

REAL ESTATE RECORD AND BUILDERS' GUIDE

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MORE TENEMENT HOUSE BUYING LOOKED FOR.

Several Years of Reduced Building Activity Has Placed Tenements On a Normal Basis—Subway Building An Important Factor In Tenement Renting.

THE effects of the industrial depression that followed the panic of 1907 were strongly reflected in all departments of real estate activity. New construction was decidedly curtailed, and for a time trading was almost at a standstill. The recovery was slow, but within two years the general market had regained somewhat of its former buoyancy, and in 1909 building operations were resumed to such an extent as to make that a banner year in the history of the Building Department. Since the panic several remarkable booms have occurred, notably on Fourth avenue, in the district around the Pennsylvania terminal and on several of the prominent avenues of the West Side above 72nd street. In many cases values have increased far above the levels reached prior to the depression. In fact, in nearly every branch of real estate endeavor there has been a sporadic if not well sustained resumption of activity since 1907, and in spite of the generally poor trade conditions which have persisted, the sum total of real estate business transacted makes a very creditable showing.

In one department alone, that of tenement houses, there has been no tendency to resume active trading, and but little disposition to proceed with new construction. By tenement houses in this connection are meant the five and six story walk up structures found mainly on the East Side which house the city's cosmopolitan foreign population. The Building and Tenement House Departments recognize no such definition, but class all buildings housing three or more families as tenements.

For some years prior to 1907, the East Side tenement was a favorite form of investment for people of moderate means and speculation in this form of property was extremely prevalent among professional operators. Not only did the older houses change hands with great frequency, but an immense amount of new construction was indulged in. As general trade conditions were excellent, the laboring class well employed and tenement vacancies few, rents became unusually high and many tenement house owners benefited to the extent that they received an income on their investments of 10, 15 and in some cases even 20 per cent.

Panic Depressed the Market.

After the panic trading in tenements ceased almost entirely, and the extent to which new construction was curtailed may be found in the records of the Tenement House Department. In 1906, which stands out prominently as a boom year in real estate, 487 structures of a purely tenement house type were projected on Manhattan Island. The panic occurred in the fall of 1907, and the first six months were not so greatly affected, yet the number of houses planned during the year was only 212. In 1908 the number dropped to 119. In the following year, concededly one of the greatest construction periods in the city's history, the number of tenement houses planned was only 171. In 1910 but 96 houses were projected, and during 1911 the number increased slightly to 112.

Buying also fell off to a remarkable extent, and up to the present time has signally failed to show any recovery. What is generally known as the tenement house district of Manhattan covers nearly all of the East Side from a point just north of the Brooklyn Bridge, and east of Lafayette street, as far up as Astor Place. Above that Third avenue might be considered the western boundary, and the area reaches north to the Harlem river. Harlem proper, from 110th street to the river, and as far over as Eighth avenue, is liberally supplied with tenements, while certain avenues of the West Side, such as Columbus and Amsterdam, have tenement structures but little different in type from those found on the East Side. In all these districts at the present time there are seldom more than a dozen houses reported sold by brokers in any one week,

and while the number of conveyances is much greater, a large proportion of these are the result of foreclosure or partition sales and do not represent trading at private contract. A fair illustration of the decline in private sales, is furnished by the report from one prominent law firm which makes a specialty of tenement house contracts. In the month of June, 1907, 90 titles were closed in this office; in the four succeeding years, the entire number of titles closed did not exceed this amount.

The reasons advanced for this curtailment are numerous and many of them valid. The average investor in tenement houses has always been the small merchant, the physician, the woman of moderate means and the lawyer. The high rate of return from this class of properties and the comparatively small amount of cash necessary to acquire ownership were the attractive features, and in most cases it was the surplus earnings that were invested. In the last few years the incomes of many of these investors from their own lines of business have been greatly reduced, and as a result there has been no surplus to invest.

The tenement house law, enacted in 1901, required many expensive changes in existing structures and imposed onerous burdens of expense on numerous owners. Most of the requirements were just and made for the welfare of the community, but in many cases the law was unnecessarily harsh in its workings and demanded expenditures not entirely warranted. Violations were placed by the department in great numbers, and the trouble and expense attendant upon complying with these was sufficient to deter investors who already owned houses from buying others, even when the capital necessary was available.

The curtailment of general business after the panic, threw many workers out of employment, and vacancies were unusually numerous. Owners in most cases found it necessary either to reduce rents or keep their rooms idle, and the natural result was greatly reduced incomes.

Marginal Operating.

When times were good and money easy, the construction of buildings was carried on with dangerously small margins, and it was not at all uncommon to find tenements encumbered with four different mortgages, the owners trusting to the high rents and well filled houses to pay their expenses and produce a profit on, in many cases, an imaginary equity. When hard times came and reduced rents and vacancies occurred, this dangerous form of marginal operating immediately suffered, and foreclosures followed rapidly. The wiping out of the "shoe string" operator and the doing away with third and fourth mortgages has undoubtedly worked for the general good of real estate, but the numerous foreclosures and calling in of mortgages served to bring tenement houses somewhat into disrepute, and the natural buyers for this form of investment became wary. In addition to the reasons above given for the diminution in tenement trading, increased taxes in the last few years have undoubtedly had some effect, as the burden of taxation falls on the small owner with greater severity than on the one with large and expensive holdings.

With these conditions in view, the future of tenement houses is very naturally a matter of speculation, and the question as to the possibility of their again becoming a popular form of investment is frequently asked. In the last few months there has been a slight increase in the number of sales reported, particularly on the lower East Side, which would seem to indicate a return of confidence on the part of investors in this form of real estate. The reasons for the decline in trading have been stated above, but it is unreasonable to suppose that because certain abuses crept in and certain unlooked for conditions arose, this form of investment

will cease entirely to prove attractive in the future, and that buying and selling of tenements will no longer be a factor in the market. In many ways the period of inactivity has been beneficial, and many well informed brokers and operators predict an early resumption of buying for investment if not for speculation.

According to the statements of East Side agents, renting conditions to-day are fairly good; in fact, they are probably better than at any time since the panic. In spite of the fact that general manufacturing has not been resumed to the extent that prevailed in boom years, conditions have been growing better of late and the percentage of tenement dwellers unable to pay rent from lack of work is much smaller than it was. Wages in many cases are not as high as in former years, and employment is not as steady, and for this reason rents are materially lower than they were. In this respect, however, the condition is a more healthy one, as many of the rents prevailing in the years just prior to 1907 were higher than were justified by the accommodations afforded. It was not uncommon to find lower East Side tenements renting as high as \$7 a room. Others less desirable rented for \$5 and \$6. When one considers that to-day an apartment in a five story house on Washington Heights with all modern conveniences, such as electric lights, steam heat, shower baths and telephones, can be secured at the rate of \$7 a room, it may be readily seen that such rent for a tenement was wholly unwarranted and did not make for the best interest of the community. The average tenement rent to-day runs from \$3.50 to \$5.50 a room, and therefore comes more nearly to a sound economic basis. When rents are normal a slight depression in business activities does not have as far reaching an effect, as workmen are able to accumulate some surplus with which to tide them over a short period of idleness.

Then, too, the curtailment in building has permitted an equalization of supply and demand, as the new buildings have scarcely kept pace with the number of old ones demolished to make way for business structures, bridge terminals and other extensive municipal improvements. In many cases whole blocks of houses have been removed and other city developments such as the County Court House site, which are planned for the near future, will unhouse a large number of tenants.

Vast undertakings of a constructive nature have always affected the tenement house districts because they attract to the city numbers of unskilled laborers who must be housed and who prefer to live in the vicinity of their employment. The Lexington avenue subway, now under construction, either runs through or borders on the tenement house district of the entire East Side, and is likely to prove an important factor in solving the vacancy problem. Other subways are in prospect and no doubt a very large amount of underground construction will be carried along during the next ten years.

The tenement house law of 1901, which added so many burdens to the owners, was considerably amended in 1909, and many features productive of unnecessary expense were either modified or entirely eliminated. The law as it stands to-day is excellent, and the disposition of the department is to treat owners with consideration where changes in existing buildings are made necessary.

Standard Values Obtain.

Building and trading on small margins have been greatly discouraged in later years by loaning institutions and others handling funds for mortgage purposes, with the result that fictitious equities have largely disappeared and prices have dropped to meet a real standard of value. Plenty of tenements are for sale to-day at prices far below those of 1906, and while rents are considerably lower, incomes are more stable and investments more secure on account of the absence of

inflation. Even with the lower scale of rents prevailing to-day the net return from the average tenement is somewhat greater than from apartment houses or business property, and while the trouble of management is much greater, the difference in revenue is sufficient to offset this, especially in the case of the small investor.

The money market at present is in such condition as to warrant the belief that before long a considerable amount of money will be available for buying purposes, and as much of this capital is possessed by people of moderate means, tenements should be the natural outlet for this money. The savings banks have at present more money on hand than they have had in years. The title companies and other financial institutions report a larger surplus for mortgage loans than they are able to dispose of. If this condition continues as it seems likely to do, the result must be a reduction in interest rates, and when that takes place the investor will naturally seek more profitable ways for employing his money. What more natural than that he should turn his attention again to the purchase of tenements, which in spite of changing conditions have always been and are now good investments when conservatively bought and carefully managed.

1912 TAX VALUES.

Total Net Increase On Land and Buildings Only \$4,330,699.

The annual report of the Department of Taxes and Assessments covering the assessed valuation of the city's real estate for the purpose of preparing the assessment rolls was sent to Mayor Gaynor this week by President Lawson Purdy. The report deals in approximate figures only and is in full as follows:

The Books of the Annual Record of the assessed valuation of real estate closed January 31st for the purpose of preparing the assessment rolls, which will be sent to the Board of Aldermen on the first day of March. While the work is not completed, it is now possible to inform you approximately as to the result.

The following table shows the increase in the assessed value of real estate, exclusive of special franchises and the decrease on account of exemptions and reductions and the net increase:

	Increase.	Decrease.	Net increase.
Manhattan	\$72,600,000	\$28,300,000	\$44,300,000
Bronx	19,940,000	5,000,000	14,940,000
Brooklyn	27,250,000	26,800,000	450,000
Queens	13,500,000	1,640,000	11,860,000
			\$71,550,000
Richmond	990,000	360,000	1,350,000
Net increase			\$70,200,000
Real estate of corporations, increase.			2,000,000
Net increase			\$72,200,000
Deduct special franchise reduction..			67,869,301
Total net increase			\$4,330,699

The decrease from the tentative assessment of ordinary real estate of 1912 on account of exemptions and reductions amounts to the large sum of \$62,000,000. This reduction, however, should be considered in connection with the assessment of 1911, and the increase for the last two years should be averaged. If the increase for 1911 of \$800,000,000 is added to the increase for 1912 we have a total for the two years of \$872,000,000, or \$436,000,000 a year, which is considerably more than the actual normal increase.

The assessed value of special franchises as certified by the State Board of Tax Commissioners shows a reduction mainly due to adverse court decisions amounting to \$26,772,600, and a further reduction of \$41,096,701 for equalization as required by the amendment to the law to conform to the decision of the Court of Appeals to the effect that the assessed value of special franchises must be reduced to the same percentage of full value as the assessment of other real estate. This reduction in advance saves the tax deficiency which has heretofore resulted from a like reduction made by the court. When the special franchise reduction is made the total net increase will be approximately \$4,300,000.

The conditions confronting the Tax Department during the last two years have been peculiarly difficult. The assessment of 1911 was made in the summer and autumn of 1910, and was based on the sales, mortgages and other transactions of preceding years. The increase was over \$800,000,000. When the Board of Tax Commissioners were engaged last year in acting upon the applications for the reduction of assessments, they were frequently confronted with evidence that in certain sections there had been a decline in value since the assessment was made.

In 1911 there were over 20,000 applications for reduction of real estate assessments. Unfortunately, the greater the number of applications the shorter is the time within which the commissioners must act upon them, because every application involves a reinspection of the property and a written report by the deputy. The more applications he has the longer it takes him to make his reinspection and his report. The commissioners nominally had the months of April and May within which to act upon these applications. In reality their time was much less because the reports of the deputies could not be prepared until toward the end of the month of April.

In spite of the shortness of time, reductions were made affecting more than 50,000 parcels of real estate.

Owing to the passage of the semi-annual tax bill, changing the assessment date from the second Monday of January to the 1st of October, the time for making the 1912 assessment was reduced more than three months, and the deputies had very inadequate opportunity to revise the 1911 assessment. When the books opened on the 2nd of October, showing the tentative assessments for 1912, it appeared that there was very little increase in the assessed value of land in any district, a considerable decrease in some districts and a small increase on account of the addition of new buildings erected since the previous assessment had been made. In the re-division of time effected by the semi-annual tax bill and upon the urgent request of the Tax Department two weeks were added to the two months previously allowed for the review of real estate assessments. The commissioners, therefore, had a better opportunity this year than last to review the work of the deputy tax commissioners.

About 12,000 applications for reduction were filed, and to deal properly with these applications consideration had to be given the assessment of a vastly greater number of parcels, for it is nearly always the case that if the land valuation of one parcel is too high, it is also too high on a considerable number of neighboring parcels, and the deputies and commissioners always endeavor to equalize assessments by applying a proportionate reduction to all other parcels affected. The experience of the commissioners in reviewing assessments in Brooklyn illustrates the extent of the work demanded. There were 6,500 applications for reduction, and the consideration of those cases led to reductions being made affecting 27,000 parcels.

IMPROVING CONEY ISLAND

Property Owners and Various Organizations Want Ocean Front Walk.

Coney Island is just now the cynosure of all real estate eyes because of the proposed plan submitted to the city to build a board walk along the entire length of its ocean front and thus restore to the famous resort a feature it has not possessed for twenty years, namely: a general ocean front view. The plan has been submitted by the prominent property owners at Coney Island.

When Coney Island began to grow into the huddle of variegated structures it has become the trend of its development and growth was away from the ocean front to its center along and adjacent to Surf avenue. As the years have passed and Coney Island has become the summer recreation spot of the masses of the greater city its development, except in a few isolated instances, has been haphazard. Its great popularity began with the operation of trolley cars to the outlying sections with Coney Island as the terminus. As the pressure of the crowd became suddenly intense at this ocean resort its structural character was necessarily embryonic in character and it has never fully emerged from shack environment. The average building there did not cost \$10,000 to erect and as a menace to human life through the great liability to widespread fire Coney Island stands supreme among pleasure resorts. Fire has swept broad sections of Coney Island numerous times and its immunity from complete structural annihilation is one of the mysteries or phenomena of this age of congested fire traps. As the crowd came in a hurry the structural improvements at Coney Island were made in a hurry and within an area that has become so dense with traffic that the Island nowadays is a human jumble that has become uncomfortable to visit, but which is, nevertheless, patronized extensively because it is cheap and easily accessible.

The plan of the city is to have Coney Island grow away from segregation and broaden into what it should be a prototype

of Atlantic City but along more cosmopolitan lines. With that purpose in mind it is proposed to build an ocean front walk one hundred feet above high water mark on the beach to extend from West Fifth street to West 37th street or the approach to Sea Gate which forms the extreme west end of Coney Island, a distance of about two miles. The material of which such a walk should be built has not yet been decided upon; that can be arranged later on. The point is that such an improvement would make a long stretch of dormant ocean front useful by making it accessible and popular.

Such a walk as proposed would follow the contour of the shore or along the lines of least resistance to the tides, and it is asserted that it cannot possibly injure any property interests, but rather greatly aid all fee values susceptible to its influence. This proposed walk has nothing in common with the board walk proposed to be built last Spring by numerous private owners. The plan for that walk was to build it directly over the ocean, whereas the latest plan is to have a walk built and maintained by the city and hugging the coast line. The building of such a walk as now proposed would necessitate the abolition of a number of old buildings along the proposed route; and, because of that fact the charitable institutions that have buildings at Coney Island are opposed to the plan. Four of the institutions have frontages on the ocean. The plan provides for the extension of the walk through these holdings, but it is urged that even so the institutions would derive benefit inasmuch as it is intended that the land beneath the walk shall serve as a shelter from the sun. The desire is to have the city obtain an easement along the entire shore for the purpose stated and to have jurisdiction vested in the Department of Parks. The board walk privileges would be controlled by the city. It is proposed to have a distance forty feet in width between the board walk and the high water mark which, together with the sixty-foot space beneath the walk, would provide a spacious water front.

The character of all buildings, fronting only on the north side of the walk, would be of the best. Substantial buildings in any community enhance the moral as well as the social, architectural and real estate tone of it. They are correlative. Fire-proof hotels and business structures would necessarily follow in a place so accessible from the heart of the city.

There is one greatly beneficial effect that the proposed walk would have, and that is open up to general use the section of Coney Island from West 21st street to West 37th street that is of comparatively little use now; and, yet, property owners there pay taxes equal to those in busier parts of Coney Island and receive no corresponding benefits. The section even lacks sewers and the surface railroad companies have repeatedly declined to establish terminals there. Another drawback to this section of Coney Island is that it requires almost a physical struggle through a dense crowd in order to walk there. If a walk were built the amusement area of Coney Island would be extended and fee values enhanced. The construction of an ocean front walk by the city would, in the opinion of real estate professionals, add hundreds of thousands of dollars to the taxable values of the municipality.

Property owners from all parts of Brooklyn, as well as prominent boards of trade, taxpayers' associations and owners of Coney Island property see in the proposed improvement a great public benefit.

Among the organizations urging the plan are the Broadway Board of Trade, the 28th Ward Taxpayers' Association, the 31st Ward Taxpayers' Association, the Citizens' Association of Bay Ridge, the Kings Highway Board of Trade, the Vanderveer Park Taxpayers' Association, the 19th Ward Improvement Association, the Bedford and Park Avenue Board of Trade, the West End Board of Trade, and the West End Improvement League of Coney Island; while among the well known Brooklynites favoring the plan are Borough President Steers, Tax Commissioner Judson Wall, and the following large property owners at Coney Island: Sea Beach Land Company, Gilbert M. Stratton, Feltman Bros., Frederick B. Henderson, Louis Stauch, William J. Ward, Desmond Dunne, and S. E. Jackman.

A canvass shows that 67 per cent. of the owners of Coney Island property are in favor of the plan, 16 per cent. are uncommitted, and 17 per cent. are opposed to it.

It is predicted that if the walk is constructed Coney Island will be structurally rehabilitated and that buildings will be erected ranging in value from \$50,000 to \$200,000.

JURISDICTION OVER BUILDING CONSTRUCTION.

The Fire Department Not to Enforce the Building Code, Except as to Fire-Escapes and Exits—No Revolutionary Changes at Building Bureaus.

IN view of an opinion expressed by the Corporation Counsel that the Fire Commissioner is now charged with the enforcement of all provisions of the Building Code relating to "fireproofing and fireproof buildings," under the Sullivan-Hoey law, inquiries were made this week from this office as to the nature of the changes that might be expected in the method of approving architectural plans and of inspecting construction operations. It was found that at the Building Department the opinion of the Corporation Counsel was not accepted as conclusive, and that the Fire Department has no intention of assuming the responsibility of enforcing the provisions of the Building Code governing the erection of fireproof buildings, except only as to fire-escapes and exits.

In practice plans will be approved by the Building Bureaus substantially as heretofore for the erection of buildings. The Bureau of Fire Prevention will in due time adopt a series of regulations for the guidance of the public, based on the requirements of the existing laws and ordinances. In the meantime the Fire Commissioner is proceeding in the manner prescribed by the civil service law in organizing the new bureau. He expects to receive in a few days from the Civil Service Commission a list of candidates eligible for appointment as clerks and stenographers, and later on examinations will be held to secure a list of eligibles for appointment as inspectors. With a small temporary force of inspectors taken from the uniformed force, the new bureau is industriously making inspections and issuing orders. The proprietor of every moving picture show in the whole city has been served with an order prohibiting smoking in his place of amusement. The division having charge of auxiliary fire apparatus is enforcing orders for the installation of automatic sprinklers as formerly.

When the attention of the Superintendent of Buildings in the Borough of Manhattan was called to the opinion issued by the Corporation Counsel's office that the Fire Commissioner is charged with the enforcement of all provisions of the Building Code relating to fireproofing and fireproof buildings, he replied that he had been unable to find in the law any justification for such a conclusion.

"The Acting Corporation Counsel, Mr. Sterling, who writes this opinion," said Superintendent Miller, "does not cite or refer to the particular provision of the law on which this conclusion is based, and I cannot myself find in the law anything that justifies it."

"In the earlier part of the opinion it is stated that 'it has been charged that this division of responsibility (between the Fire Commissioner, Board of Health, Superintendents of Buildings and Factory Inspectors), brought about a relaxation of vigilance which many times resulted in fatalities, notably in the Washington Place disaster. If the Corporation Counsel's opinion is correct, the division of responsibility will now be more serious than it ever has been before. Certainly the difficulties of enforcing the Building Code will be much greater."

"I know of no trouble because of a division of responsibility or a lack of co-operation between this bureau and the Fire Department that has in any way heretofore interfered with the enforcement of the regulations of the Building Code. It has been very generally understood and carefully observed that previous to the enactment of the new law all provisions of the code relating to the installation of fire-fighting apparatus were under the jurisdiction of the Fire Department, and that all provisions of the Building Code relating to structural matters, including the arrangement of exits and outside fire-escapes, were under the jurisdiction of the Bureau of Buildings, and speaking for this bureau, I can say that the work has been properly and thoroughly done, under the present administration at least."

"The conditions that would be created by the transfer of jurisdiction to an extent which might possibly be inferred from the opinion rendered by the Corporation Counsel's office would be much the same as existed previous to 1892, when the jurisdiction over plumbing in new buildings was vested in the Health Department. It was necessary at that period to submit plans both to the Health Department and the Bureau of Public Inspection, as I believe it was called. The builders and architects petitioned the Leg-

islature and caused a change in the law by which the Building Department was created, so that in the erection of new buildings and the altering of existing ones they might have only one department to deal with. It would seem to be unwise to go back to a similar state of affairs."

"I am reliably informed that the representatives of the Underwriters urged the passage of the new law creating the Fire Prevention Bureau in the Fire Department because they felt that certain of the features of the bill, to which no reasonable objection can be made, should be enacted. They did not, however, understand that the jurisdiction or powers of the Bureau of Buildings would be changed or diminished."

"If the opinion passed by the Corporation Counsel's office (that the Fire Commissioner is charged with the enforcement of 'all provisions of the Building Code relating to fireproofing and fireproof buildings'), should be followed out to its ultimate meaning, there would not be anything left for the Building Department to do, except in the case of non-fireproof buildings. The understanding when this Hoey bill was up for enactment was that the Fire Department would be charged with the duty of maintaining safe conditions. I do not understand that the Fire Department is to attempt the supervision of the erection of the structural parts of buildings, but is rather to discharge the duty of remedying anything that is wrong in existing buildings."

Present Policy.

The Building Department is passing upon the plans filed for new buildings and alterations as heretofore, except as to exterior fire-escapes. It has been the policy of the department to have the interior stairways and halls so constructed as to render exterior fire-escapes unnecessary for new buildings. Authority in the case of fire-escapes is now, however, reposed in the new Bureau of Fire Prevention.

The department has also dismissed all orders requiring a better equipment of fire-escapes or exits that were issued subsequently to the enactment of the Sullivan-Hoey bill.

Following the receipt from the fire Department in February, of last year, of a list of over 14,000 buildings, for which it was recommended that fire-escapes should be provided, the Building Bureau in Manhattan was very active in issuing orders for the equipment of existing buildings with fire-escapes. The Fire Department has been a strong advocate of exterior fire-escapes. One of the chiefs stated at a public hearing at Superintendent Miller's office when a revision of the rules for the construction of fire-escapes was the subject under consideration, that every building should have an exterior fire-escape. Interior stairways could be made fireproof but not smokeproof, he said; and besides, the firemen could use the fire-escapes in running lines of hose into the upper parts of burning buildings.

Superintendent Miller organized a systematic inspection of all the buildings reported in the list. This was a considerable burden on the inspection force of the bureau, inasmuch as the organization had not been charged with the duty of examining buildings after completion, but doing so only on complaint. Fourteen thousand complaints coming in all at one time made a formidable amount of work. Inspections were made at the rate of about one hundred a day, in addition to other work. The inspections could not be cursory, as when orders are issued by the bureau a full description of the premises and an exact outline of the work required must be served upon the owners.

When the work was completed the Superintendent of Buildings submitted to the Borough President an analysis of the complaints received from the Fire Department and the disposition made of them. The summary was as follows:

Total number of complaints received.	14,393
Of these:	
Buildings not requiring fire escapes under Section 103.....	9,205
Buildings reported but already having sufficient means of egress.....	2,245
Total buildings no cause for complaint	11,450
Buildings requiring better means of escape on which cases were filed..	1,563
Buildings on which the necessary orders for fire escapes were already pending	579
Buildings not within the jurisdiction of this bureau:	

Tenements	626
Government building	1
Dock Department	1 628
Duplicate buildings reported	114
Miscellaneous conditions:	
Buildings in course of demolition....	28
Buildings in course of erection.....	16
Buildings—no such numbers.....	10
Vacant lots	5 59
Total number inspections made.....	14,393

The paragraph in the opinion of the Corporation Counsel (G. L. Sterling acting) to which exception is taken reads as follows:

By sections 406, 410 and 411 of the Charter the superintendents of buildings in the several boroughs are required to enforce laws and ordinances relating to the construction, alteration and removal of buildings or other structures erected or to be erected within their respective boroughs. The Superintendents of Buildings have formerly exercised control of the construction of fire-escapes and of all matters relating to the fireproofing pursuant to the provision of the building code. The act which we are considering transfers the jurisdiction as to fire escapes to the Fire Commissioner to the exclusion of the Superintendent of Buildings. **THE FIRE COMMISSIONER IS ALSO NOW CHARGED WITH THE ENFORCEMENT OF ALL PROVISIONS of the building code relating to fire proofing and fireproof buildings.**

The Fire Commissioner's Attitude.

When this opinion was taken to Fire Commissioner Johnson and he was asked if it was his purpose to assume the duty of enforcing the provisions of the Building Code in respect to the construction of fireproof buildings, he said he had no such intention. He added:

"In organizing the Fire Prevention Bureau we have had to proceed according to certain legal forms which have required considerable time and we have not been able to organize the bureau completely or permanently, and I have not yet considered the full scope of the law. It is not my intention as Fire Commissioner to assume control over the actual construction of buildings, so far as their general structure is concerned."

"Heretofore the Fire Department has exercised control over the installation and maintenance of standpipes, sprinklers, and auxiliary fire apparatus, and will continue to do so, and in addition we have under the provisions of the Sullivan-Hoey law control over the construction of exterior fire-escapes and exits and certain parts of the fireproofing of buildings, except tenements. That is to say, we are charged with the duty of seeing that elevator shafts are properly fireproofed, by being lined and constructed of fireproof material. The same duty is imposed on us in respect to dumbwaiter shafts and hoistways. Further, wherever a new fireproof partition may be required for the purpose of fire protection, we shall order the owner to build it."

The Commissioner made it clear in further remarks that he would assume none of the functions of the Building Superintendents over the actual construction of buildings. The conservative action which the Commissioner has taken has the approval of the Corporation Counsel. The Commissioner has not assumed to exercise jurisdiction where his authority might be uncertain. More specifically, he would not assume authority over the approval of plans for the floors, roofs, bearing-walls and other structural members of a building or supervise their erection. He would, on the other hand, make sure that the walls or partitions enclosing elevator shafts, dumbwaiter shafts and hoistways are safe, and also that there is a sufficiency of halls, stairways and fire-escapes as means of exits.

Orders issued by the Fire Prevention Bureau for an alteration or improvement of the fire protection would be governed first by the absolute need of the same for the protection of LIFE, and the bureau would always keep in mind that these changes should be made at the least expense to the owner of the property. If the owner could show a way to accomplish the same end in a different manner, the order should be modified accordingly.

A board of standards which has been organized in the bureau to prepare rules and regulations has adopted the regulations for the construction of fire-escapes that have been in force in the Building Department for some years, with one addition. The Fire Prevention Bureau may

be said to be working under "military law," in that it has not yet been organized under the civil service law. A certified list of eligibles for clerical positions is daily expected from the Civil Service Board. The present staff of inspectors, taken from the uniformed force of firemen, will give way to a larger force of inspectors to be appointed from civil life. When the bureau is fully manned it may take over from the Department of Water, Gas and Electricity the supervision of electrical installations so far as to see that they are not a danger and from the Board of Health certain duties of inspection in the nature of fire prevention.

The new rule which has been added to the regulations for the construction of outside fire-escapes is as follows:

"All windows (on fire-escapes) will be required to have metal frames and sashes with wire glass; upper sash to be immovable; lower sash suspended by weights and two metal chains on each side, one chain on each side to have fusible links and these fusible links to be exposed when lower sash is fully opened, weights to be so arranged that when fusible links are opened by heat, lower sash will be so counterweighted that it will close surely and slowly, yet be readily opened by hand."

NO SMOKING.

At Picture Theatres—Orders From New Fire Prevention Bureau.

The proprietor of every moving picture show in the entire city has been served with an order by Fire Commissioner Johnson, prohibiting smoking in his place of amusement. During the last five days inspectors from the Fire Prevention Bureau have been serving these written notices which convey not only the order prohibiting smoking in moving picture places, but also cautions the proprietor that any violation of this order will be punished by arrest and prosecution as a misdemeanor punishable by fine not exceeding five hundred dollars, or by imprisonment for one year.

This action to prevent smoking in moving picture shows either among patrons or behind the scenes, is the latest step in Fire Commissioner Johnson's campaign for fire prevention, which has as its object both the safeguarding of human life and the reduction in the annual number of fires.

While smoking has not been allowed in all of the moving picture places in the five boroughs, there are several hundred where smoking up to the present time has not been prohibited.

The Fire Commissioner believes that the fire and panic menace in such places of amusement, where the lights are turned off while the picture is on the screen are exceedingly great, should any one in the building be allowed to smoke during the performance. The panic menace in such places, he believes, is even greater than in the larger theatres because in a moving picture house, a large percentage of the patrons is composed of women and children, especially children.

The moving picture proprietors upon whom the departmental order to prevent smoking has been served will, in the event of the orders of violation, be served with a warrant and haled before a Police Magistrate for prosecution. A staff of inspectors from the Fire Prevention Bureau has been instructed by Commissioner Johnson to keep a close watch on the moving picture shows to see that the "no-smoking orders" are lived up to strictly.

In dealing direct with the proprietors of moving picture shows and holding them responsible for any smoking on the premises, the Commissioner believes that far more effective fire prevention work can be accomplished. The arrest of the proprietor for failure to comply with the order however, will not necessarily mean exemption for the individual caught smoking in the place. He as well as the proprietor is amenable to the law.

LIGHTING HALLS.

Owners' Negligence in Non-Compliance With Statute the Basis of a Suit.

The mere fact of non-compliance with Section 76 of the Tenement House Law, requiring halls to be kept lighted at night, is held by the courts to be sufficient evidence of an owner's negligence as to the proximate cause of an accident to go to the jury where plaintiff's intestate, who resided in the building, died from injuries sustained in falling downstairs.

Further, it is not contributory negligence as a matter of law to use the stairway, knowing it is not lighted.

The Appellate Division, First Department, laid down these rules of law in a

case just decided between an administratrix and the owners of a tenement house. It was a statutory action to recover for the death of Brucha Frieda Goldman, alleged to have been caused by the negligence of the defendants in failing to light the hallways of the tenement building known as No. 14 Clinton street, Manhattan, between sunset and sunrise, as required by the provisions of Section 76 of the Tenement House Law.

The defendants were the owners of the premises and building, which was a six-story tenement house with three apartments on each floor. The decedent resided with relatives in one of the apartments on the second floor, being the first floor above the ground floor. She was 17 years of age, and was well and strong, and sewed by hand as a piece worker for a living. The second floor was connected with the entrance hallway on the ground floor by a stairway consisting of sixteen steps. Shortly before sunrise on February 2, 1909, the decedent was on her way from the apartment, of which she was one of the occupants, to the street, and in going down the stairs she slipped and fell to the foot of the stairs. She struck her head and died from the injuries sustained.

The lower court had dismissed the complaint, but the Appellate Division held on appeal that the evidence required the submission of the case to the jury. Justice Laughlin, who writes the opinion handed down with the case, says:

"It was not contributory negligence as matter of law to use the stairway knowing that it was not lighted, for the decedent had a right to use it (Brown v. Wittner, 43 App. Div. 135), and this being a death case, the evidence sufficiently shows the exercise of proper care on the part of the decedent to require the submission of the question of her freedom from contributory negligence to the jury. There is no evidence that the stairs were obstructed or out of repair, and it is fairly to be inferred that they were not, as there is nothing to account for the accident other than possible want of care on the part of the decedent or inability on her part to see her way. The evidence tends to show that the decedent slipped, but I think it is not material whether she actually slipped, stumbled or missed a step, for whether her fall was due to slipping or stumbling or missing a step, the jury could have found that she was proceeding down the stairs carefully.

"The question in the case requiring serious consideration is whether the mere fact the statute was not complied with in respect to lighting the lower hallway is sufficient evidence of negligence on the part of the defendants to present a question of fact for the jury as to whether the violation of the statute was the proximate cause of the accident. We are of opinion that the Legislature in enacting this statute contemplated by the use of the words "proper light" that the light to be maintained in the lower hallways near the stairs on the entrance floor should be sufficient to light the entire lower stairway and to enable people lawfully using the stairs, by exercising proper care, to see the steps and avoid slipping, stumbling or missing their foothold. Tested by this rule the evidence of negligence on the part of the defendants was sufficient to take the case to the jury.

"It follows that the judgment and order should be reversed and a new trial granted, with costs to appellant to abide the event."

SIDEWALK ENCROACHMENTS.

Borough President McAneny and L. Napoleon Levy Hold Lively Discussion About Those in Maiden Lane.

An interesting colloquy between Borough President McAneny and L. Napoleon Levy took place at the meeting of the Board of Estimate and Apportionment last Thursday. The Board was about to adopt a resolution removing all sidewalk encroachments in Maiden Lane along its entire length.

Mr. Levy appeared in behalf of various property owners in Maiden lane, east of William street, who did not wish the encroachments removed, on the ground that they were not a serious menace to traffic in that part of Maiden lane, and that their removal would impair property rights. He argued further that there is very little traffic congestion east of William street, and that to remove cellar doors and alter basements in that part of Maiden lane, which was given over to shipping firms, would hamper income values materially.

"Some of these buildings are about 200 years old, and were originally occupied by old Dutch families, and it is only at this late day that the city finds encroach-

ments on its sidewalk space an evil," argued Mr. Levy.

"If that is the case," asked Borough President McAneny, "don't you think, Mr. Levy, that inasmuch as your clients have enjoyed immunity for 200 years they should now be willing to concede that the city has some rights in the matter? I take notice that there are no complaints about injury to values by the removal of sidewalk encroachments in Fulton street and John street."

"Well, the rental value of basements have been impaired in those streets," said Mr. Levy, "and I personally know of one owner who has been put to an expense of \$5,000 in the matter. And, let me say as regards Maiden lane, east of William street, that the practice of leaving cases of goods on the sidewalks in violation of city ordinances has much to do with hampering pedestrianism."

"Oh, well," answered Mr. McAneny, "sidewalk encroachments are practically permanent violations of ordinances when it comes to a discussion of that phase of the question."

President McAneny said that there was a tendency for large office buildings to be established further east in Maiden lane and its vicinity, and that consequently office population there was increasing and more sidewalk space was imperative.

The resolution of the Board of Estimate to remove all sidewalk encroachments in Maiden lane, both east and west of William street, was unanimously adopted.

Resolutions were also adopted ordering the removal of sidewalk encroachments in several other downtown streets, the particulars of which will be found in another column under the head "Proceedings of the Board of Estimate."

John Street Encroachments.

A remarkable feature of the hearing pertaining to the removal of sidewalk encroachments in John street was the consent of the Giblin estate to the removal of the encroachments. The estate owns 87 and 89 John street and 100 Gold street, near by.

"Why!" said Comptroller Prendergast with surprise to the counsel for the estate, "you don't mean to say that you sanction the city's plan in the premises?"

"Oh, yes we do!" answered the lawyer.

"Well," retorted the Comptroller, "this is such an unusual state of affairs that the board should disagree with its own proposal in order to add some discord."

Counsel for the Giblin estate also moved that the abolition of sidewalk encroachments be extended to Gold street as well.

The Board of Estimate voted to remove all sidewalk encroachments in John street, from Broadway to William street; and, a supplementary report regarding Gold street will be made later and considered by the Board.

A DOWNTOWN STREET CHANGE.

Likelihood of William and North William Sts. Near Brooklyn Bridge Being Discontinued and a New Street Made.

The plan to change the lines and grades of William street at its intersection with the Brooklyn bridge and to lay out a new street on the east side of the bridge to extend from William street to North William street and close the latter thoroughfare from the proposed new street to a point one hundred feet east of Frankfort street is favored by a majority of the property owners affected. It is understood that they prefer the new street to the payment of damages for closing the part of North William street mentioned. The matter is in the hands of the Corporation Counsel, who will report upon it to the Board of Estimate next Thursday.

The proposed changes in the street system in discussion have been contemplated for several years, and the matter appears now to be in process of solution. The Board of Estimate adopted a resolution in 1908 for the closing and discontinuing of William street and North William street through that portion of them within the area of the lands acquired for the Brooklyn bridge, so as to allow proper space for the depression of the elevated railroad tracks and the extension of them into the subway station under the new municipal building. Inasmuch as there was some doubt, at the time, as to the carrying out of the general improvement in the bridge area, Mayor McClellan did not sign the Board's resolution.

The Bridge Commissioner has submitted the new plan for the retention of the public's rights without interfering with a necessary traffic area improvement; and, he is prepared to begin physical work as soon as a few technical questions have been passed upon by the Corporation Counsel.

TWO OF THE OLDEST BRONX SETTLEMENTS.

Tremont and Belmont Have Developed From Villages to Thriving Business Districts—Tremont Avenue Has Become One of the Most Important Bronx Thoroughfares.

THE settlements of Tremont and Belmont were two of the oldest villages in the central portion of the Bronx. Originally they comprised a rather diversified area containing among other land the famous "Hassock Meadow," upon which an immense amount of labor was expended in filling in the swampy ground so that the eastern part of the section might be accessible to the western. The district is now a very important part of the borough, comprising the territory above 175th street to Pelham avenue, between Grand Boulevard and Concourse and Southern Boulevard. Not many years ago it had an abundance of fine old private country estates with plenty of farm land and numerous long, shady driveways, but its population has radically changed and today it is distinctly an apartment house section, with only an occasional exclusive private house quarter. A great number of the old residences that still exist have either been turned into business places or have been torn down to make room for more modern construction.

The growth of this section has been such as to gradually eradicate the local character of its population. The old villages themselves were well known and sharply defined settlements of the early Bronx, but they have been engulfed to such an extent by the growth of the lower district that their boundaries are no longer distinct.

The population has increased enormously and as a result, land values have risen and the commerce of the neighborhood has become so important that the district now possesses in Tremont avenue one of the most notable crosstown thoroughfares in the entire borough. This avenue, sometimes spoken of as 177th street, has a length of six miles from the Harlem River to Throggs Neck, making it one of the longest crosstown streets in the entire city of New York.

From a business point of view, 177th street has more value than any other thoroughfare in the borough, with the possible exception of 149th street, and values and rentals on the best blocks compare favorably with those of the traffic center at the junction of the latter street with Westchester avenue. The increase of rentals on this thoroughfare has been very marked and a shopping, civic and amusement center has been formed which draws not only the people of the immediate vicinity, but in a large measure those from Bedford, Van Nest, Fordham and West Farms. Other sections, such as those mentioned, support small retail stores, but the larger part of the population does its shopping on this avenue. Some of the largest downtown concerns have established branch stores here and from early morning until late at night an almost continuous throng of people is to be found on Tremont avenue, especially on the blocks between Park and Third avenues.

In spite of all the travel and the apparent activity, the street presents a condition radically different than would be expected. It is generally the case that where a fair amount of business is transacted substantial structures will be found, as a rise in values is generally reflected in a building movement. The street, however, has very few modern structures and the old wooden buildings remaining from a former generation, give one the impression that the thoroughfare is still only the main street of the old village of Tremont. This may be accounted for in part by the growth in population of the last few years, which has made the old buildings so profitable, that the owners hesitate to temporarily reduce their incomes by replacing them with more modern structures.

The most active blocks are those between Park and Third avenues, where lots 25x100 are held at about \$40,000. In this locality is the Bronx Borough Bank, as well as the Bronx Savings Bank on the north side of the street. Among the prominent business houses are F. W. Woolworth & Co., with a ten-year lease on the northwest corner of Tremont and Washington avenues; a Hegeman Corporation drug store, Richard Webber's large retail market and packing house, extending from Webster to Park avenues, and William Wertz & Co., food product merchants, on the southeast corner of Washington avenue. The newly completed 3-story building at the northwest corner of Third avenue, is under a long-term lease to Schulte, the cigar retailer, and in addition there are many other smaller concerns offering all sorts of merchandise.

At Third avenue, which is the main north and south thoroughfare crossing Tremont avenue, is Crotona Park, which extends southward and contains on a high bluff the Bronx Municipal Building. Almost directly back of it on the southeast corner of Arthur avenue, will be the largest and most modern fireproof loft building in the Bronx, a 7-story structure on a plot 80x145, costing with the site \$350,000. This is a fair example of the kind of buildings to be expected in the future. The city has leased four floors in this building from the plans for use in connection with the present Borough Hall. The existence of these two buildings, which establish a comprehensive municipal center, will have a permanent beneficial effect on Tremont avenue in so far as it will attract a great number of people to this point.

In consideration of this fact, a new theatre is in course of construction at 178th street and Monterey avenue, a block east of Third avenue, which will have a seating capacity of 900 people. East of Arthur avenue on 177th street, the number of business establishments decreases, some vacant lots are to be found and the buildings are rather old.

The open spaces of Echo Park, west of Webster avenue, and Crotona Park, southeast of Third avenue, both adjacent to Tremont avenue, have influenced a great amount of high-class building construction. The former has been laid out on a high ridge which forms a plaza at Webster avenue. In this vicinity and extending west to Grand Boulevard and Concourse, a great number of apartments and churches and a large public school have located. The latter park, in the neighborhood of Arthur avenue and extending east to Southern Boulevard and south to 175th street, is a district well built up with detached dwellings and apartments. Both these areas form an exclusive, high-class residential section in close proximity to the business and civic center.

Another crosstown street which has every indication of reaching the standard of Tremont avenue is 180th street. During the last few years the development of this street for business and residential purposes has been remarkable. With a crosstown trolley line connecting with the Broadway subway at 181st street and the new transfer station of the New York, Boston and Westchester Road at Morris Park avenue, it is likely to be the main line of travel to the upper West Side of Manhattan. In anticipation the City has made 180th street 100 feet wide for its entire length, giving it a considerable advantage over Tremont avenue, which is narrower in many places. Recently a large number of stores have been built from Third avenue east to Crotona avenue, most of which are tenanted. Last week the block front on the south side, between Hughes and Belmont avenues, was bought by the Cross Avenue Company, which is going to erect two 5-story apartments on the corners and a business building on the intervening ground.

North of 180th street the area occupied by the old village of Belmont is the seat of two of the borough's most famous institutions. From 181st to 184th streets, on Third avenue, are the large massive buildings of the "Home for Incurables" and still standing within its grounds is the old residence of Jacob Lorillard, one of the oldest inhabitants of the Bronx. Directly back of this institution is a sort of plaza along which a number of local stores supplying the general needs of the neighborhood, have been built. East of the plaza on 183d street is the Home for the Aged and Little Sisters of the Poor and adjoining is a large public school. Most all the other buildings on the north and south thoroughfares and adjacent side streets are modern apartment houses and a few detached dwellings. Although there is still quite an amount of available vacant space, it is only a matter of time before it will all be built up if the present healthy conditions continue to exist.

