9; pr mtg \$16,000; Jan 30 '12, 2y6%; Jno E Pye at Lakewood, NJ, to Nicholas J O'Connell, 127 Glover, Bronx. 2,500

St Nicholas av, 350 (7:1954) es, 50.6 s 128th, 25.3x97.6x25x93.11; pr mtg \$16,000; Jan 30 '12, 3y6%; Jno E Pye at Lakewood, NJ, to Nicholas J O'Connell, 127 Glover, Bronx. 2,500

St Nicholas av, (8:2168) ws, 15.10 n 187th, 20x80; Feb 1 '12; 5y4½%; Sarah Britton & Jennie A B Stitt to Julius H Susman, 172 Gates av, Bklyn. 7,000

St Nicholas av, 370, (7:1955) sec 129th, 101x47.8x99.11x32.10; PM; pr mtg \$40,000; Feb 1 '12; 3y6%; Mabel J N Clapp of White Plains, NY to Fredk C McLaughlin of White Plains, NY. 3,000

Sherman av, (8:2225), nwc 204th, 100x100; PM; Jan 30; Jan 31 '12, 3y5%; Hensle Constn Co to Max Marx, 419 Convent av. 26,250

Sherman av, (8:2225), ns, 100 w 204th, three lots, each 100x150; three PM mtgs, each \$21,250; Jan 30; Jan 31 '12; 3y5%; Hensle Constn Co to Max Marx, 419 Convent av. 63,750

St Nicholas av, 34S (7:1954) es, 75.9 s 128th, 25.2x101.4x24.11x97.8; Jan 31 '12 5y5% Jno E Pye of Lakewood, NJ, to American Mort Co, 31 Nassau. 16,000

St Nicholas av, 350 (7:1954), es, 50.6 s 128th, 25.3x97.8x25x93.11; Jan 31 '12; 5y5%; Jno E Pye, of Lakewood, NJ, to American Mort Co, 31 Nassau. 16,000

West Broadway, 413-5, (2:501) es, 99 n Spring, 51x100; pr mtg \$34,000; Jan 26; Jan 27 '12; 1y6%; Mary A FitzGerald to Eleanor B Lenane, 314 W 103. 5,000

West End av, 897 (7:1890), ws, 20.11 s 104th, 20x82; pr mtg \$17,000; Jan 31 '12; 3y6%; Emma J Eagan to Hudson Mtg Co, 135 Bway. 5,000

1ST av, 2310, (6:1806) es, 75.8 s 119th, 25.2x94; pr mtg \$—; Jan 29; Jan 30 '12, due Jan 30 '15, 6%; Matteo D'Ambrosio & Augustino Ansalono to Harriet S Millpaugh, 39 E 22. 1,800

1ST av, 1616, (5:1563), sal Ls; Jan 31; Feb 1 '12; demand; 6%; Geo Oesztarrucher & Paulina Dillen, 1616 1 av to Henry Elias Bwg Co, 403 E 54. 11,200

1ST av, 2325, (6:1796) nwc 119th (Nos 351-5) 25.2x100; pr mtg \$—; Feb 1 '12, due, &c, as per bond; Anna Tietjen wid due, &c, to Ray Bauman, 273 Fenimore, Bklyn. 250

1ST av, 2229 (6:1686), ws, 100.11 n 114th, runs w150x115.10xe50x115.2xe100 to av, xs 25 to beg; pr mtg \$14,000; Jan 29; Jan 31 '12, 4y5%; Giuseppe Alvino, 2229 1 av to Donato Nardone, 2207 1 av. 2,200

2D av, 195S (6:1672); ext of \$14,000 mtg to Apr 1 '17 at 5%; Jan 8; Jan 31 '12; Anna Gubin, 1969 7 av, with Aaron A & Isaac Carpenter trste Isaac T Carpenter. nom

2D av, 2250 (6:1687) es, 80.11 s 116th, 20x80; pr mtg \$—; Feb 1 '12; demand; 6%; Carmela Palermo to Ebling Bwg Co, 760 St Anns av. 2,000

2D av, 1802, (5:1556); ext of \$10,000 mtg to Jan 28 '15 at 4½%; Jan 20; Jan 26 '12; Regina Ganz with Bowery Savgs Bank, 128 Bowery. nom

2D av, 686, (3:943); sal Ls; Jan 25; Jan 26 '12, demand, 6%; Thos Fitzgerald, 223 E 39, & Patrick O'Shea, 318 E 58, to Henry Elias Bwg Co. 5,791.86

2D av, 1470, (5:1451) ext of \$32,000 mtg to July 16 '12 at 5½%; Jan 24; Jan 27 '12; Lawyers Mtg Co with Hamilton Holding Co. nom

2D av, 760 (5:1333) es, 123.5 n 40th, runs e100x110.10x110x37.3xw69.2xs24.8 to beg; Jan 26 '12; due, &c, as per bond; Morris P Weintraub & Richard Schimek to Title Guar & Trust Co. 16,000

2D av, 760; sobrn agmt; Jan 26 '12; Robt Jackson with same. nom

3D av, 2177 (6:1783) es, 50.5 s 119th, 25 x100; Jan 26 '12; due, &c, as per bond; Chas M Torpey to Title Guar & Trust Co. 25,000

3D av, 1855, (6:1652) es, 70.11, s 103d, 25x85; pr mtg \$—; Nov 10 '11; Jan 29 '12, 5y5%; Boris R Schiff & Saml Uris to Harris H Uris, 120 E 93. 5,000

5TH av, 2250, see 5 av, 2236.