There are few sections of the Bronx so well supplied with transportation lines calculated to bring business as well as residents to the district. The central part is served by the Third avenue elevated under which is the Third avenue trolley line. The western end has the main line of the New Haven road, with stations at Tremont avenue and Fordham road and the Webster avenue trolley line to the lower Bronx. The eastern part

can make use of the subway in conjunction with the crosstown lines or by means of a short walk. The 177th street and 180th street crosstown trolleys connect with upper Manhattan, the former with the Ninth avenue elevated at 155th street, and the latter with the Broadway subway at 181st street. Besides the lines mentioned, which are all in operation, the New York, Boston and Westchester Road, which is expected to start operations in the spring, will have its large transfer station not far away and should materially aid this section.

With all these advantages, there are few localities in New York City that can show such activity as this section. Along the principal crosstown streets it is very difficult to acquire lots, owing to the anticipated growth and increase of values. Few sections of the Bronx have shown such remarkable changes, both in amount of building and increase of population as has this one, and it has every prospect of a more active future. If this healthy condition continues it may well be called the "Harlem of the Bronx."

THE SULLIVAN-BROOKS BILL.

Members of the Tenement House Commission of 1900 Oppose It.

The Tenement House Committee of the Charity Organization Society, composed of Robert W. deForest, Alfred T. White, Paul D. Cravath, Grosvenor Atterbury, Charles S. Brown, Otto M. Eidlitz, Matthew C. Fleming, E. R. L. Gould, Ernst J. Lederle, Robert Grier Monroe, Henry Phipps, Frederick B. Pratt, I. N. Phelps Stokes, Thomas Sturgis, Myles Tierney and Lawrence Veiller, has issued the following statement with reference to the proposal to make the tax rate on land double that on buildings, as a means of relieving congestion of population:

In view of the proposed re-introduction in the present Legislature of the Sullivan-Shortt Bill to make the tax rate on land double that on buildings, and its advocacy as a measure to relieve congestion and reduce rents, the Tenement House Committee of the Charity Organization Society, which includes most members of the Tenement House Commission of 1900, has given careful attention to the measure in order to determine whether its enactment would be likely to produce these desirable results.

Our conclusion is that such a law would do more to encourage the erection of taller buildings on land already rendered valuable by the concentration of population than to encourage the erection of low buildings on low-priced lands in the outlying boroughs. Wherever land is most valuable and where, consequently, the proposed land tax would be the most onerous, this tendency would be the most marked. Plainly the result would be a large increase of the population on each acre of land in the districts where the congestion already is greatest.

A law which would stimulate building in one part of the city would tend to lessen the incentive to build in other parts. The law of supply and demand and the return in income as compared with other investments will in the long run determine the amount of building in any city. We do not believe that the erection of buildings can be permanently stimulated by legislation.

Believing that the enactment of such a law would increase congestion in the districts now most crowded, and that no permanent effect on rentals would be produced, this Committee has decided to oppose the bill.

The better distribution of population must, in our opinion, be fostered or encouraged through other means, such as enlarged facilities of rapid transit to the suburbs, and the limitation of the heights of buildings. To this end we welcome the suggestion of a law to empower the Board of Estimate to restrict the heights of buildings, and to do this in varying degrees in different parts of the city. We believe such a measure a wise one and shall gladly co-operate to perfect a bill to this end to secure its passage by the Legislature.

The annual dinner of the Brooklyn League is to take place March 9 in the auditorium of the Masonic Temple at Lafayette and Clermont avenues. The principal speaker will be Governor Woodrow Wilson of New Jersey.

INVESTOR'S IDEA OF QUEENS.

Lecture By John W. Paris Before the Real Estate Class of the Y. M. C. A.

"Queens, from the Standpoint of the Operator and Investor" was the subject of the address made by John W. Paris before the West Side Y. M. C. A. last Tuesday.

"The forces which tend to increase real estate values, and thereby produce profitable investments in any one section of the city, are identically the same in all sections, and those conditions which force values upward in Manhattan, Bronx or Brooklyn, will, if brought to bear on Queens, have the same effect. The question, therefore, naturally arises, what creates real estate values? It is generally supposed that physical improvements such as buildings, street paving, etc., are the main causes for the creation of real estate values. This is a mistake. You can erect a building fifty stories high at a cost of five millions of dollars, and it will have no value whatever unless it is tenanted. It means, therefore, that people and people only make real estate values.

"The only reason why New York City has greater real estate values than Albany is simply the fact that more people live here than there. If a condition should be brought about whereby every individual should be removed from New York, and a condition created whereby it never again could be populated, the eight thousand million dollars' worth of real estate values would have entirely disappeared, yet nothing would have been removed but the population. It naturally follows, therefore, that where population is congregating most rapidly, there values are increasing most rapidly, and if the investor would place his money where he can get the greatest returns, he must place it in the location where there is the greatest influx of population.

"It is a well established fact, that every individual in this city, whether man, woman or child, represents a real estate value of about \$1,800. The growth of this city at the present time is conservatively estimated at about two hundred thousand people a year. This insures an increase in real estate values of three hundred and fifty millions of dollars each year. This increase is not distributed equally over the entire city. There are few, if any, sections that decline in value, but there are many sections that show but very little increase in values, while there are others that show an abnormal increase.

"About the year 1901 I decided to make a careful study of just where values had been most actively increasing, what sections had experienced the smaller advance, and if possible, determine the reasons therefor. To accomplish this result, I made a careful analysis of the assessors' books for a period of ten years, from 1890 to 1900, taking each ward year by year. Abbreviating these results, I found the following to be true:

"All that section lying south of 42d street on Manhattan Island showed an average growth for the ten-year period of 11 per cent., or 1 1-10 per cent. per year. The section lying to the east of Central Park from 42d street to Harlem, showed a growth of 45 per cent., or 4 1/2 per cent. per year. The section lying to the west of Central Park from 42d street to Harlem, showed a growth of 85 per cent., or 8 1/2 per cent. per year. The upper end of Manhattan Island, including Harlem and Washington Heights, showed a growth of 125 per cent., or 12 1/2 per cent. per year. The 23d Ward of the Bronx showed a growth of 280 per cent., or 28 per cent. per year. Brooklyn showed similar results, that is the older sections, displayed little growth, increasing as to the age of the developments, with the result that the 29th and 30th Wards in Brooklyn showed 350 per cent. for ten years, or 35 per cent. per year.

"A careful study of the reasons for these conditions, revealed the fact that the Third Avenue elevated line was extended over the Harlem River in 1891, north as far as 177th street, thus providing the 23d Ward with the best of transportation at the minimum charge and accounting for the rapid inflow of population. It was found in the early periods of that decade, that the lines which had been operating to Coney Island and the beaches through South Brooklyn, and which had been operated as steam lines, and practically only during the summer season, were converted into electric rapid transit, all year round lines, providing good transportation into the Flatbush section below Prospect Park and likewise the New Utrecht section, and that this caused an enormous movement of population into these territories.

"The decade from 1880 to 1890 showed the greatest growth in Manhattan to be in the Harlem section. In Brooklyn it

was shown in the Bedford avenue and Stuyvesant Heights sections. The same causes that control the distribution of population during the decade from 1890 to 1900, controlled the distribution of population from 1880 to 1890.

"My reason for transferring my operations to Queens about the year 1905 was based on the fact that in Queens was a territory lying only from 2 1/2 to 3 1/2 miles from the great commercial center of the city which was inaccessible, and consequently without population, while in every other direction from this same center, it was necessary to travel from ten to twelve miles before reaching the suburban and unoccupied territories. About this time the Pennsylvania Railroad committed itself to the building of tunnels under the North and East Rivers, connecting with the Long Island Railroad lines radiating to all parts of Queens. The completion of this tunnel work meant a great improvement in transportation facilities offered. About the same time the city committed itself to the building of the Queensboro Bridge, which would furnish another direct avenue of travel from the employment centers of Manhattan. Very soon thereafter, the Belmont interests purchased the Steinway franchises, providing for the construction of the tunnel at present known as the Belmont Tunnel.

"Thus the City and the transportation companies combined had committed themselves to the expenditure of practically one hundred and fifty millions of dollars to provide transportation into this nearly unoccupied territory, with no hope of even receiving interest on their investment, except through the collection of fares from a population which will have to live in that territory. I, therefore, decided that it was a safe and sane proposition to invest my money in the section where these people would necessarily have to go. We have already received some of the benefits to be derived from these transportation lines when they are all completed and furnishing their maximum service. Not one of them is furnishing such service today, but as a result of the degree of service being supplied there was erected in Queensboro last year more houses than were erected in Brooklyn. The expenditures for buildings in Queensboro exceeded those in the Bronx by from seven to eight millions of dollars.

"With the transportation already practically constructed and in operation, Queens will provide homes for one hundred thousand people per year or at least one-half the growth of the entire city. One hundred thousand per year means one hundred and seventy-five millions of dollars increased values per year.

"The Borough is a large one, and this increase in values will not be equally distributed, but will be only in those sections most accessible to population. It must be ever kept in mind that people will not walk more than two thousand feet from the point where they alight from their train or car, and if the investor would invest his money judiciously, he must ever keep this fact in mind. He must keep the further fact in mind that the city builds from its center outward whether its growth is north, south or west, and if you want to get the best results from your investment, you must keep near the heart of the city as possible taking into account the class of property you desire to purchase. The fundamental principles, therefore, in the investment of funds in real estate in order to secure the best possible returns, are:

"First: Buy in those sections of the city where transportation is being pro-

vided, but before this transportation is completed.

"Second: Buy where population is going to first settle, thus giving you an opportunity to dispose of your holdings and reinvest in the next section where they will settle.

"Third: Keep within walking distance of rapid transit.

"Fourth: Do not invest depending entirely on trolley lines, when it required more than thirty or forty minutes' ride by trolley.

"Fifth: Buy where all improvements are installed, so that you have not a heavy tax burden in the future as a result of said improvements being installed by the city.

"Sixth: Do not buy in a section where speculators only are buying, but buy where a considerable number of the investors are people who propose to utilize the property they are acquiring."

Harbor Improvements.

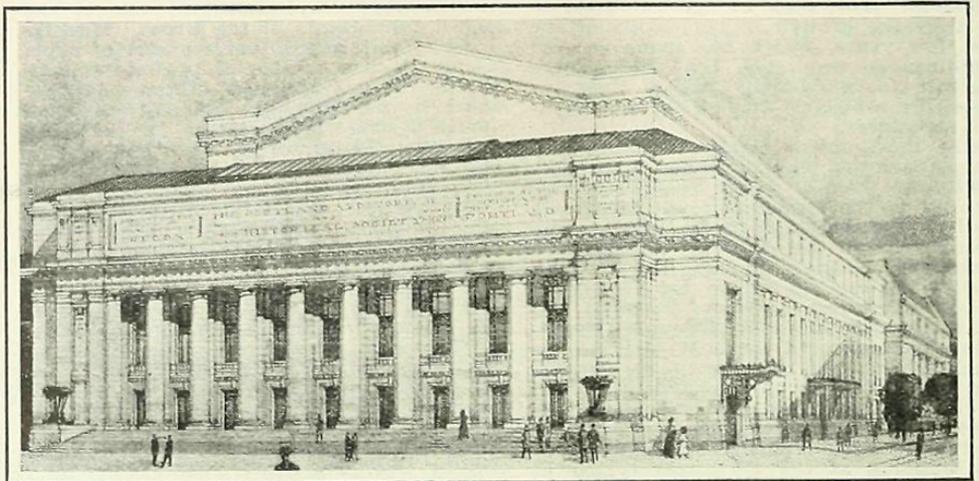
The New York State commission appointed to investigate port conditions and pier extensions in New York Harbor will hold a public hearing to ascertain the views and requirements of commercial bodies, maritime interests, trade bodies and civic associations, as to the required improvements in New York harbor. The United States Engineering Department for the district of New York has prepared and completed plans and figures covering required improvements in the following sections of the harbor: East River, 35 feet through channel, 35 feet to Navy Yard, thence 30 feet to Throggs Neck, the Battery, N. Y. channel, 300 feet from bulkhead line, Shoals, Brooklyn shore, Brooklyn Bridge to Navy Yard, Corlears Hook Shoal, Shell Reef, Shoals off Long Island City, Man O'War Reef and neighboring shoals, East Channel, Blackwells Island, Channel south of Rikers Island, Harlem Kills Channel, 480 feet wide, 24 feet deep, Little Hell Gate Channel, 600 feet wide, 24 feet deep, North River, Shoal opposite Jersey City to 30 feet, Shoal opposite Hoboken to 40 feet, Shoal opposite 26th street, N. Y., to 40 feet, Channel, 550 feet wide and 26 feet deep between N. Y. C. R. R. Yards north through shoal, Rock of Battery to 40 feet.

The commission has invited Colonel W. M. Black of the Corps of Engineers of the United States Army to be present and present the technical and informed views of those who have had to live with this work as it has been carried on in the United States Government's Engineering staff.

Widening Broadway, Flushing.

Property owners along Broadway, Flushing, between Little Neck and the city line, are very much interested in the proposition to widen Broadway to a 100-ft. street, but are opposed to the proposition of Chief Engineer Lewis, of the Board of Estimate, to assess the cost on the property for 900 feet on either side of Broadway. They claim that Broadway is the main thoroughfare on the North Shore, and that the cost, or the greater part of it, should be paid by the city at large.

On the north side of Broadway, in the former village of Little Neck, is an old Indian burying ground, and under the law the city cannot invade it. It is proposed, therefore, to take most of the land for widening from the south side of the road. This procedure would prove disastrous to a number of the fine residences in the district. Fremont Cole would lose forty feet from his front lawn.



SELECTED DESIGN FOR THE PUBLIC AUDITORIUM AT PORTLAND, OREGON.
This design won first prize in a notable competition. The successful architects are New York men.
J. H. FREEDLANDER, } Associate
A. D. SEYMOUR, Jr., } Architects.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS

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

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

Local Board of Staten Island.

AT BOROUGH HALL, RICHMOND, FEB. 20, AT 10.30 A. M.

IRVING PL., ETC.—To construct combined sewers in IRVING PL., bet. Targee st. and Vanderbilt av., and in VANDERBILT AV., Roff and Prince st., Pet. 1208.

STAPLETON.—To FILL IN SUNKEN LOTS adjoining and west of the railroad station, bet. Wave st. and Sand st., STAPLETON. Pet. 1209.

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 Kip's Bay.

AT CITY HALL, FEB. 13.

14TH ST AND AV B—Letter from Chief Engineer of Highways recommending repair of the sidewalk at the southeast corner. Laid over for two weeks.

1ST AV AND 30TH ST—Recommending repair of sidewalk at the southwest corner. Laid over for two weeks.

SIDEWALK REPAIRS—In front of the following premises: Nos 317-319 2d av, No 183 Lexington av, No 317 East 33d st, No 327 East 28th st, No 609 East 14th st, No 402 East 24th st, Nos 414-416 East 19th st, No 744 3d av, Nos 507-509-511 East 22d st, No 404 East 21st st, No 204 East 22d st, southeast corner of 1st av and 52d st. Laid over for two weeks.

SIDEWALK REPAIRS.—Recommending repair of sidewalk at the following locations: 952 2d av, 148 East 14th st, 318 1st av, 340 1st av, southwest corner of 3d av and 49th st, 625-627 East 15th st, 362 Av A, 154 East 27th st, 399 1st av. Laid over for two weeks.

Local Board of Yorkville.

AT CITY HALL, FEB. 13.

SIDEWALK REPAIRS—Recommending the repair of sidewalks at the following locations: No. 1269 Lexington av, northwest corner of 78th st and Av A, Nos. 239-245 East 56th st, No. 1416 Av A, southwest corner of 1st av and 89th st, Nos. 411-413 East 83d st, No. 1415 2d av, No. 231 East 80th st, No. 1343 2d av, No. 1335 2d av, northwest corner of 73d st and 2d av. There was no meeting.

Local Board of Bowery.

AT CITY HALL, FEB. 13.

SIDEWALK REPAIRS—Repair of sidewalks at No. 196 Mott st, 197-199 Hester st. Both approved.

Local Board of Murray Hill.

AT CITY HALL, FEB. 13.

SIDEWALK REPAIRS—In front of Nos. 262-264 Greene st, No. 1064 Madison av, No. 42 West 10th st, No. 43 West 10th st, No. 1240 Madison av, northeast corner of Irving pl and 18th st, No. 783 7th av, No. 624 Lexington av, No. 56 East 34th st. Nos. 262 and 264 Greene st were approved; 1064 Madison av, 42 West 10th st and 1240 Madison av are to be reinspected; 43 West 10th st, the northeast cor. of Irving pl and 18th st, 783 7th av, 624 Lexington av and 56 East 34th st were approved.

Local Board of Washington Heights.

AT CITY HALL, FEB. 13.

138TH AND 139TH STS.—Laying out extensions, from Edgecombe to St. Nicholas avs. Laid over for two weeks.

RIVERSIDE DRIVE.—Closing and discontinuing the park heretofore laid out on the west side of RIVERSIDE DRIVE, from West 161st st to West 165th st. Approved.

BROADWAY, ETC.—Repair of sidewalks on the west side of BROADWAY, from 171st to 172d sts. Approved. Repair of sidewalks at 1388 and 2201 5TH AV, 2191 8TH AV, 2261 7TH AV, 11 and 13 WEST 116TH ST, the northwest corner of 7TH AV and 146TH ST, 158 and 245 WEST 136TH ST, the northeast cor of 177TH ST AND PINEHURST AV, the northwest cor. of ST. NICHOLAS AV AND 164TH ST, 6 EAST 126TH ST, the south side of 137TH ST, 225 ft. east of 7th av and running 50 ft. east, all approved; 419 and 421 LENOX AV was laid over for two weeks; the southwest cor. of 151ST ST AND ST. NICHOLAS AV is to be reinspected; 1 WEST 129TH ST is to be reinspected; the south side of WEST 155TH ST, from Amsterdam av from 65 to 95 ft. east is to be reinspected; and 2549 8TH AV is to be reinspected.

Local Board of Riverside.

AT CITY HALL, FEB. 13.

SIDEWALK REPAIRS.—No. 454 Amsterdam av was laid over for two weeks; Nos. 277-279 West 84th st is to be reinspected; south side of 124th st, commencing 300 ft. west of Amsterdam av. was approved; No. 206 Amsterdam av is to be reinspected; Nos. 424-430 West 119th st, south side of Manhattan st, commencing 173 ft. west of Amsterdam av, were both approved; No. 621 Amsterdam av was laid over until April 1; No. 505 West 124th st was approved, and No. 556 West 132d st was laid over until April 1.

Local Board of Hudson.

AT CITY HALL, MANHATTAN, FEB. 13.

SIDEWALK REPAIRS.—At the northwest corner of 10th av and 57th st; northwest corner of 10th av and 51st st; No. 804 9th av; No. 518 West 48th st. There was no meeting.

Local Board of Greenwich.

AT CITY HALL, MANHATTAN, FEB. 13.

SIDEWALK REPAIRS—At 634 Hudson st, northeast corner of Bank and West sts, northwest corner of West Broadway and Thomas st, northeast corner of West Broadway and White st, 57 Washington st, 147 Greenwich st, southeast corner of 14th st and Hudson st, 215 West 29th st, 323 Spring st. Pertaining to 147 Greenwich st and 215 West 29th st, both were laid over until April 1, while all the other matters were laid over for two weeks.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, FEB. 13.

SIDEWALK REPAIRS—At No. 92 Henry st, No. 62 Gold st, No. 39 Hamilton st, Nos. 106-108 Beekman st, No. 608 Water st. There was no meeting.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, FEB. 13.

SIDEWALK REPAIRS—On the east side of 5th av, from 136th to 137th st, and from 137th to 138th st. Laid over for two weeks.

99TH ST—Repairing sidewalks, north side, 100 ft west of 1st av and running west 296 ft. Laid over for two weeks.

SIDEWALK REPAIRS—At the following locations: 2049 2d av, 1695 Lexington av, 228 East 117th st, southwest corner of 124th st and Lexington av, southwest corner of 2d av and 128th st, north side of 136th st, commencing 85 ft. west of 5th av, 2270 2d av, 2125-2127 2d av, 2049 2D AV, the southwest cor. of 124TH ST AND LEXINGTON AV, the southwest cor. of 2D AV AND 128TH ST, the north side of 136TH ST, 85 ft. west of 5th av, 2270 2D AV, 2125 and 2127 2D AV were all laid over for two weeks, while 1695 LEXINGTON AV was cancelled and 228 EAST 117th ST was approved.

SIDEWALK REPAIRS—At the southwest corner of 1st av and 121st st, 426 East 122d st, 336-338 East 96th st, 167 East 99th st, 312 East 96th st, 114 East 129th st, 175 East 105th st, 335 East 122d st, 308 East 126th st, 345 East 121st st, 57 East 106th st, 54-58 East 134th st, 2093 2d av. The southwest cor. of 1st av and East 121st st, 426 East 122d st, 336-338 and 312 East 96th st, 167 East 99th st, 335 East 122d st, 308 East 126th st, 345 East 121st st, 57 East 106th st and 54 to 58 East 134th st were all laid over for two weeks; 175 East 105th st until April 1; 114 East 129th st is to be reinspected, and 2093 2d av was approved.

Joint Session of Local Boards of Morrisania and Crotona.

BOROUGH HALL, 3D AV. AND 177TH ST., FEB. 14.

PROSPECT AV.—Regulating, regrading and paving with sheet asphalt on a concrete foundation portions of the roadway of PROSPECT AV, not already paved, between East 149th st and Crotona Park East, together with all work incidental thereto. Class "A" pavement. Estimated cost, \$42,000. Assessed value of the real estate included within the probable area of assessment, \$10,204,000. Length about 6,130 linear feet. Probable cost for a lot of 25 feet wide, \$85.75, pet. 528, denied.

Local Board of Chester.

BOROUGH HALL, 3D AV. AND 177TH ST., FEB. 14.

BENEDICT AV.—Acquiring title, between Storrow st and Pugsley av, pet. 536, laid over to March 4.

GLEBE AV.—Regulating, grading, etc., from Westchester av to Zerega av, pet. 538, laid over to March 4.

PATTERSON AV.—Regulating, grading, etc, from Bronx River to Pugsley's Creek. Estimated cost, \$53,600, as per amended estimate, or about \$173 for a 25-foot lot. This estimate is based on full width for excavation and 60 feet on embankment with all bluestone omitted, pet. 523, laid over to March 4.

CROSBY AV.—Acquiring title to Crosby av, from Eastern Boulevard to Westchester av. Protest filed, pet. 505, laid over to March 4.

BULLARD AV.—Regulating, grading, curbing, flagging, etc. (1st st), from 233d st to Neried av. Total estimated cost, \$67,300, 1,819 lin. ft. \$462.50 for a 25-foot lot, pet. 314, laid over to March 4.

WATERBURY AV.—Change of lines, between Seabury av and Balcom av, and of BRUSH AV, between Graff av and Waterbury av, as shown on "Tentative Map showing the proposed change in the street system heretofore laid out within the territory bounded by Seabury av, Wellington av, Latting av, Balcom av, Graff av and Newbold av, dated Jan. 20, 1912," pet. 534, adopted.

STARLING AV.—Paving with sheet asphalt on a concrete foundation, from Unionport road to Glebe av, etc. Denied Aug. 2, 1911. Estimated cost, \$18,900, 1,421 lin. ft. \$165.25 for a 25-foot lot. For reconsideration, pet. 371, laid over to March 4.

WHITE PLAINS RD.—To amend resolution of Nov. 8 for constructing a sewer and appurtenances in WHITE PLAINS RD, both sides, from 242d st to the city line; and in EAST 243D ST, bet White Plains rd and Barnes av, together with all work incidental thereto, so as to omit East 243d st, owing to the city not having title thereto, pet. 473, adopted.

Local Board of Van Cortlandt.

BOROUGH HALL, 3D AV. AND 177TH ST., FEB. 14.

261ST ST.—Paving with bituminous pavement where the gradient is 6 per cent, or less, and with granite blocks on concrete foundation where the gradient is over 6 per cent., the roadway of WEST 261ST ST, from Riverdale av to Broadway, setting curb where necessary, and all work incidental thereto. Class B pavement, pet. 535, adopted.

KINGSBRIDGE AV.—Acquiring title to the lands necessary for an extension, from West 230th st, the Bronx, to the northerly terminus of Marble Hill av, Borough of Manhattan, pet. 537, laid over to March 4.

LAI D O V E R M A T T E R S .

193D ST.—Regulating, grading, etc., from Bainbridge av to Webster av, and paving with bituminous pavement on a concrete foundation, together with all work incidental thereto. Class "B" or preliminary pavement. Total estimated cost, \$6,290, or about \$103.25 for a lot 25 feet wide, pet. 517, laid over to March 4.

MOSHOLU PARKWAY NORTH.—Paving with asphalt blocks on a concrete foundation, from Webster av to Perry av. Class "A" pavement. Total estimated cost, \$11,400; assessed value of the real estate within the probable area of assessment is \$421,600. Estimated cost for a 25-foot lot is \$157.75, pet. 527, laid over to March 4.

SPUYTEN DUYVIL RD.—Laying out an extension, from its present terminus near Spuyten Duyvil station of the N. Y. C. & H. R. R. to the public dock situated on the Hudson River. Said street to be 40 feet in width and about 400 feet long. Opposition by N. Y. C. & H. R. R. Co., pet. 494, laid over to March 4.

Local Board of Crotona.

BOROUGH HALL, 3D AV. AND 177TH ST., FEB. 14.

HEARINGS HELD for paving each of the following streets and avenues with asphalt blocks on concrete foundation, setting

curb stones where necessary, together with all work incidental thereto. Said pavement being designated as Class "A" pavement under Chapter 546, Laws of 1910.

MOHEGAN AV, from East 175th st to East 176th st. Estimated cost, \$4,630; assessed value of real estate, \$89,000. Cost for a 25-foot lot about \$146.50, pet. 533, laid over to March 4.

VYSE AV, from 172d st to Boston road. To amend resolution of Jan. 3, 1912, so as to fix northerly limit at East 177th st. Total estimated cost for enlarged limit, \$34,500; 2,905 lin ft. Cost for a 25-foot lot, \$148.50, pet. 506, laid over to March 4.

MOHEGAN AV, from Southern Boulevard to East 182d st. Total estimated cost, \$16,000, or about \$150.75 for a 25-foot lot, pet. 520, laid over to March 4.

GARDEN ST, from Crotona av to Southern Boulevard. Total estimated cost, \$9,000, or about \$124.75 for a 25-foot lot, pet. 529, laid over to March 4.

HOE AV, from East 173d st to Boston road. Estimated cost, \$14,000, or about \$153.50 a lot 25 feet in width, pet. 531, laid over to March 4.

174TH ST, from Boston road to Bryant av, paving with asphalt blocks on concrete foundation and with granite blocks on concrete EAST 174TH ST, from Bryant av to West Farms road. Total estimated cost, \$30,000, or about \$233 for a 25-foot lot, pet. 532, laid over to March 4.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, FEB. 13.
GREAT KILLS RD.—To widen and macadamize between the Boulevard and Amboy rd, 4th Ward. Laid over until Feb. 27.

SIDEWALK REPAIRS.—To pave or repair sidewalks as follows: Gordon st, bet Elm st and Pine st, 2d Ward; Targee st, bet Elm st and Pine st, 2d Ward; Grove st, north side, bet Court st and Gordon st. Adopted.

HARDY ST.—To construct sewer bet Irving pl and Prince st, 2d Ward. Laid over until next week.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

STREET FRANCHISE.—Petition for a franchise to use and occupy the streets throughout the city for carrying on an electrical fire alarm telegraph signal service, both automatic and manual, etc., with central offices at 44 East 23d st, Manhattan, and 44 Court st, Brooklyn, by the National District Telegraph Co. Referred back to the Bureau of Franchises.

STREET FRANCHISE.—Petition of the Automatic Fire Alarm Co. for a franchise to install, maintain, etc., wires through and over the streets and connecting same with apparatus in or on buildings for the operation of an electric signal service in Manhattan and Brooklyn. Referred back to the Bureau of Franchises.

STREET FRANCHISE.—Petition by the Manhattan Fire Alarm Co. to lay, erect, etc., wires and other connections with the necessary poles, pipes, etc., in, over and under the streets of the entire city for the operation of call boxes, etc. Borough President Miller of the Bronx objected to the petition in so far as it asked for the erection of poles. It was referred back to the Bureau of Franchises.

USE OF STREETS.—Petition by the Stock Quotation Telegraph Co. for consent of the city to the continuance of the business of the transmission of messages by electricity, etc., and the continued use of streets for operation of its system. Referred to the Bureau of Franchises.

NEW YORK QUOTATION CO.—Resolution that the company be directed to furnish the Board of Estimate with copies of its organization papers, etc., on or before March 11, 1912. It is alleged that the company is using the streets without municipal authority and that its wires, etc., are installed under permits applied for and issued to the Postal Telegraph Cable Co. The resolution was adopted.

MADISON AV BRIDGE.—In matter of the operation of cars over MADISON AV BRIDGE bet Manhattan and Bronx. Referred to the Bureau of Franchises.

EAST 4TH AND EAST 48TH STS.—In the matter of the structures maintained by H. Clausen & Son Brewing Co. under, along and across EAST 4TH AND EAST 48TH STS, east of 2d av. The firm has ceased to conduct business there and the city seeks to have the concern remove said structures from within the lines of the streets and pay certain compensation for past use and occupation. Clausens had failed to reply to the demand. The Borough President is ordered to brick up or remove the structures, one of which is 6 ft. in width and 7 ft. in height and the other is a 10-inch pipe 1.168 ft. in length.

FRED'K PEARCE CO.—Communication from it stating it does not desire further use of streets, but requests an extension of time of 15 days for the banks, to whom it rendered service, to have an opportunity to secure others to perform the work. Referred to Bureau of Franchises.

USE OF STREETS.—In the matter of the Holmes Electric Protective Co. Referred to the Bureau of Franchises.

BROADWAY.—Removal of sidewalk encroachments on Broadway, both sides, from Battery pl to Columbus Circle; and on the east side of

WHITEHALL ST, from Broadway to Stone st. Adopted.

MAIDEN LA.—Removal of sidewalk encroachments in MAIDEN LA for its entire length. Adopted.

LIBERTY ST.—Removal of sidewalk encroachments in LIBERTY ST, from its intersection with Maiden la to West st. Adopted.

CORTLANDT ST.—Removal of sidewalk encroachments in CORTLANDT ST, its entire length. Adopted.

VESEY ST.—Removal of sidewalk encroachments in VESEY ST, its entire length. Adopted.

DEY ST.—Removal of encroachments in DEY ST, its entire length. Adopted.

FULTON ST.—Removal of sidewalk encroachments in FULTON ST, from Broadway to West st. Adopted.

CHURCH ST.—Removal of sidewalk encroachments in CHURCH ST and in TRINITY PL, from Chambers st south to Morris st. Adopted.

JOHN ST.—Removal of sidewalk encroachments in JOHN ST, from Broadway to William st. Adopted.

A TUNNEL STREET.—Laying out a TUNNEL ST to extend from Bennett av to Riverside drive. Referred back to the Corporation Counsel.

EAST 59TH AND EAST 60TH STS.—Granting property heretofore acquired by the city as the Third Av. Bridge Co. an extension of EAST 59TH AND EAST 60TH STS, bet 3d av and Queensboro Bridge and along said bridge and its approaches from end to end. Resolution adopted by the Board of Estimate on Feb. 2, 1912, has been approved by the Mayor.

BRONX.

WESTCHESTER AV.—Franchise to the Bronx Traction Co. to construct, maintain and operate a double track surface railway on WESTCHESTER AV, from Westchester Square to Eastern Boulevard. Approved by the Mayor.

EAST 241ST ST.—Resolution of Jan. 4, 1912, granting the New York, Central & Hudson River R. R. Co. right to maintain and use a spur track across EAST 241ST ST, west of 1st st, and install said spur on an embankment not exceeding 12 ft. in height and 54 ft. in width, with suitable earth approaches for pedestrians. Approved by the Mayor.

EAST 210TH ST.—Permission to the MONTEFIORE HOME to construct and use a concrete conduit under and diagonally across EAST 210TH ST, bet Rochambeau av and Bainbridge av, etc. Granted.

HOSPITALS.—Proposition of the Health Commissioner to acquire additional land surrounding time to commence operation of its railway in sites for contagious disease hospitals, in order that the plots may be parked and as an offset to the opposition of property owners against the establishment of such hospitals on the ground that they will depreciate the value of adjoining property. Referred to the Corporate Stock Budget Committee.

EAST 168TH ST, ETC.—Report of the Comptroller recommending that the resolution adopted December 7, 1911, authorizing the acquisition of property at private sale, at a price not exceeding \$35,000, in the vicinity of EAST 168TH ST, FINDLAY AND TELLER AVS, be amended, so as to provide for the acquisition of said property subject to the covenant against nuisances contained in the deed. Adopted.

KELLY ST.—Report of the Comptroller recommending that the resolution adopted December 21, 1911, approving of the purchase of property, at private sale, for a sum not exceeding \$75,000, in KELLY ST, bet Av St, John and Leggett av, for school purposes, be amended, so as to provide for the acquisition of said property subject to the restrictive covenant contained in the deed. Adopted.

NETHERLAND AV.—Acquiring title, from Kappock st to West 230th st, and fixing an area of assessment. Laid over until Feb. 21.

SEDGWICK AV.—Acquiring title to the widening, from Jerome av to the line bet the 23d and 24th Wards. Laid over until Feb. 21.

EAST 158TH ST.—Report of the Comptroller recommending that the resolution adopted January 11, 1912, authorizing the acquisition at private sale of property in the north side of EAST 158TH ST, running from Trinity to Jackson avs, as a site for school purposes, at prices not exceeding \$19,250 for Parcel No. 1, \$14,000 for Parcel No. 2, \$14,000 for Parcel No. 3 and \$13,000 for Parcel No. 4, be amended by changing the technical description of Parcel No. 1. Adopted.

BROOKLYN.

ATLANTIC AV.—Petition for a franchise, by the Nassau Electric R. R. Co. to construct and operate a double track street surface railway from the intersection of Atlantic and 5th avs., along ATLANTIC AV. to Shepherd av., East New York. Public hearing on March 28.

RAILWAY TRACKS.—To obtain franchise to maintain certain railway tracks previously constructed at grade across Commerce, Bowne, Imlay, Joralemon and Baltic sts and to operate same as part of a railroad along the Brooklyn waterfront, by the New York Dock Railway Co. Referred to the Bureau of Franchises.

NOBLE AND WEST STS.—Complaint by the Water Department that the American Mfg. Co. is maintaining without authority a number of electrical conductors, across NOBLE AND WEST STS. Referred to the Bureau of Franchises.

NORTH 10TH ST.—Complaint from the Department of Water Supply, Gas and Electricity that the Brooklyn Eastern District Terminal Co. is supplying electricity to various buildings in NORTH 10TH ST, from East river to Kent av, and maintaining a pole line, etc., without authority. Referred to the Bureau of Franchises.

GREENPOINT AV.—Complaint from the Dept. of Gas, Water Supply and Electricity that the Empire City Gerard Co. is maintaining wires across GREENPOINT AV without authority. Referred to the Bureau of Franchises.

LIBERTY AV, ETC.—Communication from the Department of Water Supply, Gas and Electricity stating that the New York & Long Island Telegraph Co. has constructed a pole line on LIBERTY AV from the boundary line bet. Brooklyn and Queens to Rockaway turnpike, and on the turnpike from Liberty av. to New York av., in the former village of Jamaica. Two wires are attached to the poles, and it is believed the line has been abandoned. The communication states the rights of the New York company were acquired by the Seaboard Co., which later released its right to the Montauk Co. and recommends that the matter be investigated to determine if the franchise rights have been forfeited or show cause why the line should not be removed or rebuilt in accordance with the Electrical Code of the City. Referred to the Bureau of Franchises.

BREMEN ST. AND EVERGREEN AV., ETC.—Complaint from the Dept. of Water Supply, Gas and Electricity that S. Liebmann's Sons are maintaining without authority certain wires and a bridge in the vicinity of its brewery at BREMEN ST. AND EVERGREEN AV.; also, a similar complaint against the Otto Huber Brewing Co. regarding its property in BUSHWICK PL., near Meserole st. Both matters referred to the Bureau of Franchises.

EAST NEW YORK AV.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended Aug. 31, 1911, of the form of contract, plans, specifications and estimate of cost (\$16,000), for hauling, laying and relaying 48-inch water mains in EAST NEW YORK AV. under the jurisdiction of the Department of Water Supply. Adopted.

SUNSET PARK.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, amended specifications, plans and estimate of cost (\$4,912), for constructing asphalt tile walks in SUNSET PARK. under the jurisdiction of the Department of Parks. Adopted.

McCARREN PARK.—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 (\$47,497.25) for constructing park and playgrounds on plot No. 2, McCarren Park, under the jurisdiction of the Department of Parks. Adopted.

BAY RIDGE AV.—Report of the Comptroller, recommending that the resolution adopted September 21, 1911, approving of the purchase of property, at private sale, for a sum not exceeding \$20,400, on BAY RIDGE AV, bet 12th and 13th avs, for use of the Department of Education be rescinded, and that the Board authorize the purchase, at private sale, for a sum not exceeding \$24,500, property at 12TH AND BAY RIDGE AVS AND 68TH ST, for the use of the Dept. of Education. Report was adopted in its entirety.

WEST 8TH ST.—Laying out, from Surf av to the public park about 200 ft. south thereof. Adopted.

12TH AV.—Communication from the Acting Corporation Counsel, stating that title to the land in the bed of 12TH AV, from Bay Ridge av to 73d st, vested in the city on December 26, 1911, on the confirmation of the report of the Commissioners of Estimate in the proceeding to open 11TH AV, from Kouwenhoven la, to 59th st, and 12TH AV, from 65th st to 73d st, and from West st to 60th st, etc. At the meeting of the Board on November 29, 1911, a resolution was adopted vesting title on February 1, 1912, to 12TH AV, from Bay Ridge av to 73d st. Inasmuch as title had vested prior to that date the resolution of November 29, 1911, was rescinded.

QUEENS.

LONG ISLAND CITY.—Complaint from the Dept. of Water Supply, Gas and Electricity that the Standard Oil Co. is maintaining without authority, two small pipes and six electrical conductors across WEST AV, north of 10th st, and three electrical conductors across 10TH ST, bet West and Vernon avs, Long Island City. Referred to the Bureau of Franchises.

HOSPITALS.—Proposal of the Health Commissioner to acquire additional land surrounding property heretofore acquired by the city as sites for contagious disease hospitals, in order that the plots may be parked and as an offset to the opposition of property owners against the establishment of these hospitals on the grounds that they will depreciate the value of adjoining property. Referred to the Corporate Stock Budget Committee.

BAYSIDE PUMPING STATION.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the plans, specifications, form of contract and estimate of cost (\$11,000) for alterations and improvements at Bayside Pumping Station, under the jurisdiction of the Department of Water Supply, Gas and Electricity. Adopted.

CORONA HEIGHTS.—Report of the Comptroller recommending the acquisition by condemnation proceedings of property on the north-west corner of Hillside av and Fairview av, CORONA HEIGHTS, as a site for school purposes. Adopted.

SANITARY SEWERS.—Relative to the failure of the Tenement House Department to recognize the resolution adopted by the Board of Estimate and Apportionment directing the refusal of permits for leader connections into sewers intended for sanitary use only, in the Borough of Queens. On March 23, 1911, the Board adopted a resolution requesting the President of the Borough of Queens to instruct his Superintendent of Buildings to refuse permits

for leader connections into any sewers intended for sanitary use only, in order to prevent overcharge of the sewers and consequent liability of the city for damage occasioned thereby. The complaints were referred to the Tenement House Commissioner, who on motion of the Board, has referred them to the Chief Engineer and the Corporation Counsel.

BELLE HARBOR.—By resolution the Board of Estimate directed the Ocean Electric Railway Co. to present an application for a franchise for a street railway franchise through the streets on the private property of the Neponsit Realty Co. at Belle Harbor, 5th Ward, or advise of its intentions with regard to complying with the provisions of the resolution by February 9, 1912, if it desires to facilitate the construction, maintenance and operation of a railway in that locality. The company declines to petition for a franchise on the ground that it has certain interests in the streets affected which give it the right to operate.

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 Assessors.

**320 BROADWAY.
PROPOSED ASSESSMENTS.**

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, for examination by all persons interested. All persons whose interests are affected and who are opposed to the assessments are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before March 12, at 11 a. m., at which time and place the objections will be heard and testimony taken.

MANHATTAN.

WEST 100TH ST.—Regulating, grading, etc., bet. St. Nicholas and Wadsworth avs. List 2002.

WEST 143D ST.—Regulating, grading, etc., from a point 331 ft. west of Broadway to Riverside drive, together with a list of awards of damages caused by a change of grade. List 2148.

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

BROOKLYN.

67TH ST., ETC.—Sewers in 67TH ST., bet. Fort Hamilton and 14th avs.; in 13TH AV., bet. 67th and 73d sts.; in 65TH ST., bet. 12th and 13th avs.; in 13TH AV., bet. 65th and 67th sts.; in 68TH ST., bet. 12th and 13th avs., and in 13TH AV., bet. 63d and 65th sts. Area of assessment: Block Nos. 5739, 5763 to 5768, 5773, 5753, 5754, 5756 to 5761, 5763 to 5768, 5773 to 5775, 6154 to 6156, 6165 to 6167, 6176 to 6178, 6187 to 6189. List 2222.

77TH ST.—Sewer, bet. Narrows and 1st av. Area of assessment: Blocks 5947, 5948, 5957 and 5958. List 2044.

MIDWOOD ST.—Regulating, grading, etc. bet. Kingston and New York avs. List 2106.

ALTON PL.—Regulating, grading, etc., bet. Flatbush av. and East 40th st. List 2177.

EAST 35TH ST.—Regulating, grading, etc. bet. Avs. J and L. List 2183.

NEW LOTS AV.—Paving, bet. Hegeman and Williams avs. List 2195.

97TH ST.—Regulating, grading, etc. bet. 4th and Fort Hamilton avs. List 2197.

AV. N., ETC.—Regulating, grading, curbing and flagging AV. N, bet. Flatbush av. and East 53d st.; and from a point 100 ft. east of 54th st. to 64th st. List 2236.

NOTE.—The area of assessment in each of the above proceedings extends to within one-half the block at the intersecting streets unless otherwise stated.

AV. K.—Curbing where not already done from East 15th st. to Ocean av., and from East 15th st. to East 17th st. Area of assessment extends to within half the block at the intersecting streets. List 2237.

AITKINS AND SUTTER AVS.—Basins, at the northeast and northwest corners. Area of assessment: Blocks 4038 and 4039. List 2239.

CHRISTOPHER AV.—Flagging, bet. Riverdale av. and New Lots rd. Area of assessment; Affecting lots fronting on Christopher av. within the stated limits. List 2244.

DIAMOND ST.—Paving, bet. Meserole av. and Calyer st. The area of assessment extends to within half the block at the intersecting streets. List 2245.

56TH ST., ETC.—Sewers in 56TH ST., bet. 11th and Fort Hamilton avs.; and in 11TH AV., bet. 56th and 57th sts. Area of assessment: Blocks Nos. 5674, 5675, 5681, 5682, 5688 and 5689. List 2248.

57TH ST.—Sewer, bet. 8th and Fort Hamilton avs. List 2249.

59TH ST.—Sewer, bet. 16th and 17th avs. List 2250.

EAST 34TH ST.—Sewer, bet. Clarendon rd. and Canarsie la. List 2259.

EAST 22D ST.—Regulating, grading, etc. bet. Beverley and Clarendon rds. List 2256.

52D ST.—Paving, bet. 13th and 16th avs. List 2269.

KENT ST.—Paving, bet. Oakland and Provost sts. List 2276.

LOTT ST.—Paving, bet. Tilden av. and Butler st. List 2278.

MESEROLE AV.—Regulating, grading, etc., bet. Diamond and Jewell sts. List 2279.

74TH ST.—Regulating, grading, etc., bet. 11th and 12th avs. List 2292.

NOTE.—The area of assessment in the last nine above mentioned proceedings extends to within one-half block at the intersecting streets.

BRONX.

PARK AV WEST.—Paving and curbing, bet. Morris av., near 156th st. and 162d st. List 2227.

PARK AV. WEST.—Paving and curbing, bet. East 177th st. and East 189th st. List 2230.

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

By the Supreme Court.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

MADDEN ST., QUEENS.—Acquiring title to the lands, etc., required for opening and extending bet. Skillman av. and Borden av., 1st Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 26, for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

SEASIDE PARK, ROCKAWAY BEACH.—Acquiring title to the lands, etc., included within the PUBLIC (SEASIDE) PARK, Rockaway Beach, 5th Ward, of Queens, as shown on a map bearing the signature of the Secretary of the Board of Estimate and Apportionment, dated July 27, 1911, adopted by the Board of Estimate and Apportionment on September 21, 1911, by a resolution which was approved by the Mayor on September 26, 1911, together with all the right, title and interest of the owners thereof in and to the lands under the waters of the Atlantic Ocean and of Jamaica Bay in front thereof, except so much of the land shown on the aforesaid map as lies within the lines of an avenue known and shown thereon as Washington av., running across the entire length of the premises shown on said map, and which avenue is referred to in the sale of the above-described premises in the action of partition entitled "H. H. Chittenden, plaintiff, against I. E. Gates and others, defendants," but including a perpetual right of way over the said strip of land lying within the limits of the said Washington av. as appurtenant to the property abutting on either side thereof. Application will be made to a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on Feb. 26, for the appointment of commissioners of estimate in the above proceeding.

PUBLIC PARK, CONEY ISLAND, BROOKLYN.—Acquiring title to the lands, etc., required for the opening and extending of the PUBLIC PARK AT CONEY ISLAND, 31st Ward, as laid out on the map or plan of The City of New York, by resolution adopted by the Board of Estimate and Apportionment on October 19, 1911, and January 11, 1912, and approved by the Mayor on December 29, 1911, and January 11, 1912, respectively. Application will be made to a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on Feb. 26, for the appointment of commissioners of estimate in the above matter.

EXAMINATION OF COMMISSIONERS.

WASHINGTON AV., QUEENS.—Acquiring title to the lands, etc. required for opening, from the East river to Jackson av., as the same has been heretofore laid out and designated as a first class street or road, 1st Ward. Wallace E. J. Collins, commissioner of estimate and assessment in the above proceeding, in place of Jas. J. Conway, 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. 26, to be examined as to his qualifications by any one interested.

FINAL REPORTS.

UNNAMED ST., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending of THE UNNAMED STREET, extending from Fort George av. to Dyckman st., 12th Ward. Wm. Klein and Simon Levy, commissioners in the above matter, will present their final report, for confirmation, to Special Term, Part 3, of the Supreme Court, Manhattan, on Feb. 19, at 10.30 a. m.

BILLS OF COST.

AV. P., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Ocean av. to Coney Island av. and from

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Coney Island av. to Gravesend av., 31st Ward, Jas. M. Doremus, Geo. E. Burr and Thos. J. McHale, commissioners, will present the bill of costs, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 23, at 10.30 a. m.

EAST 172D ST., BRONX.—Acquiring title to the lands, etc., required for opening EAST 172D ST. (unofficial name) from Jerome av. to Morris av., as the same has heretofore been laid out and designated as a first class street or road, 24th Ward.

In re-applications for damages on Lots Nos. 24, 25, 26 and 28 in Block 2821, caused by the abandonment, discontinuance and closing of 4TH AV (Belmont st.), bet. Grand Boulevard and Concourse and the boundary line of the village of Mount Eden.

In re-application for damages to Lot No. 28 in Block 1198, caused by the abandonment, discontinuance and closing of 8TH AV. and WALNUT ST., bet. Jerome av. Townsend av. and East 172d st. The supplemental and additional

bill of costs in the above matter will be presented, for taxation, to part 1, Special Term of the Supreme Court, Manhattan, on Feb. 27, at 10.30 a. m. Horace Barnard jr. and Jas. A. Hooper are the commissioners.

18TH AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Coney Island av to the former town line of New Utrecht and Flatbush, 29th and 30th Wards. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 19, at 10.30 a. m.

COLLINS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending COLLINS AV. from Metropolitan av to Flushing av, 2d Ward, as amended by an order of the Supreme Court entered in the office of the Clerk of the County of Queens on Oct. 4, 1910, so as to conform to the lines of said street as shown upon Section 16 of the final maps of Queens, as adopted by the Board of Estimate and Apportionment on May 21, 1909, and approved by the Mayor on June 4, 1909. The bill of costs will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 23, at 10 a. m. Denis O'Leary, Clinton B. Smith and Jas. Ingram, commissioners.

GUN HILL RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Webster av to Elliott av, 24th Ward. Timothy E. Cohalan and Jno J. Mackin, commissioners, will present their supplemental and additional bill of costs in the above proceeding for taxation to Special Term, part 1, of the Supreme Court, Manhattan, on Feb. 28.

By Comm'rs of Estimate & Assessment.
BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Hearings will be held next week by the Commissioners of Estimate and Appraisal in the following proceedings:

MONDAY, FEB. 10.

WHITE PLAINS ROAD, BRONX.—From the north boundary of the city to Morris Park av. (Closing.) At 10 a. m.

GRAND AV, BRONX.—From Macomb's rd to Tremont av. At 3.45 p. m.

WEST 20TH ST, MANHATTAN.—Widening, bet 10th av and Emerson st. At 12 m.

WEST 231ST ST, BRONX.—Assessment, from Bailey av to Riverdale av. At 3 p. m.

CRESTON AV, BRONX.—From Tremont av to Minerva pl. (Closing.) At 9.30 a. m.

EAST 211TH ST, BRONX.—From Woodlawn rd to Perry av; and EAST 212TH ST, from Jerome av to Woodlawn rd. At 4 p. m.

TUESDAY, FEB. 20.

RIVERSIDE DRIVE, MANHATTAN.—Widening, on its east side, bet 155th and 156th sts. At 10 a. m.

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

BEACH AV, BRONX.—Bet Gleason av and Bronx River av. At 1 p. m.

HAVEMEYER AV, BRONX.—Bet Lacombe and Westchester avs. At 2 p. m.

CASTLETON AV, RICHMOND.—From Richmond av to Jewett av. At 3 p. m.

WEDNESDAY, FEB. 21.

WEST 168TH ST, MANHATTAN.—From Amsterdam av to Jumel pl. At 10 a. m.

HOE AV, BRONX.—From Aldus st to Whitlock av. At 1.30 p. m.

SENECA AV, BRONX.—From Hunts Point rd to Bronx River. At 3.45 p. m.

CITY ISLAND BRIDGE, BRONX.—The east approach included in parcels included in parcels A and B. At 1 p. m.

EDEN AV, BRONX.—From East 172d to East 174th st. At 3.45 p. m.

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

THROGS NECK BOULEVARD, BRONX.—From Eastern Boulevard to Shore Drive. At 3 p. m.

HOUGHTON AV, BRONX.—From Bolton av to the bulkhead line of Westchester Creek, etc. At 3.30 p. m.

FRIDAY, FEB. 23.

THERIOT AV, from Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd, Bronx. At 11 a. m.

WHITE PLAINS RD, BRONX.—Bet a point near Old Unionport rd and a point near Thwaites pl. At 3 p. m.

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

By Comm'rs of Estimate and Assessment.

PATERSON AV., BRONX.—Acquiring title to the lands, etc., required for opening and extending from the bulkhead line of the Bronx river to the proposed bulkhead line of Pugsley's creek, 24th Ward. Wm. Klapp, F. Marquardt and Jno. A. Baldwin, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons opposed to the same must file their objections, in writing, with the commissioners at 90 West Broadway, Manhattan, on or before March 1; and they will hear all such parties, in person, on March 4, at 2 p. m.

Jno. A. Baldwin, 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 90 West Broadway, Manhattan, on or before March 1; and, he will hear all such parties, in person, on March 5, at 2 p. m.

NOTICES TO PRESENT CLAIMS.

CHESTER AV., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Church av. to Fort Hamilton av., 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to R. D. Thurber, Jos. Manne and F. L. Haggerty, commissioners, on or before Feb. 19, at 166 Montague st.; and they will hear all such parties, in person, on Feb. 23, at 11 a. m.

WEST 28TH ST., ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending WEST 28TH ST. from Neptune av. to Surf av.; WEST 29TH ST., from Neptune av. to Surf av.; WEST 30TH ST., from Neptune av. to the mean highwater line of the Atlantic Ocean; WEST 31ST ST., from Neptune av. to Surf av., excluding in each case the right of way of the New York and Coney Island R. R., 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Chas. H. Machin, Jno. H. Gelhardt, Jr. and Solon Barbanell, commissioners, at 166 Montague st., on or before Feb. 19; and they will hear all such parties, in person, on Feb. 23, at 4 p. m.

CHURCH AV., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from 36th st. to Ocean Parkway, 29th Ward. All persons having any claim on account of the foregoing proceeding must present same, in writing, on or before Feb. 19, to Jas. G. Reynolds, Jno. J. Kilcourse and Jno. J. Brennan, commissioners, at 166 Montague st., and they will hear all such parties, in person, on Feb. 27, at 3.30 p. m.

BAY 10TH ST., ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BAY 10TH ST., from 86th st. to Bath av.; and, CROSEY AV., from 14th av. to 15th av., 30th Ward. All persons having any claim on account of the above proceeding must present same in writing, to Wm. H. Swartwout, Philip F. Lohman and Geo. F. Dobson, Jr., commissioners, 166 Montague st., on or before Feb. 19; and they will hear all such parties, in person, on Feb. 26, at 3.30 p. m.

CHANGE OF GRADE CLAIMS.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets must present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, Manhattan, on or before February 20, at 11 a. m., at which place and time the Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office.

MANHATTAN.

12TH AV.—Bet 134th and 135th sts. List 2424.

BRONX.

FREEMAN ST.—Bet Stebbins and Intervale avs. List 2383.

181ST (UNNAMED) ST.—Connecting Tiebout av at the intersection of 181st st with Webster av at the intersection of 182d st. List 2386.

BRONX PARK AV.—Bet Tremont and Walker avs. List 2415.

HUNTS POINT AV.—Bet Southern Boulevard and Lafayette av. List 2417.

LUDLOW AV.—Bet Southern boulevard at Hunts Point rd and the New York, New Haven and Hartford Railroad. List 2418.

(Continued on page 343.)

REAL ESTATE NEWS

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

Big Deals Made This an Exceptional Week in Manhattan—Several Important Sites Sold or Leased—Trading in All the Other Boroughs Extremely Limited.

The total number of sales reported in this issue for Manhattan and the Bronx is 51, of which 21 were below 59th street and 16 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 46, of which 17 were below 59th street, 19 above and 10 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 109 and in the Bronx 80. The total amount was \$6,088,845.

The amount involved in auction sales this week was \$1,047,252 and since January \$6,617,668.

Biggest Sale of the New Year.

Herbert DuPuy, of Pittsburgh, has bought from the 89th and 90th Street Company through L. J. Phillips & Co., the Admaston apartment house at the northwest corner of Broadway and 89th street, and the Evanston, at the southeast corner of West End avenue and 90th street. Both are 12-story structures, the former occupying a plot 100.8x150 and the latter covering a plot 100.8x162.6. The land on which the buildings stand is part of the block formerly owned by the estate of Thomas W. Evans, of Philadelphia. The buyer gave in part payment property on Pennsylvania avenue and 6th street, Pittsburgh, opposite a plot which Robert E. Dowling took in part payment for the Hotel Empire at Broadway and 66th street when he sold it to Mr. DuPuy. It is said that about \$4,000,000 was involved in the transaction, making this the largest deal to be closed so far this year.

Stern Bros., Lease Finally Closed.

The long pending lease by Stern Brothers, of 23d street, of a big plot on 42d street, mention of which has heretofore been made in these columns, was finally consummated this week. Mrs. Louise M. Gerry, represented by the Cruikshank Company, has leased the old Harmonie Club property and the abutting plot on 43d street to and including the corner of Sixth avenue and containing something over 40,000 square feet. The Pentalpha Realty Company, represented by Henry D. Winans & May, has also leased the adjoining property at 37 to 41 West 42d street and 46 and 48 West 43d street. The parcel at 29 to 33 West 42d street, occupied by the Spalding building, is also included in the transaction.

The entire plot has frontages of 234 feet on 42d street, 442 feet on 43d street and 110 feet on Sixth avenue. An eight-story fireproof department store with all modern improvements will be erected from plans by John B. Snook's Sons, to be ready for occupancy by February 1, 1913. One of the features of the building will be a large carriage entrance and driveway on 43d street. The lease on the Spalding building had about 17 years to run and it is understood that a large price was paid for the cancellation of it.

In connection with the transaction it is also reported that James A. Hearn & Son, now located on 14th street, are planning to take over the present Stern's building on 23d street, but this was denied by Hearn's.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

4TH ST.—Max N. Nathanson sold for the Sampter estate, 9 East 4th st, a 6-sty loft building, on lot 25x98, with an "L" 25x35, to Adolf H. Landecker. The property was held at \$80,000.

12TH ST.—Van Vliet & Place resold for Henry Rousby 277 and 279 West 12th st, two 4-sty dwellings, on plot 30.4x36, adjoining the northeast corner of West 4th st.

22D ST.—M. & L. Hess sold for the Flemish Realty Co., Goldberg and Kramer, the McConnell Building, at 13 to 21 East 22d st, a 12-sty loft structure on plot 145x98.9, adjoining the northeast corner of Broadway, to Charles and Frederick Hirschhorn. The buyers gave in part payment Knowlton Court at the northeast corner of Broadway and 15th st, a 6-sty apartment on plot 100x125. The same brokers have negotiated a loan of \$225,000 on the latter parcel. The transactions involved about \$1,400,000, the loft building being held at \$1,000,000 and the apartment at \$400,000.

38TH ST.—Heil & Stern sold for Alice Moorehead and others 60 West 38th st, a 4-sty build-

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ing on lot 20.10x98.9, to Daniel J. Carroll. Tucker, Speyers & Co. represented the seller.

42D ST.—L. J. Greenberger sold for Stephen H. Jackson 349 East 42d st, northwest corner of Prospect pl, a 4-sty flat, on lot 17x58.

44TH ST.—Pease & Elliman sold for the estate of Phebe H. Robinson, R. Remsen Robinson and Edward E. Perkins, of Poughkeepsie, N. Y., as executors, the 4-sty dwelling 3 East 44th st, on lot 27x100.5, adjoining Delmonico's, to Margaret E. Moran, a dressmaker from Philadelphia, who will extensively alter the property and use it for her own business. The price was reported at being about \$6,000 a front foot.

48TH ST.—George Kraus sold for Henry Koch 451 West 48th st, a 5-sty flat on lot 24.6x100.5.

49TH ST.—Joseph F. Seitz, sold for F. R. Higgins, 250 East 49th st, a 3-sty dwelling, on lot 19x100.

49TH ST.—Irving J. Kempner sold to Von Glahn Brothers 356 West 49th st, a 5-sty tenement, on lot 25x100. Maurice Strauss was the broker.

56TH ST.—Herbert A. Sherman sold for the estate of William C. Egleston, through the United States Trust Co. as trustee, the 4-sty dwelling, on lot 25x100.5, at 19 West 56th st, between 5th and 6th avs. The property has been held at \$105,000. The price paid was a little under \$97,000, at which figure the property is assessed by the city.

57TH ST.—Mooyer & Marston and the Cruikshank Co. sold for the estate of John J. Clancey to Fritz Fuchs 337 West 57th st, a 4-sty dwelling, on lot 20x100.5.

58TH ST.—Martin & Schmonsees sold for Jennie Stumpf, 438 West 58th st, a 5-sty double flat on lot 25x100.

AV B.—Jacob Fish sold the 6 tenements, on plot 96x75, at 64 to 74 Avenue B, southwest corner of 5th st. The adjoining house at 546 East 5th st, 27x96, has also been sold by the Rudolph Wallach Co. The combined site measures 96 ft on Avenue B and 100 ft in 5th st. It is said that a theatre will be erected on the site.

AV B.—E. Kline sold for Louis Rosenberg 62 Av B, a 6-sty tenement, on lot 24x100, to H. Freedman.

WEST BROADWAY.—Mary B. Brandegee sold 124 West Broadway, southwest corner of Duane st, two 4-sty buildings on lot 25x49.6.

1ST AV.—Lowenfeld & Prager sold to Simon Shapiro the 6-sty tenement on plot 44.10x83 at the southeast corner of 1st av and 1st st.

4TH AV.—Andrew F. Gilsey sold for A. & L. Schwab, 433 4th av, a lot 21x100, to Harry C. Hallenbeck, who owns the adjoining Aldine Hotel property. Mr. Hallenbeck now has a plot 52.4x100. No. 433 was held at \$100,000.

5TH AV.—Charles Scribner's Sons bought from the heirs of Roswell P. Flower 597 and 599 5th av, just north of 48th st. The property has a frontage of 50.5 ft. on the avenue and a depth of 100 ft. The site has been held at \$800,000, but it is understood that something less than this figure was paid. A tall structure will be erected on the site to be occupied by the retail department and editorial rooms of Scribner's. The wholesale department and manufacturing plant will remain in the building recently erected for these branches on 43d st, near 8th av.

6TH AV.—Harris and Maurice Mandelbaum bought from the City Real Estate Co. 882 6th av, a 4-sty building on lot 23.9x65.

6TH AV.—Mooyer & Marston sold for the Farmers' Loan and Trust Co. to Ennis & Sinnott 852 6th av, a 4-sty building on lot 22x59.9, adjoining the northeast corner of 48th st.

7TH AV.—Theophile Kick bought the 2 4-sty brick dwellings, on plot 29.4x60, at 471 and 473 7th av, from Mrs. Kate C. Boyer, of East Orange, N. J. Edwin A. Baylis and Stephen S. Johnson were the brokers. The buyer now has a plot fronting 98.9 ft on 7th av, and 140 ft on 36th st, being the southeast corner of these thoroughfares. The lower half of this block on the avenue is occupied by the New York State Arsenal, numerous reports of the sale of which by the State have recently been circulated. No improvement of the site has been announced.

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78TH ST.—Moss & Brill are reported to have bought through J. J. McCormack & Co. 169 to 179 East 78th st, six 3-sty dwellings; also 1380 3d av, a 5-sty flat house, forming an "L" around the northwest corners of these thoroughfares. The avenue property has a frontage of 25 ft. and a depth of 100 ft., and the street parcel is 117x102.2. Title to the plot is held by 4 different individuals. The buyers will construct on the plot a fireproof structure containing a theatre, roof garden and offices. The theatre will have a seating capacity of 2,500 and the roof garden will accommodate about 1,500.

86TH ST.—John J. Cody, sold for Mrs. Louisa Schaefer, the two 5-sty single flats at 117 and 119 East 86th st between Lexington and Park avs, on plot 40x100.

86TH ST.—Sonn Brothers sold 48 West 86th st, a 5-sty American basement dwelling, containing a passenger elevator, sun parlors and other modern improvements, on lot 25x102.2. The price is reported to have been about \$95,000.

87TH ST.—Leon S. Altmayer sold for The Christian Abele est to G. Larzarin the 5-sty double apartment house at 72 East 87th st, on plot 26x100, just west of Park av.

91ST ST.—Chas. S. Kohler sold for Jas. A. Howard the 5-sty double flat at 142 West 91st st, on plot 27x100.8½.

102D ST.—Calder, Nassoit & Lanning sold for a Miss Halm 165 West 102d st, a 5-sty flat on lot 24.7x94.4, between Columbus and Amsterdam avs. The buyer, Mrs. F. W. Catlin, gave in part payment the property at 165 Franklin st, Bloomfield, N. J.

150TH ST.—Lowenfeld & Prager sold to Gabriel Lloyd and John McCahn 477 West 150th st, a 2-sty building, on lot 25x100.

157TH ST.—The Sun Construction Co, Benjamin Nieberg, president, sold Arlington Court, a 6-sty elevator apartment house, at 540 West 157th st, on plot 75x99.11, 200 ft east of Broadway. The sellers acquired the site in September, 1910.

163D ST.—The Placid Realty Co., John Katzman, pres., sold 535 to 541 West 163d st, two 5-sty apartment houses, each on plot 77.6x99.11, between St. Nicholas av and Broadway. The buyer gave in part payment property in the Bronx. The buyers are Fred W. Crandall and W. Burton Foote. Dubois & Taylor were the brokers.

171ST ST.—The Placid Realty Co., John Katzman, president, sold the 5-sty apartment house at 507 and 509 and 557 and 559 West 171st st to an investor, who gave in part payment property in the Bronx. Nos. 507 and 509 cover a plot 50x95 and Nos. 57 and 559 measure 75x95.

PARK AV.—Leon S. Altmayer sold for Anna C. Wiener to E. Murtha, 1050 Park av, a 5-sty apartment house, on lot 25x81. George Ehret owns the adjoining property at the corner of 86th st. The same broker has resold the property to Maurice and Harris Mandelbaum.

3D AV.—Frederick Oppenheimer, of S. Oppenheimer & Co., sold the 6-sty loft building at 1587 3d av, on lot 25x110. The building was completed in the latter part of 1911 and held by the owner at about \$65,000.

5TH AV.—Henry D. Winans & May sold 854 5th av, between 66th and 67th sts, a 5-sty English basement residence, on plot 30.5x120, to George G. Mason, nephew of the late James Henry Smith, and the present lessee of the premises. The house was built for R. Livingston Beekman by Warren & Wetmore, architects, the construction being by day work. The front is of French limestone, and the house is one of the finest on 5th av. The seller was represented by Worthington Whitehouse.

5TH AV.—The Princess del Drago sold 807 5th av, a 5-sty dwelling on lot 25x100, at the south corner of 62d st. The house is of the French style of architecture, an adaptation of the chateau type, and is one of the most conspicuous on upper 5th av. Robert E. Dowling is the buyer and the price paid is said to have been about \$525,000. The property will be resold.

Bronx.

145TH ST.—Kurz & Uren, Inc., sold for H. D. Young a vacant lot, 25x100, on the south side of 145th st, 150 ft west of St. Ann's av.

187TH ST.—E. E. Tisch & Co. sold for a Dr. Bentz, 264 East 187th st, a 4-sty flat on plot 34x100.

BASSFORD AV.—Clement H. Smith sold for a client 2250 Bassford av, a 4-sty double flat.

BOSTON RD.—Kurz & Uren sold for the Muller Construction Co. 1038 Boston rd, a 6-sty new law house, 5 families on a floor, on plot 83x113.

FOX ST.—Kurz & Uren (Inc.) sold for the Rockland Realty Co. 1056 Fox st, a 5-sty new law apartment house on plot 37.6x88x100.

FRANKLIN AV.—Charles Wolinsky sold for Hedwig Glass the 5-sty new law house, on plot 100x45, at the northwest corner of Franklin av and Jefferson pl.

GRAND BLVD.—M. F. Kerby sold for Bertram L. Krau to the Church of the Holy Spirit the plot 110x104, at the southwest corner of the Grand Boulevard and the Concourse and Burnside av.

HUGHES AV.—Alfred Olenick sold a plot of three lots, 75x87.6, on the west side of Hughes av, 200 ft. south of 186th st.

JEROME AV.—John Scharsmith bought from Henry B. Davis, through B. H. Weisker, Jr., the plot, 100x114.6, on the west side of Jerome av, 162.5 ft. south of Kingsbridge rd. Five-story apartment houses will be erected on the property.

MOUNT HOPE AV.—Clement H. Smith sold for a Mr. Benedict, the northeast corner of Mount Hope av. and 175th st, a house on plot 39x70.

SOUTHERN BLVD.—Eberhardt & Podgur bought from the American Real Estate Co. the southeast corner of Southern Blvd. and Aldus st, for improvement with apartments and stores. The new buildings will be about 100 ft. from the proposed new theatre in Southern Blvd., as well as an express station of the Broadway-Lexington avenue subway.

VYSE AV.—Williamson & Bryan sold for John Lynam of Montana the northeast corner of Vyse av and 172d st, 50x100, to a builder, who will improve the site with a large apartment house.

Brooklyn

FULTON ST.—James R. Ross sold through Howard Ashfield the store property at 1324 Fulton st for Emma Davidson to Louis I. Grimes.

HOPKINS ST.—S. Oppenheimer & Co. sold the 5-sty new law tenement, at 84 Hopkins st, near Marcy av, on lot 26.8x102.2, to an investor.

PACIFIC ST.—Charles A. Wessell sold for William E. Burke, 1524 Pacific st, a 4-sty double apartment house on plot 27x107.

REMSEN ST.—John F. James & Sons sold for the est of Maria Cary, 132 Remsen st, a 4-sty dwelling, on plot 31x125, running through to Hunts alley, where there is a stable. The house has been occupied for a number of years by the Brooklyn Barnard Club.

UNION ST.—The D. & B. Leslie Co. sold six new two-family houses on Union st, between Schenectady and Troy avs. The seller recently completed a row of ten houses and now has but four left.

15TH ST.—Charles W. Seitz sold for the S. Rosenberger Realty Co. 466 and 468 15th st, a 4-sty apartment house, on plot 88x100.

76TH ST.—Frank A. Seaver sold the two-family brick house at 1407 76th st, for G. Nelson to an investor.

78TH ST.—E. Sharum sold to a client 1269 78th st, a two-family frame house on plot 40x100.

78TH ST.—Frank A. Seaver sold the plot, 80x100, on the north side of 78th st, 180 ft west of 13th av, for T. E. Cisney to a builder for improvement.

ATLANTIC AV.—E. Sharum sold 878 Atlantic av, a 3-sty brick three family house with a store including the bar and fixtures in the store. Lots in Suffolk County were given in exchange.

AV H.—Edward Bull sold for A. W. J. Pohl the 4-sty brick apartment house with store at the southwest corner of Av H and East 14th st to Patrick J. Sullivan, who gave in exchange the 2-sty frame dwelling, on a plot of 10 lots, at the corner of Flatbush and Newkirk avs. The deal involved about \$112,000.

BROADWAY.—Fenwick B. Small sold the 3-sty brick mercantile building at 1039 Broadway, to Abraham M. Stern, who will use the building for his millinery business.

BUSHWICK AV.—John A. Quell & Co. sold 1565 Buskwick av for Miss B. R. Wagner, a brownstone, two-family house, to Adam Rothar for occupancy.

CARLTON AV.—The Davenport Real Estate Co. sold 305 Carlton av, a 3-sty stone front dwelling on lot 20x100, for Charles F. Stohmann; also 487 Carlton av, a 3-sty brick dwelling, on lot 20x100, for Mrs. Queen C. McGarrigal.

FLATBUSH AV.—Henry Pierson & Co. sold a 131 ft plot on Flatbush av just off Park pl extending through to Sterling pl for the Munn est to a New York Syndicate who will immediately improve the property with stores. This is the last unimproved plot on the avenue from Fulton st to the Park, and its sale marks one of the most important transactions on the Park Slope this season.

GREENE AV.—The Davenport Real Estate Co. sold 60 Greene av, a 3-sty stone dwelling, on lot 20x100, for Samuel C. Leonard.

BENSONHURST.—O. L. and W. C. Perfect sold at Bensonhurst to C. B. Redfern, 2258 83d st, 2261 82d st, 2270 83d st, 2253 83d st, 2255 82d st, 2249 82d st, 2260 83d st, 2263 82d st and 2251 82d st, all duplex dwellings, erected by the selling company. As part payment the builders took 10 lots in 86th st and 22d av, Bensonhurst, which they will improve.

RUGBY.—Wood, Harmon & Co. sold 1 lot on Linden av, near East 46th st, to Jos. F. Schermerhorn; 1 lot on East 46th st, near Linden av, to Paul A. Eakin; 2 lots at the northwest corner of Linden av and East 39th st, to H. D. Derrick; 1 lot on East 46th st, near Linden av, to John Lang; 1 lot on Linden av, near East 39th st, to Harry G. Kendall; 2 lots at the southeast corner of Snyder av and East 46th st, to F. D. Westcott; and 1 lot on Linden av, near East 39th st, to S. A. Lyons.

MIDWOOD MANOR WEST.—Wood, Harmon & Co. sold 2 lots on East 5th st, near Avenue J, to Francis M. Morgan.

KENSINGTON PARK.—Wood, Harmon & Co. sold 2 lots at the southeast corner of 18th av and East 46th st to S. Gozdowicz; and 1 lot on Gravesend av, near Avenue F, to Charles Kerr.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots at the southwest corner of Avenue I and Delamere pl, to S. Urbanowicz; 2 lots on Mansfield pl, near Avenue I, to Wesley Pearce; 2 lots on Elmore pl, near Avenue K, to H. C. Stine; 4 lots on Elmore pl, near Avenue K, to A. J. Lawler; 1¼ lots on Elmore pl, near Avenue K, to J. W. Gaut; 2 lots on Delamere pl, near Avenue I, to L. A. Edwards; and 2 lots on Delamere pl, near Avenue I, to W. F. Austn.

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Queens.

LONG ISLAND CITY.—Henry A. Howarth bought from the Queensboro Dealers and Hygeia Ice Co. a parcel fronting 264 ft. on the north side of the Flushing and North Shore Railroad, 166 ft on Madden st, and 35 ft on Van Buren st. The price paid for the parcel was about \$78,000.

JAMAICA.—The Stanley Agency sold for Lillian F. McGrath a large dwelling, on plot 70 x110, on Park av, to G. C. Hickey.

JAMAICA.—Ellen Whitmore sold to Charles Frederick Kloefer of Brooklyn a parcel fronting 100 ft. on the west side of Rockaway turnpike and 100 ft. on the south side of Atlantic av, Bay View.

DOUGLSTON.—Mrs. Bahan sold her residence, a 12-room house on a tract of 2 1/4 acres for \$20,000 to a Manhattan buyer. Eighteen years ago the property with the house was bought for \$7,500.

RICHMOND HILL.—Charles W. Seitz sold for A. H. Jagers a 2-sty cottage on plot 40x100 on the east side of Stoothoff av, 160 ft. south of Liberty av.

Richmond.

FEDERAL PARK.—J. Sterling Drake sold to Abram Christopher, of Aripelka, Florida, a plot, 50x100, on Union av, in the 3d Ward.

Suburban.

MANHASSET, L. I.—McClure & Dowdney sold the L. W. Arthur farm at Manhasset. This property consists of about 150 acres and adjoins the estates of Payne Whitney, A. H. Paget, F. K. Pendleton, and Louis Sherry. The property has been held at \$200,000 and was taken by the seller in this transaction about one year ago in exchange for Brooklyn property. David Kraus represented the seller.

ROCKVILLE CENTRE, L. I.—The Windsor Land and Improvement Co. sold at Rockville Centre, to W. K. Wilkenloh, a plot 40x100, on Harvard av, to J. G. Bagdatopoulos, a plot 40x100, at Harvard and Lawrence avs, and to Anna Hafelin a plot, 40x100, on Cornell av.

HEMSTEAD, L. I.—The Windsor Land and Improvement Co. sold a plot, 40x100, on Booth st, to A. M. Brandt.

PORT CHESTER, N. Y.—The Fox Realty Co. sold for T. L. Chadbourne, Jr., to Jefferson Hogan a place of about 40 acres and buildings on Purchase st, adjoining Hobart Park. It has a frontage of about 2,000 ft. and is one of the finest homes in the section. In the last 3 years Mr. Chadbourne has expended about \$100,000 on the property.

MONTCLAIR, N. J.—Feist & Feist sold for the estate of Simon Scheuer to J. C. Levy, of New York, the 4-sty apartment house, on plot 40x100, at 599 and 601 Bloomfield av, northeast corner of Midland av.

LYNBROOK, L. I.—The Windsor Land & Improvement Co. sold at Lynbrook to F. S. Coffey and H. C. Fry each a plot, 40x100, on Ocean av; to J. A. Charilla a plot, 40x100, on Clifford st; to Charles Bredehorst a plot, 40x100, on Lawrence st; and to William Rechter a plot, 40x100, on Buckingham pl.

GOOD GROUND, L. I.—Macray & Rosenthal bought the Hubbard estate consisting of about 200 acres, about 2 1/2 miles north of Good Ground, on Peconic Bay, and having about 2 miles of open water frontage. The tract will be used for a first-class bungalow development.

MONTAUK POINT, L. I.—The recently incorporated Montauk Harbor Improvement Co. bought from E. C. M. Fitzgerald 4,200 acres of land on Fort Pond Bay, adjoining the holdings of the Long Island Railroad Co. The company was formed for the purpose of carrying out the late Austin Corbin's scheme for a transatlantic steamship terminal in Fort Pond Bay, and European financial interests are said to be behind the project.

LEASES—MANHATTAN.

PEASE & ELLIMAN leased two stores in the Imperial Hotel to the Northern Pacific Railway Co. and the Missouri Pacific Railroad to be used as ticket offices and headquarters for the eastern passenger agents. The Rock Island Road has leased the corner store in the Grand Hotel and the Erie has taken a store in the new McAlpin Hotel. A lease of the corner store in the McAlpin to the Chicago and Northwestern was reported several weeks ago. These offices have all been located on Broadway, near Canal st, for many years.

THE CHARLES F. NOYES CO. leased to the Commercial Union Assurance Co., Ltd., of England, one of the largest insurance companies in the world, for a term of 17 years, from August 1, a 3-sty fireproof structure to be erected on plot 50x80, at 55 John st, adjoining the Hilliard building. William S. Purdy, architect, is preparing plans for the new annex. The aggregate rental is reported to be in the neighborhood of \$500,000. The Hilliard building is one of the most successful fire insurance buildings in New York, and contains the city underwriting offices of 31 fire insurance companies.

WALTER G. BUTLER sold to James O'Donnell, late proprietor of Andy Horn's cafe on Park Row, for Michael Dowling the good will of the saloon business at the southwest corner of Broadway and 45d st. The purchase price is reported as being \$200,000. Mr. O'Donnell has obtained a lease of the property for 15 years from March 1 at a net annual rental of \$25,000. The property has a Broadway frontage of 20.5 ft. and a depth of 80 ft., together with an L 60 ft. deep, and was bought by Mr. Dowling from Langdon Greenwood last November.

THE GUARANTOR REALTY CORPORATION leased 2 offices in 437 5th av, to F. Lozano, Son & Co.

PEASE & ELLIMAN rented three large apartments in 875 Park av, southeast corner of 78th st, to Mrs. Abraham, widow of Mr. Abraham, of Abraham & Straus, to Mrs. J. E. Heimerdinger and to Percy Straus, of the firm of R. H. Macy & Co. The latter apartment rented for \$12,000, which is the highest apartment rental ever paid on Park av. All the leases were for a term of years.

O'CONNOR, LAWRENCE & ELLISON leased store in 3 Church st to Max Zippert; also store in 5 Church st to Flynn & Lacks, and store in 6 Church st to the Graves Typewriter Company.

WILLIAM H. WHITING & CO. leased for a term of 10 years the basement in the Wyllis Building, at 92 William st, to Emil Girard.

DU BOIS & TAYLOR leased to the General Tire Repair Co. the builder at 240 West 48th st.

JAMES KYLE & SONS rented the dwelling 491 Lexington av to John Wyllie for a term of years.

GUSTAVE BRITT leased for Claudine M. Benson 261 West 11th st to John H. Tiedman; 263 West 11th st to Sonverian Monette, and 265 West 11th st to Mary Page.

THE CROSS & BROWN CO. leased for Mayer Auerbach the entire building at 20 West 60th st, to the Delamater Burns Co. for a term of years.

DOUGLAS L. ELLIMAN & CO. leased the 6th loft in 54 East 11th st for Frederick Fox & Co., as agents, to William & S. Grief, and the top loft in 431 5th av to George Prince, photographer.

JAMES H. STRYKER leased for L. C. Mott to Frederick Barlow for cafe and restaurant purposes the building at the northeast corner of 125th st and 3d av, together with the upper part of the building adjoining, at 2307 3d av, at an aggregated rental of \$120,000.

THE ERNESTUS GULICK CO. leased floors in the Art Color Building, at 209 to 219 West 38th st, for the Art Color Printing Co., to the Kaumagraph Co., the Munro Art Publishing Co., and the Niagara Lithograph Co., for long terms.

WILLIAM A. WHITE & SONS leased for a term of years to Henry I. Brown, insurance broker, a portion of the ground floor in the Woodbridge Building, at 100 William st.

SPEAR & CO. rented for John W. Aitken the entire 5-sty building at 38 West Houston st for a long term of years to Jos. H. Jones, who will use the premises for a restaurant; also for the Phoenix Holding Co., 25,000 sq. ft. in 133 to 141 West 21st st, to the Niven Co. and Weissberg & Kimmel.

H. C. SENIOR & CO. leased for Harriet Cameron the 4-sty dwelling, 230 West 46th st, to Ernest Dessau; and for Susie Scott Hall the 3-sty dwelling, 128 West 65th st, to Mary McCall.

G. W. BARNEY leased from the plans the store in 42 Cortland st to Elias Pitzele; also the 1st loft in 107 Chambers st, extending through to 91 Reade st, to Robert Murray; also the store in 92 Chambers st, to S. W. Frucht; also the 2d loft in 42 Hudson st to the M. L. Brandt Co.; also the 2d loft in 74 to 82 North Moore st to George A. Moss, Inc., and to the United Safety Razor Co. the 4th and 5th lofts in 483 and 485 Greenwich st.

THE CROSS & BROWN CO. leased the store in 17 East 24th st to Theodor Grebe.

HENRY R. DWIGHT leased for a term of years for Henry Harper Benedict the 6-sty building at 186 Greenwich st, between Dey and Fulton sts, to the Fisher-Mitchell Co., brush manufacturers.

SAMUEL H. MARTIN AND HUBERTH & GABEL leased for William Randolph Hearst offices on the 2d floor in the American Building on Columbus Circle to the Gwilliam Co.

PEASE & ELLIMAN leased to Louis Riccitelli for the United Merchants' Realty & Improvement Co., the store in 1 Park pl; also to Edward Weck, a store in 45 Nassau st; also space in 60 and 62 Nassau st to Charles Grabhorn; in 38 Maiden lane to S. Levy Son & Co., and in 123 Liberty st to the Crown Metal Construction Co., and in the Liberty Tower Building offices to Averill & Short, H. G. Mole, Nicholson & Kellogg, Lovejoy, Mather & Hough, Donnelly & Milbank, Edgar B. McConnell, American Appraisal Co., John Turlis Sons and the Ralston Co.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased office space in the Whitehall Building to the Union Sulphur Co., the Brimstone Railroad Co., F. J. Werner & Co., the Colonial Oil Co., the R. P. Houston Co., William L. Harrison, William H. Knox & Co., Richard T. Wainwright, the German-American Car Co., State Engineer Bensel, J. W. Hampton & Co., the Rockland Lake Trap Rock Co., and the Clinton Point Stone Co.

WILLIAM H. WHITING & Co. leased the store in 535 Pearl st to the H. C. Hansen Type Foundry; also the store in 40 Fulton st to Samuel Dauer; also half a floor in 24 and 26 Vandewater st to Clark & Zugalla; also the 2d loft in 20 Murray st to the Holland Novelty Co.; also offices in 99 John st to the Hydrox Chemical Co.; and space in 71 and 73 Murray st to H. W. Covert.

LOUIS KEMPNER & SON leased for Hulbert Peck & Sons, representing Mrs. D. Horgan, the store in the northwest corner of Broadway and 88th st to Joseph Keller; also the store in 2532 Broadway to Tobias Stork, and the store in 2415 Broadway to Massaad & Co.

CHARLES H. LEHMAN leased from John O'Brien the Alpha, a 6-sty elevator apartment house, with stores, on plot 100x100, at the northwest corner of St. Nicholas av and 125th st. The lease runs for 10 years at a reported aggregate rental of \$200,000.

PEASE & ELLIMAN leased for Mrs. Jenny K. Stafford 6 East 41st st, a 4-sty dwelling, on lot 20.10x104, to the Paris Embroidery Works, Gerson Schwartz. Mrs. Stafford is also the owner of 4 East 41st st and the abutting property at 471 and 473 5th av.

PEASE & ELLIMAN leased 141 West 79th st for Edward Jansen to William Cruikshank; also 18 West 68th st for C. Shoen to Otis H. Cutler; also 246 West End av for Alfred R. Conkling to W. N. Shipley, and 137 West 71st st for S. A. Acer to John L. Brown; also for

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Mrs. A. C. McNay the basement store in 61 West 45th st to B. H. Brooke, who will alter and occupy it for the sale of optical and photo supplies; also for J. van Vranken & Co. the parlor floor in 6 West 40th st to Olive Barnwell, of Rye, N. Y.

L. L. ROSENTHAL and the Broadway Realty Co. leased for 21 years the plot, 100x100, in the north side of 110th st, 100 ft. west of 5th av, to the Bim Amusement Co., which will erect a 2-sty building containing a ballroom. The rental aggregates \$300,000.

THE RULAND & WHITING CO. leased the building at 97 Beekman st to the Krekel Brothers Co., New York agents for the Barstow Stove Co.; also the store in 117 Nassau st to George N. Joyce and the John st frontage of the 6th floor in 45 John st to Worthington & Raymond.

SLAWSON & HOBBS leased for a term of years the store in 327 Columbus av to Paull, rurrer; also the 1st loft in 877 7th av to C. Connell.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices to the following firms in 115 Broadway: Noble, Estabrook & McHarg; the Standard Underwriters, V. D. Moody, W. S. Mathews & Co., the Turpentine Products Co., John P. O'Brien, Kemble & Lewis, and C. W. McQuoid & Co.

THE CROSS & BROWN CO. leased for the Century Holding Co. in the Centurian Bldg., 1182 Broadway, the following: space on the 6th floor to David L. Stember; on the 9th floor, space to the Lewen Engineering Co.; on the 10th floor, space to the Annadale Realty Co. and offices to the General Appliance Corporation.

LEASES—BROOKLYN.

FENWICK B. SMALL leased the store in 1011 Broadway, corner Willoughby av, to Joseph Goldman, a Manhattan milliner.

THE LEWIS H. MAY CO. leased for the estate of Mary E. Dale Burke to Henry Spierman the hotel known as the Dale cottages at Arverne, L. I., for a term of years.

RECENT BUYERS.

ALEXANDER BRENNAN is the buyer of 112 West 63d st, sold recently through the Duross Co.

THE HOLLAND HOLDING CO., Judson S. Todd, president, is the buyer of the 4 and 5-sty dwellings at 27 to 31 East 62d st, on plot 44.6x100, sold recently by Pease & Elliman for the trustees of William R. H. Martin.

GEORGE R. BRANSON and Edward S. Burtis are the buyers of 157 East 74th st. The buyers also own Nos. 155 and 159 adjoining, and now own a plot with a frontage of 50.7.

REAL ESTATE NOTES.

THE GUARANTOR REALTY CORPORATION has been appointed renting agent for the Gattie Building, at the southwest corner of 5th av and 38th st.

THE MONATON REALTY INVESTING CORPORATION has been appointed agent of 4 and 6 West 105th st, a 6-sty elevator apartment house.

E. E. TISCH & CO. were the brokers in the sale of 965 Simpson st for the Padgur Realty Co., a 5-sty apartment, on plot 42x110.

EDGAR H. NAPOLIS AND JOSEPH L. CONTE have entered into a partnership for the transaction of a general real estate and brokerage business with offices at 309 Broadway.

THE STATEN ISLAND CHAMBER OF COMMERCE at its annual meeting elected the following directors to serve for the years 1912, 1913 and 1914: William S. Van Clief, Port Richmond; Arthur Forber, 15 William st, N. Y. C.; William J. Welsh, Stapleton; E. O. Bridgman, Clifton; Cornelius G. Kolff, Stapleton; Louis L. Tribus, Clifton; and J. Francis Atterbury, West New Brighton. The directors elected the following officers: William S. Van Clief, president, Port Richmond; Louis L. Tribus, 1st vice-president, Clifton; A. E. Hadlock, 2d vice-president, New Brighton; H. P. Morrison, 3d vice-president, West New Brighton; George L. Egbert, treasurer, Tompkinsville; Cornelius G. Kolff, secretary, Stapleton; and L. W. Kaufmann, assistant secretary, New Brighton.

LAWRENCE B. ELLIMAN, William H. Malcolm, David Y. Swainson and Leopold Weil have been elected members of the Real Estate Board of Brokers.