5TH av, 2236, & 5TH av, 2250, (6:1734); sal Ls; pr mtg \$5,000; May 26 '11; Jan 26 '12, demand, 6%; Max Frank & Sarah Povill to Isaac Goldgraben, 2236 5 av. 7,000

5TH av, 257 (3:858), es, 74.2 n 28th; 24.7x100; ext of \$210,000 mtg to Apr 8 '15, at 4½%; Jan 22; Jan 30 '12; Lawyers Title Ins & Trust Co with Bryan L Kennelly. nom

6TH av, (2:543) ne 3d; sal Ls; Oct 5 '11; Jan 26 '12, demand, 6%; Giacomo Zuliani & Antonio Valle & Guglielmo Scarpelli to Kips Bay Bwg & Maling Co, 650 1 av. 600

6TH av, 307, see 20th W, ss, 153.8 w 6 av.

7TH av, 2226, (7:1937) ws, 24.11 n 131st, 25x75; PM; Jan 29; Jan 30 '12, 1y5½%; Seventh Av Amusement Co to Wm A Butler trste at Southampton, NY. 11,000

7TH av, 2226; certf as to above mtg; Jan 29; Jan 30 '12; same to same.

7TH av, 333-5, (3:804) sec 29th (Nos 162-4) 49.4x98.5x49.4x97.6; Feb 1 '12; 3y5% Helena S Eckel to Franklin Savgs Bk, 658 8 av. 10,000

8TH av, 990, (4:1030) nec 58th, 40 to Col Circle (No 2) x75.3 to Bway 1787-9, x75.11 to 58th, x97.1; Jan 25; Feb 1 '12, due Apr 1 '15; 5½%; Wm R Hearst, 137 Riverside dr to Met Life Ins Co, 1 Mad av. 450,000

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

Certf as to mtg for \$10,000 covering land in Yonkers, NY; Jan 22; Jan 26 '12; Geo Edgar Co to Anna M Carrere.

Certf as to mtg for \$90,000 covering land in Kings Co; Jan 26; Jan 31 '12; Arabol Mfg Co to Title Guarantee & Trust Co.

Franchises (mis), leases & property, real & personal or mixed now owned or hereafter acquired by said party first part including the ferryboat "Fordham" with its boilers, &c; also all ferry slips, wharves, docks, &c; Feb 1; Jan 31 '12, due Feb 1 '32, 6%; Twin City Ferry Co to Knickerbocker Trust Co, 60 Bway trste; gold bonds, total amt \$200,000; amt advanced \$25,000.

Franchises (mis); same prop; consent to above mtg; Jan 30; Jan 31 '12; same to same.

Franchises (mis); same prop; certf as to above mtg; Jan 30; Jan 31 '12; same to same.

## MORTGAGES.

## Borough of the Bronx.

Buchanan pl, (11:3208), ss, 178.6 w Grand av, 25x100; Jan 26; Jan 27 '12; 3y5%; Christena Bader to Adam Neumann, 212 W 104. 4,000

Bartholdi st (\*) ss, 75 w Holland or Pine av, 2 lots, ea 25x95; ext of two mtgs for \$4,500 ea to Jan 30 '15 at 5½%; Jan 30 '12; Jos Buehler with Rosario LoBue. nom

Burke st or Morris st, (\*) ns, 150 e White Plains rd, 25x100; Jan 26 '12, 3y5%; Carrie E Sawyer to Carrie L Parsons, 754 75. 4,000

Burke st or Morris st, (\*) ns, 175 e White Plains rd, 25x100; Jan 26 '12, 3y5%; Carrie E Sawyer to Chas W Demarest, 191 Elm, New Rochelle, NY, & ano, trstes Warner J London. 4,500

Burke st or Morris st, (\*) ns, 125 e White Plains rd, 25x100; Jan 26 '12, 3y5%; Carrie E Sawyer to Carrie L Parsons, 754 Beck. 4,000

Burke st or Morris st, (\*) ns, 100 e White Plains rd, 25x100; Jan 26 '12, 3y5%; Carrie E Sawyer to Carrie E Parsons, 754 Beck, gdn Fredk A Parsons. 4,000

Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11; Jan 31; Feb 1 '12; Isidore Seegal, 1027 Faile, to Kath Maeder, 283 Clarkson av, Bklyn. 4,500

Home st, (10:2694) swc 169th, 65.7x28x28 x65.7; PM; Jan 31 '12, due, &c, as per bond; Danl J Houlihan to Chas H Roe Estate, a corpn, 391 E 149. 12,000

Jessup pl, late 2 av, (11:2872), ses, 155.9 e 170th, 50x177 to 170th, late Highbridge, x56.7x—; Jan 2; Jan 30 '12, due, &c, as per bond; Cornelius Long, 156 Union pl, Bronx to Jno J Hynes, 2366 Davidson av. 100

Kelly st (10:2716) nec 165th, 107.3x100x107.3; PM; Jan 15; Jan 31 '12, due Feb 1 '13; 5%; Normal Constn Co to Gilbert D B Hasbrouck at Kingston, NY. 21,000

Kelly st, 1047, (10:2705) ws, 331.8 s 167th, 33.4x100; PM; Jan 25; Jan 26 '12, 3y6%; Bertha Zahn to Jos Meyer, 1047 Kelly. 3,500

Loring pl, (11:3225) es, 420.6 s Fordham av, 50x105.5x50x108.7; Jan 25; Jan 26 '12, installs after Jan 25 '14, —; Kathleen Thomas to Mary Keenan, 2170 Aqueduct av. 4,000



**Lyman pl.** (11:2970) es, 227 s Freeman, runs e 100.1xne25xw9.2xn24.10xw109.3xs 49.10 to beg; PM; Jan29; Jan30'12, 2y6%; David T Morris to Title Ins Co of NY. 5,500

**Odell st (\*)** ws, 205 n Starling av, 2 lots each 25x108; two mtgs each \$1,000; two pr mtgs \$3,500 each; Jan29; Feb1'12, due, &c, as per bond; Agnes Schano to Adele Taylor, 4580 Park av. 2,000

**Shrady pl.** (12:3257) sws, abt 115.1 nw Boston av or Kingsbridge ter, 25x87; pr mtg \$2,000; Jan26'12, due May 28'16, 6%; Chas G H Chauvin, 407 W 18, to Albt C Nathan on s s Shrady pl, 100 w Kingsbridge ter. 1,300

**Seabury pl.** (11:2967) nec 172d, 25x100; Feb1'12, ly % as per bond; Abr Levenstein, 200 W 111 to Wm H Kephart, 410 E 143. 5,750

**Taylor st. (\*)** es, 150 s Van Nest av, 25 x100, except part for Taylor st; pr mtg \$4,000; Jan24; Jan26'12, 2y6%; Agnes Schano & Frances J Tiernan to Sarah Horwitz, 1731 Wallace av. 1,000

**Tiffany st. 1035.** (10:2716), ws, 118.3 n 165th, 44x100; PM; Jan31; Feb1'12, 3y6%; Rose Felis, 231 E 13, to 182d Realty Co, 220 Bway. 7,000

**132d st E, nec So Boulevard,** see Alex av, nwc 132.

**132d st E, nwc Alex av,** see Alex av, nwc 132.

**136TH st. 591 E.** (10:2549); ext of \$12,000 mtg to Feb25'15 at 5%; Jan20; Jan31'12; Karl & Barbara Bauer with Norman H Scholle, 11 E 76. nom

**136TH st. 591 E.** (10:2549) ns, 975 w Home av, also abt 200 e St Anns av, 25x100; pr mtg \$12,000; Jan31'12; 3y6%; Karl Bauer to Chas Wolf, 2260 Ams av. 2,500

**137TH st. 590 E.** (10:2549); ext of \$37,000 mtg to May'15 at 5%; Jan23; Jan26'12; Henry F Schwarz, trste Ida T L Schwarz, will Fredk A O Schwarz with Bridget Tiernan, 1420 Shakespeare av. nom

**137TH st. 458 E.** (9:2281) ss, 170 w Brown pl, 25x100; PM; Jan29; Jan30'12, due Feb1'17, 5%; Elise H Molke to Jno Schierenbeck, 30 Le Count pl, New Rochelle, NY. 7,000

**137TH st. 458 E;** pr mtg \$7,000; Jan29; Jan30'12, due Aug1'13, 5½%; same to same. 2,500

**137TH st. 458 E;** sobrn agmt; Jan5; Jan30'12; Metropolitan Savings Bank with same. nom

**138TH st. 420 E.** (9:2282) ss, 200 e Willis av, 25x100; Jan31; Feb1'12, due, &c, as per bond; Robt F Hitchman to Title Guarantee & Trust Co. 20,000

**146TH st. 460 E.** (9:2290) ss, 215 w Brook av, 33.4x100; Jan31; Feb1'12, 3y6%; Saml Adler & Josef Lax to Katie Klein, 101 W 114. 3,000

**149TH st. 958 E.** (10:2579) ss, 155 e Robbins av, 50x80, except part for Concord av & 149th; certf as to mtgs for \$35,000; Nov14'11; Feb1'12; M J S Constan Co to Robt J Fox. 3,000

**158TH st E, nwc Trinity av,** see Trinity av, nwc 158th.

**163D st (1st st) E.** (9:2408) ss, 90.6 e Courtlandt av, 50x100; Jan25; Jan26'12, 3y5%; Alois Turek, 420 E 59 to Jos Steiner, 2068 Crotona av. 2,500

**165TH st E, nec Kelly,** see Kelly, nec 165.

**169TH st E, sve Home,** see Home, swc 169.

**171ST st E. (\*)** ws, 581 s Gleason av, 50 x—, being lots 699 & 700 map Gleason prop; also 174TH ST E. (\*) es, 106.9 n Watson av, 50x100; Dec1'11; Jan30'12, due, &c, as per bond; Frank A De Caro to People's Trust Co, 181 Montague, Bklyn, trste Jos J Gleason. 450

**172D st E, nec Seabury pl,** see Seabury pl, nec 172.

**173D st E, sve Vyse av,** see Vyse av, swc 173d.

**174TH st E.** (11:2983) ss, 25 w Hoe av, 50x100; PM; pr mtg \$5,500; Jan29'12, due, &c, as per bond; Ferd Hecht 380 Riverside dr to Clifford S Gregg, 698 E 166. 4,500

**174TH st E, es. 106.9 n Watson av,** see 171st st E, ws, 581 s Gleason av.

**174TH st E, sve Hoe av,** see Hoe av, swc 174th.

**175TH st W, nwc Townsend av,** see Townsend av, nwc 175.

**179TH st E.** (11:3093) ss, 100 w Prospect av, 36x95; Jan31'12, due, &c, as per bond; Ernst Keller to Babette Erdman, 1215 Mad av. 24,000

**179TH st E.** (11:3093) ss, 136 w Prospect av, 36x95; Jan31'12, due, &c, as per bond; Ernst Keller to Therese Wolf, 981 Mad av. 24,000

**179TH st. 713 (975) E.** (11:3095) ns, 123.3 e Crotona av, 25x100; ext of \$4,000 mtg to Jan30'17 at 5%; Jan30; Feb1'12; Louisa H Vosbrinck with Marie E Costello, 711 E 179. nom

**180TH st E, nec Vyse av,** see Vyse av, nec 180.

**180TH st E.** (11:3133) ns, 78 e Vyse av, 43x79.11x43x79.2; bldg loan; Jan24; Jan31'12, due Sept'15; 6% until final payment under bldg loan; Arc Realty Co, 15 Wm to Edw S Avery, 20 E 83. 30,000