WILLIAM A. WHITE & SONS placed a building and permanent loan for Lee Holstein on the new 12-sty mercantile building to be erected on the plot, 49.4x95, at 112 and 114 Madison av.

JOSEPH L. GRAF, a builder, obtained from the Metropolitan Life Insurance Co. a building and permanent loan of \$385,000 for the erection of a 12-sty loft building at 119 to 125 West 24th st. Frank E. Smith was the broker. Plans for the new building are being prepared by George & Edward Blum, architects.

GOODWIN & GOODWIN have been appointed agents for the two 5-sty apartment houses at 101 and 103 West 138th st, adjoining Lenox av; also for the 5-sty apartment house at 53 West 131st st.

THE BULKLEY & HORTON CO. has been appointed agent for the new apartment house at the corner of Bedford av and Sterling pl and known as the Sterling Arms.

THE McVICKAR, GAILLARD REALTY CO. was the broker in the sale of 152 and 154 West 45th st for the Surety Realty Co. to Miss Mary Irwin. The buyer owns the adjoining house at No. 156 and the abutting parcel 155 West 44th st. A small theatre will be erected on the site by Miss Irwin for her own use from plans by Henry B. Herts. Title passed this week.

THE CHARLES F. NOYES CO. and Daniel Birdsall & Co. negotiated the sale to the Ayer estate of Boston, of the property at 113 Worth st from Walstein S. Reade. Title passed this week. The buyer owns adjoining property and the site will probably be improved as soon as the present lease expires.

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. 16, 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.

Broome st, 389, ss, 25.3 w Mulberry, 24.9 x106.3, 4-sty & b bk loft bldg; exrs sale; J Morris Cramer. 34,000

Cleveland pl, 19; es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & str; due, \$28,638.70; T&C, \$1,404.92; adj to Mar 7.

Croton st, nec Audubon av, see Audubon av, 9.

Eldridge st, 74-6, es, 100.1 n Hester, 50.5 x87.6, two 5-sty & b bk & stn tnts with str; voluntary; Saml Hellinger. 69,000

Greene st, 47-9, ws, 122.11 s Broome, 48x100, 6-sty & b bk loft bldg; exrs sale; F G Du Bois. 69,000

14TH st, 542-4 E, see Av B, 228-32.

16TH st, 261 W, ns, 100 e 8 av, 23x106.5x23.1x irreg, 4-sty & b bk & stn tnt; exrs sale; Mary A Ferris. 16,500

18TH st, 334-8 W, ss, 345 e 9 av, 60x92, two 5-sty & b bk tnts; trstes sale; P J Curry. 61,000

24TH st, 331-7 W, ns, 325 w 8 av, runs w100xn98.9xe175xs60.5xsw75.2xs33.1 to beg, three 4-sty & b bk tnts & 2-sty & b bk dwg; Nos 331-3 are leasehold; exrs sale; Mary A Ferris. 73,000

47TH st, 41 W, ns, 300 e 6 av, 25x100.5, 4-sty & b bk & stn dwg; voluntary; bid in at \$85,000.

59TH st, 215 E, ns, 180 e 3 av, 25x100.4, 4-sty bk tnt & str & 4-sty bk rear tnt; partition; Wm Esselborn. 24,000

66TH st, 233 W, ns, 475 w Ams av, 25x100.5, 5-sty bk tnt; due, \$14,926.57; T&C, \$258.37; adj to Feb 28.

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

75TH st, 436 E, ss, 175 w Av A, 25x102.2, 6-sty bk tnt & str; due, \$19,672.82; T&C, \$1,112.29; Isaac D Levy et al; defts. 21,100

100TH st, 9-11 W, ns, 100 w Central Park W, runs w50xn89xw50xn11.11xe100xs100.11 to beg, 3-sty & b bk garage; voluntary; T J Goodwin. 36,200

115TH st, 73 E, (*) ns, 115 w Park av, 25x100.5, 5-sty bk tnt & str; due, \$16,151.51; T&C, \$1,951.96; Betty Davidson. 17,400

118TH st, 269-11 E (*) ns, 137.6 e 3 av, 37.6x100.10, 6-sty bk tnt & str; due, \$11,392.45; T&C, \$—; sub to a 1st mtg of \$34,000; Public Bank of N.Y. 34,925

124TH st E, see Mad av, see Mad av, 1929.

134TH st, 340-2 E, ss, 89.5 e Alex av, 42x100, two 4-sty & b bk tnts; trstes sale; Wm G Sewall. 13,800

160TH st, 721 E, see Jackson av, 840-2.

162D st, 870 E, ss, 211.7 e Prospect av, old line, 30x—, 5-sty bk tnt; due, \$2,286.45; T&C, \$—; sub to a 1st mtg of \$27,000; adj to Mar 1.

170TH st, 412 E, (*) ss, 106.3 e Webster av, 16.3x100, 3-sty fr dwg; due, \$2,022.87; T&C, \$131.30; Bungay Co of NY, Inc. 6,000

Av B, 228-32 (*) swc 14th (Nos 542-4), 68.11x95, 2 6-sty bk tnts & str; due, \$36,142.29; T&C, \$1,096.09; sub to three mtgs aggregating \$96,000; Rosehill Realty Corpn. 132,447

Av C, 175, ws, 23.8 s 11th, 23.8x65, 5-sty & b bk tnt with str; voluntary; Rudolph Wallach Co. 15,000

Audubon av, 9, (*) nec Croton, 90x49.9x90.5x49.8, 3 2-sty fr dwgs; due, \$3,881.44; T&C, \$501.92; sub to mtg \$16,000; Isaac Weil. 16,180

Concord av, 349, (*) ws, 60 s 142d, 20x100, 3-sty bk dwg; due, \$5,866.76; T&C, \$329.29; Norman L Archer. 4,000

Jackson av, 840-2, nec 160th (No 721), 48.8x79, 5-sty bk tnt & str; due, \$41,232.21; T&C, \$143.75; Ella Kullman. 48,400

Madison av, (*) sec 72d (No 26), runs s 102.2xe58.3xn22.2xw18.3xn80xw40 to beg, 5-sty stn dwg; due, \$155,376.40; T&C, \$14,611.27; Dime Savgs Bank of Bklyn. 150,000

Madison av, 1929, see 124th, 20.6x85, 3-sty & b bk & stn dwg; voluntary; bid in at \$22,200.

So Boulevard, 347-59, ns, 171.6 e Alex av, 140x100, seven 4-sty bk tnts with str; trstes sale; Lowenfeld & Prager. 46,500

2D av, 1449 (*) ws 78.9 s 76th, 25x105, 5-sty bk tnt & str; due, \$2,287.52; T&C, \$511.76; sub to three mtgs aggregating \$23,250; Rudolph Weil. 24,000

3D av, 2316-S, ws, 24.11 s 126th, 50x90, two 3-sty & b bk tnts with str; voluntary; bid in at \$70,000.

BRYAN L. KENNELLY.

Horton st or av, ss, 204 e City Island av or Main, 219.6x270 to Rochelle or East x 214.6x174.6; City Island; partition; readvertised for Feb 28.

*Rochelle or East st, ns, 204 e City Island av, see Horton st, or av, ss, 204 e City Island av.

*150TH st W, nwc Convent av, see Convent av, 462-6.

*Convent av, 462-6, nwc 150th, 108.11x68.5 x99.11x25, 5-sty & b bk & stn tnt; exrs sale; Henry Diehl. 66,800

*St Nicholas av, S80, es, 154.10 n 153d, 90.1 x117.5x irreg x106.8, 6-sty & b bk tnt; exrs sale; bid in at \$164,750.

L. J. PHILLIPS & CO.

116TH st, 228 W, () ss, 425 e 8 av, runs s103.7xne8.10xe16.10xn100.11xw25 to beg, 5-sty stn tnt & str; due, \$5,118.92; T&c, \$1,633.71; sub to 1st mtg of \$30,000; Adele Bierig et al. 36,000

DANIEL GREENWALD.

48TH st, 229 E, () ns, 300 w 2 av, 12.6x 100.5, 3-sty & b stn dwg; due, \$3,024.72; T&c, \$416.57; Hanchen Strauss. 5,000

*Audubon av, 390, ws, \$9.10 n 184th, runs w60xn10.1xe10xn7.11xe50xs18 to beg, 2-sty bk dwg; due, \$7,871.13; T&c, \$1,159.82; J M Laurent. 6,000

SAMUEL MARX.

134TH st, 45-7 W () ns, 385 w 5 av, 50 x99.11, bk church; due, \$19,092.10; T&c, \$52; Jas L Holland. 21,000

Total \$1,047,252
Corresponding week 1911, ... \$900,333
Jan 1, 1912 to date \$6,617,668
Corresponding period, 1911, ... \$5,043,141

AUCTION SALES OF THE WEEK.

BROOKLYN.

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

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

WM. H. SMITH.

Chauncey st, ss, 101 e Howard av, 26x 100; Robt D Rosling. 9,000

Coleridge st, ws, 500 s Hampton av, 60x 100; Jno D MacDonald. 10,462

Fulton st (*) ss, 80.5 w Franklin av, 20x 117; Hamilton Investing Corp. 11,700

Linden st (*), es, 215.11 n Evergreen av, 40x100; Eagle Savgs & Loan Co. 7,000

Martense la (*) ss, 200 e 12 av, 20x—; Georgia F Watson et al. 3,800

W 8TH st, ws, 20 n Av S, 255x100x243.4 x—; A B Roberts. 42,000

E 17TH st, es, 540 s Av J, 40x100; withdrawn.

W 24TH st, es, 130 n Mermaid av, 500x 118.10; adj to Mar S.

Broadway (*) ss, 175 e Bedford av, runs s101.6xe2.5xs101.6 to S 8th, xe22.7xn201.3xn w6.1xw18.11 to beg; Kings County Savgs Instn. 10,000

Fort Hamilton av, nec 75th, 101.8x190.3 x100x208.6; withdrawn.

Fort Hamilton av, nws, 150 ne 94th, 50x 116.3; Sheriff's sale of all right, title, &c, withdrawn.

Georgia av (*) es, 210 n Liberty av, 40x 100; Dime Savgs Bank of Bklyn. 3,000

Putnam av, ses, 140 ne Bway, 20x100; Clarence A Mohrmann. 6,700

Ralph av, es, 140.7 n Degraw, runs n115 to Douglass, xe38.1xs117.8xw63.4 to beg; Simon Shapiro. 3,500

Rutland rd, ss, 80 e E 48th, runs e271.8x s220xw83 to E 49th, xn130xw180xn90 to beg; Jno Schauf. 3,600

Rutland rd, ss, 122.5 e cl Schenectady av, runs e210.3xs90xw332.5 to cl Schenectady av, xn40xe122.5xn50 to beg; Jas W Smith. 2,350

Snediker av, ws, 100 s Livonia av, 140x 100; withdrawn.

WM. P. RAE CO.

Butler st, ns, 90 w 5 av, 20x144.8; A B Roberts. 2,000

Ralph st, nws, 100 sw Knickerbocker av, 20x100; Katie Neville. 3,950

Walworth st (*) es, 450 s Tillary, 25x100; Herman Schomaker. 5,250

E 31ST st (*) ws, 100 n Av L, 120x105; Jas P McManus. 2,600

E 48TH st, es, 472 s Av L, 18x100; withdrawn.

E 48TH st, es, 454 s Av L, 18x100; withdrawn.

Kings Highway, nec E 17th, 21.5x97.5x20 x105.3; Martha Fountain. 9,000

CHARLES SHONGOOD.

W 8TH st, ws, 260 s Av R, 120x100; Arcadia Realty Co. 20,590

19TH av, sec 65th, —x—; Sadie R Jacobs. 37,500

Av C * ss, 77 e E 7th, 23.6x80; Benj Schwamurzel. 4,000

Total \$198,002
Corresponding week, 1911, ... \$385,565

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 Sales Room, 14 and 16 Vesey st., and the Bronx Salesroom, 3156 3d av., unless otherwise stated.

FEB. 17.

No Legal Sales advertised for this day.

FEB. 19.

49TH st, 337-9 E, ns, 385 e 2 av, 40x 100.5, 6-sty bk tnt & str; Wm H Sands et al trstes agt David Lena Cohen Co et al. Middleton S Borland (A), 31 Nassau;

Aaron J Levy (R); due, \$37,021.10; T&c, \$1,918.13; Joseph P Day.

80TH st, 512-6 E, ss, 223 e Av A, 75x102.2, 2 6-sty bk tnts & str; Sam Vitellaro et al agt J Rumore Realty Co et al; Harry T Weeks (A), 95 Fulton av, Long Island City; Maximus A Lesser (R); due, \$6,898.07; T&c, \$3,111.48; sub to four mtgs aggregating \$64,000; Saml Marx.

107TH st, 322 E, ss, 300 w 1 av, 25x 100.11, 5-sty bk tnt & str; Commonwealth Ins Co of NY agt Maria Felicia Caponigri et al; Middleton S Borland (A), 31 Nassau; Saml Herriman (R); due \$16,734.32; T&c, \$2,137.26; Joseph P Day.

163D st, 307-15 E, ns, 100 w Teller av, runs n85xw120 to College av (No 928) xs85 xe120 to beg, 3 4-sty bk tnts; Columbia Constn Co agt Frisco Realty Co et al; J Power Donellan (A), 140 Nassau; Chas N Morgan (R); due \$6,873.10, T&c, \$652.24; D Phoenix Ingraham at 3156 3 av.

Hoe av, 1177, ws, 67.3 s Home, 30x65x30x 68.5, 2-sty bk dwg; Public Bank of NY agt Nathan Passman et al; C Lionel Marcus (A), 346 Bway; Jerome H Buck (R); due, \$1,835.76; T&c, \$—; sub to a 1st mtg of \$9,750; Joseph P Day at 3156 3 av.

FEB. 20.

Grote st, 766, ss, 38.7 e Prospect av, runs sw99.9xse100xne127.7xw14.5 x w89.11 to beg, 1-sty fr dwg & vacant; Adele Freese agt Mali Malnick et al; Frederic C Leubuscher (A), 258 Bway; Saml D Levy (R); due, \$6,560.03; T&c, \$783.89; Joseph P Day at 3156 3 av.

97TH st, 210 E, ss, 181 e 3 av, 27x100.11, 4-sty stn tnt & str; Lincoln Trust Co agt Max Bernow et al; Bowers & Sands (A), 31 Nassau; Theo K McCarthy (R); due, \$10,833.08; T&c, \$633.78; Joseph P Day.

106TH st, 100-4 E, sec Park av, 50x100.11, 3 3-sty & b stn dwgs; Danl Buckley agt Mary A Loeffler et al; R & E J O'Gorman (A), 51 Chambers; S Stanwood Menken (R); due \$2,786.37; T&c, \$624.36; sub two mtgs aggregating \$26,500; Saml Goldsticker.

109TH st, 68 E, ss, 170 w Park av, 17x 100.11, 4-sty stn tnt; Carrie P Burr et al trstes agt Theresa V Keyes Bourke et al; Bowers & Sands (A), 31 Nassau; Max S Levine (R); due, \$7,363.09; T&c, \$189.47; Joseph P Day.

115TH st, 16 E, ss, 245 e 5 av, 25x100.11, 5-sty bk tnt & str; David J King et al, exrs agt Tillie Gutter et al; Wm C Orr (A) 51 Chambers; Wm T Keleher (R); due, \$22,143.53; T&c, \$713.04; Joseph P Day.

183D st E, nec Creston av, 95x122, vacant; also RIDER AV, 193, ws, 250 n 135th, 25x100, vacant; also 238TH ST, ss, 175 e Katonah av, 75x200 to 237th, vacant; also MARTHA AV, sec 238th, 100x100, vacant; also VERIO AV, sec 238th, 110.2x93.2x100 x139.1, vacant; also KATONAH AV, sec 237th, 44.6x350, vacant; Wm Webber et al, as exrs, agt Jos Stevenson et al; Action 1; Robt D Elder (A), 32 Nassau; Louis B Hasbrouck (R); due, \$24,612.35; T&c, \$5,014.36; Herbert A Sherman at 3156 3 av.

183D st E, nec Creston av, 95x122, vacant; also RIDER AV, 193, ws, 250 n 135th, 25x100, vacant; also KATONAH AV, es, whole front bet 237th & 238th, 200x250, 2 2-sty fr dwgs with str & vacant; also MARTHA AV, sec 238th, 100x100, vacant; also VERIO AV, sec 238th, 110.2x93.2x100 x139.1, vacant; also KATONAH AV, sec 237th, 44.6x350, vacant; same agt same; Action 2; same (A); same (R); due, \$12,909.27; T&c, \$5,014.36; Herbert A Sherman at 3156 3 av.

237TH st E, ns, 175 e Katonah av, see 183d, nec Creston av.

237TH st E, sec Katonah av, see 183d E, nec Creston av.

237TH st E, nec Katonah av, see 183d E, nec Creston av.

238TH st E, sec Katonah av, see 183d E, nec Creston av.

238TH st E, sec Martha av, see 183d E, nec Creston av.

238TH st E, sec Verio av, see 183d E, nec Creston av.

Creston av, nec 183d, see 183d, nec Creston av.

Katonah av, sec 238TH, see 183d E, nec Creston av.

Katonah av, sec 237TH, see 183d E, nec Creston av.

Katonah av, nec 237TH, see 183d E, nec Creston av.

Martha av, sec 238TH, see 183d, nec Creston av.

Marble Hill av, es, 236.2 s 228th, 50x 100, vacant; Harry H Holbert agt Jacob Rosborg; F P Hummel (A), 1511 3 av; Jacob Levy (R); due, \$1,349.60; T&c, 137.78; sub to mtg \$7,000; mtg recorded Sept25'09; Saml Goldsticker.

Madison av, 1998, ws, 40.2 n 127th, 20x 35, 4-sty & b bk dwg; Geo P Messervy agt Jennie Goldstein et al; S Sidney Smith (A), 59 Wall; Edw D Dowling (R); due, \$8,321.92; T&c, \$204.51; mtg recorded May 1'06; Joseph P Day.

Park av, sec 106TH, see 106th, 100-4 E.

Rider av, 193, see 183d, nec Creston av.

Teller av, sec 165TH, see 165th, 320-8 E.

Union av, 570, es, 38.4 s 150th, 36.8x90, 5-sty bk tnt; Josephine Hall agt Mary B Cunningham et al; Neier & Van Derveer (A), 80 Bway; Albt Falck (R); due, \$1,268.83; T&c, \$1,300; mtg recorded Feb15'11; Louis Phillips at 3156 3 av.

Verio av, sec 238TH, see 183d E, nec Creston av.

Verio av, sec 238TH, see 183d E, nec Creston av.

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Verlo av, swc 238TH, see 183d E, nec
Creston av.

FEB. 21.

Ft Charles pl E, ns, 369.4 w 227th, 51.3x
80.7x50x91.5, vacant; Park Mtg Co agt Jac-
cob Rosborg; Pettretch & Seybel (A), 41
Park row; Chas J Carroll (R); due, \$5,-
574.80; T&c, \$101.61; Joseph P Day.**Spring st, 149**, ns, 75 w Wooster, 25x100,
8-sty bk loft & str bldg; Ella V Eldredge
agt Alfred C Bachman et al; Thompson &
Fuller (A), 165 Bway; Jno H Judge (R);
due, \$47,277.85; T&c, \$1,210.41; Bryan L
Kennelly.**47TH st, 440 W**, ns, 262.6 e 10 av, 18.9x
100.5, 5-sty stn tnt; Jno H Rohde agt Geo
E Moore et al; Wm M Hoes (A), 119 Nas-
sau; Howard C Lake (R); due, \$8,022.95;
T&c, \$439.25; Joseph P Day.**78TH st, 446 E**, ss, 119 w Av A, 25x102.2,
6-sty bk tnt & str; Herman Brand et al
agt Mollie Reislser et al; Jos Gans (A), 140
Nassau; Fredk Durgan (R); due, \$411.82;
T&c, \$600; sub to 1st mtg \$25,000; Joseph
P Day.**79TH st, 149 W**, ns, 304 e Ams av, 18x
102.2, 4-sty & b bk dwg; Sheriff's sale of
all R T, &c, which Cath S or Andw. E Foye
had on Dec15'11 or since; Geo H Mitchell
(A), 15 Wm; Julius Harburger, Sheriff;
Henry Brady.**117TH st, 304 E**, ss, 105 e 2 av, 20x100.11,
4-sty stn tnt; Robt Ferguson, exr, &c,
agt Antonetta Faggelle et al; Cary & Car-
roll (A), 59 Wall; Paul Jones (R); due,
\$11,074.02; T&c, \$530.60; Joseph P Day.**144TH st, 250-63 E**, ns, 65.3 w Morris av,
50x100, 3 2-sty fr dwgs; Elmira Oakley,
extr, agt Carrie F Brush et al; Baylis &
Sanborn (A), 37 Liberty; Melvin G Pal-
liser (R); due, \$6,594.99; T&c, \$808.33; sub
to 1st mtg \$4,000; Joseph P Day at 3156
3 av.

FEB. 23.

162D st, 86S, on map S70 E, ss, 160 e
Prospect av, runs s99.4xse10.7xe21.6xn
109.3xw30 to beg, 5-sty bk tnt; Edw H
Burger agt Fred F French Co et al;
Adolph & Henry Bloch (A), 99 Nassau;
Chas A Curtin (R); due, \$3,339.99; T&c,
\$114; sub to 1st mtg \$24,000; Joseph P Day
at 3156 3 av.**165TH st, 320-S E**, ss, whole front bet
Teller & Findlay avs, 185.2x94.7x160.3x
108.11, 5 5-sty bk tnts, str on cors; Pros-
pect Investing Co agt F T Constn Co et al;
Stephen W Collins (A), 63 Wall; Dever-
eaux Milburn (R); due, \$42,095.20; T&c,
\$1,747.28; sub to five pr mtgs aggregating
\$108,000; Herbert A Sherman at 3156 3 av.**229TH st W, nec Bailey av**, see Bailey
av, nec 229.**Bailey av**, nec 229th, 244.4x101.4x246.11
x120.8, vacant; Mark Ash agt Cathleen
Turney et al; Alexander & Ash (A), 92
Wm; Jos M Edelson (R); due, \$17,052.20;
T&c, \$454.87; Joseph P Day at 3156 3 av.**Concord av, 335**, ws, 190 s 142d, 20x100,
3-sty bk dwg; Bronx Savgs Bank agt Bertha
Kessler et al; David B Simpson (A),
165 Bway; Wm D Cameron (R); due, \$6,-
077.49; T&c, \$475.66; Joseph P Day at 3156
3 av.**Findlay av, swc 165TH**, see 165th, 320-S
E.**Hunt av**, es, 797.11 s Bronxdale av, 25.1
x100, Van Nest; Josephine Acker agt Jane
Kitchen et al; Clocke, Koch & Reidy (A),
391 E 149; Leopold W Harburger (R);
due, \$3,944.83; T&c, \$400; Saml Marx at
3156 3 av.

FEB. 24.

No Legal Sales advertised for this day.

FEB. 26.

Haskin st, 2922, ss, 150 w Edison, 25x
150, Throggs Neck; Lucy E Doherty et al
agt Edw J Speckman et al; Jas S Darcy
(A), 280 Bway; Philip M Bromberg (R);
due, \$1,501.94; T&c, \$123.44; Joseph P Day
at 3156 3 av.**Sheriff st, S2-4**, es, 130 n Rivington, 45x
100, 6-sty bk tnt & str; David Israel et al
agt Geo Brown et al; Isaac J Danziger
(A), 56 Pine; Louis Lande (R); due, \$18,-
374.48; T&c, \$10; sub to mtg \$52,000; J H
Mayers.**Brook av, 348**, es, 75 s 142d, 25.6x100, 4-
sty bk tnt & str; Matilda Remlein agt
Mary C Schmidt et al; Bloch & Hoffman
(A), 346 Bway; Wm C Arnold (R); due,
\$3,745.21; T&c, \$700; sub two pr mtgs ag-
gregating \$12,800; Joseph P Day at 3156
3 av.**Walton av**, es, 102.11 n Tremont av, 100x
100, foundations of 3 bk tnts; Wm L Phe-
lan et al agt Harry C Benline et al; Robt
S Patterson (A), 45 Bway; Geo S Horn-
blower (R); due, \$7,034.00; T&c, \$241.14;
sub to 1st mtg \$10,000; Joseph P Day at
3156 3 av.**5TH av, 146**, ws, 53.8 n 19th, 26x100, 4-
sty stn str, 1 & 2-sty ext; David C Cook
agt One Forty-six Fifth Av Co et al;
Philip S Dean (A), 160 Bway; Maurice
Deiches (R); due, \$130,047.70; T&c, \$2,200;
Chas A Berrian.**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. 17.

No Legal Sales advertised for this day.

FEB. 19.

Kings Highway, ns, 129 e Flatbush
Plank rd, 84.1x193x160.6x175; Roscoe C
Lawrence agt Margt Zeiner et al; Chas E
Fiske (A), 189 Montague; Peter W Os-
trander (R); Jas L Brumley.

FEB. 20.

Hoyt st, es, 30.1 n 3d, 20.1x86.2x20x84.4;
Howard & Fuller Bwg Co agt Kath A Car-
roll et al; Chas J Ryan (A), 26 Court;
Michl J Joyce (R); Chas Shongood.**Kent av**, ws, lot 9, map of land of Jos
Moser & J Thursty, 25x100; Wm J Maneely
agt Jos C Maneely et al; Jos A Kennedy
(A), 169 Montague; Arnon L Squires (R);
partition; Wm H Smith.**Van Buren st**, swc Patchen av, 22x80;
Jos Meresman agt David Nowak et al
Marcuson Bros (A), 256 Bway, Manhattan;
Wm Watson (R); Wm H Smith.**Rockaway av**, sec Bergen, 27.9x77; Franz
W Amend et al agt Andw Vasold et al;
Wm I Karle (A), Myrtle & Cypress avs;
David Seligman (R); Chas Shongood.**17TH st**, sws, 340 nw 10 av, 20x100.2;
Annie E Sullivan agt Margt Fallon et al;
Jas W Redmond (A), 40 Court; Geo R
Holahan, Jr (R); Wm H Smith.**Clifton pl**, ns, 550 e Bedford av, 25x100;
also CLIFTON PL, ns, 575 e Bedford av, 25
x100; Jas Campbell agt Stella V Campbell
et al; Junius Pendelton (A), 302 Bway,
Manhattan; Jno D Mason (R); Wm H
Smith.**Taylor st**, ss, 129.8 w Wythe av, 15x100;
Equitable Co-operative Bldg & Loan Assn
agt Auguste Morlang et al; Judge & Col-
lins (A), 189 Montague; Chas C Brainerd
(R); Wm H Smith.**Putnam av** ses 210 sw Hamburg av 20x100;
Edw F Gundrum agt Jno Ohnmacht et al;
Harrison G Glore (A), 391 Fulton; Henry
Hetkin (R); Chas Shongood.**Bristol st**, es, 150 n Sackett, 70x100; Wm
J Schwartz agt Minton Realty Co et al;
Aaron Benjamin (A), 189 Montague; Harry
Cook (R); Wm H Smith.**Hooper st**, nws, 100 sw Bedford av, 89.4x
100; Arthur E Raymond et al agt Saml
Zechnowitz et al; Herzfeld & Sweedler
(A), 44 Court; Alvah W Burlingame (R);
Wm P Rae.**72D st**, ss, 335.10 w 18 av, 40x100; Chas
H Asche agt Reading Realty Co et al;
Albt C Asche (A), 253 Bway; Maurice
Breen (R); Wm H Smith.**Hegeman av**, ns, 100 w Ashford, 20x100;
also HEGEMAN AV, ns, 120 w Ashford, 20x
100; also HEGEMAN AV, ns, 140 w Ash-
ford, 20x100; Henry Neugass agt Sol Lash-
insky et al; Jos A Whitehorn (A), 774
Bway; Alois J Keogh (R); Chas Shon-
good.**St Andrews pl**, ws, 119.7 s Herkimer, 36
x85; also ST ANDREWS PL, ws, 83.7 s
Herkimer, 18x85; also ST ANDREWS PL,
ws, 101.7 s Herkimer, 18x85; Francis T
Heaney et al agt Eugene Kroeger et al;
Junius Pendelton, Wilson & Wm R Phelan
(A), 302 Broadway, Manhattan; G Bur-
chard Smith (R); Wm H Smith.

FEB. 21.

E 48TH st, es, 400 s Av L, 18x100; Fredk
H Cleveland agt Mary Ryan et al; action
No 1; Guernsey & Guernsey (A), Pough-
keepsie, NY; Geo Overocker (R); Jas L
Brumley.**E 48TH st**, es, 418 s Av L, 18x100; same
agt same; action No 2; same (A); same
(R); Jas L Brumley.**Lafayette av**, ns, 266.8 e Nostrand av,
16.8x100; Louisa M Aukamp agt Robt C
Baldwin et al; Hervey, Barber & McKee
(A), 34 Nassau, Manhattan; David Joyce
(R); Wm H Smith.**Melrose st**, ses, intersec nes Knicker-
bocker av, 100x25; Jno Auer agt Ernest
Stutz et al; action No 1; Frank Obernier
(A), 44 Court; Geo R Holahan, Jr (R); Wm
H Smith.**Bainbridge st**, ss, 160 w Stuyvesant av,
20x100; same agt same; action No 2; Frank
Obernier (A), 44 Court, Bklyn; F Wilder
Bellamy (R); Wm H Smith.**George st, 22**; Citizens Trust Co agt Jno
Maurer et al; Jonas, Lazansky & Neu-
burger, Kramer, Cohn & Meyer (A), 44
Court; J Philip Berg (R); Chas Shongood.**6TH st**, nes, 229.10 se 8 av, 22x90; Nathan
Levy agt Mable O Holdridge et al; Jas
Moffett (A), 894 Bway; Chas Y Van Doren
(R); Wm H Smith.**Hawthorne st**, ss, 280 w Kingston av, 20
x212; Jno Reis agt Tony Bannanza et al;
Armstrong & Brown (A), 71 Nassau, Man-
hattan; David Zirinsky (R); Jas L Brum-
ley.**E 17TH st**, ws, 220 s Av V, 40x84.7; Jen-
nie A R Covert gdn agt Jos Davis et al;
Henry J Davenport (A), 375 Pearl; Mil-
ton M Brooke (R); Wm H Smith.**19TH av**, sec 63d, 82.6x288; State Realty
& Mortgage Co agt Tompkins Realty &
Constn Co et al; Albt J Shaw (A), 11 Pine,
Manhattan; Marcus B Campbell (R); Wm
H Smith.

FEB. 23.

E 4TH st, es, 80 n Church av, 45.4x100x
17.8x103.7; Kraslow Constn Co agt Ellen
Dahl et al; Milton M Brooke (A), 149
Bway, Manhattan; Eugene Sherk (R); Jas
L Brumley.**E 3D st**, es, 80 s Av D, 20x100; Mary E
Grotecloss agt Parkville Impvt Co et al;
Albt A Howell (A), 177 Montague; Loring M
Black Jr (R); Wm H Smith.**Bay Ridge av**, ns, 300 w 10 av, 20x90;
also BAY RIDGE AV, ns, 320 w 10 av, 20x
90; also BAY RIDGE AV, ns, 280 w 10 av,
20x90; also BAY RIDGE AV, ns, 260 w 10
av, 20x90; also BAY RIDGE AV, ns, 360 w
10 av, 20x90; also BAY RIDGE AV, ns, 340
w 10 av, 20x90; Max Kurzrok agt Safe
Realty Corp et al; McLaughlin & Stern
(A), 15 Wm; Francis J Sullivan (R); Wm
H Smith.By order ROSENDALE & HERSBERG, Attorneys,
State Street, Albany, N. Y.**LEXINGTON AVENUE**

Southwest Corner 72d Street

AT AUCTION

AT 14-16 VESEY STREET

TUESDAY, FEBRUARY 27thL. J. PHILLIPS & CO., Auctioneers,
158 Broadway, N. Y. C.

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.

FEB. 24.

No Legal Sales advertised for this day.

FEB. 26.

Montauk av, es, 130 s Belmont av, 20x 100; Jno H Sabine agt Johann Korda et al; Edw Cahn (A), 99 Nassau, Manhattan; Wm Willis (R); Wm H Smith.

Fort Hamilton av, ws, 12 s 7 av, 20.3x 103.8; South Eklyn Savgs Instn agt Theo Abramson et al; Coombs & Whitney (A), 44 Court; G Storms Carpenter (R); Chas Shongood.

JUDGMENTS.

Borough of Brooklyn.

(Continued from page 360.)

- 14 Posner, Jacob—C Haberman et al 35.87
- 14 Peck, Harry E—F Redoux 119.40
- 8 Rhodes, Thos P—City of NY 260.00
- 9 Reynolds, Jas—Abendroth Bros 646.65
- 9 Reardon, Jno H—T Roulston 189.08
- 10 Robinson, Alfred J & Emma L—J L Beckford 140.55
- 10 Rice, Mary—E J Hart as admr 145.12
- 13 Rountree, Moses E—Roman Marble Wks 521.16
- 13 Rebutish, Geo—F & M Schaefer Bwg Co 312.77
- 13 Ryan, Danl J—Nicholas Gas Fix Mfg Co 1,435.05
- 13 same—American Enameled Brick & Tile Co 317.40
- 13 Raleigh, Walter F—J Brodie 41.92
- 8 Ross, Nathan—A Wiener 114.91
- 13 Saladino, Josephine L—J Nuesky 124.50
- 8 Silverman, Meyer—City of NY 260.00
- 8 Silver, Sadie—same 55.00
- 8 Simonowitch, Hyman—Ida B Smack 35.90
- 8 Sievers, Anton—F Keilmann 47.92
- 8 Stream, Geo J—City of NY 116.97
- 8 Suhr, Wm & Marion H—State of NY 116.97
- 8 Spinelli, Martin—N Y Tel Co 43.29
- 9 Stein, Isaac—C Scribners Sons 27.16
- 9 Smith, Etta—H Popper & Bro 91.81
- 9 Schwerchow, Richd P—Emma M Oschmann 108.00
- 10 Stines, Burton F—T A Fullum 57.82
- 13 Smith, Laura M—J H Huyler 182.64
- 13 Seaman, Archer L—W Van Wicklen 87.70
- 13 Sessler, Louis—L L Schloss 113.85
- 13 Sommers, Jacob—Prospect Park Bank Co 893.51
- 14 Steinberg, David J—Dean Electric Co 60.91
- 14*Schleman, Saml—S Feldstein 114.77
- 14 Schaefer, Otto—Annie Craven 53.07
- 14 Savarese, Frank—Borough Bank 3,138.53
- 9*Tuston, E B—Ridgewood Natl Bank 445.65
- 14 Ulrich, Fredk exr Jane B Long—H L M Mogk as admr 369.78
- 14 Underhill, Alex J or Underhill Mfg Co—Beaver Mills 89.72
- 9 Vitelli, *Vincenzo, *Louis & Alfonso—Consolidated Oil Co 91.90
- 9 Vitelli, Vincenzo, Louis & Alfonso—S B Krauss 61.93
- 8 Weyman, Adolph—O W Humphrey 93.69
- 8 Werner, Chas—N Y Tel Co 26.67
- 8 Weigand, Eva—P Merkert 99.71
- 8 Wolcott, Henry F—Western Electric Co 140.50
- 8 Winterton, Clarence E—P B Brady 673.40
- 9 Weissflog, Oscar—N Y Veal & Mutton Co 367.73
- 9 Weller, Seymour B—Flatbush Trust Co 829.02
- 9 Woodhull, Jesse C—same 829.02
- 9 Watt, Geo J—H Heide 281.60
- 13 Walsh, Jno J—Tablet Publishing Co 93.01
- 14 Ward, Louis D L & Clarence B—Gerard & Hall 455.54
- 14 Weinmuller, Alois—Flatbush Bldg Material Co 96.50
- 14 Wingerath, Annie—W H Meyer 82.73
- 14 Watt, Geo A—Bosman & Lohman Co 39.50
- 14 Wilda, Ernst—Cinicotta Bros 266.15
- 14 Wohlrab, Anna M—Annie Craven 53.07
- 9 Young, Maria—T Roulston 31.24
- 9 Yarwood, Robt H—Coney Island & Gravesend Rwy Co 59.22
- 14 Zatulove, Martin—D Freiberg 30.90
- 14 Zimmerman, Chas—M Stiner & Co 707.69

CORPORATIONS.

- 8 Amity Constn Co—N Y Tel Co 80.49
- 8 Abels-Gold Realty Co—P Nelson 126.58
- 8 Bay Ridge Amusement Co—N Y Tel Co 26.77
- 8 Cotter & Bacon—N Y Tel Co 31.71
- 8 Independent Cornice & Roofing Co—H Sommerfeld 60.70
- 8 Long Island Cigar Stores Co—N Y Tel Co 20.66
- 8*North Western Cornice & Roofing Co—H Sommerfeld 60.70
- 9 Isaacs & Altman—L Cohen 169.40
- 9 J P Duffy Co—S Ross, Jr 12.04
- 9 Kerr & Cook Constn Co—A H Weston 115.00
- 9 Midwood Contracting Co—Hascall-Wise Co 26.05

- 9 Malkin Constn Co or Henry Malkin—Empire City Lumber Co 61.70
- 9 N Y Tel Co—Ruth Watzelhan 7,659.07
- 9 Same—W Watzelhan 633.57
- 9 Raymond Homes, Inc—C N Davidson 1,064.72
- 9 Same—same 1,064.72
- 9 Schapira Fur Co—H Fielding 1,003.58
- 9 V Vitelli & Sons—S B Krauss 61.93
- 9 V F Pelletreau & Co—B Schellenberg & Son 270.80
- 9 Wall Bond & Mtg Co—I Lewkowit 74.40
- 9 Empire League—C N Davidson 1,064.72
- 9 Same—same 1,064.72
- 9 Holland Laundry—Henrietta D Valle, an infant, &c 5,345.37
- 10 171st St Realty Co—Burns Bros 114.40
- 13 Araho Constn Co—H S Robinson 217.43
- 13 Greenpoint Auto Garage—Keystone Lubricating Co 33.11
- 13 Newkirk Garage & Taxicab Co—NY Iron Roofing & Corrugating Co 83.63
- 13 Rountree Realty Constn Co—Roman Marble Works 521.16
- 13 Senator Constn Co—Prospect Park Bank 893.51
- 13 United Knitting Mills—A Wiener 114.91
- 13 White & Wood Co (Inc)—E B Thompson 167.82
- 14 Business Mens Benevolent Society of Peatra Neamtz—C Haberman et al 35.87
- 14 Chevra B'Nai Sholem—C Haberman et al 35.87
- 14 Friedland Realty Co—S Feldstein 114.77
- 14 Giuseppe Fraumeni & Co—A M Madigan 19.95
- 14 Murphy Suit House—Sarah Gennis 101.90
- 14 Muller & Zimmerman—M Stiner & Co 707.69
- 14 Park Inn—Blake & Williams 63.56
- 14 Ward & Ward—Gerard & Hall 455.54

Public Playgrounds.

The Park Department has been active in the extension of its playground system, but Commissioner Stover says there is need of still larger playground facilities. "We have already increased them by persistent search for neglected opportunities," he adds. "We have improved grounds long idle, as in 101st street, between 2d and 3d avenues, where now is nearing completion a playground with some unique features; or in 59th street, west of 10th avenue, where both the mixed population of the neighborhood and the pupils of the DeWitt Clinton High School, on the same street, play on the same ground in unity; or in Columbus Park, where we have opened an athletic field for the boys and youth, and are now completing a beautiful playhouse for the girls and little children on the long unimproved triangle at Baxter and Worth streets.

"We have obtained from other departments leave to use several open spaces, such as the block under the Queensboro Bridge at 59th street and Avenue A, where now we are constructing an athletic field with permanent concrete seating capacity for 1,500 people. Or such as the front of the Amsterdam avenue block, between 151st and 152d street, where by leave of the Commissioner of Water Supply this aqueduct land has been turned into a useful playground. During 1911 the Department further made better use of existing opportunities by opening to the public the old buildings in Carl Schurz, High Bridge and Fort Washington Parks, for recreation purposes.

"This work, now in its infancy, is most promising. Where no existing buildings are standing in our parks, suitable for recreation uses, the Park Department is now engaged on several contracts for the construction of such houses. For here in Manhattan, we find there is a need of playgrounds more or less throughout the year, and therefore we should provide indoor recreation spaces for the young, to be of service not only in inclement weather, but during the evening hours of our short winter days. The strongest evidence of the usefulness of such quarters may now be seen in Hamilton Fish Park, where on winter evenings room cannot be found to accommodate not only the large number of individuals, but the considerable number of independent social and athletic organizations in that neighborhood, which apply for admission."

A White Marble Skyscraper.

Viewed from the north, from whence it can be seen for a long distance, the new 20-story white marble building of the U. S. Rubber Company, at the southeast corner of 58th street and Broadway, overtops everything in that quarter, and is like a huge sentinel tower at the entrance to the business section of the city. Norcross Brothers have about one-half the outer walls up, and the entire framework finished. When fully enclosed it will be a striking and beautiful landmark.

Wants and Offers

Broadway Corner Office

in the eighties, near subway, size 25x30, all light, to sublet to Oct. 1st, 1914, at \$1,200 per annum. Suitable for Real Estate, Dentist, Demonstrating Room, Studio, Stock Broker and Intelligence Office. Liberal Commission will be paid to Agent effecting lease.

HOLLY, 2379 BWAY.

ENERGETIC man of good education and address with wide experience in Architecture and Building, desires connection with manufacturer, where his energy, knowledge and ability to deal with property owners, architects or contractors, would find scope; salary and commission; references and full particulars at interview. Box 55, Record and Guide.

LAWYER, Real Estate man (35), desires connection with company or annual retainer from individual to handle all business; now with well known realty concern; reasonable terms. Box 120, Record and Guide.

PERSPECTIVES—WATER COLORS—tentative, plans and elevations, architecture and interior decorations; reasonable rates; prompt service. BOX 49, Record and Guide.

FOR SALE—Complete set Bromley Atlases, New York, Brooklyn, Bronx, Richmond and Borough of Queens, with stand. Box 40, Record and Guide.

RENTING AGENT and Office Building Manager, desires new connections; can assume complete charge and produce paying results; references. Box 37, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., Cor 86.

YOUNG Lawyer desires position in real estate office; stenographer. Address, Box 6, Record and Guide.

A. Box 58, Record and Guide. Highest references. "MISS" Avenue Real Estate Office. Had charge several years' experience in prominent general secretary and office assistant; stenographically competent stenographer.

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The Equitable is offering a cheap site on Broadway—cheap, that is, for New York. The price is \$15,000,000.

Real estate values have acted queerly of late in this town. According to tax assessments they advanced a year ago at the rate of \$800,000,000 per annum. At present they are advancing at the rate of \$4,000,000 per annum.

The Court House Board has appointed the Douglas Robinson, Charles S. Brown Company, Bryan L. Kennelly, Joseph P. Day, John N. Golding, L. J. Phillips & Co. and Irving Ruland official appraisers to the board. A good choice.

This has been a star week for notable transactions in the real estate market. One of them, however, raises some disquieting speculation as to what effect the removal of a concern like Stern's will have on the shopping end of Twenty-third street.

In accordance with its fine custom, the Philosophers' Club met on Lincoln's Birthday in the Lone Log Cabin on Emerson Hill, at Concord, Staten Island, to do honor to the day in talk inspired by crackers and cider and old time memories. Cornelius G. Kolff was the host and Borough President Cromwell, Colonel G. N. Whistler, U. S. A., Mrs. Martha Foote Crowe and Captain Joseph W. Baker helped him in the speech making.

The passenger agencies of the big railways are the latest interests to join the uptown movement, coming mostly from Broadway in the neighborhood of Canal street to the Herald Square section. The Erie following the example of the Chicago and North Western has taken quarters in the McAlpin Hotel, while the Northern Pacific and the Missouri Pacific have gone to the Imperial and the Rock Island has taken the corner store in the Grand Hotel.

The committee on law and legislation of the United Real Estate Owners' Association has drawn up a letter of protest against the enactment of the Sullivan-Brooks bill, which proposes to cut down the tax on buildings 50 per cent. as compared with the tax on land. The letter is intended to be sent by property owners to their Senators and Assemblymen. It is in printed form, with blank spaces for filling in names and addresses. Copies of it are to be had from the chairman of the committee, Charles H. Schnelle, 1390 Lexington avenue.

J. Clarence Davies, when in a reminiscent mood, can always be counted on for a good story out of his own experience in Bronx real estate. Here is one he told the other day: "Some ten years ago I was trying to sell the plot at Westchester, Third and Bergen avenues. The owner wanted \$70,000. I had a buyer at \$65,000. One evening, after having spent all day in vainly trying to get both parties together on a price, I talked over my disappointment with a fellow member at my club. Finally, he said: 'I'll put up half the \$70,000, if you'll back your judgment with the other half.' We bought the property, which includes the site of the Adams-Flanagan store. The store alone is rented at \$70,000 net a year." The land without the building is worth possibly \$700,000.

The Most Accessible Street.

A rumor which has been current to the effect that a department store was arranging for a site in West 42d street turned out this week to be well founded. The announcement by Stern's gives point to the opinion expressed some time ago in this column that there is no reason why 42d street between Madison avenue and Broadway should not be as available for improvement with a department store as would be the corresponding section of 34th street. In some respects, indeed, it ought to be more available. All things considered, 42d street is certainly destined to be more accessible from more parts of the city than any other street in Manhattan. It will have all the advantages of 34th street, and in addition those of the Grand Central station, the Belmont Tunnel and the express station on the East Side subway.

If the street should not become the location of more big stores, the reason will not be a lack of availability, but the difficulty and expense of accumulating a plot large enough for a modern department store. It would, indeed, be practically impossible for any retailer to collect the different parts of a site anywhere like as large as that used by Macy's, Altman's or Gimbel's, and it would be extremely difficult and expensive to buy enough property for a much smaller store. The difficulty and expense is increased by the fact that the blocks have been broken up by the erection of certain tall buildings, such as the Transit Building or that of the Aeolian Company, and that the 43d street frontage between Fifth and Sixth avenues has also been, for the most part, taken out of the market. West of Broadway a twenty-four-story building is about to be constructed which, with the theatres already in existence, will interfere with the accumulation of any sufficiently large plot. While, consequently, it may not be impossible for one or two retailers to build moderate-sized stores on 42d street, any very considerable improvement of this class is out of the question. Forty-second street, like Fifth avenue, has become almost impossible, as the site of a large store, and we do not envy the task of any retail firm which seeks a new site of ample dimensions in any central situation in the forties. Such a site might be picked up on Madison avenue north of 42d street, or it might be leased from the Central Railroad on Park avenue. But in what other available location it could be obtained the Record and Guide would be at a loss to suggest.

The most desirable sites have become so expensive and are so likely to be quickly improved with a skyscraper that department stores, needing large sites, will gradually be driven into less desirable locations. The example of Bloomingdale's and Wanamaker's proves that such enterprises can be conducted profitably in less central parts of Manhattan. It is true no doubt that improved means of communication tends on the whole to centralize such business, but the tendency towards centralization will be checked by the enormous real estate values which have come to prevail on all the particularly accessible and desirable streets and avenues.

Upper Park Avenue.

One of the most interesting recent retail announcements is the purchase of a corner of 93d street and Park avenue as the site of two comparatively expensive private residences. This part of Park avenue is, of course, not a particularly desirable neighborhood. It was improved many years ago with old five-story flats and tenements with stores on the ground floor, and under ordinary circumstances such an avenue could never be reclaimed and devoted to more remunerative purposes. The history of American and foreign cities contains many examples of fashionable residential districts, which have deteriorated and been given over to boarding houses and tenements. They have also contained many examples of squalid residential districts which have been reclaimed by business, and have been made thereby more useful to society and more profitable to their owners. But we have never heard of a residential district which began by being comparatively squalid and

ended by being clean and fashionable. Yet such a fate apparently awaits Park avenue from 85th street up to about 96th street, where the trains emerge from the tunnel.

In all probability the old tenements and flats will be replaced by expensive residences or huge apartment houses; and the change will be brought about by a combination of two new conditions. In the first place, the electrification of the Central tunnel has removed one of the chief reasons, which formerly disqualified Park avenue as the site of expensive residential improvements. In the second place, the gradually increased desirability of the east compared to the west side for residential purposes has created a lively demand for available sites all over that district. Streets which were formerly given over to stables have been reclaimed. Park avenue is, of course, particularly available. Unlike Lexington and Madison avenues, it is not injured by noisy trolley cars, and so is almost as desirable as Fifth avenue for private residences. It is also wider than Lexington and Madison avenues, and hence is available under the tenement house law for improvement with fourteen instead of only nine or ten story apartment houses.

Its reclamation is, consequently, easily explicable, and so is the fact that some of the new buildings erected are private dwellings and others are multiple dwellings. It is equally desirable for both kinds of improvement, but the fourteen-story apartment houses are likely to be more numerous, because of the increased unpopularity of private residences even among well-to-do New Yorkers.

West Side Transit Needs.

In view of the difficulty and expense involved by the accumulation of sites further uptown, it is no wonder that important retailers now situated south of 23d street have organized for the purpose of making their present sites more available. An organization, called the Central Mercantile Association, has been formed for the purpose of improving retail conditions in the district bounded by 8th and 23d streets, Fourth and Sixth avenues. The association is a strong one. Its officials include representatives of James A. Hearn & Son, The Greenhut-Siegel-Cooper Company, the Fourteenth Street Store, Rothenberg & Co., Arnold, Constable & Co., Lord & Taylor, Simpson Crawford & Co., O'Neil-Adams Co., Aitken, Son & Co., Vantine's, Cammeyer's, and many others. The prime object of the organization is to counteract in the minds of the public the idea that the bulk of the shopping trade is bound so to move much further north. The association proposes to devote a great deal of energy to the improvement of transit conditions. It is naturally very much in favor of a Seventh avenue subway which will connect its district with the rest of the city. A determined effort is also to be made to secure some kind of rapid transit across 14th street, which will enable passengers on the west and east side subways to transfer from one to the other. One very interesting aspect of the proposed work of the association is the improvement of residential conditions to the west of its district. It wants to provide apartment houses near the stores so that the employees can live nearer their places of work. The secretary of the organization states that either the association or some individual members of it are likely to begin the erection of such buildings, and that special inducements to live in them will be offered to employees.

Undoubtedly the most effectual way for the association to accomplish its object will be for its individual members to remain true to their present locations. The shops named above now transact such an enormous amount of business and have such large numbers of faithful customers that, in case they stick together for the next few years, they may be able to stem the tide which has recently been running in favor of more northerly locations. The situation of the district will in general be very much improved by pending subway construction. The Broadway-Seventh avenue line, connecting with a system of elevated roads in Brooklyn and Queens,

will be very beneficial to the old retail section, and so will be the Seventh avenue subway. There is no reason why the neighborhood should not retain its present character—provided other important firms do not move. But it looks incredible to the Record and Guide that other important firms will not be obliged to move. We can understand that shops such as those on Sixth avenue, whose patrons travel by means of subways and elevated roads, can remain permanently in their present locations. But such is not the case with those stores on Fifth avenue and Broadway, a certain proportion of whose patrons use carriages and automobiles.

The congestion of surface traffic in New York is such that shoppers do not like to go further south than necessary; and there is the further difficulty that the area south of 23d street is being improved with loft and manufacturing buildings. The side streets are congested with trucks and boxes, and the avenues during certain hours of the day with factory employees, all of which makes the district obnoxious to ladies in private vehicles. The tendency in this direction becomes more rather than less emphatic. On Broadway south of 23d street the space recently vacated by retail firms is being occupied by huge mercantile buildings, which will make it still more difficult for the remaining retailers to hold their business. What prevents them from moving is not satisfaction with their present locations, but the impossibility of securing better ones, except at a huge expense. It looks as if in the long run the more fashionable dry goods stores would have to pay the price of removal. Not only do they suffer more from the disadvantages of their existent locations, but they can better afford the higher rentals further uptown. On the other hand, the department stores, now situated on 14th street, 23d street and Sixth avenue may very well hold their own. They cannot afford such enormously high rentals, because they need spacious sites, and by standing together they should be able to keep the district in which they are now located sufficiently available for their particular class of business.

The Week in Real Estate.

A demand for high-class property in various parts of Manhattan has been the predominating feature of the market for some time. This was most strongly emphasized during the past week, and enough big transactions were closed to make this the most notable week in many months. Small trading is still conspicuous by its absence, but the apparent ability of the market to absorb choice properties, no matter where located, so long as the price is within reason, furnishes great promise for the future. About \$7,000,000 was involved in four sales during the week, and these were not confined to any one locality, the midtown section, Fifth avenue and the West Side all being represented.

The chief reason for the recent poor market has apparently been lack of confidence, and any continuance of trading such as the last few days have produced must necessarily have an influence on others with capital to invest. There is no doubt that the publicity given last fall to overproduction was responsible in large measure for the decreased activity, but the general benefit accruing therefrom cannot be questioned. Midtown loft buildings and apartments on the West Side and Washington Heights have benefited most, as the reduction in building has permitted existing structures to fill up and renting conditions in these districts are now greatly improved. The tenement districts are also in very fair shape, and many attractive bargains are being offered. In view of these seemingly healthy underlying conditions an early resumption of buying by the small investor is not at all unlikely.

The purchase by Herbert Du Puy of the Admaston and Evanston apartment houses in the old Thomas Evans block on the West Side, involving about \$4,000,000, is the largest transaction of the new year and will probably be classed among the best in 1912. The buyer is an extensive owner of Pittsburg property, and several years ago adopted the policy of exchanging his holdings in that city wherever possible for income property in New York. He is now reputed to own about \$15,000,000 worth of real estate in Manhattan.

The long pending lease by Stern Bros. of the old Harmonie Club site on 42d street, together with adjoining and abutting property has finally been closed. This

transaction is of great interest in that it marks the most northerly move yet made by any of the large department stores. The effect on 42d street will be immediately felt as many smaller merchants will undoubtedly seek locations in the vicinity. The entire block between Fifth and Sixth avenues is either leasehold or is owned by business firms and no parcels can be bought. Many of the sites however, are very inadequately improved and considerable reconstruction may be looked for. It is also rumored that James A. Hearn & Son will take over the old Stern store on 23d street, but this they deny.

Another Fifth avenue sale which has aroused more than passing interest was the purchase by Charles Scribner's Sons of the site at 597 and 599 Fifth avenue. It was thought some time ago that the big publishers would follow the lead of Dodd, Mead & Co. and locate on Fourth avenue, but it now seems that they prefer either upper Fifth avenue or the adjoining side streets.

Two Fifth avenue dwellings above 59th street changed hands, one being taken on speculation and the other for occupancy. The south corner of 62nd street was acquired by Robert E. Dowling at a price said to be close to \$525,000. This would appear to be a bargain, but it is unlikely that Mr. Dowling would purchase a Fifth avenue house above the present business zone except at an attractive figure. The final disposition of this property will be watched with interest, as it affords an opportunity seldom offered for business to go on the avenue above 59th street. The dwelling at No. 807 was taken by the present lessee, and while no definite price was given, it is understood that the consideration was close to \$750,000. In this case the owner was not anxious to sell, and a bargain was therefore not to be expected.

The fourth large deal was concerned with a loft building on 21st street which was given in trade for apartments on Washington Heights; about \$1,400,000 was involved.

A plot in Yorkville was sold for improvement with a theatre, and a parcel on 86th street, near Lexington avenue, was picked up on speculation. The only deal of any size in lower Manhattan was a long lease by an insurance company of a building to be erected at 55 John street.

The mortgage market remains in about the same condition that it has been in for some weeks past. Money is very plentiful, but rates are still maintained and good applications hard to get. Some building loan money is to be had for loft structures in the midtown section, but the big loaners are still a trifle wary as regards apartments and office buildings. The apartment situation is admittedly much better, but the feeling exists that it would still be unwise to unduly encourage speculative building of this nature.

Very few plans for new buildings are being filed, although many contemplated operations are reported by architects; work on current operations is practically at a standstill on account of the extremely cold weather.

Bronx trading slumped badly this week and very few deals of any kind were reported. The present Bronx market is decidedly irregular, up one week and down the next, but brokers and operators are in a hopeful frame of mind and feel that considerable business will be transacted there this spring. No important sales or leases were announced this week.

All branches of Brooklyn real estate were extremely dull this week. Brokers report that there are very few private buyers in evidence, and the auctioneers complain that no bids can be obtained for property at public sale. Renting conditions are not good either, and there seems to be considerable overproduction in one and two family houses and apartments. Operators do not look for any immediate activity, but are hopeful that the passing of cold weather will loosen things up to some extent.

The final settlement of the subway question is of the greatest importance to Brooklyn, and a satisfactory solution of this matter will do more to stimulate real estate trading in this borough than any other one thing. The committee report on subways for South Brooklyn is now ready, and it is understood that an extension to 86th street on the Fort Hamilton leg of the Fourth avenue line will be a feature. The plan will also call for the Coney Island extension as an elevated road. Commissioner Purdy's report to the Mayor shows that Brooklyn has been fairly dealt with this year in the matter of increased assessments, the net increase being much less than in other boroughs. This somewhat offsets last year's figures, which were considered unduly high.

Queens still continues to be inactive, largely due to the severe weather. Building operations, as indicated by filed plans, were better than last week, the total involved being about \$210,000. Business men and speculators are again in the

building field, and several large structures are soon to be erected in Long Island City.

Stagnation as far as actual building material deliveries are concerned, rules the market. With eighteen inches of ice in the Raritan river and bay, and from two to three feet in the Hudson river above Haverstraw, not a single Raritan or Hudson river common brick has entered this market since the first of January. Newark and vicinity are drawing heavily, in consequence, upon Hackensack and South river via. rail, thus relieving the local situation, which is being partially taken care of by rail shipments from Connecticut and from as far West as Ohio. But this brick has not been in enough demand for any extensive importation because weather conditions have been too frigid to permit of laying-up.

The slight rise in temperature this week helped the situation somewhat as far as construction work was concerned, but it has placed a serious damper upon the filing of plans and the general progress in prospective building operations. The result is an extremely dull market in all building materials, and, in some cases, even shading to keep things moving. Even linsed oil, which has been stiff, reported no demand this week, and this fact alone is sufficient accurately to reflect general market conditions.

The question of the status of purchasers of cement in relation to the rebates on the return of empty bags was answered in a legal opinion quoted in the market review in this issue.

Architectural Projections.

Editor of the RECORD AND GUIDE:

No better evidence of the arbitrary and untenable position of the Superintendent of Buildings in The Bronx in prohibiting projections permitted in other boroughs could be given than this: He will permit waterables and pilasters to extend a variable distance of several inches, but the step going into the building cannot project one inch. The watertable is continuous all along the building. The step is only in front of the door. He tells me that "to be consistent" he cannot approve of the step.

Wherein lies the consistency of permitting the watertable and pilaster and forbidding the step to project? If the law prohibits "projections of any kind or character whatever beyond the building line," as stated in his order of Nov. 15, 1910, does he not stand a self-convicted violator in permitting any projection whatever? The fact that the projection is a watertable or pilaster does not mitigate the offence, if such it be. A projecting step is no more heinous than a projecting watertable.

Is not the act of a public official who arbitrarily exercises the authority vested in him and takes the law into his own hands as subversive of government as the self-willed act of an undisciplined anarchist?

Albert E. Davis.

New York, Feb. 9, 1912.

A Constructive Suggestion.

Editor of the RECORD AND GUIDE:

References are often made to Vancouver as an example as to what a single tax will do, and the fact of Vancouver's rapid increase in real estate values is held up as an example in favor of the Sullivan-Brooks bill. It is a well recognized fact by all who have given the matter even casual thought that population alone makes real estate values; that if you double your population you have more than doubled your real estate values. Vancouver is not alone in this increase in population. All of Western Canada, including the province of Alberta, has had in the past ten years a wonderful increase in population. No small part of it has emigrated over from the United States. Calgary, in the province of Alberta, has increased several hundred per cent. in population, and more than one thousand per cent. in real estate values, and yet it has not been under the single-tax law. The fact is that Vancouver has increased its real estate values in spite of the single-tax burden.

That congestion should be relieved goes without question. If we will but get at the cause of congestion we could most readily get at the means of relieving the same. It is well and generally recognized that the laborer will live no farther from his place of labor than may be easily walked, unless he is compelled to do so.

The great congested area of this city is found east of Fourth avenue and south of 34th street; another congested area which has more recently grown up lies to the west of Eighth avenue and to the north of 42d street. If we will but look for the location of our great industrial enterprises where the majority of our laboring class find employment, we will find them to the south of 42d street and to

BUILDING SECTION

THE IMPORTANCE OF PAINT IN BUILDING CONSTRUCTION

Its Practical Purposes — What Constitutes Good Varnishing Material—The Importance of Steel Coating and Dressing.

By ALLEN E. BEALS.

ONE of the important factors in building construction is paint. Upon its quality largely depends the life of the structure. Where poor paints are used the rate of depreciation is abnormally high. Where care and expert knowledge are applied in the selection of paints and dressings for the particular requirements to which they will be applied, renovation costs are automatically kept down and the structure itself longer remains a dividend-producing proposition.

Builders and architects of to-day are confronted with innumerable brands and types of dressings, coatings and paints, many of which have a special use. But at the same time, owners of residences, as well as those of skyscraping commercial structures, complain of what they call the inferiority of many plastic surface coverings, but in almost every case where complaint is heard regarding the wearing qualities of paints it is directly traceable either to the fact that the architect or owner has not made his painting specifications rigid enough, thus permitting painters to use their discretion in the selection or the application of materials, or else they have gone into the market in a haphazard manner or have not been careful to select the kind of paint which would give the best service to which it has been applied.

Perhaps in no field of building construction has the tendency toward specialization been so acute as it has been in the paint market. To say that there are paints for almost every kind of surface or material used in building construction is, to-day, hardly an exaggeration.

Paints for Special Purposes.

There is the paraffine coating for waterproofing stone work. There are the various kinds of cement floor covering. There are waterproof and dampproof dressings for steel. There is a lacquer for covering polished brass surface, not to mention the various dressings and coverings for hardwood and soft floors. And this does not include the various kinds of interior and exterior paints, varnishes, fillers, dryers and stains.

Under the general heading of paint also could come asphaltum, so it will appear to the owner, contractor and architect that instead of being merely an incidental in construction cost and consideration, the subject of paint is one of the most important.

The first consideration of the man who has a painting job in prospect is the cost. It is not possible to give any table or formula for estimating painting costs. It depends upon the location of the job, the kind of surface to be covered, current cost of labor, the fluctuation and trend of the linseed oil and white lead markets, and also upon the kind of material chosen. In the case of suburban or residential painting, the surface to be painted varies. Some houses have their walls partly covered with shingles that are sometimes painted and sometimes stained. The trim, such as the beltboards about the cornices, the soffits, windows, doors, baseboards, wainscoting and staircases, is painted. Some building woods are preserved by the use of creosote, which makes them proof against the ravages of dampness, and other woods are fireproofed. But in large cities where fireproof construction is rigidly enforced, the primary sphere of paints might be said to rest upon metal coverings, either in structural steel or in kalamein trim. Most house paints are based on white lead or zinc. The cost of each may be estimated from the following conditions and sale of the ingredients that go to make up the body of the paint.

White lead, which is the principal element in good paint, is sold either ground, with a little oil forming a thick paste, or in powder form. One hundred pounds of white lead paste mixed in with five gallons of linseed oil will make approximately 6½ gallons of paint weighing about twenty-two pounds a gallon. In other words, fifteen pounds of paste lead and 6.3 pounds of oil equals one gallon which is equivalent to 7.7 pounds. Fourteen pounds of dry lead and 7¼ pounds of oil will produce one gallon of paint of very high quality.

One hundred pounds of white zinc and

8½ gallons of oil will produce 10 5-6 gallons of paint. Twelve pounds of zinc and one gallon of oil will make 1.3 gallons or 9.5 pounds of zinc and 5.7 pounds of oil will make one gallon of white zinc paint weighing 15.2 pounds. Dark colored paints which are made from iron oxides, ochres, etc., weigh from twelve to fourteen pounds a gallon, but owing to the wide fluctuations in the weight of raw materials, it is impossible to give anything like exact figures.

Priming and Succeeding Coats.

The number of coats of paint applied to surfaces is far from being an arbitrary matter. The priming coat is the first layer of paint applied to a clean surface. It differs from other coats in that it contains more oil, for the reason that the wood, and most other materials to which it is applied, will absorb more of the oil and leave the coloring matter gradually to fly off in dust or powder, or if it adheres, to be equally useless unless a liberal quantity of oil has been used. Good priming paint will consist of a gallon of the paint already described plus a gallon of raw linseed oil. This, of course, will be a very thin paint and should be used only in cases where it is applied to clean wood where the absorption will be very heavy. The first coat of priming should cover between three hundred to four hundred square feet on a wood surface, while a gallon of second or third-coat paint, well brushed out, will cover about twice this surface. Priming coats are used for both inside and outside work.

Dark colored paints usually are cheaper than those made from lead and zinc, and if made from good material should be almost as desirable, although some authorities maintain that far greater efficiency is obtained by using pure lead and zinc bases. Some of the dark colored paints are the most durable for wood service.

For light-colored paints most painters prefer raw linseed oil to which a pale japan drier has been added. For dark colors, either this or boiled oil is used, the boiling having a tendency to darken the oil itself. On outside work, good white lead and zinc paints unquestionably give satisfactory service providing they have been well brushed out and have a good filler basis.

Other wood coverings give different effects upon surfaces. The oleo-resinous varnishes darken the wood, while the white shellac varnish keeps it more nearly in its natural color, although the latter does not prevent the natural darkening of light but merely retards it. Shellac varnish is the more expensive finish of the two if it is well applied. What is sometimes called oil finish generally consists in the application of a cheap varnish called hard oil, which is usually made of common rosin, linseed oil and benzine. Its chief merit is its cheapness.

Why Paint Streaks.

One of the chief objections that architects find in the use of paints of various kinds is an uneven, streaky surface. This is due to the difficulty of getting thorough sand-papering or intercoat rubbing, even if so stipulated. A common practice in residential operations where wood is employed is to finish the living rooms in varnish and the kitchen and pantry with oil paints which are lighter in color and more easily renewed. The sleeping rooms, on the other hand, are done in enamel paints because color effects are desired to harmonize with the furnishings. The bathroom usually is executed in white either in enamel paint or some special plaster coating which is impervious to sudden changes of temperature.

Technically speaking, paint is a mixture of a finely divided solid substance with a liquid which, when spread on a solid surface with a brush or otherwise will adhere, and, by evaporation or oxidation will become a hard and tough film. The finely divided solid is called the pigment and the liquid part the vehicle. The most common vehicle is linseed oil, but, because linseed oil has been advancing in price so rapidly within the recent past, a large quantity of substitute matter has been sold as linseed oil with a result sometimes annoying to the person requir-

ing the painting done. Good standard brands are free from this fault, however.

Linseed oil is obtained by pressure, or extraction by solvents, of the oil in flaxseed. If spread out in a film and exposed to the air, linseed oil is converted into a tough, leathery, elastic substance called linoxin, insoluble in water and all common solvents. This change is brought about by absorption and chemical union of the oxygen in the air whereby the weight of the oil is increased from one-fifth to one-sixth. The common belief that oil paint dries as whitewash does—by the evaporation of the liquid—is a mistake. The fact is it gets heavier and solidifies. There are other vegetable oils which have this property in some degree, but none which are used in commercial paint manufacture.

The Quality of Linseed Oil.

The quality of linseed oil depends upon how long it has stood before using. From a month to two months is frequently the practice for best results, but it should be perfectly free from all sediment or cloudiness. If this is not the case, it is a safe sign that the oil has not been perfectly aged and such oil is not fit for making paints. Boiled oil is raw oil which has been heated to approximately 450° to 500° Fhr., with the addition of a small amount of oxide of lead or oxide of manganese or a mixture of the two. Boiled oil is darker than raw oil, but it dries from five to ten times as rapidly. A thin film of raw oil on a non-absorbent surface will dry in from five to six days so as to feel no longer greasy; but boiled oil will do the same in a day and a half. Oil dries best in warm, dry weather and out of doors.

Different Paint Ingredients.

Architects and builders should be familiar with the ingredients of paint. Besides the vehicle and pigment, paint sometimes contains volatile thinners, such as turpentine or benzine. The former is an essential oil boiling at 320° Fhr. but evaporating at ordinary temperatures when exposed to the air. Benzine is a mineral oil, a bi-product of petroleum, is lighter than kerosene and heavier than gasoline, its specific gravity being 62° on a Baume scale, lighter than water. Linseed oil weighs 7.7 pounds a gallon, turpentine 7.2 pounds a gallon and benzine 6.1 pounds a gallon. A dryer, in some form, is generally used in oil paints. This dryer is a compound of lead or manganese, generally both, soluble in oil and is usually sold under the name of "paint dryer" or "paint japan," as a solution of such material in a mixture of oil, turpentine and benzine. An addition of from five to six per cent. of this dryer placed in raw oil paint will make it dry in from six to twelve hours, sufficiently to be handled. Paints, however, are not sufficiently dry to be used until they have been allowed to stand for at least three days.

The strongest drying japans are dark in color, but such are more injurious to the durability of the paint than those which are paler, especially if the latter do not contain rosin. The buyer should always ask for a guarantee that the dryer is free from rosin if great durability in the paint is desired.

No more than ten per cent. of any dryer or japan should ever be used in any paint. Slowly drying paints are more durable than quickly drying ones. For exterior surface painting, a mixture of two parts of lead and one part of zinc is much liked. Zinc-lead, however, is the name of an entirely different pigment made by calcining ores containing about equal parts of lead and zinc in which the lead is present as a sulphate. This pigment is free from the liability to turn brown if exposed to sulphate gases. But it is not so pure a white. It is a comparatively new pigment and because it is cheaper it is coming rapidly into use. Lithopone is another white pigment of merit.

How Paints are Adulterated.

As has already been stated, the adulteration of paints is a very serious matter and has become more acute of late because of the great advance in the price of linseed oil. These pigments may be

adulterated with barytes or with terra alba, which is sulphate of lime, and sometimes with whitening which is carbonate of lime. Carbonate of lime mixed with adulterated linseed oil constitutes most of the putty used in construction work to-day. These adulterants are powdered minerals. Barytes is a good pigment as far as productive action goes and terra alba is thought by some good authorities to be unobjectionable; but whitening is unquestionably injurious. All of them are transparent in oil, and lessen the opacity or whitening power of the paint. To these white paints, tints are added. Chromate of lead in white paint produces chrome yellow. The blue may be either ultramarine or prussian blue; and the green is chrome green, a mixture of chrome yellow and prussian blue. The reds are, in house paints, made from coal-tar colors, and most of them are practically non-fading. Some dull yellow colors are made from ochres, which are clays tinted with iron oxides, roasted and ground. These are permanent colors.

The dark-colored paints may not contain lead or zinc at all. The deep yellows, greens and blues are made from the colors already named as tinting colors, none of which are entirely fast to light. The dark reds and browns are chiefly iron oxides, which are a valuable class of paints, very permanent on wood. The blacks are either lamp-black or bone-black, the latter sometimes called "drop black," and other carbon colors. These are frequently added in small quantities to obtain desired tones or shades.

It might be added that zinc and lead pigments have some action in oil, and in their case it is considered best to apply thin coats, but the dark pigments do not act in oil and thick coats are best for durability. It might be said in passing that fillers are of two kinds, liquid and paste. The liquid filler is a quick-drying varnish, often containing rosin varnishes loaded with dryers, and should not be used on high-grade work. Paste fillers are something like a very thick paint and are composed of some solid powdered substance, either silica or powdered quartz, mixed with a quick-drying varnish thinned with turpentine or benzine. This is applied to the dry surface of the wood with a stiff, short-bristle brush, or is put on with a clean, white cotton cloth, and well rubbed into the pores of the wood. After half an hour or so the surface of the wood is wiped off with a wad of excelsior or a clean cloth or a piece of felt.

In a subsequent article different kinds of painting and surface coatings will be explained, but suffice it to say, at this time, that one of the main reasons for failures in paints is the fact that the quality of fillers is sometimes overlooked.

Barge Canal Terminals.

The State Engineer and Surveyor, John A. Bense, gave a hearing in his office in the Whitehall Building on Thursday to afford opportunity for the expression of views in respect to the location of barge canal terminals in this city. Mayor Fiske of Mount Vernon, Alderman Devine of this city, William A. Coakley, of the New York, Westchester and Boston Railroad Company, and others, advocated the selection of two sites for terminals in the East Bronx, one at 222d street and Hutchinson River, and the other at the foot of Clason Point road. These recommendations were not opposed.

The State Engineer stated that most of the sites for terminals are owned by the city, and the selection of precise locations will be the result of conferences between the Canal Board and the city authorities. He was not prepared to say at this time what the extent, nature or shape of any terminal would be. First, landing places would be provided for the barges, and then the other facilities would gradually develop from the nature of the traffic at each point. The grain trade had virtually left this port, and the existing elevators were mostly unused. Hence it would scarcely be a wise policy to erect elevators at the terminals until the need for some appeared. His office is now engaged in making plans for the landings, which he said would not be in the nature of basins. The nature of the terminals would depend upon the nature of the traffic at the point.

Grand Central Depot Work.

The last of the old buildings at the Grand Central Station was pulled down this week and the construction of the headhouse is now in an interesting stage, with the framework of the east half nearly all up, while the excavators at work far down in the underground sections of the west section of the site.

ARCHITECTURAL PRIZES.

Awards of Apartment House Medals and Honorable Mentions for the Year 1911.

The New York Chapter of the American Institute of Architects announced on Thursday night its annual awards for the best apartment houses. The announcement was made on the occasion of the annual banquet, which was at the Plaza Hotel. For the purpose of the awards, apartment houses are divided into two classes, those of six stories or under and those over six stories in height. One medal and two honorable mentions are awarded in each class.

Any apartment house is eligible for judgment that has been completed within three years previous to the October judgments of each year. The awards were made for excellence in exterior design. The qualities of design which the New York Chapter desires to encourage, and to which the jury gave particular consideration in reaching its decision, are the following:

- (A) Simplicity.
- (B) Good proportion.
- (C) The artistic and practical use of inexpensive materials.
- (D) The avoidance of imitation or sham material.
- (E) Adaptability of design to site.
- (F) The satisfactory solution of the essentially utilitarian problems of design, such as fire-escapes, tanks, bulkheads, awnings, etc.

The awards were made after personal inspection by a jury composed of C. Grant La Farge, Frank H. Holden, Robert W. de Forest, Oswald C. Hering, James M. A. Darrach, George B. Ford, Walter Blair and D. Everett Waid. In each case the award is to the owner of the building at the time of its erection, and the owner is entitled to inscribe on the building a simple statement of the fact.

For the Class of Apartment Houses of Six Stories or Less: Medal to William K. Vanderbilt, owner of the six-story apartment house known as "The East River Home," situated on the East River at 77th street, and designed by Henry Atterbury Smith, architect.

Honorable mention to The City and Suburban Homes Company, owner and architect for the six-story apartment house at 516 to 528 East 79th street, and known as "The Bishop Potter Memorial Buildings."

Honorable mention to William E. Roundtree, owner and architect for the six-story apartment house at No. 820 West 180th street.

For the Class of Apartment Houses Over Six Stories:

Medal to the Five Sixty-Three Park Avenue Company, owner (Pedro de Flores, president) for the twelve-story apartment house at 563 Park avenue, designed by Walter B. Chambers, architect.

Honorable mention to B. Crystal & Son, owners of the twelve-story apartment houses known as "Oxford Hall" and "Cambridge Hall," at 454 Riverside Drive, and designed by George and Edward Blum, architects.

Honorable mention to the Fullerton-Weaver Realty Company, S. F. Weaver, president, owner of the nine-story apartment house at 116 East 58th street, designed by J. E. R. Carpenter, architect.

C. Grant La Farge, president of the chapter, acted as toastmaster and speeches were delivered by Col. Theodore Roosevelt, ex-president of the United States; Comptroller Prendergast, Walter Cook, president of the American Institute of Architects, and Commissioner John J. Murphy of the Tenement House Department.

—Orders for new equipment by the railroads also have been pouring in more freely in the last few weeks.

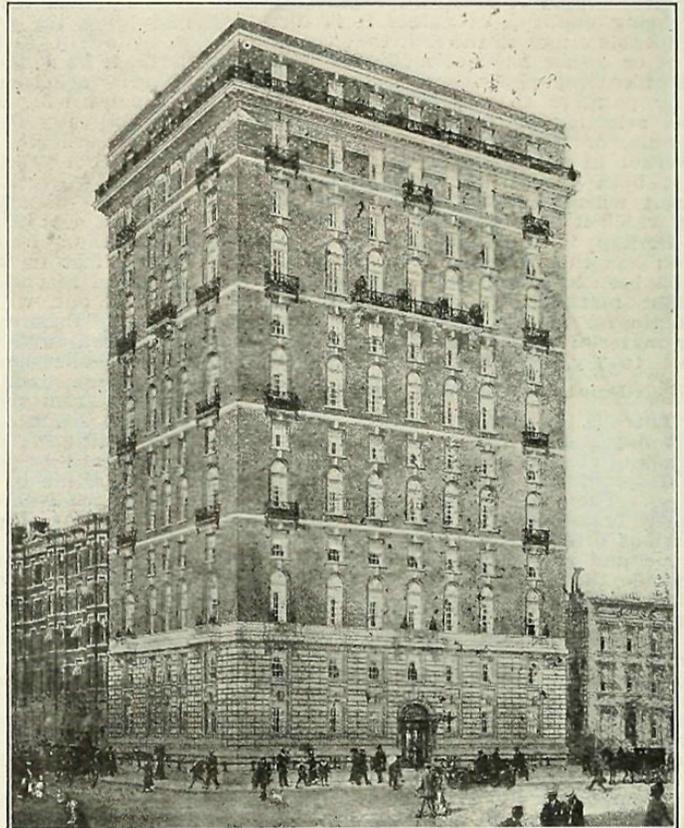
WILL NOT SUE BRICK TRUST.

Attorney General Says Complaints Failed to Give Evidence.

Advices from Albany state that the complainants against the so-called brick trust, the Greater New York Brick Company, refused to appear at a hearing before Attorney General Carmody to ascertain whether the company was a combination in restraint of trade, on the ground that the nature of the proceedings would give the company an unfair advantage. Instead, there was submitted a letter from John De Witt Warner, counsel to the complainants, declaring the matter had been turned over to District Attorney Whitman in New York. The company is said to be a combination of 105 manufacturers along the Hudson River.

The Warner letter said that the hearing proposed was not a judicial investigation; that there was no proper check on the answers of the defendants in the nature of documentary evidence, and that they would not even be under oath. Moreover, they were influential, socially and politically, in the communities where their brickyards were situated, and he didn't think it a square deal for the complainants to have to encounter that kind of a proceeding.

In his letter, Mr. Warner says that he represents eighty contracting mason builders, and that they, in common with all of their trade in the city, suffer from the grievance from which they ask relief.



563 Park Avenue.

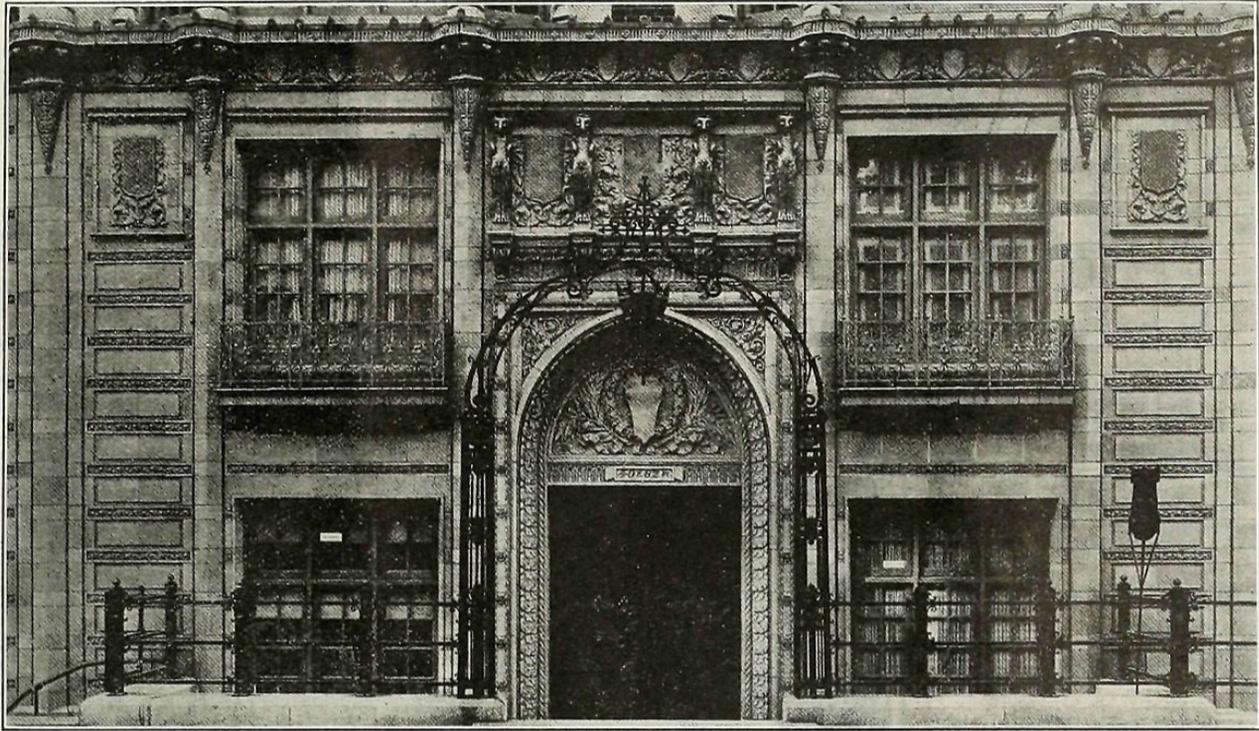
Walter B. Chambers, Architect.
A MEDAL WINNER.

In his decision dismissing the petition Attorney General Carmody held that it was necessary for the petitioners first to obtain the evidence before the Attorney General could begin a prosecution such as this. He said:

"It is proper to state that it is no function of the Attorney General to undertake to ascertain on his own initiative facts to sustain a petition such as this. The defendants should not be put to the expense of defending litigation unless there is satisfactory evidence that the law has been violated. It was the purpose of the Attorney General, in giving a preliminary hearing, to satisfy himself whether or not such a cause exists, and if it was determined the defendants have combined illegally in restraint of trade, to point out to the defendants wherein their so-called combination was in violation of the law, for correction before prosecution."

Frank Patterson, counsel to the so-called brick trust, gave out a statement above his signature in which he denies that the brick manufacturers have in any way violated the anti-trust law. He says they welcome the fullest investigation.

—The surface of Broadway, Flushing, is to be repaired or covered with bitulithic concrete upon a macadam foundation, the Board of Estimate has just decided. Bids have not yet been invited.



40 East 62d Street

*A. J. Bodker, Architect**Dalley & Co., Builders*

Atlantic Polychrome against Atlantic Gray Terra Cotta

Atlantic colors and Atlantic modeling, strictly following the Architect's plan, give a distinction that is of direct commercial value to the owner of a modern apartment house.

Atlantic Terra Cotta Company
1170 Broadway, N. Y.

Booklets on General Construction and the Catholic Church.

CONTRACTORS' DELAYS.

Owners' Right to Counterclaim for Damages When Work Is Not Done in Time.

The Appellate Division of the Supreme Court, First Department, has recently handed down a decision in a case involving novel and interesting propositions in building contract law. An action was brought by a construction company to foreclose a mechanic's lien filed by it against the property of Robert Goelet on the northeast corner of 64th street and Broadway, this city. The facts are rather interesting.

Sometime in 1906 Mr. Goelet conceived the idea of improving his property by the erection of a six-story reinforced concrete building in accordance with specifications and drawings prepared by an architect, under whose direction the work was to be done. The main floor of the building was to consist of stores and the remainder of the building was to be used as a garage. The contract was made August 22d, 1906, and contemplated the completion of the work on or before July 1st, 1907, and in default of such completion the construction company was to pay Mr. Goelet as liquidated damages the sum of \$200 for each day thereafter that the work was uncompleted and the building not ready for occupancy. The contractor failed to complete the building within the time specified in the contract, and in fact had not completed the excavation at one corner of the plot at the date when the whole work was to have been completed, although the excavation work had been finished and some of the concrete work done on other parts of the plot.

It seems that the owner permitted the contractor to remain on the job until the following March, when he put him off the work and had the work completed himself. The contractor objected to being ousted and claimed that the owner was as much responsible for the delay as it was, and filed a mechanic's lien for \$114,269.43, which, it seems, was what the contractor claimed the work and materials were worth that he had furnished at the time that he was ousted.

Thereupon an action was brought to foreclose the lien and the matter was referred to a referee by the court. Upon the reference the plaintiff contractor was represented by B. G. Paskus and the defendant owner by Frederick Hulse of Eidlitz & Hulse, who were acting in the matter as counsel for De Witt, Lockman & De Witt. Upon the trial Mr. Hulse contended that while the contractor might be entitled to claim for the reasonable value of the work performed up to the time of his being ousted from the job, still the owner was entitled to a counterclaim for damages for delay in the completion of the work by the contractor. The referee decided that the plaintiff was not entitled to the amount stated in his claim, \$114,000, but rendered judgment for about \$70,000 in favor of the plaintiff and other lienors, and held that the owner was not entitled to counterclaim his damages for delay. He also granted interest upon the amount found due.

An appeal was taken to the Appellate Division from this judgment and Mr. Hulse urged that the referee had erred in his findings. The Appellate Division has reversed the judgment and seems to determine in effect, that where an owner ousts a contractor for delay in his work, even as late as ten months after the default occurs, he has the right to complete the work himself and to counterclaim, against any judgment asked by the contractor for the reasonable value of the work performed prior to being ousted, the damages which the owner has suffered by reason of the delay of the contractor.

The court has also held that there was no delay in point of fact on the part of the owner, and that the failure on the part of the owner to furnish plans in time was not the cause of the delay in the work of the contractor, as the contractor was not ready for the plans at the time of the default. The court has also found that the plaintiff having sued upon what is known as a "quantum meruit," that is, for the reasonable value of the work performed and the materials furnished up to the time of the ousting, such a claim is necessarily unliquidated and, as the court says, "incapable of determination by market values or an arithmetical calculation and it was not entitled to recover interest."

The court has ordered a new trial of the case before a new referee to be appointed by it.

The court in its opinion, passing upon several of the contentions urged by Mr. Hulse, particularly as to the right to counterclaim damages says:

"We are of opinion that since the owner

in effect canceled the contract, whether rightfully or wrongfully, and the contractor acquiesced therein, the contract no longer governs and is to be resorted to only to determine how long the plaintiff was in default in completing the work. In that view the owner's damages are limited to the period between the time when the contractor agreed to perform and the time when the owner prevented further performance. It is not contended on the part of the respondent that the owner was responsible for all of the delay, but it is contended that he was responsible for part of it. We are of opinion that this claim is not supported by the evidence. There is evidence tending to show that architects employed by appellant (the owner) at the outset, and an architect subsequently employed by him, did not approve certain plans and drawings, which under the contract, were to be approved by the appellant, promptly, and that the appellant failed to promptly indicate the style of columns he desired used in the construction of the building, and it appears by correspondence in the record that frequent complaint was made in behalf of the respondent with respect to these matters; but the statements in the correspondence are not proof of the facts and there is no evidence that the respondent was at any time ready to proceed with work which it was unable to proceed with on account of any failure of the appellant in these respects or in any other respect.