**180TH st E.** (11:3133) same prop; certf as to above mtg; Jan24; Jan31'12; same to same.

**182D st. 672 E.** (11:3083-3084) ss, 134.9 e Belmont av, 25.9x102.11x25.2x100; Jan23; Jan26'12, 3y5%; Margt Litchfield to Emigrant Indust Savgs-Bank. 3,000

**182D st E, sec Ryer av,** see 182d, E, ss, 105.9 w Valentine av.

**182D st E.** (11:3149) ss, 105.9 w Valentine av, 95.8 to Ryer av, x99.9x95x88.7; Feb1'12, 5y5½% for 1st yr & 6% thereafter; Anne Gully to Anna Hepner, 2247 Valentine av. 4,500

**183D st E.** (11:3051) ss, 58 w 3 av, 125.6x94; certf as to mtg for \$16,000; Jan24; Jan27'12; Alexander Development Co to Caroline S Fellowes. 16,000

**183D st E.** (11:3051), ss, 55, e Bathgate av, 125.6x94; Jan24; Jan27'12, due July24'13, 6%; Alexander Development Co, 15 Broad, to Caroline S Fellowes, 31 E 49. 16,000

**187TH st E.** (11:3075) ns, 100 e Belmont av, runs n70xw40xs45.8xe0.10xs24.4 to st xe 40 to beg; Jan26'12, 3y5%; Pietro Cinelli & Jno Saccomanno to Levi S Hulse, trste Mary E Parsons, 3684 Bway. 12,000

**187TH st E.** (11:3075); same prop; pr mtg \$12,000; Jan26'12, 2y6%; same to L Lawrence Schweizer, 1323 Plimpton av. 2,500

**198TH st E, nec at sec Valentine av,** see Valentine av, 2856.

**199TH st E.** (12:3284) ns, 25.2 w Decatur av, runs n100xw51.4 to cl Orchard (closed) xs93.6 to st xe62.5 to beg; Jan29'12, 5y5%; O'Rourke Bros Co, 1901 Bathgate av, to Bronx Savgs Bank, 425 Tremont av, 38,000

**199TH st E.** (12:3284); same prop; certf as to above mtg; Jan24; Jan29'12; same to same.

**205TH st E.** (12:3312) ns, 435.6 e Grand Boulevard & Concourse, 25.2x131x25x134.3, ws; Jan29'12, 3y5½%; Maria Raschen, 19 Second pl, Bklyn, to Jas Shevlin, 69 8 av, Bklyn. 2,500

**215TH st E. (\*)** ns, 200 e 5 av, 50x100, Williamsbridge; Jan5; Jan26'12, 3y6%; Congetina Ragusa to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 1,000

**223D st E. (\*)** ns, 300 w Loconia av, 25 x109.6; Jan31; Feb1'12; 3y 5%; Rosina Pez-zo to J Romaine Brown, 340 Convent av. 750

**228TH st E.** (12:3379) ns, 85 w Katonah av, 20x100; pr mtg \$2,500; Jan29'12, 2y6%; Alice Cunneen to Saml Garland, 122 E 238. 1,250

**239TH st E.** (12:3393) ns, 175 e Martha av, 25x100; pr mtg \$4,500; Jan27; Jan29'12, due, &c, as per bond; Helen Osswald to Isaac Kastow, 2498 Cambreling av. 500

**241ST st. (\*)** ss, 50 w Mathilda av, 50x100, Washingtonville; sobrn agmt; Jan26'12; Jno Rotando & Wm T Mapes with Chas F Halsted, 174 Prospect pl, Bklyn, trste Mary J Halsted. nom

**241ST st E. (\*)** ss, 50 w Mathilda av, 50x100, Washingtonville; Jan23; Jan26'12, due Feb1'15, 6%; John Rotando, 4709 White Plains rd, to Chas F Halsted, 174 Prospect pl, Bklyn, trste Mary J Halsted. 2,300

**Anthony av.** (11:2890) es, 75 s Prospect pl, 25x100; pr mtg \$—; Jan29; Feb1'12, due Nov30'13, 6%; Jessie C Bussey & Christina A Salvator, 1758 Anthony av to Henry Leute, 104 Morningside av. 300

**Alexander av.** (9:2308) nwc 132d, 200 to So Blvd x200; Jan31'12, due, &c, as per bond; Isabelle Realty Co, 539 W 39 to North River Savgs Bank, 31 W 34. 85,000

**Alexander av.** (9:2308); same prop; certf as to above mtg; Jan29; Jan31'12; same to same.

**Bathgate av.** (11:3051) es, 94 s 183d, 36x118.7; Jan25; Jan27'12, 2y6%; Edmund Powers, of Bklyn, to Jno Bussing, Jr, 205 East Lincoln av, Mt Vernon, NY. 3,500

**Brook av. 151.** (9:2262) ws, 25 s 135th, 25x90; Jan 26; Jan27'12, 3y5%; Hans A B Knudsen, 151 Brook av, to Mary A Murphy, 409 W 147. 14,000

**Benedict av, ss. 368 w Pugsley av,** see Benedict av, ns, 350 w Pugsley av.

**Benedict av. (\*)** ns, 350 w Pugsley av, 50x100; also BENEDICT AV, (\*) ss, 368 w Pugsley av, 50x100; PM; Jan26; Jan27'12, 3y5½%; Wm Buhl to Eliz K Dooling, 179 E 80. 3,750

**Bracken av. (\*)** ws, 125 s Jefferson av, 25x100; Edenwald; Jan12; Jan31'12; 3y 5½%; Michl Leary to Eliz K Dooling, 179 E 80. 1,000

**Boscobel av.** (11:2875) es, 353.9 n Plympton av, 50x82.9x50.6x74.1; Jan29; Jan31'12, due, &c, as per bond; Ariel Realty Co, 55 Liberty to Anna E Haas, 142 W 131. 6,000