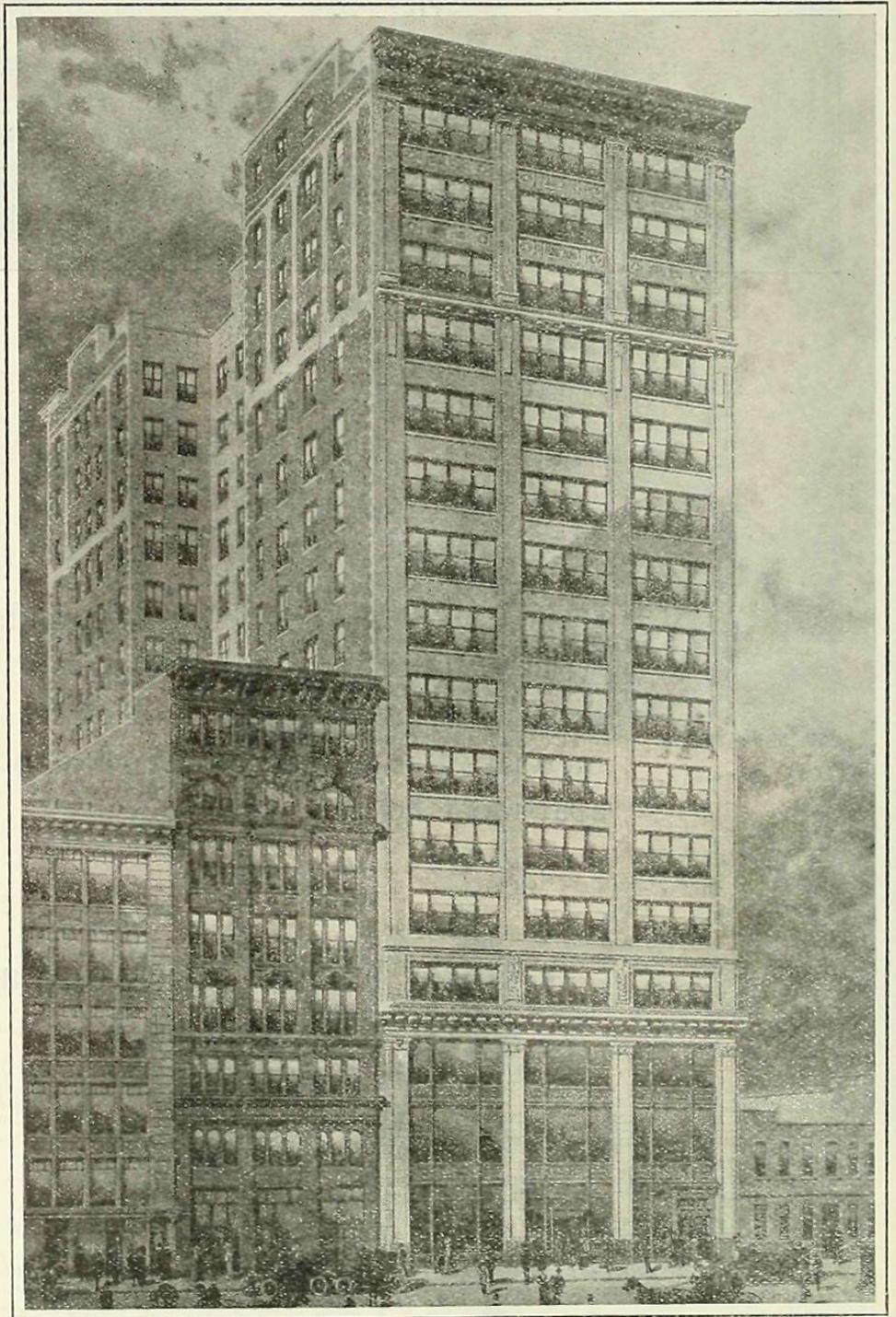
"We are of opinion, therefore, that the appellant was entitled to offset against the respondent's claim the general damages which he sustained by the loss of

the use of the building between the day when it was to be completed and the day appellant took charge of it in its uncompleted condition. This view necessarily requires a new trial."

If the position maintained by Mr. Hulse on behalf of the owner is ultimately sustained, it would seem that the owner's counterclaim for damages for delay will more than offset the contractor's claim for work performed. Those interested in building construction matters await with considerable curiosity the outcome of this novel litigation.

Use of Weather Bureau Records.

A source of information which may often be of great importance to engineers and contractors is the U. S. Weather Bureau, whose local offices are distributed in all parts of the country, but it is evident that the records and predictions of the Bureau are not made use of as extensively as they might be. This condition is due, probably, to a failure to recognize the practical value of the information, both in regard to records of the past and prediction as to future conditions. For example, in the execution of work upon a river; it may be of the highest importance to know the weather conditions upon the drainage area, or to be forewarned by predictions of approaching heavy rains with probable flood in the river. Again, in the construction of concrete work during the winter; warning of an impending "cold snap" may mean much to the safety of the structure.—"Engineering News."



119-123 West 31st Street.
116-121 West 32d Street.

WILLIAM H. GOMPERT, Architect.

CUYLER BUILDING.

The sixteen-story business structure nearly completed in the heart of the department store and hotel district. The main store floor contains eleven thousand square feet of useable space.

LIME

New Building Rules as Adopted by The Building Department of the City of New York

LIME IN CEMENT MORTAR

Bulletin No. 3.—The use of lime putty or hydrated lime in cement mortar to the extent of not more than ten per cent. is permitted in any case where cement mortar is required by a building permit or by the Building Code, unless the approved application or any amendment thereto calls for pure cement mortar, and provided that no lime of any kind shall be used in cement mortar for foundations or foundation walls.

(Signed) RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated January 23d, 1912.

Attention to the Dealers and Consumers

We urge that you demand a brand of lime that is a recognized standard in this market as to reliability; weight 300 pounds, efficiency 85% combined oxides.

Work with us to obtain guaranteed results. Protect yourselves by buying only lime manufactured by members of

THE LIME MANUFACTURERS' ASSOCIATION
OF NEW YORK

BROOKLYN BRIDGE.

Bids Soon to be Invited for the Reconstruction of the Manhattan Terminal.

Plans and specifications have been prepared by the Bridge Department for the reconstruction of the Manhattan Terminal of the Brooklyn Bridge, including a new building to replace the present trainshed. An appropriation of \$500,000 has been secured, and bids for doing the work to be covered by the appropriation will be advertised for shortly.

The new station when completed will cost \$2,500,000. The principal work covered in these specifications is the connection between the elevated railway tracks on the Brooklyn Bridge and the subway station in the basement of the Municipal Building. This connection will make it possible to run the Brooklyn elevated railroad trains which use the Brooklyn Bridge over the subway loop in Centre street, connecting the Brooklyn, Williamsburgh and Manhattan Bridges and also over any subway or subway system that will find its way into the station in the basement of the Municipal Building. The connection between the elevated tracks on the bridge and the subway station will make it possible to run the Brooklyn elevated railroad trains into that station while the Manhattan Terminal of the bridge is being reconstructed. This will prevent any interference with the traveling accommodations or the comfort and convenience of passengers.

The new Manhattan station of the Brooklyn Bridge will be a modern structure in every respect. It is proposed to have a double deck or two floors for the accommodation of Brooklyn elevated railroad trains. The surface car tracks are to be removed from the promenade or ground floor to a mezzanine floor. Escalators will carry passengers from the ground floor of the station to both of the decks or floors which are to be used by the elevated trains. Escalators will also carry passengers who enter the station by way of an overhead approach across Park row to the elevated railroad platforms.

An overhead connection artistic in appearance, between the reconstructed Manhattan station and the Municipal Building is to be built. This connection will take passengers going to or from the bridge station from the second floor of the Municipal Building to the second floor or lower deck in the new station, which will be used for the Brooklyn elevated railroad trains. Passengers entering the Municipal Building by this connection will be afforded access to the first floor of that building and the subway station in the basement by broad stairways.

The new station and the overhead approach across Park row from City Hall Park, when completed, will be of ornate architectural appearance, in harmony with the Hall of Records and the Municipal Building, which are grouped with it in that locality. The present train shed across Park row is to be torn down. With the completion of this new station and the Municipal Building, the nucleus will have been established for a civic centre, consisting of imposing public buildings. This new station with its connection with the subway in the basement of the Municipal Building will more than double the capacity of the present station. In the event of the reconstruction of the Brooklyn Bridge the new station when completed will provide accommodations sufficient to take care of any increase in traffic that might use the bridge.

The Bridge Department has also prepared plans for the reconstruction of the Brooklyn station and for a suitable and adequate Brooklyn approach and has submitted them to the Board of Estimate.

Water for Automatic Sprinklers.

One need hardly be told that automatic sprinklers, unless backed up by a good and reliable water supply, have little value as fire protection devices. Generally speaking, pressure is more important than volume. Experience has shown that a single sprinkler operating under a heavy water pressure will frequently completely extinguish a fire under conditions which might defeat half a dozen sprinklers operating under a weak pressure. Not only does the heavy pressure result in pouring more water on the fire within a given period of time from one sprinkler, but also this results in covering a larger area under the sprinkler head than with a weak pressure. Probably a further beneficial effect is found in the more vigorous bombardment due to greater average velocity of the drops into which the water is broken up.

In certain special cases, however, vol-

ume of water supply assumes paramount importance. This is particularly true when dealing with baled goods in bulk such as cotton or jute. In these cases fires are very likely to smoulder for a long time before generating enough heat to burst into flame and set off the sprinklers. Not only this, but from the very nature of the combustible, it is necessary to thoroughly drown out the area endangered, and to throw such a copious mass of water upon the bale on fire as to soak down through it in sufficient quantities to completely dampen the mass of material and cool it off to such an extent as to put the fire out. Under such circumstances it has been found necessary on occasion to keep the water running three or four hours before the fire is ultimately extinguished. It is thus seen that the circumstances under which the sprinklers are to be used have a very large bearing on the subject of water supply.

A STUDY IN STREET-PLANNING.

A Plea For Less Standardization and For More Consideration For Land Owners.

The benefits which are sought by a scientific replanning of cities and towns are said to lie, first, in a bettering of those circulatory problems that have been created by indirect streets and congested traffic; second, in the improvement of social conditions in many directions, and third, in increasing the visible beauty and splendor of cities. Gains are anticipated in economy and efficiency as well as in comfort and looks.

The questions arising concerning the width and arrangement of streets, while they do not constitute all there is to know about replanning a new borough, include a large and very fundamental part of the whole subject. To the discussion of these particular questions Charles Mulford Robinson, noted city planner, devotes his latest book. A great deal that he sets down is the result of observation in some thirty towns and cities from the Atlantic coast to the mid-Pacific which had asked him to diagnose their special needs as regards the city plan.

At the outset the book lays down the principle that to be practical town-planning projects must be reasonable and considerate of all proper interests. Those of us who have seen the picturesque outskirts of some favorite town spoiled by implacable adherence to the "gridiron" system—a system which goes "through" and never "around," which never deviates or compromises, and sees no beauty in a curved line, will understand what is meant. Who has not seen beautiful home sites sacrificed on the "gridiron," with blocks and blocks of streets still vacant and unmarketable thirty years after such a ruthless city plan has been worked

*"The Width and Arrangement of Streets": A Study in Town Planning, by Charles Mulford Robinson, author of "The Improvement of Towns and Cities," "Modern Civic Art," and "The Call of the City." New York: Engineering News Publishing Co. London: Archibald Constable & Co.; 200 pp., cloth, price \$2.

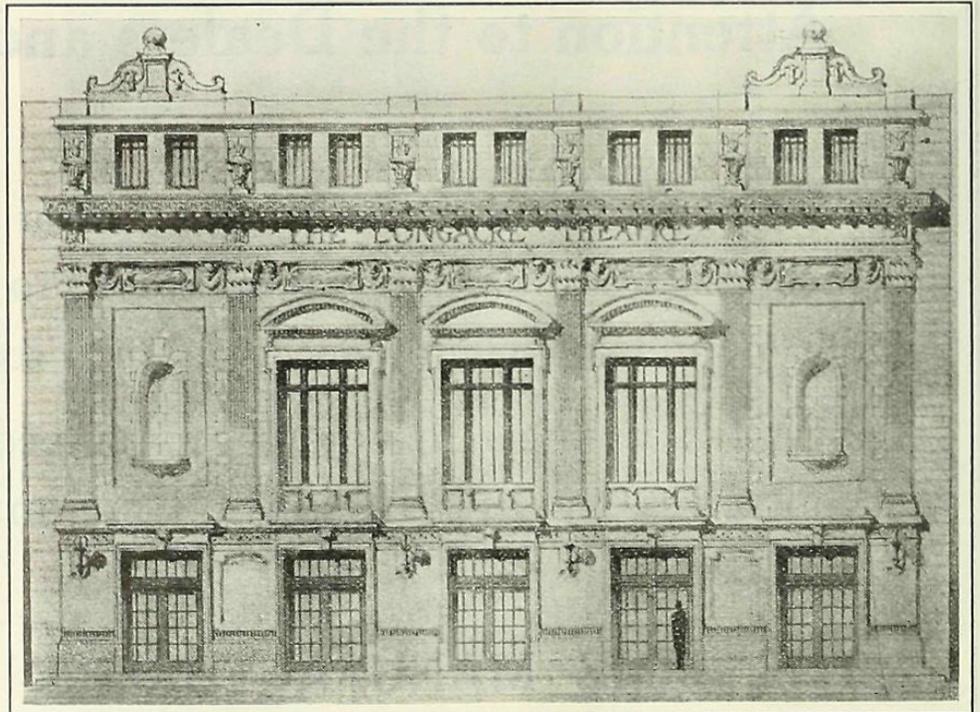
out? We have seen streets left with almost perpendicular banks thirty feet high in residential sections of little cities where the average cost of constructing a dwelling is less than five thousand dollars. In one case a city redeemed itself in part by subsequently taking for a public park land so sacrificed.

One good thing, therefore, about "modern" city-planning is that it studies to be reasonable. The most important phase of city-planning, it is now agreed, is not the public buildings nor the railroad approaches, nor even the parks and playgrounds, but the width and arrangement of streets. Mr. Robinson pleads for less standardization, for wider main streets and the narrowing of those which have little traffic value. This latter point has had in the past so little consideration that the author has thought best to focus particular attention upon it.

The purpose of the volume is avowedly not to give a history of town-planning, but simply to help in a practical way regarding one important phase of it—a phase which concerns every important owner of real estate and every citizen. Street-planning is newly claiming public interest at this era because its principles are being mostly practised in our time. It is only since the trolley cars arrived that the average American town or city has possessed "suburbs." Formerly "walking distance" was the measure of a town's limits, unless it was a center for several steam railroads, in which case these were used to some extent as interurban as well as interstate traffic. But it is the trolley lines which have enabled the second and third class cities to spread out, and has made it possible for men to live at some distance from the scene of their daily business activities. With the development of the outskirts of cities has come the need of "reasonable" city-planning. All the new ideas of laying out a street system are present and appraised at their true value in Mr. Robinson's book. The main arguments represent not the faith and theory of one man only, but the belief of the students of town and city planning in all nations which to-day are considering the subject.

New York Lime Manufacturers Commended

The National Lime Manufacturers' Association at their tenth annual meeting recently held at the Hotel Astor, strongly approved of the work of the Lime Manufacturers' Association of New York. Warren E. Emley (chemical engineer and investigator of lime for the U. S. under the Bureau of Standards) was appointed chairman of a committee to co-operate with the Lime Manufacturers' Association of New York to prepare a set of standard lime specifications for the building codes of all cities. To place lime on a higher plane, it is very necessary for the manufacturers to take a great interest in the principles advocated by the Lime Manufacturers' Association, which insists upon lime made by its members being as good in quality as possible.



48th St., east of 8th Av.

LONG ACRE THEATRE.

Henry B. Herts, Architect.

Contracts will soon be closed for the erection of the new Long Acre Theatre in the south side of 48th street, 275 feet east of 8th avenue. The facade will be in the English style of the eighteenth century of mat glazed terra cotta and granite. The auditorium, decorated in marble, ornamental bronze, relief plaster work and stlkhangings, will have a seating capacity of 1,200.

The Comparative Cost of Power

In New York City and environs, private power plants are being superseded by power service from The New York Edison Company at the rate of about one a week. Nearly every new building in New York installs Central Station Power. The reason is because it costs less and is far more efficient than wasteful private plant operation. A comparison between the cost of maintaining a private power plant and the cost of Central Station Power should be of interest to every power user. We can prove by actual figures that Central Station Service is distinctly economical.

Power From Central Station

is dependable power. It never fails. It is instantly available in any volume, any hour of the day or night. And because it is measured power, the extremely expensive wastefulness of private plant operation is entirely eliminated. You can always obtain any amount of power from Central Station, but you pay for only what you actually use. One of our experts will consult with you. No obligation on your part.

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

Change of Grade Claims.

(Continued from page 326.)

- MARMION AV.—Bet Crotona Park North and Southern Boulevard. List 2419.
 VAN CORTLANDT AV.—From Mosholu Parkway to Jerome av. List 2421.
 FINDLAY AV.—Bet East 146th st and East 165th st. List 2442.

BROOKLYN.

- AV D.—Bet. East 34th and East 35th sts. List 2443.
 AV I.—Bet East 34th st and East 35th st. List 2444.
 APOLLO ST.—Bet Meeker av and Bridgewater st. List 2445.
 BARBEY ST.—Bet Jamaica and Sunnyside avs. List 2446.
 BROOKLYN AV.—Bet Avs G and I. List 2447.
 9TH AV.—Bet 62d st and Bay Ridge av. List 2449.
 EAST 10TH ST.—Bet Caton and Church avs. List 2450.
 EAST 21ST ST.—Bet Beverley rd and Regent pl. List 2451.
 EAST 23D ST.—Bet Clarendon and Beverley rds. List 2452.
 80TH ST.—Bet 5th and Fort Hamilton avs. List 2453.
 HUNTINGTON ST.—Bet Henry st and Hamilton av. List 2456.
 MONTROSE AV (As extended).—Bet Union av and Broadway. List 2458.
 MONTGOMERY ST.—Bet New York and Nostrand avs. List 2459.
 ROCKAWAY AV.—Bet Vienna av and Rockaway parkway. List 2461.
 70TH ST.—Bet 13th and 14th avs and bet 18th and 22d avs. List 2462.
 SUNNYSIDE AV.—Bet Miller av and Barbey st. List 2464.
 STERLING PL.—Bet Rochester and Utica avs. List 2465.
 SNYDER AV.—Bet Nostrand and New York avs. List 2466.
 SNEDIKER AV.—Bet Dumont and Riverdale avs. List 2467.
 10TH AV.—Bet 41st and 53d sts. List 2468.
 VAN SICKLEN AV.—Bet New Lots rd and Dumont av. List 2469.
 WILLIAMS AV.—Bet Belmont and Sutter avs. List 2470.

QUEENS.

- 11TH ST.—Bet Vernon and Van Alst avs, 1st Ward. List 2425.
 NEWTOWN AV.—Bet Flushing and Grand avs, 1st Ward. List 2427.

Assessments Payable.

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

MANHATTAN.

LEWIS ST.—Restoring asphalt pavement at the southeast corner of Broome st., 13th Ward. Apr. 6.

QUEENS.

HALLETT ST.—Paving, from Flushing av to Hoyt av., 1st Ward. Apr. 6.
 PROSPECT ST.—Paving, bet. Beebe and Freeman avs., 1st Ward. Apr. 6.

BRONX.

BARRETTO ST.—Regulating, grading, etc., bet. Lafayette av. and Spofford av., 23d Ward. Apr. 6.

MURAL PAINTING.

Suggestions for the Decorations in the Washington Irving High School.

Frank D. Wilsey, chairman of the Building Committee of the Board of Education, discussed suggestions for the decorations in the Washington Irving High School before the Municipal Art Society in the galleries of the National Arts Club on the evening of Lincoln's Birthday. John W. Alexander, president of the National Academy of Design, and Edwin H. Blashfield, president of the National Society of Mural Painters, spoke on mural painting in America.

Other speakers were John G. Agar, president of the National Arts Club; Mrs. Fannie Rowell, chairman of the school decoration committee of the Municipal Art Society, and Miss Josephine Rice and Frederick R. Lamb, of the same committee. An extensive series of slides just prepared by the National Society of Mural Painters was shown on this occasion.

Mrs. Rowell in her address said: "The Washington Irving High School building gives a splendid opportunity to New Yorkers to commemorate Washington Irving. The Bryant Memorial Committee had to wait more than a quarter of a century before just the right place could be found in which to place a statue of Bryant.

John D. Rockefeller is quoted as saying that "The great cost in business is waste!" Any waste is bad enough but the waste of time is the greatest waste of all—while other losses may be reckoned, it is impossible to calculate what lost time might have produced! In reckoning the cost of selling, the time expended on lost orders must be charged to the orders secured, for the salesman works just as hard in both cases. Reduce the percentage of wasted time and lost orders by concentrating on the most likely opportunities! Use Dodge Reports to know all the opportunities.

DODGE REPORTS, 11 E. 24th St., N. Y.

BUILDING MATERIALS.

The Present Status of Cement Purchasers Stated in Legal Opinion.

Government Statistics on Cement Production for 1911—How Schedule A. May Affect Paint and Varnish Manufacturers—Independent Steel Prices Drop—Structural Steel Had Active Week.

A COMBINATION of holiday and extreme cold weather was sufficient to produce a week remarkable for its stagnation in business. All lines complained of dullness, but this was especially so in the case of building materials, although the slight moderation in temperature permitted some brick to be laid this week. Equipment and general indoor requirements are the most active lines in the construction field, although wholesalers reported a continued inquiry for basic materials from out of town. An illuminating opinion on the status of the cement purchaser was made public, and an advance report of the effect Schedule A will have on paints and varnishes caused some worry in these departments. The big event of the week was the report from Pittsburgh that despite demand for finished steel, prices have actually dropped among the independent mills. This action should not, however, weaken the market because general conditions are strong. Most of the steel corporations subsidiaries are sold up, the American Sheet and Tin Plate Company being practically out of the market except at regular prices.

The cheapness of money is still a source of worry to lending companies who fear that there will be more indiscriminate building loans this year. But the attitude of the larger lending institutions is such as to discourage speculative construction anywhere but in the midtown section and then practically only in loft-building operations. Downtown office building construction is not looked upon just now with much favor and uptown apartment house construction is discouraged, although the available space is filling up slowly but gradually. Some companies are making no engagements for operations that can be completed this year except in the territory mentioned, and especially in that part of the city in the Twenties between 23rd street and 34th street east of Fifth avenue, and west of Third avenue. Not much money is moving just now in the direction of industrial building extension, either here or in the suburbs, doubtless because of the proximity of the general election; but the fact remains that a great deal of that uneasiness apparent in business of all classes a year ago is passing away. While there is expansion, the place is slow, and the talk is optimistic tempered with conservatism.

Varnish manufacturers and paint interests in general are worried over the provisions of Schedule A, which directly affects the raw materials used by these interests. On varnish gums, now free, a duty of ten per cent. is placed. On tanning extracts and colorings the duty is cut almost in half. It was said this week that with linseed oil as high as it is and China wood oil at fourteen cents a pound, the cost of house painting would reach almost to prohibitive figures, and for that reason a protest against the adoption of this basis may be made.

Building Metals.

It has again become possible to buy tin plate in large lots at less than the regular market quotation of \$3.40. In sheets, several independent mills are selling on the basis of 1.18c. or \$1 a ton under the advanced price published in December. Bars, plates and shapes can be bought on attractive orders at 1.10c. Pittsburgh, which is a dollar a ton lower than the level at which all the independent interests were lined up in January. These five finished steel products involve more than half the total tonnage output of the mills of the Pittsburgh district, exclusive of rails.

The American Steel and Wire Company calls attention of architects, contractors and builders to the advisability of dictating a minimum in their specifications as otherwise there will be a race between manufacturers to obtain approvals on the lightest possible materials. The letter goes on to say:

"The minimum may be indicated either as area or weight, but as inspection and rejection can be easily made from shipping tags showing weight, or bills of lading, the latter may be found the more desirable as the proper computation of area involves considerable calculation.

"The minimum weight of reinforcement value of the steel used—cold drawn steel should be not less than 85,000 lbs. per

square inch and hot rolled steel should be not less than 60,000 lbs. per square inch.

"With cinder concrete we recommend a galvanized reinforcement, but with stone we favor the ungalvanized material on account of the bond. There is no difference in the price."

Brick.

The common brick market is still without feature. No cargoes are coming into this market except by rail for special requirements and yet these deliveries are few and unimportant because laying up has been impossible during the cold snap.

The New Jersey market is stronger than it has been in years, if inquiries count for anything, and there is a strengthening market for Connecticut brick, but these stiffening conditions are only upon inquiries for later delivery and cannot be said to be actual business.

The market for second-hand brick has not been better in years. Some dealers are getting \$3.50 a thousand and cannot supply the demand. Wreckers are said to be giving concessions on good brick buildings. It is reported even uncleaned brick is being sold in the wall, the purchaser assuming the work of cleaning them are at the same time paying normal market prices for cleaned seconds.

Transactions of last week follow:

1911.		
Left over, Feb. 3—20.		
	Arrived.	Sold.
Monday .....	..	..
Tuesday .....	..	..
Wednesday	2	1
Thursday	1	3
Friday .....	..	1
Saturday .....	..	..
Total	3	5

Condition of market, dull. Prices, \$6.75 to \$7. Rarities, no quotations. Wholesale dock, N. Y. Allow for cartage, covering charges and dealers' profits. Totals covered, 47; reserve, Feb. 10.

1910.		
Left over, Feb. 4—8.		
	Arrived.	Sold.
Monday .....	..	..
Tuesday .....	..	..
Wednesday	1	..
Thursday	2	..
Friday .....	..	..
Saturday .....	..	..
Total	3	..

Condition of market, dull. Available cargoes, 22. Left over, Feb. 13. 5. Prices, \$5.50.

Cement.

The general market, as far as local requirements are concerned, is strong in orders, but weak on deliveries, owing to the extreme weather conditions. This is a department which has felt the long cold spell especially hard, but the market has held firm despite unfavorable conditions and occurrences.

The compilation of the complete statistics of cement production for the year 1911 by the United States Geological Survey from about 70 per cent. of the Portland cement manufacturers of the United States follows. This compilation gives the total consumption of these plants as 77,877,236 barrels, whereas the Record and Guide's estimate of total consumption for all plants for the same period was 80,500,000. The increase in production for 1911 over 1910 for the plants reporting showed a gain of 1.7 per cent., but with a drop of 2.4 cents a barrel.

STATISTICS OF PORTLAND CEMENT INDUSTRY, 1910-11.

	Production, 1911.	Change, p. ct.	Factory price per barrel.	
			1910.	1911.
Eastern Penn. and New Jersey...	25,924,516	- 1.5	\$0.729	\$0.763
New York.....	3,314,217	+ 5	.808	.841
Ohio and west Penn.	6,675,249	+ 9.9	.775	.770
Mich. & north-east Indiana..	4,570,033	+ 1.0	.870	.849
Ky. & south Ind.	2,818,820	- .2	.799	.802
Ill. and north-west Indiana.	8,617,341	+ 2.9	.949	.836
Southeast states	4,005,001	+30.4	.793	.81
Iowa and Mo..	6,060,261	+ 5.9	.916	.911
Great plains states	6,904,468	-10.6	.996	.871
Mountain states	2,117,930	- 5.3	1.288	1.156
Pacific coast...	6,869,400	+ 7.6	1.354	1.407
Total	77,877,236	+ 1.7	\$0.891	\$0.867

Ernest F. Burchard of the Geological Survey has estimated within 2 per cent. of the actual quantity of Portland cement manufactured in the country in 1911 and his figures show an increase in production for last year of about 1,300,000 barrels. Much as the cement interests have complained of heavy overproduction it does not appear to have been as serious as feared. Mr. Burchard shows that last year's increase was only 1.7 as compared with an increase of 17.7 in 1909-10. Here in the east, it doubtless can be explained by the policy of shutting down plants to meet the more restricted requirements of construction.

The average price per barrel is given at \$6.7 in 1911 as compared with \$9.1 in

1910, a decrease of 2.4 per barrel or 2.68 per cent. This places the average price above current mill prices for each year as far back as 1908.

The number of active plants is given as 111, the same as in the preceding year, and the shipments are estimated at 75,931,891 barrels, a gain of 1.9 per cent. over 1910. According to returns received there were decreases in production in the following districts: Lehigh, Kentucky and southern Indiana and in the great plains and mountain states. The increases recorded were in New York, Ohio and western Pennsylvania, Michigan and northeastern Indiana, Illinois and northwestern Indiana, the southeastern states, Iowa and Missouri, and in the Pacific coast states. Slightly better prices were realized in the Lehigh District, New York, and on the Pacific coast, but in Michigan and northeastern Indiana, Illinois and northwestern Indiana, and in the great plains and mountain states the average price was lower than in 1910. In western Pennsylvania and Ohio, southern Indiana and Kentucky, the southeastern states, and in Iowa and Missouri the price remained about the same.

The Status of the Purchaser.

Speaking of the present status of the purchaser of cement in this market this week, and the perplexity regarding the return of empty sacks, a recognized authority in cement selling gave out this interview and a copy of the following opinion on the point from Scott, Upson & Newcomb, counsellors-at-law, of 27 William street:

"The present low price of Portland cement has already caused the failure of one of the largest plants. Some of the smaller plants appear to be making reductions in even the present low prices, presumably for the purpose of obtaining some ready money to run their mills. This would naturally get them deeper in the hole.

"Therefore, the question has been asked as to the status of the purchaser in regard to the return of empty sacks should any more mills make an assignment.

"As is well known the maximum price of today nets no profit and if continued could not possibly cover overhead charges and would result in the course of time in a large number of mills going bankrupt.

"Several of the larger mills hold their prices up to the maximum, but are handicapped in sales. It will probably be of interest to the trade to have the following legal opinion brought to their attention, for I understand a large number in the trade are under the impression that they are safe in buying from weak mills, providing they decline to pay for the sacks. From this opinion you will note they are in error."

This is the opinion as rendered by Scott, Upson & Newcomb:

"As we understand it, the question you have asked us is this: Portland cement being sold, as it now usually is, at a gross price which includes the cotton sacks, with an agreement on the part of the manufacturer or seller that it will repurchase the sacks if returned within a certain time after delivery of the cement, in good condition, freight prepaid, what are the rights and liabilities of the purchaser in case the manufacturer or seller goes into bankruptcy before the cement has been all paid for and before all of the sacks have been returned? In other words, may the purchaser of the cement credit upon, or set-off against, his indebtedness for the cement and sacks, the amount of the sacks returned after bankruptcy proceedings were begun, or must he pay for the cement in full?

"The question is an important one, for, as we understand it, if the purchaser cannot obtain such credit or set-off, the amount paid for the sacks would probably be a total loss.

"In our opinion the purchaser of the cement would not be entitled to such credit or set-off.

"The very object or the agreement you have described appears to be to keep the purchase of the cement and sacks entirely separate from the repurchase of the sacks, and the question then is whether at the time of the bankruptcy there is a debt of the bankrupt for sacks not yet returned, or a credit in favor of the bankrupt's customer, which under the bankruptcy act could be set-off against the customer's indebtedness. The weight of authority is that there is no such debt or credit, but only a contingent liability of uncertain amount, so that the Receiver or Trustee of the bankrupt would be entitled to recover the full amount of the indebtedness for cement and sacks, and could neither repurchase returned sacks, nor allow anything for them.

"We are informed that the Receiver of the Bonneville Portland Cement Company took that view of the law and acted accordingly."

TRADE LITERATURE.

Automatic Fire Protection.

This is the title of a booklet of 28 pages just published by the General Fire Extinguisher Co. (executive offices, Providence, R. I.). The booklet describes in great detail the installation and operation of a system of Grinnell Automatic Sprinklers, and gives in a number of sketches a very clear idea as to how such a system is applied to any particular building under a great variety of conditions. Cuts showing the details of the sprinkler heads and dry-pipe and alarm valves will be found particularly valuable, as sections are given, so that the entire operation may readily be followed. This little booklet, bound in an attractive cover, may be obtained for the asking from the General Fire Extinguisher Co.

Special Grilles.

The Tuttle & Bailey Manufacturing Co., 76 Madison Avenue, has issued its catalogue, 66 A, in which its line of grilles, screens, registers and ventilators are pictorially presented to the trade. This book is rich in the art of photographic reproduction, and most thoroughly depicts the very high grade of ornamental metal work carried and executed by this firm.

Architects will find in it didactic material which will help them in planning high grade buildings, and it also gives a very clear idea of some of the applications of grille work in suites where period decoration has been employed. The book shows conclusively that there is no limitation to the company's ability to produce grilles and screens which will conform to any style of architecture whether adapted to interiors or exteriors. Copies of this book will be forwarded to applicants upon addressing the Company.

"23."

Sargent & Company, New Haven, Conn., have just issued a little pamphlet entitled "23." in which it contains a number of suggestions and illustrations for the use of ornamental figures and letters. This firm is prepared to furnish dealers with a complete line of figures and letters made in bronze, brass, nickel-plated and "rustless iron" finish. Copies of this booklet may be obtained by addressing the Company.

Terra Cotta in the Church.

The Atlantic Terra Cotta Company has issued a booklet dealing exclusively with the use of Atlantic Architectural Terra Cotta in Catholic churches and institutions. The book contains over forty illustrations of buildings and modeled details. It should be of particular interest to those who contemplate Catholic construction work, as it shows to a remarkable extent the adaptability of Architectural Terra Cotta to varied forms of design. Typographically, the arrangement of the booklet is excellent. The address of the company is 1170 Broadway.

A Useful Atlas.

Hyde's New Miniature Atlas of Manhattan, Bronx, Brooklyn and Queens Boroughs should prove of great value to real estate and law offices and to large property owners. It is intended for the desk and is a handy reference, obviating the interruption of sending into an outer office for a large atlas. It embodies all the features of the large atlas, giving the sectional block and lot numbers and is a very convenient size, 5 3/4 x 9 1/4.

Expanded Metal Construction.

The Northwestern Expanded Metal Company, of 37 Van Buren Street, Chicago, Ill., has issued its Bulletin No. 1, showing the ways of using its expanded metal lathing. The bulletin is designed to keep architects and builders informed as to the recent uses of expanded metal for reinforcing fabric, "No-burn" and metal plastering lath. It is a house organ of considerable merit and seems capable of preaching the virtues of the 20th century lath as a special acid resisting sheet which will stand any corrosion. Architects may be placed upon the mailing list for this publication by applying to the Company's publication office.

Rib Lath and Rib Studs.

The Trussed Concrete Steel Company, of Detroit, Mich., is issuing the 4th edition of its Rib Lath and Rib Stud booklet. This little publication is well illustrated and explains the virtues of this kind of lathing and wall supports. It shows the application of steel construction work for small size operations, as well as for large buildings, and shows why it is valuable for over-coating houses. This book will be mailed to anyone upon request at the Company's main office in Detroit.

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CURRENT BUILDING OPERATIONS

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

Chas T. Wills To Erect Stern's Store.

Charles T. Wills, Inc., 286 Fifth avenue, received the general contract this week without competition to erect the new Stern Brothers' drygoods store in the north side of 42d street, fronting 234 feet in 42d street and 442 feet in 43d street between Fifth and Sixth avenues. The plans which have been prepared by J. B. Snooks Sons, 73 Nassau street, provide for a building eight stories in height containing 76,000 square feet of floor space. The land is owned by Mrs. Louise M. Gerry and the Pentalpha Realty Co., and has been leased for a long term of years to Stern Brothers. It is planned to have work completed ready for occupancy by February 1, 1913. The estimated cost is placed at \$3,000,000. The building now owned and occupied by Stern Brothers in West 23d street comprises about 45,000 square feet and was only a year ago enlarged with a twelve-story annex. James A. Hearn & Son, now located in 14th street, are said to be the possible lessees of the old store.

Hotel for Wildwood Crest.

Louis Charles Maurer, architect, 1493 Broadway, Manhattan, announces that he will erect a three-story modern hotel building, 200x200 feet, at Wildwood Crest, Cape May, New Jersey. The building will contain three hundred rooms, one hundred and fifty baths, fresh and salt water showers, steam heat, electric lights and elevators, a dining room seating from three to four hundred, grill room, bar, billiard and reception rooms. The construction is to be of frame with stucco finish. Mr. Maurer invites out of town builders interested, familiar with this kind of work, to communicate with him for further information.

Encroachment Resolution Approved.

The Board of Estimate, on Thursday, approved the resolution introduced by Borough President McAneny, for the removal of encroachments on Broadway and adjacent streets from the Battery to 59th street. The thoroughfares affected are Dey, Liberty, Vesey, Cortlandt and Maiden Lane for their entire length. Whitehall street, from Stone to Broadway; 59th street to Broadway, Church street, and Trinity Place, from Chambers street to Morris street. The projections include show-windows, columns and signs which extend beyond the building line. The encroachments must be removed within sixty days.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

158TH ST.—Samuel Sass, 32 Union sq, is completing plans for the 6-sty tenement, 50x86.11 ft, to be erected at 536-8 West 158th st, for the Lamermoor Realty Co., 594 Broadway. Estimated cost, \$50,000.

ELIZABETH ST.—Hugh Getty, Inc., 359 West 26th st, is figuring on the general contract for a 6-sty apartment house, to be erected at 22-28 Elizabeth st and a 12-sty loft building abutting at 50-54 Bowery for the William Kramer Sons' Realty Co., 50 Bowery. William H. Gompert, 2102 Broadway, is the architect.

10TH ST.—William Huenerberg, 925 Jackson av, has prepared plans for alteration to the 5-sty tenement, 25x73 ft, at 263 East 10th st, for Harry Goldman, 598 West 152nd st.

47TH ST.—Bernstein & Bernstein, 24 East 23d st, has completed plans for alterations to the 5-sty tenement, 252 West 47th st, to cost \$9,000. S. & J. Liebovitz, 203 West 6th st, is the owner.

BROADWAY.—Plans have been drawn for alterations to the two 7-sty tenements, 1690 to 1696 Broadway, for the Broadway & 53d Street Co., 1690 Broadway. Bernstein & Bernstein, 24 East 23d st, are the architects. Estimated cost, \$28,000.

CHURCHES.

148TH ST.—Hugh Getty, Inc., 359 West 26th st, is figuring on the general contract for the new Galland Memorial to be erected in 148th st near Amsterdam av, from plans by Satterlee & Boyd, 1123 Broadway.

DWELLINGS.

85TH ST.—The Amsterdam Building Co., 43 West 27th st, is figuring the general contract and is taking estimates on subcontracts for \$15,000 worth of alterations to the residence of J. G. Dryfus, at 304 West 85th st. Taylor & Levi, 105 West 40th st, are the architects.

148TH ST.—Satterlee & Boyd, 1123 Broadway, are taking bids on the general contract for a rectory to be erected in 148th st, west of Amsterdam av. The Amsterdam Building Co., 43 West 27th st, is figuring on the general contract and desires bids on subcontracts.

FACTORIES AND WAREHOUSES.

LAWRENCE ST.—Bernheimer & Schwartz, Amsterdam av and 128th st, owners, and Louis Oberlein, architect, are taking bids on the general contract for the storage building to be erected at 51-57 Lawrence st.

HALLS AND CLUBS.

CLAREMONT AV.—Louis E. Jallade, 37 Liberty st, is taking bids on the general contract for the new gymnasium building to be erected at the northwest corner of Claremont av and 120th st.

HOTELS.

8TH AV.—Hugh Getty, Inc., 359 West 26th st, is estimating on the general contract for the apartment hotel, to be erected at the southwest corner of 8th av and 22d st, for the Cushman Estate, from plans by Paul C. Hunter, 191 9th av.

MISCELLANEOUS.

LENOX AV.—John Jacob Astor has sold to Max Marx, 128 Broadway, the plot at the southeast corner of Lenox av and 130th st, which is covered by a 1-sty taxpayer. It is understood that the plot will be resold for improvement.

3D AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract and desires bids on all subs by February 19 for the car barns to be erected at 3d av and 129th st, from plans by W. P. Seaver, 322 5th av.

MUNICIPAL WORK.

EXCAVATING.—The Board of Education will open bids on Feb. 19 for the general excavation, etc. (Contract No. 1), of New Public School 115, on 176th and 177th sts., about 100 ft. east of St. Nicholas Ave.

VALVES.—Bids will be received by the Board of Water Supply, 165 Broadway, Friday, February 23, for furnishing and delivering 43 pressure-regulating valves, varying in size from 12 to 24 inches, for installation in connection with the city tunnel and the city pipe-lines of Catskill Aqueduct, in New York City.

ROOFING.—Estimates will be received by the Commissioner of Correction Tuesday, February 20, for furnishing labor and materials required to remove the present tin roof, gutters and leaders on gable and flat roofs over the boiler, dynamo and ice machine rooms of the power plant on Hart's Island, New York, and put on a new copper roof, gutters, leaders, etc.

SCHOOLS AND COLLEGES.

The Board of Education opened bids Feb. 13, for Item 1, installing heating and ventilating apparatus, also Item 2, installing temperature regulation in new Public School 61, Manhattan, Item 1, James Curran Mfg. Co., \$43,968, low bidder; other bidders were: E. Rutzler Co., \$44,175; Blake & Williams, \$47,900; Raiser Heating Co., \$45,042; Grimshaw & Sturges, \$44,934; Wm. J. Olvany, \$47,460. Item 2, National Regulator Co., \$2,990, low bidder.

STABLES AND GARAGES.

147TH ST.—W. E. McCoy, 1170 Broadway, has completed plans for the 7-sty garage, store-rooms and shops, 50x99.11 ft, which the United Electric Light & Power Co. is to erect at 514-516 West 147th st, at a cost of \$130,000. No contracts have been awarded.

3D AV.—W. P. Seaver, 322 5th av, is taking estimates for additions and alterations to the car barn at 3d av and 130th st.

STORES, OFFICES AND LOFTS.

BROADWAY.—Plans are ready for bids for the 3 and 6-sty store and loft building, 24.6x67.1 ft with an extension of 32x16 ft, which the estate of Frances F. Kinney, care of the Farmers Loan & Trust Co., 22 William st, is to erect at 1437 Broadway, through to 143-145 West 40th st. Estimated cost, \$90,000.

MADISON AV.—Plans are still in course of preparation for the office building to be erected at the southwest corner of Madison av and 42d st for Frederick Johnson, 165 Broadway. Buchman & Fox, 11 East 59th st, are the architects, and Chauncey Matlock, 225 5th av, is engineer.

STORES, OFFICES AND LOFTS.

22D ST.—B. & J. P. Walthers, 147 East 125th st, are ready for bids on the general contract for rebuilding the loft building, 150x100 ft., at 214-222 East 22d st for the Mutual Milk & Cream Co., 214 East 22d st, to cost \$60,000.

MADISON AV.—Work will soon begin on the 12-sty loft building to be erected at 112-114 Madison av, on a plot 49.4x9.5 ft., for Lee Holstein, 1133 Broadway, from plans by William H. Birkmire, 1133 Broadway. The plot is now occupied by two private dwellings which will be demolished as soon as possible.

MADISON AV.—Leslie R. Palmer, secretary of the Foreign & Domestic Co., G. Louis Bois-sevain, president, states that the old Madison Square Garden will not be torn down for at least a year, and that plans originally prepared by Warren & Wetmore for the 25-sty loft building on the site have been postponed for the present.

5TH AV.—The new business building which Chas. Scribner & Sons, publishers, are to erect at 597-599 5th av, will be 10 stories in height and strictly fireproof, the site for which was purchased this week from Sarah M. Flower and the Roswell P. Flower Estate. No contract has yet been awarded.

THEATRE.

HOUSTON ST.—Excavating is under way at the southwest corner of Houston and Chrystie sts for the theatre which the Minsker Realty Co., Broome and Lewis sts, is to erect from

plans by T. W. Lamb, 501 5th av. It is estimated that from six to seven thousand barrels of cement will be used in this operation.

116TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring plans for the theatre to be erected at 132 West 116th st, for the Ormond Realty Co., and desires bids on all subs by February 19. Henry B. Herts, 35 West 31st st, is the architect.

45TH ST.—Henry B. Herts, 35 West 31st st, has prepared plans for a new theatre to be erected at 152 and 154 West 45th st, for May Irwin. The plot measures 62x100 ft. in 45th st and 21x100 ft. in 44th st. The contract has not yet been let.

Bronx.

CHURCHES.