**Boscobel av.** (11:2875); same prop; certf as to above mtg; Jan29; Jan31'12; same to same.

**Boscobel av.** (11:2875); same prop; pr mtg \$6,000; Jan29; Jan31'12, due, &c, as per bond; same to Chas S Bretzfelder, 317 W 83. 4,000

**Boscobel av.** (11:2875); same prop; certf as to above mtg; Jan29; Jan31'12; same to same.

**Boscobel av.** (11:2875) es, 428 n Plympton av, 25x91.4x25.3x87; Jan29; Jan31'12, due, &c, as per bond; Ariel Realty Co to Chas B Bretzfelder, 317 W 83. 4,000

**Boscobel av.** (11:2875) es, 428 n Plympton av, 25x91.4x25.3x87; certf as to above mtg; Jan29; Jan31'12; same to same.

**Bracken av. (\*)** ws, 350 s Jefferson av, 100x100; pr mtg \$—; Jan30; Jan31'12, 3y 6%; Ida, Hanna & Bessie Frank to Henry Doll, 789 Dawson. 1,000

**Brook av. 1474.** (11:2894) es, 209.2 n St Paul's pl, 25x100.7; pr mtg \$10,500; Jan 24; Feb1'12, 3y6%; Jacob Bernstein & Jos Cohen to Jonah Cohen, 262 Stockton, Bklyn. 2,500

**Brook av.** (11:2894) es, 73.4 s 170th, 24.4 x100; PM; Jan31; Feb1'12, 1y6%; Curtis P Byron, 2224 Ams av, to Regina Heineck, 326 E 87. 500

**Bathgate av.** (11:3059) es, 100.5 s Fordham rd, 50x82.5; Jan26'12, 3y5½%; Aug Nelson to Wm Siegel, 146 Central Park W. 28,000

**College av.** (11:2784-2786) es, 225 s 171st, 50x125; Jan29; Jan30'12, due, &c, as per bond; Giuseppe Botta to Vito Bruno, 434 E 115. 2,000

**Cruger av. (\*)** ws, 206.7 s Bear Swamp rd, 25x100; Jan25; Jan26'12, due, &c, as per bond; Louis C Rose to Adaline M Ryder, 879 West End av & ano. 3,500

**Creston av.** (12:3315) es, 20 n 197th, 20x95; certf as to payment of \$500 on act of mtg; Jan8; Jan29'12; Wm P Petty to Amalia Pirk. 1,300

**Crescent av.** (11:3087) ss, 69.7 e Hughes av, also at ws lot 39, runs w 58.11 to point in ss Crescent av, distant 69.7 e Hughes av, x s 89.3 x e 45.10 x n 126 to beg, being part lot 21 map Belmont Village; pr mtg \$—; Feb1'12, demand, 6%; Annibale & Ernesta Fanelli to Ebling Brewing Co, 760 St Ann's av. 1,300

**Edison av. (\*)** es, 425 s Tremont rd, 2 lots, each 25x100; 2 mtgs, each \$4,000; Jan31; Feb1'12, 3y5½%; Baxter Howell Bldg Co to Jno R Planten, 44 8 av, Bklyn. 8,000

**Edison av. (\*)**, same prop; certf as to two mtgs for \$4,000 each; Jan31; Feb1'12; same to same.

**Furman av. 4446. (\*)** es, 125 s 239th, 25x100; Jan29'12, installs, 10y6%; Cath A Donohue to Title Guar & Trust Co. 2,000

**Findlay av. 1318.** (11:2783); ext of \$4,000 mtg to Dec15'16 at 5½%; Dec2'11; Jan29'12; Lawyers Mtg Co with Jno & Mary Lawrie. nom

**Grand av.** (11:3209) ws, 50 n North, 25x161.10x25x166.1; Jan26'12, 2y5½%; Russo-Barba Realty Co to Anna M Lindsley, 842 St Nicholas av. 2,500

**Grand av.** (11:3209); same prop; certf as to above mtg; Jan26'12; same to same.

**Grand Blvd & Concourse.** (12:3309-3310), ws, 623.8 n Bedford Park Blvd, 25x115.1x25.1x113.10; Jan27; Jan29'12, 1y6%; Concourse Bldg Co, 391 E 149 to Emil Hermann, 330 E 236 & ano exrs Henry Munch. 1,400

**Gleason av. (\*)** ss, 330 e Olmstead av, 25x100, Unionport; pr mtg \$4,000; Jan29; Jan31'12, due, &c, as per bond; East Borough Impt Co to Addie A Sullivan, 343 E 141. 1,000

**Gleason av. (\*)** ss, 330 e Olmstead av, 25x100; certf as to above mtg; Jan29; Jan31'12; same to same.

**Gleason av. (\*)** ss, 355 e Olmstead av, 25x100; Jan29; Jan31'12, due, &c, as per bond; East Borough Impt Co to Addie A Sullivan, 343 E 141. 600

**Gleason av. (\*)** ss, 305 e Olmstead av, 25x100; certf as to above mtg; Jan29; Jan31'12; same to same.

**Gainsborg av. (\*)**, ws, 100 n Mad av, 25x100; Jan31; Feb1'12, due, &c, as per bond; Chas R Baxter Constn Co to Margt McGill, 2330 Andrews av. 600

**Gainsborg av. (\*)**, same prop; certf as to above mtg; Jan31; Feb1'12; same to same.

**Hunt's Point av. 851-5.** (10:2740); ext of two mtgs for \$22,500 each to Dec14'14 at 5%; Jan29; Feb1'12; N Y Investors Corp with Hunt's Point Constn Co, 165 Bway. nom

**Hunt's Point av. 863-7.** (10:2740); ext of two mtgs for \$22,500 each to Dec14'14 at 5%; Jan29; Feb1'12; N Y Investors Corp with Hunt's Point Constn Co, 165 Bway. nom