FOREST AV.—Harrison & Sackheim, 230 Grand st, have completed plans and contracts will be awarded within a few days for the synagogue to be erected on Forest av for the congregation of Beth Hamidrash Hogodat.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Superintendent of School Buildings Monday, February 19, for the general excavation, etc. (Contract No. 1), of New Public School 50, on Bryant and Vyse Aves., about 175 ft. south of East 173d St., Bronx.

LUMBER.—Also by the President of the Borough of the Bronx, Wed., Feb. 21, for furnishing and delivering lumber to the Bureau of Sewers.

PAVING AND GRADING.—Also Wednesday, Feb. 21, for paving with asphalt blocks on a concrete foundation the roadway of Fairmount place from Crotona Ave. to Clinton Ave.; Hall Place, from E. 165th St. to E. 167th St.; E. 236th St., from Mount Vernon to Webster Ave.; Bedford Park Boulevard in connection with the Grand Boulevard and Concourse; 3d Ave. and Boston Road, building; approaches and erecting fences where necessary in Longfellow Ave., from the bridge over the New York, New Haven and Hartford Railroad to Aldus St.

SCHOOLS AND COLLEGES.

The Board of Education opened bids Feb. 13, for fire stops in the attics of various schools in the Bronx. Item 1, Consolidated Contr. Co., \$932, low bidder. Item 2, W. H. Quinn, \$1,079, low bidder.

BRONX.—Durkin & Laas, at \$182,744, submitted the lowest bid for the general construction of addition to and alterations in Public School 39, the Bronx. Other bidders were: Thomas McKeown, \$219,300; Kerr, Krenkel & Co., \$193,435; Chas. Wille, \$232,468; Cockerill & Little Co., Inc., \$204,938; Charles H. Peckworth, \$187,982; H. C. Stowe Const. Co., \$188,500.

STORES AND TENEMENTS.

SOUTHERN BOULEVARD.—Everhardt & Podgur contemplate the erection of several high-class apartments and stores on property recently purchased at the southeast corner of Southern Boulevard and Aldus st. Details are not yet available.

STORES, OFFICES AND LOFTS.

3D AV.—Albert E. Davis, 258 East 138th st, has taken figures for the department store which Francis Rogers is to erect at 3d av and 143d st, Bronx. Contracts will be awarded within a few days.

Brooklyn.

FACTORIES AND WAREHOUSES.

9TH ST.—Bids will be received about March 1 for the 4-sty warehouse, 100x200 ft., to be erected in 9th st, near 2d av, for Thomas Roulston, grocer, 101 9th st, Brooklyn. William Higginson, 21 Park Row, N. Y. C., is the architect.

DWELLINGS.

LAFAYETTE AV.—The Emanuel Baptist Church, through Francis H. Kimball, 71 Broadway, N. Y. C., is receiving estimates for a new parsonage to be erected on Lafayette av, near St. James' pl, Brooklyn.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Superintendent of School Buildings, Feb. 19, for Item 1, general construction, also Item 2, plumbing and drainage of New Public School 173, on the east side of Pennsylvania Ave., about 50 ft. south of Liberty Ave., Brooklyn.

BUILDING.—Estimates will be received by the Fire Commissioner, Feb. 20, for furnishing labor and materials required for the erection and completion of an engine and a hook and ladder company on the southwest corner of Smith and Lorraine Sts.

SIDEWALKS.—Bids will be received by the President of the Borough of Brooklyn Feb. 21 for constructing cement sidewalks on 75th St., between 10th and 11th Aves., where not already done, and on various other streets.

FENCE.—Also, Feb. 21, for fencing vacant lots on the west side of 7th Ave., between 19th and 20th Sts, and on various other streets.

LUMBER AND FLAGGING.—Also Feb. 21, for furnishing and delivering 50,000 square feet of bluestone flagging and 135,816 ft. (board measure) of lumber.

TRAP ROCK.—Also Feb. 21, for furnishing and delivering broken trap rock and trap rock screenings.

STORES, OFFICES AND LOFTS.

WILLOUGHBY ST.—Estimates are now being received on the general contract for the department store to be erected at Willoughby st and Broadway for the Koch Company, 474 Fulton st.

PARK PL.—Excavating has been started for two 50-ft. apartments, twenty families each, on the south side of Park pl, 100 ft west of Brighton Beach rd. Cohn Brothers, 261 Stone av, Brooklyn, are the architects. Work is to be finished by September 1.

Queens.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—The low bidder for erecting the extension to Group "G" and Bakery at the Central Islip State Hospital was Harry Hansen, 2241 Homecrest av, Brooklyn, at \$24,979. Other bidders were the P. Keeler Bldg Co., Albany, N. Y., \$27,426; Wills & Marvin Co., 1170 Broadway, N. Y. C., \$27,426; A. V. Johnson Co., 43 West 27th st, N. Y. C., \$28,521; Westchester Engineering Co., 103 Park av, N. Y. C., \$28,995; Morris Kantrowitz, Albany, N. Y., \$29,500; the Connors Co., 157 Plain st, Lowell, Mass., \$31,700, and the Concord Construction Co., 38 Park Row, N. Y. C., \$34,874.

CENTRAL ISLIP, L. I.—The P. Keeler Building Co., Albany, N. Y., was the low bidder at \$176,666 for the three cottages and dining room building to be erected at the Central Islip State Hospital for the State Commission in Lunacy. Other bidders were the Westchester Engineering Co., 103 Park av, N. Y. C., \$179,800; the Connors Co., 157 Plain st, Lowell, Mass., \$184,850; Wills & Marvin Co., 1170 Broadway, N. Y. C., \$186,987; Luke A. Burke & Sons Co., 25 West 42d st, N. Y. C., \$204,000; the Concord Construction Co., 38 Park Row, N. Y. C., \$218,437; Albert Winternitz, 237 East 72d st, N. Y. C., \$224,000; H. H. Smith Building Co., Bay Shore, N. Y., \$225,000; Morris Kantrowitz, Albany, N. Y., \$228,000, and William Horne Co., 71 West 132d st, N. Y. C., \$233,000.

MUNICIPAL WORK.

BAYSIDE, L. I.—The Bayside Fire Department, Fred B. Robertson, chief engineer, contemplate the erection of a new firehouse. Definite action will not be taken until an appropriation is raised. James A. Dayton, Herman Anderson, Alexander Williams, Thobold Purcell, George Hammill and F. W. Burdette is the committee on site.

STABLES AND GARAGES.

LONG ISLAND CITY.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring on the general contract and desire estimates on all subs until February 19 for the garage to be erected at 11th and 12th st, west of East av, from plans by F. Y. Parsons, 1133 Broadway, N. Y. C., for Stuart Hirschmann.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—The Jamaica Gas Light Co., 374 Fulton st, is taking estimates for a new office building to be erected here.

Richmond.

HOSPITALS AND ASYLUMS.

NEW DORP, S. I.—Edward P. Casey, 149 Broadway, N. Y. C., will have plans ready in about three weeks for the new hospital, including two administration buildings, which the St. John's Guild of New Dorp is to erect here at a cost of \$70,000.

Suffolk County.

DWELLINGS.

SYOSSET, L. I.—H. O. Chapman, 334 5th av, N. Y. C., has completed plans for a 2½-sty residence, 37x119 ft., to be erected this spring for Cornelius Provot, owner. Estimates are now being received on the general contract.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—H. B. Welsh, Sound View av, will erect a 3-sty flat, 38x46 ft., at a cost of about \$7,000. Charles Lupprian, 180 Main st, is the architect.

NEWARK, N. J.—Hyman Rosensohn, 747 Broad st., is preparing plans for a 4-sty. brick apartment for Abraham Glassner, 83 Avon av., Waverly, N. J., to be erected at 301-303 Broad st. Approximate cost, \$30,000.

NEWARK, N. J.—Harry Kolodin, 54 South 12th st., contemplates the erection of a 12-sty. apartment house, brick and limestone, 50x95 ft., at 113-115 Washington av., to cost \$45,000. Edward V. Warren, 22 Clinton st., is the architect.

BANKS.

BAYONNE, N. J.—The Bayonne Trust Co. will erect a new bank building this spring from plans by H. C. Holden, 103 Park av, N. Y. C. Estimates are now being received.

CHURCHES.

TROY, N. Y.—It is understood that a definite site and plans have been decided upon for the new Catholic chapel to be erected at Snyder's Corners. Father Miller, of Averill Park, is pastor.

OGDENSBURG, N. Y.—As soon as plans have been approved, work will be started on the new edifice of St. Thomas' Roman Catholic Church to replace the building recently burned. Rev. M. S. McGuinness is rector.

DWELLINGS.

SYRACUSE, N. Y.—Edward A. Howard, Bastable Building, Syracuse, N. Y., is preparing plans for two two-family dwellings to be erected in Court st for F. Carl Kallfelz. Work will start immediately.

ALBION, N. Y.—St. Mary's Church, Rev. Charles Mioduszewski, pastor, will erect a new parish house, 2½-stys, tile and stucco, to cost about \$5,000. Joseph Oberlies, Granite Building, Rochester, N. Y., is making the plans.

NEW ROCHELLE, N. Y.—C. A. Paterson, Main st, has plans ready for a \$20,000 residence for W. H. Moore, to be erected here. The contract has not been awarded.

LIVINGSTON, N. Y.—Roy Robinson of Livingston contemplates the erection of a new dwelling in Van Campen st., this place.

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LEONIA, N. J.—Horneberger & Bardes, 122 Bowery, N. Y. C., are revising plans for a 2½-sty hollow tile block residence, 31x31 ft., to be erected on the north side of Park av, west of Central av, at a cost of \$4,000. O. Franke is the owner.

GREENWICH, N. Y.—William D. Baldwin, president of the Otis Elevator Co., 17 Battery pl, N. Y. C., contemplates the erection of a dwelling at Quaker Ridge, North Greenwich. Work will not be started for some time.

MOUNT VERNON, N. Y.—It is reported that eight new dwellings will be erected this spring on property situated near the junction of the New Haven and the Westchester & Boston Railroads at Columbus av.

SCARSDALE, N. Y.—W. J. Henry, Heathcote Inn, contemplates the erection of a dwelling at this place. Work will be started this spring.

SCARSDALE, N. Y.—David Van Winkle, Scarsdale, contemplates the erection of a dwelling on Brown pl, on a plot 75x110 ft.

NEWARK, N. J.—E. A. Wurth, 9 Clinton st., architect, is taking figures for the 2½-sty. dwelling, 35x45 ft., of brick construction, to be erected at the northwest corner of Clinton av, and South 11th st., for Harry F. Sommer, 50 Treacy av., Waverly, N. J. Approximate cost, \$12,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Colgate & Co., 199 Fulton st, N. Y. C., soaps, contemplate the erection of an addition to their factory in this city. No contract has yet been awarded.

ALBION, N. Y.—Woods & Sprague, millers, contemplate the erection of a new mill this spring. Details have not yet been decided.

DOVER, N. J.—Plans have been prepared for the erection of a large addition to the Guenther Silk Hose Company's factory in this city. The building will be of brick, 50x200 ft., and will take up an entire block on the opposite side of Berry st. Work will be started as soon as the weather permits.

BRIDGEPORT, CONN.—John E. Nitchie, 150 Nassau st, N. Y. C., is preparing plans for a new factory, to be erected by the Birdsey-Somers Co., Noble av, Bridgeport. No contracts have yet been awarded.

BUFFALO, N. Y.—W. H. Zawadski, 798 Broadway, Buffalo, will soon be ready for bids for the new mill and grain elevator for A. Nowack & Son, to replace the one recently burned at Broadway and the N. Y. C. R. R. Belt Line.

ROCHESTER, N. Y.—Howard B. Nurse, 147 Cutler Building, is preparing plans for an addition to the factory at Exchange and Troup sts, for the R. J. Strassenburg Co., 160 West st.

SYRACUSE, N. Y.—The J. I. Case Threshing Machine Co., F. C. Allen, sales manager, is considering plans for the construction of a 3-sty addition to its plant to cost about \$100,000. It is probable that work will not be started before next year.

HALLS AND CLUBS.

BUFFALO, N. Y.—The Berean Class of the Baptist Church, in Maple st, contemplate the erection of a new club house. Definite action has not yet been taken.

GLENS FALLS, N. Y.—A site at Round Pond has been selected by the promoters of the Glens Falls Country Club for the location of the new clubhouse. Address the secretary for particulars.

MILBURN, N. J.—Joseph Allen, 11 Sanford st, Irvington, N. J., is submitting plans in competition to close February 19, for the new town hall to be erected here.

STONY POINT, N. Y.—Stony Point Lodge, No. 313, F. & A. M., contemplate the erection of a new temple. A committee has been formed to discuss plans. Frank De Noyelles is master of the lodge.

WARREN, PA.—The Trustees of Warren Lodge, No. 223, B. P. O. Elks, 221 Hickory st, will receive bids until Wednesday, February 28, for the erection of a 2-sty brick clubhouse, from plans by J. H. Considine, Elmira, N. Y.

HOSPITALS AND ASYLUMS.

SYRACUSE, N. Y.—Plans are being prepared for the erection of a new dispensary for the Medical and Pharmacist Departments of Syracuse University. The cost will be about \$75,000. Address Board of Trustees for particulars.

CANANDAIGUA, N. Y.—Dr. George W. Gregg contemplates the erection of a 3-sty and basement home for convalescents in Gorham st on a plot adjoining the Canandaiga Hospital of Physicians and Surgeons.

MISCELLANEOUS.

DETROIT, MICH.—The Grand Central Station architects, N. Y. C., are taking estimates on the general contract for the new Detroit Union station in this city. James Stewart Co., 30 Church st, N. Y. C., is estimating on the work.

MONTCLAIR, N. J.—Alexander Brown, Jr., 33 East 20th st, N. Y. C., is figuring the general contract and desires bids on all subs for the new D. L. & W. R. R. station to be erected here.

MONTCLAIR, N. J.—Hugh Getty, Inc., 359 West 26th st, N. Y. C., is figuring on the general contract for the new D. L. & W. R. R. station, to be erected here from plans by F. J. Nies.

MUNICIPAL WORK.

NEW ROCHELLE, N. Y.—The Barber Asphalt Paving Co., 30 Church st, N. Y. C., submitted the lowest bid to the city of New Rochelle for furnishing asphalt blocks.

NEW ROCHELLE, N. Y.—The Rockland Lake Trap Rock Co., Nyack, N. Y., submitted the lowest bid at \$1.06 per cubic yard for furnishing Hudson River trap rock.

GARWOOD, N. J.—An appropriation of \$20,000 will be raised for the erection of a new borough hall and fire house for the Garwood Borough Council.

ROSELLE PARK, N. J.—Plans are being prepared for a new municipal building to be erected at Clay av and Chestnut st for the Roselle Park Borough Council.

LE ROY, N. Y.—The Village Board of Trustees contemplate the erection of a new municipal building in Bank st, this place.

PERTH AMBOY, N. J.—Plans have been discussed by the War Department for improvements to South River, between Bissett's Point and Old Bridge. An appropriation of about \$87,000 will be recommended for these improvements.

PUBLIC BUILDINGS.

OSSINING, N. Y.—A meeting will be held on February 26 for arranging plans for the new Carnegie Library to be erected in this city at a cost of \$26,000. A definite site has not yet been selected.

ROCKVILLE CENTRE, L. I.—Wilson Potter, 1 Union sq, N. Y. C., has completed plans for a new library to be erected at this place. Estimates are now being received.

SCHOOLS AND COLLEGES.

WEST ORANGE, N. J.—The citizens of West Orange will vote, February 20, for an appropriation of \$55,000 for the erection of an addition to the school building in Gaston st.

ALBANY, N. Y.—Bids will be received by the Board of Contract and Supply, Isidore Wachsmann, secretary, until March 4, for the construction of the 3-sty brick and limestone school, 364x76 ft, at North Lake, Western and Washington av.

YONKERS, N. Y.—Peter Sarubbi, Yonkers, was the low bidder at \$52,186 for the new school to be erected at Lincoln Park. The contract will probably be awarded this week.

VERONA, N. J.—Lynn G. Lockward, Caldwell, N. J., is taking bids for alterations to the Verona school. A. V. Johnson & Co., 43 West 27th st, N. Y. C., is figuring.

ALBANY, N. Y.—Starrett & Van Vleck, Everett Building, 45 West 17th st, N. Y. C., are taking estimates on the general contract for the new Albany High School. J. T. Brady & Co., 103 Park av, N. Y. C., are estimating.

GLENS RIDGE, N. J.—A new public school is contemplated here at a cost of \$30,000. No architect has yet been selected. H. C. Harris is chairman of the building committee.

WEST POINT, N. Y.—The interior tile and elevator contracts are about to be awarded for the new academic building, 5-stys, 292x79 ft., now under course of erection, from plans by Cram, Goodhue & Ferguson, 170 5th av, N. Y. C. The James Stewart Co., 30 Church st, N. Y. C., has the general contract. The steel work is now under way.

STABLES AND GARAGES.

FORT TOTTEN, N. Y.—A. V. Johnson & Co., 43 West 27th st, N. Y. C., are figuring the general contract and desire bids on all sub-contracts for the wagon shed and blacksmith shop for the United States Government to be erected here.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—H. J. Byrne, owner, contemplates the erection of a storage building at 590 Montgomery st. No contracts have been awarded.

GLENS FALLS, N. Y.—W. E. Lawrence, Knickerbocker Block, has prepared plans for alterations to the building at 142, 144 and 146 Main st, for Julius Jacobson.

PATERSON, N. J.—Architects are preparing plans for a new business structure to be erected at the corner of Main and Market sts, for Charles W. Elbow, 240 Main st. Work will begin early this spring.

CRANFORD, N. J.—William M. Sperry contemplates the erection of a new business building on North av, to replace the one recently burned. Definite action will not be taken at the present time.

NEWBURGH, N. Y.—Patalos Brothers, 19 Liberty st, contemplate extensive improvements and alterations to their store in Liberty street.

YONKERS, N. Y.—Anton Schonbach, 18 South Broadway, is preparing plans for six stores to be erected at 241x251 South Broadway, 60x100 ft., for a Mr. Flegenheimer.

BAYONNE, N. J.—The Public Service Gas Co., West 8th st, Bayonne, are taking bids at their Jersey City office, 109 Montgomery st, for the 1-sty office building, 40x50 ft., to be erected here. Plans were prepared by the company.

FORT LEE, N. J.—The Steenland Construction Co., Palisade Park, N. J., contemplate the erection of a 2-sty store, office and apartment building at the corner of Broad av and Bellevue pl.

JAMESTOWN, N. Y.—Freeburg & Fiddler, Fenton Building, have prepared sketches for a 2-sty brick and steel market and convention hall to be erected in Steele st, on a plot measuring 200x100 ft. The estimated cost is \$50,000.

THEATRES.

YONKERS, N. Y.—W. H. McElpatrick, 701 7th av, N. Y. C., is preparing plans for the theatre to be erected in this city, south of the City Club.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.
11TH ST.—J. C. McGuire & Co., 50 Church st, have received the general contract to erect the 8-sty apartment house, 44x79.9 ft, for Clara W. Leavitt, Hartsdale, Westchester County, N. Y., to be erected at 56-58 West 11th st, at a cost of \$80,000. Lawlor & Haase, 69 Wall st, are the architects.

110TH ST.—The Perlman Iron Works has received the ornamental iron work and the Gurney Elevator Co., 62 West 45th st, the elevator contract for the 12-sty apartment house, 100x100 ft., to be erected in the south side of 110th st, 150 ft. west of Columbus av, for the Old Lyceum Building Co., 60 Broadway. Walter Haefel, 17 Madison av, is the architect.

ELM PL.—A. Hamilton & Son, 114 East 28th st, have received the general contract to erect the 5-sty apartment house on the west side of Elm pl, 264 ft, north of 188th st, from plans by Robert E. Rogers, 5 East 42d st. William H. Worren, Inc., is the owner.

NEWARK, N. J.—Ferdinand Krack, 35 East Fairmount av, Waverly, N. J., will do the masonry work and Albert Zwigard the carpentry for the 3-sty brick apartment to be erected on a plot 25x81 ft, at 129 17th av, for John H. Beger, 375 Springfield av, from plans by Frederick Lemmer, 89 Park av, Irvington.

JENNINGS ST.—B. Castra, 179 East 109th st, has the plastering contract for the 5-sty apartment and store to be erected at the corner of Jennings st and Munford pl for the Crispi Construction Co., from plans by Goldner & Goldberg, 391 East 149th st. Estimated cost, \$125,000.

DWELLINGS.

28TH ST.—T. J. Reid, Lawton av, New Rochelle, N. Y., has received the general contract for alterations to the residence of Mrs. Katherine Keene at 28 East 28th st, from plans by Julius Gahler.

NEW ROCHELLE, N. Y.—Michael Dougherty, of this place, has received the general contract to erect a 2½-sty residence, 36x48 ft., for Mrs. Henry Scherp, owner, from plans by C. A. Patterson, Main st, at a cost of \$12,000.

NEW ROCHELLE, N. Y.—Michael Dougherty, of this place, has received the general contract to erect a 2½-sty residence for Chester A. Patterson. Excavating is under way.

MADISON AV.—William Hill & Sons, 247 West 36th st, has received the plumbing, Geo. Just Co., structural steel, and John R. Smith & Son, limestone and granite necessary for the three residences which the Charles Buek Construction Co., 5 East 42d st, is to erect at the southwest corner of Madison av and 79th st. S. E. Gage, 340 Madison av, is the architect. Excavating is under way.

HOSPITALS AND ASYLUMS.

11TH AV.—F. W. Seagrist, Jr., Co., 18th st and Av B, has received the contract for demolishing the four 2-sty buildings covering 773-779 11th av, for the New York Hospital.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, Yonkers, have received the contract to erect the Scarlet Fever Hospital in this city.

MISCELLANEOUS.

TARRYTOWN, N. Y.—The O'Rourke Engineering Construction Co., 345 5th av, N. Y. C., was the low bidder at \$14,885, and received the contract for the new Washington Irving Memorial Bridge in North Tarrytown.

SCHOOLS AND COLLEGES.

WAVERLY PL.—Hugh Getty, Inc., 359 West 26th st, has received the contract for alterations to the 10-sty brick university, office and warehouse, 32-36 Waverly pl, from plans by Cady & Gregory, 6 West 22d st, for the New York University, 32 Waverly pl.

STORES, OFFICES AND LOFTS.

DEY ST.—Milliken Bros., 66 Broadway, have received the steel work, W. H. McWhirter Co., 79 Mills st, Astoria, L. I., cut stone, granite Maine & New Hampshire Granite Co., granite work necessary for the office building annex to the Hudson & Manhattan Terminal Building at 48 Dey st. Clinton & Russell, 32 Nassau st, are the architects.

WHITE PLAINS, N. Y.—Rocco Briante, 5 North Lexington av, has received the contract for the new brick business building to be erected at 15 Railroad av for the Wooster Realty Co. from plans by Frank H. Brown, 106 Railroad av.

YONKERS, N. Y.—Motz & Breithack have received the carpenter work and Robert Stewart the masonry for the new Blum Building to be erected from plans by Anton Schonbach, 18 South Broadway.

MADISON AV.—Hosford & McDermott, 93 Lexington av, have received the plumbing contract for the loft building at the southeast corner of Madison av and 29th st, from plans by Barney & Colt, 40 West 38th st.

ELDRIDGE ST.—Paul Bernstein, 26 Attorney st, has received the plumbing contract for the loft building to be erected at 50-52 Eldridge st for Witty Brothers, 54 Eldridge st, owners. Excavating is now under way.

6TH AV.—J. Schlesinger, 224 East 37th st, has received the contract for remodeling the building at 272-274 6th av, recently damaged by fire. M. Morgenthau, Jr., Co., 95 Liberty st, is the owner. Estimated cost, \$7,500.

BROADWAY.—The Vogel Cabinet Co., 224 East 37th st, has received the contract for equipping the office and show rooms at 1600 Broadway for Max Marx, tailor, from plans by Henry B. Herts, 35 West 31st st.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

11TH ST. Nos. 56-58 W, 8-sty apartment house, 44x79.9; cost, \$80,000; owner, Clara W. Leavitt, Hartsdale, Westchester Co., N. Y.; architects, Lawlor & Haase, 69 Wall st. Plan No. 84. J. C. McGuire & Co., 50 Church st, has contract.

184TH ST. Nos. 544-548 W, 6-sty tenement, 70x79.3; cost, \$55,000; owner, Queen Mab Co., 63 Morningside av; architects, Schwartz & Gross, 347 5th av. Plan No. 85. Owner builds.

150TH ST. No. 401 W, 6-sty tenement, 99.11x 102.2, slate roof; cost, \$175,000; owner, Welton Const. Co., 366 5th av; architects, Neville & Bagge, 217 West 125th st. Plan No. 93. Owner builds.

HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND, north end, opposite East 78th st, 4-sty brick and reinforced concrete hospital, 133.10x31.6, extension, 32.2x19.4;

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cost, \$180,000; owner, City of New York, Dept. of Charities, foot East 26th st.; architect, J. H. Freedlander, 244 5th av. Plan No. 91.

MISCELLANEOUS.

BLACKWELLS ISLAND, e s, opposite East 68th st, 2-sty bone grinding plant, 20x30; cost, \$5,000; owner, City of New York; architect, S. A. Taggart, Ft. East 26th st. Plan No. 87.

59TH ST, No. 116 W, 9-sty brick store and studios, 25x80.4; cost, \$50,000; owner, Julius Sachs, 60 Wall st; architect, Herbert M. Baer, 21 West 45th st. Plan No. 88.

STABLES AND GARAGES.

147TH ST, Nos. 514-516 West, 7-sty brick garage, storeroom and shops, 50x99.11, slag roof; cost, \$130,000; owner, The United Electric Light & Power Co., 1170 Broadway; architect, W. E. McCoy, 1170 Broadway. Plan No. 89. Not let.

LAWRENCE ST, Nos. 2 and 4, 1-sty brick stable, 50.6x103.11, tin or slate roof; cost, \$15,000; owner, Walter A. Weller, 81 Manhattan av; architect, Geo. F. Pelham, 507 5th av. Plan No. 92. Not let.

STORES, OFFICES AND LOFTS.

4TH AV, s w cor 30th st, 16-sty brick loft and rendering plant, 90x100; cost, \$500,000; owner, The 440 4th Ave. Co., 49 Wall st; architects, Cross & Cross, 527 5th av. Plan No. 86.

BROADWAY, No. 1437; 40th st, Nos. 143-145 W, 3 and 6-sty store and loft, 24.6x87.1, extension, 32x16, tar and gravel roof; cost, \$90,000; owner, Estate Francis F. Kinney, care of Farmers Loan & Trust Co., 22 William st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 90.

Bronx.**APARTMENTS, FLATS AND TENEMENTS.**

AQUEDUCT AV, e s, 215 s 188th st, five 5-sty brick tenements, tin roof, 43x91x92; total cost, \$125,000; owners, The Gaines Roberts Co., 850 St. Nicholas av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 93.

GARRISON AV, s s, 57.4 w Faile st, 5-sty brick tenement, tin roof, 28.66x104.53; cost, \$25,000; owners, L. & B. Brown, 212 West 122d st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 94.

165TH ST, s w cor Morris av, two 5-sty and one 4-sty brick tenements, slag roof, sizes irregular; total cost, \$81,000; owners, Mitchell & McDermott, 1094 So. Boulevard; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 88.

DWELLINGS.

BENEDICT AV, n s, 300 w Pugsley av, four 2-sty brick dwellings, tin roof, 20x54; total cost, \$28,000; owner, Wm. Buhl, Starling & Glebe avs; architect, Henry Nordheim, 1087 Tremont av. Plan No. 83.

231ST ST, s s, 336.95 w Independence av, 1½-sty frame dwelling, shingle roof, 26.8x61.6; cost, \$8,500; owner, Henry A. Kroger, 468 Greenwich st; architect, A. F. Korn, Jr., 318 West 57th st. Plan No. 84.

ELMHURST—Arlington av, e s, 498 n Bushwick & Newtown turnpikes, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,700; owner, A. Barrymore, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 239.

ELMHURST—Arlington av, e s, 523 n Bushwick & Newtown turnpikes, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,700; owner, A. Barrymore, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 240.

JAMAICA—Douglas pl, s s, 60 e Smith st, two 2-sty frame dwellings, 18x25, shingle roof, 1 family; cost, \$5,000; owner and architect, John J. Bliss, Oceanview av, Jamaica. Plan Nos. 241-242.

ROCKAWAY BEACH—So. Eldert av, e s, 400 s Boulevard 2-sty frame dwelling, 24x20, shingle roof, 2 families; cost, \$1,000; owner, Mrs. Catherine Schneider, on premises; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 243.

ROCKAWAY BEACH—Undine av, e s, 324 n Wainwright av, three 2-sty frame dwellings, 16x29, shingle roof, 2 families; cost, \$2,400; owner, John Wagner, Fairview av & Boulevard, Rockaway Beach; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 244-5-6.

JAMAICA—Shore av, n s, 125 e Dean st, 2-sty frame dwelling, 20x44, shingle roof, 2 families; cost, \$2,400; owner, Elizabeth Long, Shore av, Jamaica; architect, William A. Finn, 358 Fulton st, Jamaica. Plan No. 236.

BENEDICT AV, s s, 368 w Pugsley av, two 2-sty brick dwellings, tin roof, 20x54; total cost, \$13,000; owner, Wm. Buhl, Starling and Glebe avs; architect, Henry Nordheim, 1087 Tremont av. Plan No. 85.

197TH ST, s e cor Valentine av, 2-sty brick dwelling, paroid roof, 28.74x70.2; cost, \$10,000; owner, John F. Tiencken, 237 East 19th st; architects, Varian Bros., 2777 Webster av. Plan No. 90.

225TH ST, s s, 236.4 w Paulding av, four 2-sty frame dwellings, tin roof, 21x46; total cost, \$20,000; owner, Chas. Ringelstein, 847 East 222d st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 87.

261ST ST, ns, 102.44 w Spencer av, 2-sty and attic frame dwelling, shingle roof, 24x36; cost, \$6,500; owner, Wm. L. Taylor, 261st st and Broadway; architect, E. S. Child, 29 Broadway. Plan No. 96.

BENEDICT AV, n s, 450 w Pugsley av, three 2-sty brick dwellings, tin roof, 20x54; total cost, \$21,000; owner, Wm. Buhl, Starling and Glebe avs; architect, Henry Nordheim, 1087 Tremont av. Plan No. 97.

FACTORIES AND WAREHOUSES.

WALNUT AV, w s, from 134th to 135th sts, 6-sty concrete factory, slag roof, 232.1x80.10; cost, \$175,000; owners, Phillips Jones Co., I.

L. Phillips, 502 Broadway, Pres.; architects, Ballinger & Perrot, 1211 Arch st, Phila., Pa. Plan No. 95.

HALLS AND CLUBS.

LONG ISLAND CITY—Winthrop av, n s, 660 e Barclay st, 2-sty brick mess hall, 42x67, slate roof; cost, \$8,000; owner and architect, Astoria Light, Heat & Power Co., 124 East 15th st, New York. Plan No. 238.

MISCELLANEOUS.

FLUSHING—Smart av, No. 144, 1-sty frame wagon shed, 16x10, gravel roof; cost, \$30; owner, William J. Walters, 131 Smart av, Flushing. Plan No. 237.

RIGHT OF WAY N. Y., N. H. & H. R. R., 264 w Bronx River av and s 174th st, 2-sty concrete signal tower, tile roof, 17.6x22.8; cost, \$15,000; owner, N. Y., N. H. & H. R. R. Co., New Haven, Conn; architect, C. W. Lord, New Haven, Conn. Plan No. 89.

142D ST, n s, 40 e Rider av, 1-sty frame shed, 13x23; cost, \$120; owner, Jordan L. Mott, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 92.

STORES AND TENEMENTS.

FOREST AV, e s, 225 n 156th st, 6-sty brick stores and tenement, tin roof, 54.4x120; cost, \$52,000; owner, Sophie Mayer, 41 East 72d st; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 91.

STORES, OFFICES AND LOFTS.

DECATUR AV, s e cor 194th st, 1-sty frame stores, tar and gravel roof, 99.10x23.7; cost, \$2,000; owner, Katherine E. Ohlmsen, Harrison, N. Y.; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 86.

Brooklyn.**APARTMENTS, FLATS AND TENEMENTS.**

VERMONT ST, w s, 150 s Pitkin av, 4-sty brick tenement, 25x75, tar and gravel roof, 8 families; cost, \$10,500; owner, Benjamin Hoffman, 184 Sackman st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 535.

FOSTER AV, n w cor East 22d st, 4-sty brick tenement, 60x84.11, slag roof, 24 families; cost, \$78,000; owner, A. W. J. Pohl, 5 Beekman st, New York; architect, R. M. Byers, 59 Pearl st, New York. Plan No. 550.

40TH ST, s s, 300 e 5th av, 4-sty brick tenement, 50x87.11, tar and gravel roof, 23 families; cost, \$25,000; owner, McKinley Park Holding Co., 3d av & 29th st; architect, C. Schubert, 13th av, cor 86th st. Plan No. 585.

CHURCHES.

WILLOUGHBY AV, s e cor Throop av, 3-sty brick synagogue, 50x94, felt and slag roof; cost, \$40,000; owner, Congregation Sephereth Israel, 519 Willoughby av; architect, Henry Auerbach, 50 Church st, New York. Plan No. 545.

DWELLINGS.

DRESDEN ST, w s, 91.8 s Fulton st, 2-sty brick dwelling, 20x55; tin roof, 2 families; cost, \$4,000; owner, Phoebus Kaplan, 223 Arlington av; architect, Chas Infanger & Son, 2634 Atlantic av. Plan No. 538.

SCHAEFFER ST, s s, 80 w Central av, 2-sty and basement brick dwelling, 20x55, tin roof, 2 families; cost, \$4,500; owner, Chas Weber, 1233 Decatur st; architect, Otto Thomas, 354 Fulton st, Jamaica, N. Y. Plan No. 531.

CENTRAL AV, ws, 24 s Schaeffer st, 4 3-sty brick dwellings, 19x55, tin roof, 2 families each; total cost, \$36,000; owner, Chas Weber, 1233 Decatur st; architect, Otto Thomas, 354 Fulton st, Jamaica, N. Y. Plan No. 533.

W 15TH ST, w s, 860 n Neptune av, 1-sty frame dwelling, 20x25, tar and gravel roof, 1 family; cost, \$6,000; owner, Borelli Marazzo, 2756 W 15th st; architect Rocco Mega, 2857 W 5th st. Plan No. 534.

50TH ST, s s, 200 e 13th av, 2-sty and attic frame dwelling, 26x30, shingle roof, 1 family; cost, \$5,000; owner, Paul W. Connelly, 1362 57th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 557.

WEST 1ST ST, n w cor Park pl, two 3-sty frame dwellings, 16x48, tar and shingle roof, 2 families each; total cost, \$5,600; owner, Isaac Schulman, 44 Mermaid av; architect, Lee Samenfeld, 8 East 42d st, New York. Plan No. 558.

VAN SICKLEN ST, w s, 284 n Av F, 2-sty frame dwelling, 31x56, shingle roof, 2 families; cost, \$6,000; owner, Mrs. Alfred Whitaker, 21 King st, New York; architect, Richard Marzari, 2818 West 6th st. Plan No. 549.

EAST 14TH ST, e s, 150 n Av N, 2-sty brick dwelling, 20x50, tar and gravel roof, 2 families; cost, \$4,500; owner, Wm. Marlock, 667 DeKalb av; architect, Geo. E. Crane, Richmond Hill, N. Y. Plan No. 554.

AV K, s e cor East 18th st, 2-sty and attic frame dwelling, 22x36, shingle roof, 1 family; cost, \$7,000; owner, Edw. T. Dickinson, 1139 East 19th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 555.

51ST ST, s s, 300 w 13th av, two 2-sty and attic frame dwellings, 22.2x54.2, shingle roof, 2 families each; total cost, \$12,000; owner, Paul W. Connelly, 1362 57th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 556.

EAGLE ST, No. 158, 2-sty brick dwelling, 25x48.6, tar and gravel roof, 2 families; cost, \$6,000; owner, Chris Oher, Freeman and Oakland sts; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 571.

SACKMAN ST, e s, 125 s Livonia av, four 2-sty brick dwellings, 18.9x55, tin roof, 2 families each; total cost, \$12,000; owner, Joseph Slater, 156 Glenmore av; architects, Brook, Hirsch & Rosenberg, 185 Remsen st. Plan No. 594.

54TH ST, n s, 20 w 16th av, three 2-sty brick dwellings, 20x32, tar and gravel roof, 2 families each; total cost, \$12,600; owner, Paul W. Connelly, 1545 47th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 596.

PROSPECT AV, s s, 40 e 10th av, 2-sty brick dwelling, 20x50, tar and gravel roof, 2 families; cost, \$4,200; owner, August Wuerst, 324 E. 7th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 591.

STONE AV, e s, 150 s Riverdale av, four 2-sty brick dwellings, 18.9x55, tin roof, 2 families each; total cost, \$12,000; owner, Jos. P. Slater, 156 Glenmore av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 593.

HENDRIX ST, e s, 100 s Belmont av, three 2-sty brick dwellings, 16.8x67, tar and slag roof, 2 families each; total cost, \$10,500; owner, Wm. Walter, Ulster Park, N. Y.; architect, Louis Allmendinger, 926 Broadway. Plan No. 584.

FACTORIES AND WAREHOUSES.

NECK RD, n w cor Gravesend av, 1-sty frame storage shed, 15x100, — roof; cost, \$700; owner, City of N Y; builder, Bureau of Highways. Plan No. 540.

67TH ST, s s, 100 w 18th av, 1-sty frame storage shed, 30x72, — roof; cost, \$600; owner, City of N Y; builder, Bureau of Highways. Plan No. 541.

53D ST, n s, 1,088 w 1st av, 1-sty brick storage, 11.4x11.4, iron roof; cost, \$400; owner, E. W. Bliss Co, Plymouth, cor Adams st; builder, Albert E. Kleinert Co, 16 Court st. Plan No. 575.

JEFFERSON ST, s s, 355 e Irving av, 3-sty brick candy factory, 50x90, tar and gravel roof; cost, \$20,000; owner, John J. Ballweg & ano, 123 Nostrand av; architect, Louis Berger & Co, Myrtle av, cor Cypress av. Plan No. 582.

STABLES AND GARAGES.

50TH ST, s s, 280 e 14th av, 1-sty and attic frame garage, 20x18, shingle roof; cost, \$500; owner, Phil Cedar, 1440 50th st; architect, M. Rosenouist, 53d st and New Utrecht av. Plan No. 559.

STORES AND DWELLINGS.

DOUGLASS ST, w s, 19 n Sutter av, four 3-sty brick stores and dwellings, 18.6x42, tin roof, 2 families each; total cost, \$14,000; owner, Daniel O'Connor, East 91st st and Church av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 566.

DOUGLASS ST, n w cor Sutter av, 3-sty brick store and dwelling, 19x42, tin roof, 2 families; cost, \$4,000; owner, Daniel O'Connor, East 91st st and Church av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 567.

FULTON ST, s w cor Dresden st, 3-sty brick store and dwelling, 23.6x60.1, tin roof, 2 families; cost, \$6,000; owner, Phoebus Kaplan, 223 Arlington av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 572.

FULTON ST, s s, 24.3 w Dresden st, four 3-sty brick stores and dwellings, 20.5x59.3, tin roof, 2 families each; total cost, \$20,000; owner, Phoebus Kaplan, 223 Arlington av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 573.

KENT AV, s w cor Broadway, new chimney, etc.; cost, \$300; owner, City of New York, City Hall, New York; architect, Dept. of Bridges, 13-21 Park Row, New York. Plan No. 561.

22D ST, No. 195, new partitions, etc.; cost, \$258; owner, Michael Pepe, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 562.

FLATBUSH AV, No. 1540, new store front, etc.; cost, \$125; owner, Nicholas La Costa, on premises; builder, Robt. T. Schaefer, 1522 Flatbush av. Plan No. 565.

PROSPECT PL, s s, 150 e Buffalo av, new shed, etc.; cost, \$25; owner and builder, John Fernino, 1561 Prospect pl. Plan No. 568.

BERRY ST, s w cor North 5th st, alter fire-escapes, etc.; cost, \$200; owner, Max Lowenthal, on premises; builder, —. Plan No. 570.

NEPTUNE AV, n w cor W 15th st, 1-sty frame store and dwelling, 18x50, tar and gravel roof, 1 family; cost, \$1,500; owner, Anziata Anzolina, 2808 W. 15th st, C. I.; architect, Geo. H. Suess, 2985 W. 28th st. Plan No. 576.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Prospect av, e s, 22 s Woodbine st, 3-sty brick tenement, 28x101, tin roof, 6 families; cost, \$8,000; owner, Anton Kluepfel, 1792 Madison st, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 252.

LONG ISLAND CITY.—Willow st, w s, 304 n, 4-sty brick tenement, 40x73, tar and gravel roof, 16 families; cost, \$20,000; owner, W. H. McWhirter, 82 Woolsey st, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 270.

DWELLINGS.

HOLLIS.—Fairmount av, w s, 177 s Hillside av, 2½-sty frame dwelling, 32x26, shingle roof, 1 family; cost, \$4,000; owner, I. Gundmundson, 1320 Ward st, Richmond Hill; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 255.

LONG ISLAND CITY.—16th av, e s, 150 s Broadway, 1-sty brick dwelling, 22x45, tin roof, 1 family; cost, \$2,650; owner, L. Langhoff, 17 No. 7th st, Woodside; architect, John M. Grady, 431 4th av, Long Island City. Plan No. 256.

MORRIS PARK.—Stewart av, s s, 40 e Morris av, 2½-sty frame dwelling, 17x29, shingle roof, 1 family; cost, \$2,800; owner, James S. Rourke, 158 Heyward st, Brooklyn; architect, Christian Bauer, 6 Bedford av, Brooklyn. Plan No. 257.

MORRIS PARK.—Washington av, s w cor Stewart av, 2½-sty frame dwelling, 17x29, shingle roof, 1 family; cost, \$2,800; owner, James S. Rourke, 158 Heyward st, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford st, Brooklyn. Plan No. 258.

ARVERNE.—Elizabeth av, n s, 140 w Remington av, 2-sty frame dwelling, 24x24, shingle roof, 1 family; cost, \$3,500; owner, Miss J. Johnberg, Far Rockaway; architect, Joseph H. Cornell, Far Rockaway. Plan No. 254.



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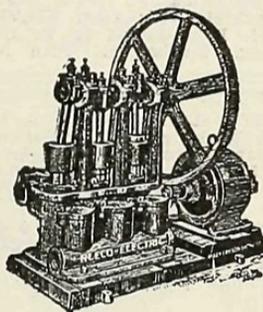
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COLLEGE POINT.—7th av, n s, 75 e 15th st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owner, Jacob Grasser, 13th st, near 5th av, College Point; architect, E. Lee McCracken, 20 13th st, College Point. Plan No. 248.

WOODSIDE.—Riker av, n s, 50 w 1st st, 2-sty frame dwelling, 19x48, tin roof, 2 families; cost, \$3,000; owner, Thompson Bros., Jackson av, Corona; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 249.

FAR ROCKAWAY.—Elizabeth av, n s, 180 w Wave Crest av, two 2-sty frame dwellings, 19x 21, shingle roof, 1 family; cost, \$8,000; owner, Emily A. Bosios, Surf av and N. 30th st, Brooklyn; architect, James A. McDonald, Surf av and W. 24th st, Brooklyn. Plan No. 263.

LONG ISLAND CITY.—13th av, e s, 300 n Grand av, 2-sty brick dwelling, 20x55, tar roof, 2 families; cost, \$3,800; owner, George Schiller, 358 13th av, Long Island City; architect, Valentine Schiller, 391 10th av, Long Island City. Plan No. 264.

FLUSHING.—Sinclair av, s s, 25 e Robinson av, 2 1/2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owners, Mr. & Mrs. C. Conklin, 300 Hoyt av, Long Island City; architect, Arthur L. Speyer, 171 Cypress av, Flushing. Plan No. 266.

SOUTH OZONE PARK.—Kaiser av, w s, 50 s Horan av, 2 1/2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$3,200; owner, R. F. Thinkham, 4276 Broadway, Ozone Park. Plan No. 267.