**Hunt's Point av. 843-7.** (10:2740); ext of two mtgs for \$22,500 each to Dec14'14 at 5%; Jan29; Feb1'12; Title Guarantee & Trust Co with Hunt's Point Constn Co, 165 Bway. nom

**Hunt's Point av. 859.** (10:2740); ext of \$22,500 mtg to Dec14'14 at 5%; Jan29; Feb1'12; Bond & Mtg Co with Hunt's Point Constn Co, 165 Bway. nom

**Hunt's Point av. 819.** (10:2740); ext of \$22,500 mtg to Dec14'14 at 5%; Jan29; Feb1'12; Title Guarantee & Trust Co with Hunt's Point Constn Co, 165 Bway. nom

**Hunt's Point av. 823-39.** (10:2740); ext of 5 mtgs for \$22,500 each to Dec14'14 at 5%; Jan29; Feb1'12; N Y Investors Corp with Hunt's Point Constn Co, 165 Bway. nom

**Hughes av.** (11:3082) es, 55 s 182d, 39.11 x100; Jan31'12, 3y5%; Stafford Constn Co to Cath Reilly, 255 W 138. 27,000

**Hughes av.** (11:3082); same prop; certf as to above mtg; Jan31'12; same to same.

**Hoe av.** (11:2983) swc 174th, 100x25; PM; pr mte \$4,500; Jan2; Jan30'12, 3y6%; Timothy F Sullivan to Kellwood Realty Co, 815 Hunts Point rd. 3,000

**Intervale av. 1135.** (10:2692), 25x123.9x25 x125.2; sobrn agmt; Jan26; Jan30'12; Philip Sugerman et al with Arnold Thayer et al trste Geo A Thayer. nom

**Intervale av.** (10:2692) ws, abt 375 s Home, 25x123.9x25x125.2; Jan26; Jan27'12, 5y5%; Jacob Streifer Co to Arnold Thayer et al trstes Geo A Thayer. 24,000

**Intervale av.** (10:2692); same prop; certf as to above mtg; Jan26; Jan27'12; same to same.

**Laconia av. (\*)** es, 25 n 232d, 25x100, Wakefield; Jan26; Jan29'12, due, &c, as per bond; Harry Hansen to Eliz J Childs, trste Henry Howard, at Greens Farms, Conn. 3,300

**Morris av.** (11:3181) ws, 222.1 n Cameron pl, 50x94.7x50x93; PM; Jan26; Jan27'12, due, &c, as per bond; Mary J Cloughen, 1296 Walton av, to North Side Savings Bank, 3230 3 av. 5,000



**Monterey av, ws, 101.1 n 180th**, see Quarry rd, ses, 37.5 e 3 av.

**Mosholu parkway**, (12:3326) es, 225 s Kossuth pl, 50x100; ext of \$3,900 mtg to Oct1'14 at 6%; Dec14'11; Jan29'12; Andw Quinn with Lena Ahl, 458 E 134. nom

**Montgomery av, nwc Popham av**, see Popham av, nwc Montgomery av.

**Montgomery av**, (11:2877 & 2878) ws, 118.9 n Popham av, 83.11x80.4x70x125.1; Jan31; Feb1'12, due, &c, as per bond; J & M Cleland Bldg Co to Sarah E Cameron, 2473 Devoe ter. 3,249

**Montgomery av**, (11:2877-2878), same prop; certf as to above mtg; Jan31; Feb1'12; same to same.

**Newbold av, ns, abt 277 w Olmstead av**, see Westchester av, ss, 277 w Olmstead av.

**Prospect av**, (11:3094) ws, 50 s Oakland pl, 25x100; pr mtg \$—; Jan23; Jan30'12, due Apr1'12, 6%; Wirth Realty & Constn Co, 862 West, Bronx, to E S Prince Co, 1870 Webster av. 2,000

**Prospect av**, (11:3094); same prop; certf as to above mtg; Jan23; Jan30'12; same to same.

**Popham av**, (11:2877 & 2878) nwc Montgomery av, 61.1x30x80.4x35.7; Jan31'12, due, &c, as per bond; J & M Cleland Bldg Co, 242 E 240, to Bernard Loth, 408 W 150. 2,000

**Popham av**, (11:2877-2878); same prop; certf as to above mtg; Jan31'12; same to same.

**Prospect av, 2448**, (11:3115) es, 480 n 187th, runs e95xn14xne6.6xw98.6 to av xs20 to beg; Jan30; Jan31'12, 5y5%; Chas J Morrell to Mary Schaefer, 378 E 161. 5,500

**Prospect av, 2448**; pr mtg \$5,500; Jan30; Jan31'12, 1y6%; Chas J Morrell to Fredk Zumbuehl, 687 Courtlandt av. 1,300

**Prospect av**, (10:2676) ws, 300 n 156th, 50x122.4x63.9x161.11; pr mtg \$45,000; July 26'11; Jan31'12, due Jan30'13, 6%; 783 Prospect Av Co to Placid Realty Co, 35 Nassau. 2,700

**Prospect av**, (10:2676); same prop; certf as to above mtg; July20'11; Jan31'12; same to same.

**Plympton av**, (9:2522) ws, 444 n Boscobel av, 75x100x75x91.4; pr mtg \$3,000; Jan 29; Jan31'12, 1y6%; Bryan Conroy, of Grantwood, NJ, to Conroy Bros Inc, of Palisade av, Grantwood, NJ. 2,000

**Quarry rd**, (11:3062) ses, 37.5 e 3 av, runs ne58.10xe56.1xs46.8xw25xw74.3 to beg; also MONTEREY AV, (11:3062) ws, 101.1 n 180th, runs w90.1xn46.8xe82.3 to av xs 59.5; PM; Jan26; Jan27'12, due, &c, as per bond; Frank Capobianco, 2094 Wash av, to Melrose Realty Co, 576 E 181. 3,400

**Ryer av, see 182d**, see 182d E, ss, 105.9 w Valentine av.

**Shakespeare av, 1301**, (9:2519) ws, 100 s Highbridge, 25x114.4x25x114.6; Jan29; Feb 1'12, due, &c, as per bond; Chas H Dannewitz to Title Guarantee & Trust Co. 2,750

**St Ann's av, 145**, (9:2262) ws, 75.6 n 134th, 24.6x100; Jan29'12, 1y5%; Diedrich Meyer to German Savgs Bank, 157 4 av. 13,000

**So Boulevard**, (10:2735) es, 100 n Barretto, 2 lots, each 112.6x100; 2 mtgs, each \$25,000; 2 pr mtgs, \$115,000 each; Jan26; Jan29'12, demand, 6%; Rotterdam Holding Co to Saml Gotthelf, 204 W 110. 50,000

**So Boulevard**, (10:2735); same prop; 2 certfs as to above mtgs; Jan26; Jan29'12; same to same.

**Sedgwick av**, (12:3255) ws, abt 623.8 n Giles pl, 50x110.6x39.9x111.11; Jan26; Jan 29'12, due June1'13, 6%; Matilda K, wife Jos H Browne to Bronx Security & Brokerage Co, 258 E 138. 1,000

**So Boulevard, ncc 132D**, see Alex av, nwc 132.

**Trinity av**, (10:2630) nwc 158th, 47.2x 100.1x47.6x100; PM; pr mtg \$50,000; Feb1 '12, 5y5%; Wm L Cahn to Saml H Newman, 1054 Grant av. 5,000

**Tinton av, 946-56**, (10:2669) es, 89.4 n 163d, two lots, each 72.11x132.2; two mtgs, each \$8,000; two pr mtgs, \$60,000 each; Jan31; Feb1'12, 3y6%; Kramer Contracting Co to Abel King, 148 E 65 & ano. 16,000

**Tinton av, 946-56**; two certfs as to above mtgs; Jan31; Feb1'12; same to same.

**Townsend av**, (11:2850) nwc 175th, 40x 100; Jan29'12, 3y5%; Brandt & Gartelman, a corpn, 2521 Grand av, to Herman F Ep- ple, 2516 Grand av. 4,000

**Townsend av**, (11:2850); same prop; certf as to above mtg; Jan29'12; same to same.

**Tremont av, nwc 3 av**, see 3 av, 4215.

**Union av**, (10:2669) nws, 91.2 n 163d, two lots each 72.6x132; two mtgs each \$10,000; two pr mtgs \$58,500 each; Jan29; Jan 30'12, due July1'15, 6%; Kramer Contracting Co to Abel King, 148 E 65 & ano. 20,000

**Union av**, (10:2669) same prop; two certfs as to above mtgs; Jan29; Jan30'12; same to same.

**Valentine av, 2429**, (11:3152) ws, 36 n 187th, 38.8x87.4; Jan25; Jan26'12, due, &c, as per bond; Valentine Realty Co, 434 E 91 to Bronx Savgs Bank, 425 Tremont av. 23,000

**Valentine av, 2429**; certf as to above mtg; Jan25; Jan26'12; same to same.

**Vyse av**, (11:2989) swc 173d, 35x100; Jan 26; Jan27'12, due, &c, as per bond; Sherpe Bldg Co to Manhattan Mtg Co, 200 Bway. 33,000

**Vyse av**, (11:2989), same prop; certf as to above mtg; Jan26; Jan27'12; same to same.

**Vyse av**, (11:2989) ws, 35 s 173d, 40x100; Jan26; Jan27'12, due, &c, as per bond; Sherpe Bldg Co to Manhattan Mtg Co, 200 Bway. 27,000

**Vyse av**, (11:2989); same prop; certf as to above mtg; Jan26; Jan27'12; same to same.

**Valentine av, 2433** (11:3152) ws, 74.8 n 187th, 38.8x87.4; certf as to mtg for \$22,000; Jan8; Jan27'12; Valentine Realty Co to Thos Regan. 22,000

**Valentine av, 2433** (11:3152) ws, 74.8 n 187th, 38.8x87.4; Jan8; Jan27'12, due, &c, as per bond; Valentine Realty Co to Thos Regan, 182 E 79. 22,000

**Valentine av**, (11:3142) es, 67.6 s 180th, 44.7x89.11x43.5x97.6; Jan12; Jan29'12, due, &c, as per bond; Wm A Cameron, 50 E 196, to Otto M Steuven, 254 Main, Norfolk, Va. 4,500

**Valentine av, 2856**, (12:3302) ses, at nes 198th, 105.9x24.6x—; Jan29; Jan30'12, due, &c, as per bond; Valentine Constn Co, 4435 3 av to Pauline Greenberg, 207 E 61. 3,500

**Valentine av, 2856**; certf as to above mtg; Jan29; Jan30'12; same to same.

**Vyse av**, (11:3133) nec 180th, 77.9x78.1x 79.2x78; bldg loan; Jan24; Jan31'12, due Sept1'15, 6% until final payment under bldg loan & 6% thereafter; Arc Realty Co, 15 Wm, to Edw S Avery, 20 E 83. 60,000

**Vyse av**, (11:3133); same prop; certf as to above mtg; Jan24; Jan31'12; same to same.

**Vyse av**, (11:3133) es, 77.9 n 180th, 43x 121.2x43x121.1; bldg loan; Jan24; Jan31'12, due Sept1'15, 6% until final payment under bldg loan & 5% thereafter; Arc Realty Co, 15 Wm, to Edw S Avery, 20 E 83. 40,000

**Vyse av**, (11:3133); same prop; certf as to above mtg; Jan24; Jan31'12; same to same.

**Washington av**, (11:3050) es, 36.7 n Fletcher or 182d, runs e86.5xn36xw79.10 to av xs36.7 to beg; certf as to mtg dated Dec6'11; Dec6'11; Jan29'12; Nora Constn Co to Jas T Barry. —

**Washington av**, (11:3050) ses, abt 100 s 183d, 50.9x112.8x50x118, except part for av; Jan31; Feb1'12, due, &c, as per bond; 2268 Washington Ave Corpn to Jno H Leary, 299 8th, Jersey City, NJ. 35,000

**Washington av**, (11:3050), same prop; certf as to above mtg; Jan30; Feb1'12; same to same.

**Wales, 600-02**, (10:2653) es, 125 s 151st late Pontiac, 50x105, except pt for av; Jan 25; Jan26'12, due, &c, as per bond; Mary E Hoar to Title Guar & Trust Co, 176 Bway. 5,000

**Westchester av, 812** (10:2676) ss, 151 e Union av, 25x119.6; Jan26; Jan27'12; 5y 5%; Broad Realty Co to Morris Schmuckler, 22 So 5 av, Long Branch, NJ. 18,000

**Westchester av, 812** (10:2676) certf as to above mtg; Jan23; Jan27'12; same to same.

**Walton av** (11:3181) es, 247 n Cameron pl, 25x95; PM; Jan26; Jan27'12; due, &c, as per bond; Mary J Cloughen, 1296 Walton av to North Side Savgs Bank, 3230 3 av. 7,000

**Westchester av, (\*)** ss, 277 w Olmstead av, 67x310.10 to Newbold av xn67x313.10, except pt for Westchester av, Unionport; Jan29'12, due June1'15, 5%; Katharina Schmitz to Dollar Savgs Bank, 2808 3 av. 6,000

**Webster av**, (12:3353) nws, 360 s 205th, 75x112.6; PM; pr mtg \$4,000; Jan29 '12, 1y6%; Concourse Bldg Co, 331 E 149, to Antonia Treupel, at Mamaroneck, NY. 1,000

**Webster av**, (11:3029) es, 175 n 179th, 25x 127.9x24.11x129; Jan26; Jan29'12, due July 1'15, 6%; Adolph Wexler to Edel Realty Co, 140 Nassau. 5,000

**Whitlock av**, (10:2732) ws, 525 s Tiffany, 25x100; ext of \$7,500 mtg to Nov25'14 at 5%; Dec26'11; Jan30'12; Edw M Burghard, 1 E 93, with Lucius H Beers, trste Harriet H White, at Westhampton Beach, NY. nom

**Whitlock av**, (10:2732) ws, 550 s Tiffany 25x100; ext of \$7,500 mtg to Nov25'14 at 5%; Dec26'11; Jan30'12; Edw M Burghard, 1 E 93, with Austin G Hall, 444 Pacific, Bklyn. nom

**Whitlock av**, (10:2732) ws, 500 s Tiffany, 25x100; ext of \$7,500 mtg to Nov25'14 at 5%; Dec26'11; Jan30'12; Edw M Burghard, 1 E 93, with Silvie Lord, at Lawrence, LI. nom

**3D av, 3367**, (9:2370) ws, 116 s 166th, 29.6 x169.7x29.4x166.4; Jan30; Jan31'12, 3y5%; Chas A Edel to Francis Speir, 276 Ridge- wood rd, So Orange, NJ, & ano, trstes for Cath F Kip. 15,000

**3D av**, (11:3051) ws, 58 s 183d, 125.6x94; sobrn of two mtgs for \$4,000 & 3,300 to mtg for \$16,000; Jan 26; Jan27'12; Alexander Development Co et al with Caroline S Fel- lows, 31 E 49. nom

**3D av**, (11:3051) ws, 94 s 183d, 36x120; Jan25; Jan27'12; 3y6%; Edmund Powers of Bklyn to Jno Bussing, Jr, 205 East Lincoln av, Mt Vernon, NY. 6,500

**3D av**, (11:3051) same prop; sobrn agmt; Jan25; Jan27'12; Cross, Austin & Ireland Lumber Co with same. nom

**3D av, 2558-60**, (9:2314) es, 54.6 s 139th, 54.6x125.6x50x103.10; PM; Jan26; Jan27'12; 5y5%; Henry G Autenrieth to Equitable Life Assur Soc of U S. 23,000

**3D av, 4215**, (11:3043) nwc 177th st or Tremont av; Sal Ls; Jan30'12, demand, 6%; Thos J Carew & Michl J Brennan to Geo Ehret, 1197 Park av. 5,000

**Mill Pond, (\*)** es, at nwc lot 1A, runs e180xs80.6xw— to Mill Pond, xne120 to beg, being part lot 1A, map Elijah Valen- tine; except part for Westchester av; Jan 29; Feb1'12, 5y5%; D Roy Shafer, 445 W 21 to Mary E Wheeler on Bridge st, Bay- head, NJ. 1,200







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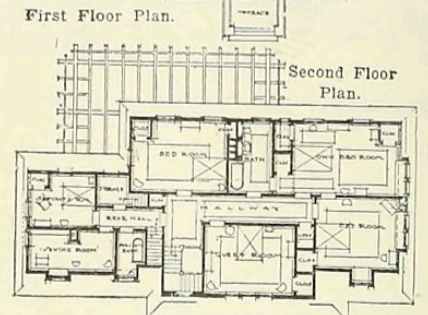
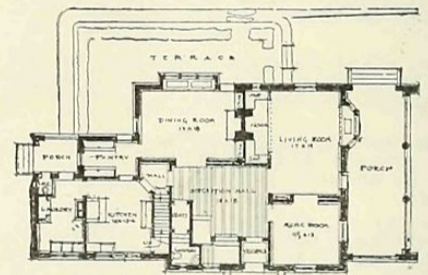
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