FLUSHING.—23d st, e s, 200 n State st, 2 1/2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$3,300; owner, James Webb Co., 62 Broadway, Flushing; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 268.

MISCELLANEOUS.

LONG ISLAND CITY.—4th av, w s, 348 n Potter av, 2-sty brick carpenter shop, 38x60, tar and gravel roof; cost, \$3,800; owners, Zajie & Hrdlicka, 1135 4th av, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 260.

ELMHURST.—Union av, w s, 100 s 5th st, 1-sty frame portable shop, 16x24, paper roof; cost, \$200; owner, D. K. Grant, 54 Cook av, Elmhurst. Plan No. 265.

JAMAICA.—Archer pl, s s, 318 w Tyndall st, five 1-sty concrete platforms and shelter sheds, 99x22, tar and gravel roof; cost, \$75,000; owner and architect, Long Island R. R. Co., Penn Terminal Bldg., Manhattan. Plan No. 269.

STABLES AND GARAGES.

LONG ISLAND CITY.—Lockwood av, s s, 115 w Webster av, 3-sty brick dwellings and stable, 50x90, slag roof, 1 family; cost, \$12,000; owner, John McLaughlin, 517 East 69th st, Manhattan; architect, Charles Stegmeyer, 168 East 91st st, Manhattan. Plan No. 259.

QUEENS.—Jericho road, s s, 200 e Creed av, 1-sty frame barn, 20x22, shingle roof; cost, \$200; owner, Edna Richardson, Queens, Long Island; architect, Phillip Bossert, Queens. Plan No. 250.

STORES AND DWELLINGS.

JAMAICA.—New York av, w s, 25 s Atlantic st, 2-sty frame store and dwelling, 23x56, shingle roof, 1 family; cost, \$4,000; owner, Mrs. Effie Bender, Rockaway av, Valley Stream, L. I.; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 261.

STORES AND TENEMENTS.

RIDGEWOOD.—Prospect av, s e cor Woodbine st, 3-sty brick store and tenement, 22x81, tin roof, 4 families; cost, \$8,000; owner, Anton Kluepfel, 1792 Madison st, Ridgewood; architects, Louis Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 251.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH.—Oceanus av, s e cor Boulevard, 1-sty brick store, 50x50, slag roof; cost, \$4,000; owner, Minnie Taus, Rockaway Beach; architect, Joseph H. Cornell, Far Rockaway. Plan No. 253.

WHITESTONE.—14th st, n e cor Av C, 1-sty frame store, 14x24, tin roof; cost, \$250; owner, S. Tichanske, Whitestone. Plan No. 247.

JAMAICA.—Strensky pl, w s, 180 n Pacific st, 1-sty frame store, 14x22, tarpaper roof; cost, \$250; owner, John Okrytairier, Strensky pl, Jamaica. Plan No. 262.

Richmond.

DWELLINGS.

BARNARD AV., e s, 125 n Chestnut st, Totenville, three 2-sty frame dwellings, 19x26; cost, \$4,800; owner, Henry Stolzenhaller, 9 Barnard av; plans by owner; owner builds. Plan No. 40.

BENNETT ST., n s, 108 w Broadway, Port Richmond, 2-sty frame dwelling, 21x42; cost, \$4,500; owner, Mrs. Emma Diebert; architect and builder, Wm. S. Sterner & Co. Plan No. 42.

FACTORIES AND WAREHOUSES.

SOUTH AV., w s, 2,168 s Richmond terrace, Mariner's Harbor, 1-sty brick factory, 50x100; cost, \$2,000; owner, Garret Gordon; architect, Lorenz F. J. Weiher, N. Y. C.; owner builds. Plan No. 44.

MISCELLANEOUS.

RICHMOND RD., n w s, 51 e Four Corners rd, Dongan Hills, 1-sty frame bakery, 25x28; cost, \$1,650; owner, Martin C. Flor, Dongan Hills; architect, James C. Grunert, New Dorp; builder, Frederick Flor, Dongan Hills. Plan No. 41.

THEATRES.

RICHMOND TERRACE., s s, 112 e Maple av, Port Richmond, 4-sty brick theatre, 56x134; cost, \$35,000; owner, Henry Hyams, Stapleton; architect, Harry W. Pelcher, Port Richmond. Plan No. 43.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BAXTER ST., No. 111, Canal st, No. 219, windows, new front, stairs to 5-sty store and loft; cost, \$500; owner, George Hof, Jr., 328 East 154th st; architect, Norman Cowen, 14 Wooster st. Plan No. 307.

BROOME ST., s w cor Norfolk st, partitions to 5-sty store and tenement; cost, \$500; owner, J. Price, 211 Broome st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 287.

CHARLES ST., No. 4, cut windows to 3-sty dwelling; cost, \$150; owner, C. H. Stephen Estate, 758 Gravesend av, Bklyn; architect, Jacob Fisher, 25 Av A. Plan No. 321.

CANAL ST., Nos. 42-44, steel beams, piers to 5-sty tenement; cost, \$6,000; owner, Jacob Siris, 66 Allen st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 313.

DIVISION ST., Nos. 102-104, store front to 1-sty store; cost, \$750; owner, Adelphi Holding Co, 25 W. 42d st; architect, Jacob Fisher, 25 Av A. Plan No. 320.

LITTLE WEST 12TH ST., Nos. 17-37; 13th st, Nos. 414-424 W, partitions to 3-sty storage and office; cost, \$500; owner, Estate Wm Astor, 23 West 26th st; architect, Chas. L. Calhoun, 560 West 163d st. Plan No. 289.

PELHAM ST., n w cor Cherry st, partitions, windows to 6-sty shops; cost, \$600; owner, J. Levy, 297 S 2d st, Bklyn, and H. Cohen, 120 E. 105th st; architect, Henry M. Entlich, 129 Montrose av, Bklyn. Plan No. 314.

SUFFOLK ST., Nos. 45-49, partitions, girders, change beams to 3-sty church; cost, \$16,000; owner, S. Agid, 80-82 Clinton st; architect, Jacob Fisher, 25 Av A. Plan No. 319.

WATER ST., No. 90, alter floors, new skylight to 5-sty office and manufacturing building; cost, \$400; owner, Mary B. Caswell and others, care of Cammann, Voorhees & Floyd, 84 William st; architect, Wm. G. Burns, 600 West 43d st. Plan No. 295.

12TH ST., Nos. 10-14 E, change windows, passage, to 12-sty store and loft; cost, \$2,000; owner, Withaus Estate, 118 East 28th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 302.

13TH ST., Nos. 416-424 W, tank to 3-sty brick factory; cost, \$5,550; owner, Wm. Astor Estate, 23 West 26th st; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 326.

15TH ST., No. 354 E, 1st av, No. 257, partitions, windows, to 4-sty brick tenement; cost, \$1,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Regelman, 133 7th st. Plan No. 317.

16TH ST., No. 313 W, toilets, partitions, windows, to 5-sty tenement; cost, \$100; owner, David Shinkowsky, 313 West 16th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 300.

17TH ST., No. 241 E, 2-sty rear extension, 8.6x13, partitions, dumb-waiter, windows, to 4-sty dwelling; cost, \$2,500; owner, H. Hoefting, 185 2d av; architect, O. Reissmann, 30 1st st. Plan No. 299.

18TH ST., No. 115 E, 1 and 3-sty rear extension, 16x34.6, partitions, windows, to 4-sty dwelling; cost, \$1,200; owner, Edward L. Radcliff, 372 Lexington av; architects, B. W. Berger & Son, Bible House. Plan No. 328.

19TH ST., No. 144 E, partitions, windows, to 3-sty studios; cost, \$3,000; owner, Edward Ziegler, 357 West 167th st; architect, D. H. Langler, 357 West 167th st. Plan No. 288.

20TH ST., Nos. 32-34 W, tank to 11-sty loft; cost, \$400; owner, David Price, 286 6th av; architect, Earl C. Maxwell, 143 Liberty st. Plan No. 312.

20TH ST., Nos. 2-4 W, 5th av, Nos. 148-152, tank to 9 & 11-sty brick store and loft; cost, \$8,000; owner, Methodist Book Concern, 150 5th av; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 318.

23D ST., No. 202 W, partitions, posts to 4-sty store and residence; cost, \$200; owner, Israel Miller, 202 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 301.

24TH ST., Nos 153-161 E; 25th st, Nos. 150-158 E, stairs, tank, partitions, doors to 7-sty stable and warehouse; cost, \$25,000; owner, Centaur Realty Co., 153 East 24th st; architect, E. T. Macdonald, 41 West 33d st. Plan No. 297.

29TH ST., No. 128 W, metal ceilings, show windows, to 3-sty dwelling; cost, \$500; owner, Geraldine M. Brousseau, 9 West 29th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 332.

39TH ST., No. 225 W, penthouse, skylights, to 12-sty loft; cost, \$1,200; owner, Electrolytic Process Co., 149 Broadway; architect, E. G. W. Dietrich, 118 East 28th st. Plan No. 293.

39TH ST., Nos. 310-312 W, partition to 6-sty warehouse; cost, \$100; owner, Daniel F. Mahony, 101 W. 42d st; architect, Jos Wolf, 103 Park av. Plan No. 310.

13TH ST., Nos. 421-5 W, tank to 6-sty brick factory; cost, \$1,600; owner, Katherine Bogot, 714 St Nicholas av; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 325.

52D ST., Nos. 602-604 W, alter walls, iron shutters to 4-sty brick automobile shop; cost, \$375; owner, John H. Matz, 1417 Prospect av; architect, W. G. Clark, 438 West 40th st. Plan No. 296.

74TH ST., No. 300 East, partitions, toilets, windows to 4-sty tenement and store; cost, \$200; owner, Margaret King, 1038 Park av; architect, Frank Hausle, 81 East 125th st. Plan No. 304.

89TH ST., No 250 W, sky sign, to 2-sty store and office; cost, \$400; owners, Klein & Jackson, 149 Broadway; architect, E. W. Lemay, 132 West 65th st. Plan No. 329.

97TH ST., Nos. 323-325 East, beams, walls to 2-sty iron foundry; cost, \$500; owner, Theodore Friedberg, 217 Centre st; architect, L. A. Sheinart, 194 Bowery. Plan No. 305.

107TH ST, No. 241 W, alter hoist, to 2-sty brick garage; cost, \$500; owner, Leo Loeb, 241 West 107th st; architect, Max Muller, 115 Nassau st. Plan No. 292.

119TH ST, No. 86 W; Lenox av, Nos. 170-178, partitions, baths to 8-sty tenement; cost, \$5,000; owner, Mayer L. Halff, 130 W. 158th st; architect, Chas. E. Birge, 29 W. 34th st. Plan No. 322.

124TH ST, No. 228 W, partitions, windows, to 5-sty tenement and store; cost, \$200; owner, Estate Adolphus Ottenberg, 27 Cannon st; architect, M. Zipkes, Inc., 220 5th av. Plan No. 311.

145TH ST, Nos. 256-260 W, interior changes to 3-sty theatre; cost, \$500; owner, Henry Morgenthau, 165 Broadway; architect, Thomas W. Lamb, 501 5th av. Plan No. 290.

148TH ST, Nos. 511-513 W, 3-sty brick front extension, 50x27.9, windows to 1-sty church; cost, \$20,000; owner, Rector, Wardens & Vestrymen of St. Matthews Church, 511 West 148th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 298.

AMSTERDAM AV, Nos. 906-908, alter skylights, shafts to two 5-sty brick stores and tenements; cost, \$550; owner, Philipp Paulus, 1732 Metropolitan av, Middle Village, Queens; architect, John J. Lee, 922 Amsterdam av. Plan No. 294.

BROADWAY, Nos. 1465-1467; 7th av, Nos. 597-599, extend building, shafts, stairways, partitions, entrance, lobby, to 7 and 18-sty store, office and hotel; cost, \$400,000; owner, Estate Chas. A. Coe, Inc., 69 Wall st; architect, Henry Ives Cobb, 55 Liberty st. Plan No. 286.

BROADWAY, s w cor 100th st, partitions, windows, etc., to store, office and garden; cost, \$8,000; owner, Susan Mount, 137 East 34th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 291.

BROADWAY, No. 62, Canal st, Nos. 149-157, change stairs, show windows to 5-sty store and loft; cost, \$10,000; owner, Catherine L. Her-nochan, 60 Broadway; architect, C. H. Dietrich, 226 East 58th st. Plan No. 303.

BROADWAY, No. 314, partitions, windows to 5-sty store and loft; cost, \$166; owner, C. B. Potter Trust Co., 71 Broadway; architect, J. K. Stysheus, 72 W. 45th st, Bayonne, N. J. Plan No. 309.

BROADWAY, Nos. 4202-4210, partitions, to 1-sty store; cost, \$250; owner, James F. McGarry, 621 West 152d st; architect, J. W. Cole, 103 West 51st st. Plan No. 330.

BROADWAY, No. 707, doors, enclosure, to 10-sty store and loft; cost, \$600; owner, Estate Alfred Victor Barnes, 100 Washington sq; architect, Harry N. Paradies, 231 West 18th st. Plan No. 331.

MADISON AV, No. 88, partitions, toilets, windows to 3-sty brick tenement; cost, \$400; owner, Edward L. Ginna, care architect, Morris Schwartz, 194 Bowersy. Plan No. 308.

1ST AV, No. 72, stairs, doors to 5-sty tenement; cost, \$250; owner, A. J. Bloomberg, 116 Nassau st; architect, O. Reissmann, 30 1st st. Plan No. 323.

2D AV, Nos. 331-339, stairs, change areas to two 5-sty tenements; cost, \$2,000; owner, Estate J. J. Schmidt, 337 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 316.

3D AV, No. 2168, partitions, to 4-sty store and dwelling; cost, \$25; owner, S. & E. Gutman, 12 E. 80th st; architect, Alfred Freeman, 320 5th av. Plan No. 315.

5TH AV, No. 431, alter windows, to 6-sty store, lofts and show room; cost, \$200; owner, W. E. Maynard, 200 5th av; architect, H. H. Holly, 39 West 27th st. Plan No. 327.

6TH AV, Nos. 272-274, change show windows to 4-sty store; cost, \$1,500; owners, G. L. Morgenthau, 30 W. 18th st; architects, Buchman & Fox, 11 E 59th st. Plan No. 324.

BLACKWELLS ISLAND, north end, opposite East 78th st, raise skylight on roof, windows, doors to 4-sty hospital; cost, \$1,000; owner, City of New York, foot East 26th st; architect, J. H. Freedlander, 244 5th av. Plan No. 306.

Bronx.

182D ST, No. 643, new show windows to 4-sty brick tenement; cost, \$300; owner, Louisa Budelman, on premises; architect, 441 E. Tremont av. Plan No. 60.

BROOK AV, No. 1112, new vaults, etc., to 2-sty brick factory; cost, \$800; owner, Giles Whiting, 2 West 45th st; architect, Richard Berger, 309 Broadway. Plan No. 56.

TINTON AV, No. 779, 1-sty brick extension, 18x15, to 2-sty frame store and dwelling; cost, \$500; owner, A. Sacks, on premises; architect, Max Kreindel, 338 East 121st st. Plan No. 59.

VAN NEST AV, e s, 53.2 n Adams st, 1-sty frame extension, 41x30, to 1-sty frame meeting room; cost, \$400; owner, Carlo Totaro, 506 Van Nest av; architect, Jos. V. Del Genovese, 1462 Boscobel av. Plan No. 57.

3D AV, Nos. 3425-3427, new store front, new partitions to 1-sty frame stores; cost, \$2,000; owners, Martin Lalor & Loeb Realty Co., 621 Broadway; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 58.

Brooklyn.

CLIFTON PL, No. 293, 2-sty and basement extensions, 22.3x10; cost, \$1,500; owner, Robt Young, 320 Clifton pl; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 530.

CRYSTAL ST, n e cor Liberty av, new doorway, &c; cost, \$400; owner, Max Krant, 40 White st, N. Y.; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 581.

GREEN ST, No. 194, new walls, etc.; cost, \$200; owner, Saml. Wrana, 1074 Manhattan av; architect, Jos. McKillop, Jr., 154 India st. Plan No. 547.

HENDRIX ST, No. 349, 2-sty frame extension, 20x8; cost, \$300; owner, Morris Angert, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 539.



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HUMBOLDT ST. No. 45, new house drain, &c.; cost, \$150; owner, Abraham Kurzweil, 177 Boerum st.; architect, Tobias Goldstone, 27 Fayette st. Plan No. 579.

LOMBARDY ST. n s, 211.1 e Kingsland av. 1-sty brick extension, 50.4x34; cost, \$3,500; owner, Max Trunz, 25 Lombardy st.; architect, Louis Allmendinger, 926 Broadway. Plan No. 577.

LOVE LANE. s s, 50.1 e Hicks st, new boiler room, &c.; cost, \$200; owner and builder, Sarah Furst, 55 Pierrepont st. Plan No. 597.

MARION ST. n s, 200 w Reid av, new partitions, etc.; cost, \$100; owner, Wm. T. Mahon, Blue Point, L. I.; builder, Fletcher De Pay, 810 Lenox rd. Plan No. 551.

PRESIDENT ST. n s, 100 e Nostrand av, new toilet compartment, &c.; cost, \$350; owner, Martha French, 1201 President st; architect, Frank Dunn, 2959 Atlantic av. Plan No. 595.

SANDS ST. No. 211, new moving picture booth, &c.; cost, \$150; owner, Louis Seigel, 23 Essex st, N. Y.; architects, Shampian & Shampian, 772 Broadway. Plan No. 583.

ST. FELIX ST. No. 29, new gable wall, etc.; cost, \$150; owner, David Draken, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 560.

SKILLMAN ST. No. 95, 1-sty brick extension, 15x23.3; cost, \$1,200; owner, Martino Castellano, on premises; architect, Henry Holder, Jr., 242 Franklin st. Plan No. 529.

VARET ST. n s, 100 e Morrell st, new partitions, &c.; cost, \$125; owner, Sarah Aronson, 67 Morrell st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 589.

WYCKOFF ST. No. 134, new machine booth, &c.; cost, \$200; owner, Louis Roth, 1260 Bushwick av; architect, John C. Hestermann, 172-4 Hamburg av. Plan No. 592.

13TH ST. n s, 61 w 5th av, new walls, &c.; cost, \$550; owner, Sarah Lipton, 259 13th st; architect, Edw. A. Egan, 335 11th st. Plan No. 586.

13TH ST. n w cor 5th av, new stairway, &c.; cost, \$200; owner, Margt R Byrne, 28 8th av; architect, Edw. A. Egan, 335 11th st. Plan No. 537.

38TH ST. No. 835, new plumbing, etc.; cost, \$175; owner, Mary McGuire, on premises; architect, Jens P. Olsner, 832 37th st. Plan No. 532.

ATLANTIC AV. No. 868, new toilet compartment; cost, \$500; owner, Raffaele Peleccio, on premises; architect, David A. Lucas, 98 3d st. Plan No. 546.

FRANKLIN AV. s e cor Jefferson av, fire-proof doors, etc.; cost, \$800; owner, Sidney H. Garomid, 269 Jefferson av; builder, M. B. Stonehouse, 1149 Bedford av. Plan No. 552.

LENOX ROAD, No. 348, new concrete piers, &c.; cost, \$100; owner, Henry C. Jaeck, on premises; builder, —. Plan No. 574.

LINCOLN RD. No. 86, new partitions, etc.; cost, \$750; owner, Edw. P. Morse, on premises; architect, Gibbons Co., 318 Columbia st. Plan No. 537.

LINCOLN AV. n w cor Union pl, new foundation, etc.; cost, \$600; owner, John Meyer, on premises; architect, Frank Dunn, 2959 Atlantic av. Plan No. 543.

MYRTLE AV. No. 472, new walls, &c.; cost, \$2,500; owner, John M. Swart, 182 Willoughby av; builder, Jas Neuman, 218 Marcy av. Plan No. 580.

PENNSYLVANIA AV. No. 331, new show windows, &c.; cost, \$1,500; owner, Dr. Nathan, on premises; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 578.

PITKIN AV. n s, 25 e Christopher av, new toilet compartment, &c.; cost, \$250; owner, Herman Dworkowitz, 1815 Pitkin av; architect, Louis Dananher & Co., 7 Glenmore av. Plan No. 590.

SUMNER AV. No. 18, new toilet windows, etc.; cost, \$200; owner, Max Stecker, 708 Willoughby av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 536.

7TH AV. n w cor 20th st, new store front, etc.; cost, \$300; owner, Meyer Davidoff, 85 Ames st; architects, S. Milman & Son, 1780 Pitkin av. Plan No. 553.

Queens.

LONG ISLAND CITY.—Sunwick st and Wilbur av, install two freight elevators; cost, included in original application; owner, Manhattan Grill & Fret Work Co., on premises; architect, Otis Elevator Co., 17 Battery pl, Manhattan. Plan No. 71.

RIDGEWOOD.—Cornelia st, s s, 124 w Wyckoff av, 2 1/2-sty brick extension on rear, 14x12, tar and gravel roof; cost, \$650; owner, Antonia Lupia, 354 Cornelia st, Ridgewood; architect, Nicholas Mitchell, 315 Stanhope st, Brooklyn. Plan No. 72.

LONG ISLAND CITY.—Steinway av, No. 912, remove cellar stairs and hang metal ceiling in bake shop; cost, \$200; owner, Frederick Ohle, on premises. Plan No. 73.

FAR ROCKAWAY.—White st, n w cor Mott av, 1-sty frame extension on front and side of hotel, 52x61, slag roof; cost, \$3,500; owner, Joseph L. Bischoff, Far Rockaway; architect, Joseph H. Cornell, Far Rockaway. Plan No. 74.

LONG ISLAND CITY.—Borden av, Nos. 225-227, erect a bridge of non-combustible material to connect two buildings; cost, \$250; owner, American Druggist Syndicate, on premises. Plan No. 75.

LONG ISLAND CITY.—Sherman st, e s, 250 n Webster av, repair after fire damage; cost, \$200; owner, Ferdinand Twdrk, on premises. Plan No. 67.

JAMAICA.—Rockaway road, w s, 75 s Bandman av, remove interior partitions and erect brick party wall; cost, \$300; owner, William

Hudjenski, 130 Rockaway road, Jamaica; architect, William A. Finn, 358 Fulton st, Jamaica. Plan No. 68.

FLUSHING.—Main st, No. 36, alter interior for store and erect new stairway and other repairs; cost, \$2,000; owner, E. A. Perpall, on premises. Plan No. 69.

LONG ISLAND CITY.—Court sq, s e cor Anabel st, remove partitions, cut new doorways, remove stairway and other repairs; cost, \$950; owner, City of New York, City Hall, Manhattan; architect, Oliver S. Hardgrove, 103 Woolsey st, L. I. City. Plan No. 70.

Richmond.

CASTLETON AV. s s, 375 w Columbia av, West New Brighton, alterations to pumping station, brick; owner, City of New York, 21 Park Row, N. Y. C.; architect, I. M. de Varna, 21 Park Row, N. Y. C. Plan No. 30.

DECKER AV. e s, 450 s Palmer av, alter frame dwelling; cost, \$150; owner, Thos. Hardy; owner builds. Plan No. 32.

LAFAYETTE AV. e s, 150 s Lafayette pl, alter frame dwelling; cost, \$450; owner, August Eblorn; architect, M. J. Lawler; owner builds. Plan No. 31.

Government Work.

NORFOLK, VA.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until March 2, for one shell house and one magazine building at the naval magazine, Norfolk, Va. Plans can be obtained on application to the bureau or to the commandant of the navy yard, Norfolk, Va. Wm. M. Smith, chief clerk in charge.

NEWPORT, R. I.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until March 2, for fire station for hook and ladder and hose reels at the naval torpedo station, Newport, R. I. Wm. M. Smith, chief clerk in charge.

INLET, N. J.—Proposals for dredging at Cold Spring Inlet, N. J., will be received until March 8. Information on application. R. R. Raymond, major, engineers.

NORTH BROTHER ISLAND, N. Y.—U. S. Engineer Office, Room 710, Army Building, 39 Whitehall st, N. Y.—Sealed proposals for removing obstructions in channel between North and South Brother Islands, East River, N. Y., will be received March 11. W. M. Black, colonel, engineers.

TOMPKINSVILLE, N. Y.—Sealed proposals for furnishing two belt-driven air compressors will be received until March 1, for delivering at the light house district, Tompkinsville, N. Y. C. D. Stearns, commander, U. S. Navy, inspector.

NEW JERSEY.—Sealed proposals for dredging in Matawan Creek, Raritan and South Rivers, Shoal Harbor and Compton Creek and Shrewsbury River, N. J., will be received until March 21, Army Building, 39 Whitehall st, N. Y. C. Wm. T. Rossell, colonel, engineers.

GOVERNORS ISLAND.—Office of the Quartermaster, Fort Jay, Governors Island, N. Y. H.—Sealed proposals will be received until Feb. 28, for furnishing a small quantity of miscellaneous electrical supplies, including glass reflectors, wire, couplings, switches, cable, molding, etc. F. H. Burton, captain and quartermaster, U. S. Army.

GOVERNORS ISLAND.—Office of the Quartermaster, Fort Jay, Governors Island, N. Y. H.—Sealed proposals will be received until Feb. 27, for furnishing and delivering at this post 5 gallons white shellac, 20 gallons black asphaltum varnish, 25 pounds van dyke brown in oil, 100 pounds raw sienna in oil, 50 pounds white glue, 50 gallons turpentine, 5 scraper knives, 36 brushes, 12 do, 6 painters' dusters, 6 lettering brushes and 6 boxes window glass. For further information address F. H. Burton, captain and quartermaster, U. S. Army, depot quartermaster.

BUFFALO, N. Y.—Sealed proposals will be received until March 23, for rebuilding the Buffalo breakwater, north end light station, New York. New construction will be composed of concrete base, reinforced with structural steel, built upon the existing timber crib and a granite trimmed brick building, with tower surmounted by a third-order metal lantern. Plans can be had on application to the light house inspector. (Signed) D. V. H. Allen, lieutenant commander, U. S. Navy, inspector.

WEST POINT, N. Y.—Sealed proposals will be received until March 12, for furnishing material and labor required for extension of the water distributing system at West Point, N. Y. B. T. Clayton, major and quartermaster, U. S. Army.

ANNISTON, ALA.—Sealed proposals will be received until March 7, for the construction of a wall on the premises of the U. S. Post Office at Anniston, Alabama, in accordance with drawings, copies of which may be had at the office of the Custodian at Anniston, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

DEL RIO, TEX.—Sealed proposals will be received until March 20, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office and courthouse at Del Rio, Tex. The building is of 3-stys, basement, and unfinished attic. It has a ground area of approximately 5,300 sq. ft.; nonfireproof construction throughout, stone, terra cotta, and stucco facing; wood cornice and copper gutters; tile and tin roof. Drawings may be obtained from the custodian of the site at Del Rio, Tex., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

Personal and Trade Notes

H. W. JOHNS-MANVILLE CO. has acquired the sole selling agency for the reflectors and fixtures made by I. P. Frink, and will organize an illuminating engineering department to assist its customers in solving problems in interior lighting.

ALBERT HAMMACHER, formerly head of the firm of Hammacher, Schlemmer & Co., of 133 Fourth avenue, largely engaged in the hardware trade, died Jan. 24 in Hamburg, Germany.

ASHBEL W. BORDEN, a contractor of Monmouth County, N. J., died at his home in Shrewsbury, N. J., on Tuesday. Mr. Borden designed many of the finer residences in this part of New Jersey.

RAY D. LILLIBRIDGE, INC., announce the acquisition of the services of Kingsley Gould Martin as engineer and writer. Mr. Martin has secured a substantial interest in the corporation and has been elected its treasurer.

JOHN H. IRELAND, of the Cross, Austin & Ireland Lumber Co., Brooklyn, is spending a season on the Pacific coast.

LOUIS BOSSERT has been elected president of the Broadway Bank, Brooklyn, to succeed Henry Batterman.

THE UNITED STATES CIVIL SERVICE COMMISSION, Washington, D. C., announces an examination on March 20-21 to secure eligibles to fill a vacancy in the position of ballistic engineer, Ordnance Department at Large, Frankford Arsenal, Philadelphia, Pa., at \$1,800 per annum.

THE UNITED STATES CIVIL SERVICE COMMISSION, Washington, D. C., announces an examination on March 20-21 to secure eligibles to fill vacancies in the position of assistant chemical engineer in forest products, at salaries of from \$1,200 to \$1,500 per annum, in the Forest Service, for duty at Madison, Wis.

THE BULL CONSTRUCTION CO., with offices at 738 Broad st, Newark, N. J., has filed a certificate of incorporation with the county clerk. The corporation is capitalized at \$50,000, of which \$1,000 is paid in. Incorporators: Archibald F. Bull and Chas. Trouban, of Elizabeth; Mack S. Rosewig, of Saybrook; Austin Van Gelson, of Montclair, and Wm. T. Van Horn and Frederick W. Smith, of Essex County. The company is organized to do a general construction and contracting business.

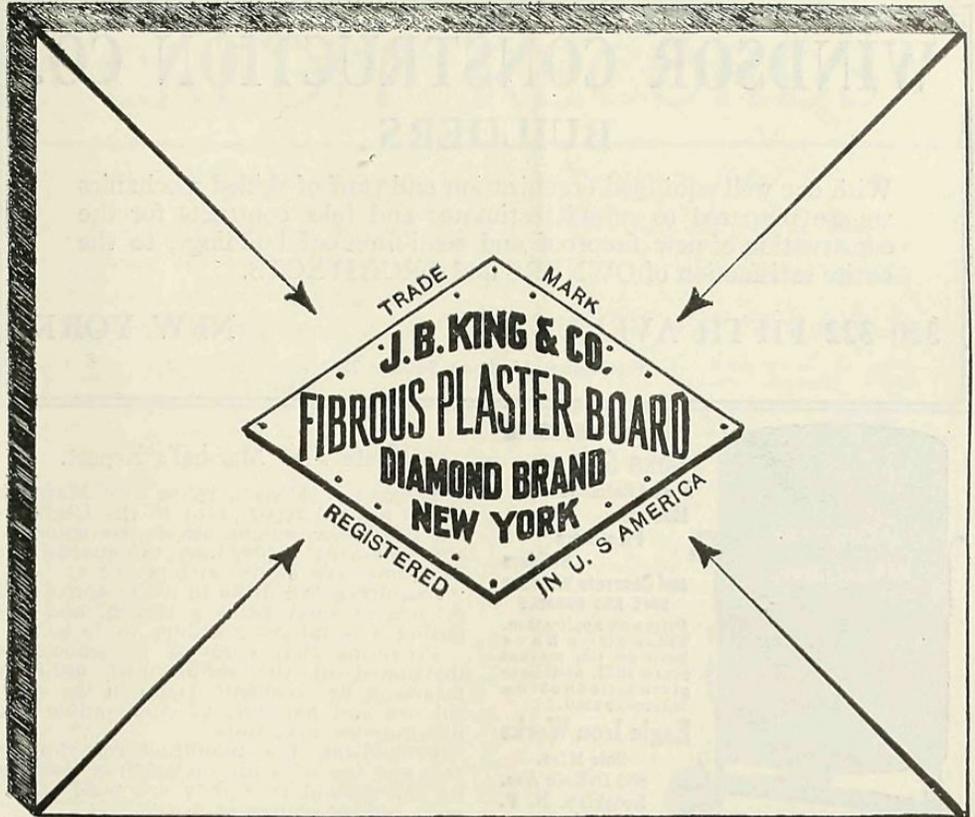
FEDERAL TERRA COTTA CO.—At the annual meeting of the stockholders of this corporation, held January 29th, the following were elected directors: John E. Berwind, Alfred W. Bond, William B. Dinsmore, Stuyvesant Fish, De Forest Grant, Madison Grant, William Manice, Lewis R. Morris, Schuyler Schiefflin, Dwight W. Taylor and Edwin Thorne. At a subsequent meeting of the directors, these officers were elected: De Forest Grant, president; Edwin Thorne, first vice-president; William Manice, second vice-president; William B. Dinsmore, treasurer, and Dwight W. Taylor, secretary and assistant treasurer.

Equitable Not to Build on Old Site.

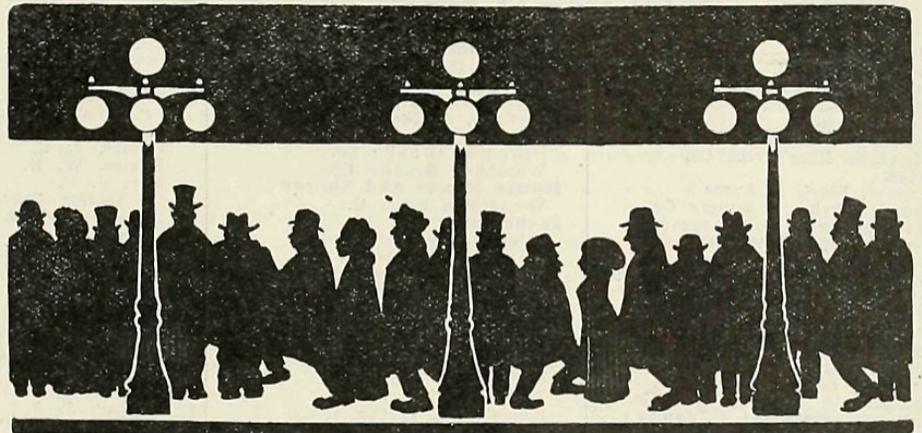
The Equitable Life Assurance Society officially announced on Thursday that the property of the building at 120 Broadway recently wrecked by fire is to be sold. It was also stated that no decision has yet been reached with view to the erection of a new structure uptown. There has been some talk of an Equitable Building on the Madison Square Garden site but this is discredited by the company and unauthorized. The Society's holdings, which include nearly a whole block, is valued at \$13,500,000 to \$15,000,000. The new officers elected at Thursday's meeting were the following: Judge W. A. Day, re-elected President; William Alexander, re-elected secretary, and Robert Henderson, actuary. Finance Committee, E. B. Thomas, T. DeWitt Cuvler, Frank S. Witherbee, C. H. Zehnder, the President and the Vice-President; Executive Committee, President and Vice-President, C. B. Alexander, W. W. Findley, A. C. Humphreys, Thomas A. Gillespie, Wallace L. Pierce, V. P. Snyder, Thomas Spratt, Samuel Rea, E. H. Outerbridge, Jacob G. Schmidlapp, William Whitman, Henry de Forest and Charles D. Morton; Agency Committee, A. C. Humphreys, John D. Kernan, Bradish Johnson, Gage E. Tarbel and R. H. Williams; Insurance Committee, Charles D. Morton, C. E. Littlefield, William C. Redfield, W. F. McCook and E. W. Bloomingdale.

Fighting External Corrosion.

The National Tubing Company of Pittsburgh and New York has just issued Bulletin No. 7, describing its National coating. This is a system of protection against external corrosion and electrolysis. It can now be applied to piping ranging in size from 3 to 18½ inches outside diameter. Preparations are being made to extend the use of National coating to include all sizes of pipe manufactured. Architects have reason to know that corrosive conditions are often so severe that unprotected iron and steel will not last long. Against the inroads of such reactions there is no satisfactory remedy except by keeping moisture away from the metal. This bulletin explains how it is applied, showing what the advantages of the National coating are and offers suggestions regarding the laying of pipe covered with National coating. Copies of this bulletin may be obtained by addressing the company at Pittsburgh, Pa.



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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. (f) 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.

- FEB.
10 Ackerman, Louis-U S Realty & Impt Co. 361.20
10 Anderson, Alma-Imperial Curtain Co. 67.65
10 Abramowitz, Yetta adm-C E Poundt costs 24.16
the same-the same, costs 24.16
10 Ashley, Robt W-G M Ball et al. 29.31
13 Arens, Jonas-Hartford Natl Bank. 290.70
13 Angelo, Victor-Hall's Safe Co. 35.16
14 Ashendorf, Chas & Jacob Silpa-Raphael Seril & Co. 42.31
14 Anze, Maxwell & Morris Forman-N Y Tel Co. 27.15
14 Augenblick, Saml* & Louis Lentz-the same 72.01
Ayers, Margt D-the same 47.04
14 Ackerman, Max-the same 31.19
14 Aubin, Leo J-the same 40.08
14 Azzoni, Cesare E M & Max Jehan de Johanns-the same 25.60
14 Aubuchon, Wm N, Pauline A, Chas E & Mary C-C McDonald, costs 147.52
14 Appel, Ernest E-E Bonime. 126.10
14 Abramowitz, Lazar-H Benowitz. 126.10
15 Arnott, Bertha C-W M McLean et al. 80.57
15 Averill, Morton K-J E Taylor. 624.43
15 Adel, Pauline-J M Washman. 72.97
16 Archibald, Frank D-Anheuser-Busch Agency. 142.48
16 Alexander, Henry P-E Hamburger & Co. 93.09
10 Beall, Ople-E H MacDermott. 134.89
10 Bendel, Saml-A H Sarasohn. 204.41
13 Brockmeyer, Aug W-Union Dime Savings Bank. 59,562.21
13 Baker, Jno H-Greater N Y Bedding Co. 97.78
13 Betts, Percy de M-S E & M E Bernheimer. 179.41
13 Beauchamp, Mary A-J B Hastings. 81.09
13 Benomo, Vito & Mary-H Hoffman. 317.16
13 Bush, Luther S-A Wilkinson. 131.91
13 Bucala, Jno-Roebling Constn Co. 17.72
13 Booth, Chas E-Equitable Trust Co. 140.65
13 Boyle, Thos J-A J Robinson Co. costs 118.33
same-Standard Hod Elevator Co. costs 118.95
same-E Baumgarten costs 118.30
14 Ball, Chas E & Louis E Whicher-H A Ensign. 596.57
14 Berkman, David & Isaac-Hauss Butcher Fixture Co. 64.65
14 Bendheim, Adolph M & Hyman D Baker-Canavan Bros Co. 8,444.34
14 Brewington, Oscar-J Seeman et al. 214.43
14 Bisesi, Jos-Westchester Hard Wood Co. 26.41
14 Bello, Tony-N Y Tel Co. 25.68
14 Bluck, Saml-the same. 23.97
14 Burke, Jno F-E Schliep. costs 17.68
14 Bartel, Wm-E J Kroemer et al. 40.61
14 Botta, Alfonso-Knickerbocker Mills Co. 85.99
15 Baldwin, Louis & Charlotte-M Chigorsky. 470.89
15 Byrne, Michl J-H E Taylor & Co. 267.15
15 Byrne, Robt F-D J Ahern. 243.62
15 Bertoglio, Paul-T M McCarthy et al. 37.17
15 Bonie, Jacob-E Fleischel et al. 77.21
15 Burghardt, Fredk-J A Boller. 245.44
15 Buckholz, Harry G-Geo E Conley Co. 67.24
15 Berko, Margt-City of N Y. 59.41
15 Babell, Victor-F L Martin. 350.15
15 Baum, Jesse-City of N Y. 49.41
15 Broggi, Ambrogia & Ernesto Quinghetti-N Y Tel Co. 66.76
15 Blainey, Danl F-A M Gordon. 25.31
15 Beals, Bruce L-S A Kerr et al. 91.41
15 Bell, Lucian T-American Law Book Co. 63.71
15 Bergman, Henry-American Law Book Co. 136.01
15 Bennett, Josephine S-Vermont Trading Co. 322.32
16 Boardman, Geo C-E Endicott. 431.85
16 Berenson, Alex C-T Struckland. 36.80
16 Blake, Michl-R Fitzpatrick. 794.74
16 Bill, Edmund W-J E Newcomb. 144.78
16 Bengst, Nelson or Bengt Nelson & Sidney H Richardson-C E Brown. 12.72
16 Baroni, Antonio & Frank Costa-Hannis Distilling Co. 162.38
10 Christie, Jas-A G Murphy et al. costs 108.94
10 Conny, Jno J Jr-M B Miller et al. 160.87

- 10 Coleman, Clyde J-F Starkman. 121.79
10 Cannon, Wm F-G T Bannon costs. 67.95
10 Comerford, Christopher N-E J Markey Co. 117.36
10 Coleman, Jno M-U S Realty & Impt Co. 328.20
13 Cox, Alfred J-C Spielmann et al. 210.62
13 Corbett, Geo M-Adelphia Realty Co. 43.54
13 Cohen, Herman-J Brodie. 41.82
13 Coffey, Jno H-same. 67.12
13 Curzio, Pasquale, Vincenzo Razzano & Angelo Albicri-F Poelett. 217.29
13 Cohen, Louis-H Blumenthal. 69.66
13 Christenson, Louis-Jones-Thomas Co. 78.24
14 Cameron, Chas E-H Miller. 180.91
14 Coyle, Jno P-Holmes Protective Co. 68.20
14 Carter, Fredk-N Y Tel Co. 66.43
14 Clancy, Jeremiah-H W Vogel et al. 125.12
14 Cregier, Wm H-C F Kehoe. 74.65
14 Callan, Jas-Samuels Bros & Co. 90.94
14 Cohen, Louis-Sulzberger & Sons Co. 39.56
14 Chando, Eugene-A Lajotte. 74.73
14 Comorow, Harry-S Schechter. 112.15
15 Cronemeyer, Robt-H Strauss et al. 413.95
15 Campbell, Jno-A H Gordon. 118.31
15 Conforti, Nicholas-L Rukeysar. 367.47
15 Cleary, Jno-J M Fishel et al. 152.24
15 Castellane, Henry-J Mangan et al. 480.08
15 the same-J Cregan et al. 443.87
15 the same-G F Fish. 572.64
15 the same-J Lippman. 397.35
15 Cashman, Jos T-Singer Sewing Machine Co. 125.59
15 Clayton, Walter F-S F Bowser & Co. 395.70
15 Church, Howard-Haworth Club. 85.41
15 Cohen, Bernard-M Gerstein. 216.31
15 Conlon, Geo A-A H Hardy. 234.69
16 Connell, Jno F-J Schoolhouse Co. 49.45
16 Carter, Wm H & H Graham-Patterson Bros. 434.97
16 Cohen, Sarah & Knepper Realty Co-Standard Damp Proofing & Roofing Co. 144.72
16 Curran, Philip A-J T Pirie. 16,463.97
16 Carter, Wm H-Cross, Austin & Ireland Lumber Co. 285.48
16 Same-same. 33.70
10 Donaldson, Evelyn H-T Sherry. 141.15
10 Duckworth, Albt W-Press Club Co. 82.75
10 Dennis, Anatole B-M Cartwright. 194.25
13 Dazey, Chas T-A J Cully. 527.74
13 De Hierapolis, Geo S & Amelia S-M Landau. 2,560.07
13 Dvonieff, Saml & Nathan Kaplan-P Finkelstein. 37.22
13 Drennan, Walter B-J Brodie. 67.12
13 Dowling, Jos F-F H Hettling. 69.19
14 Dluzneski, Alex-J Schwarewsky. 21.00
14 Dehnert, Edw-E J Kroemer. 43.85
14 Dabdoub, Abr G-Francis H Leggett & Co. 73.19
14 Dunn, Mortimer or Jno J Hunt-N Y Tel Co. 116.74
14 De Spetts, Clyde-the same. 21.44
15 Dent, Geo W-People, &c. 200.00
15 Dodge, Warren A-R Bishop. 247.55
15 Durant, Paul-T M McCarthy et al. 51.41
15 Davenport, Frank R-H G Hahlo. 196.26
15 Dimant, Jacob-R Dimant. 59.85
15 Diehl, Howard P & Clara H*-Kingham Provision Co. 398.35
15 Demarest, Garrett Z-H A Allen. 62.57
16 Donlan, Wm J-L Adler. 38.22
16 Donnellan, Maurice F J-W Greenfield. 44.83
16 De Lighter, Harry-Roberts & Lewis Co. 183.51
16 Demand, Jno J-T Van Loan. 239.09
16 Dormedy, Jno J-H F Bindseil. 28.58
16 Dalton, Edw-M Levey. 31.45
16 De Socio, Pace-E Goodman. 137.16
16 Dixon, Thos J-International Heater Co. 50.33
10 Elliott, Fredk H-Fos Stiefel & Co. 160.45
13 Epstein, Nathan, David Epstein*, Morris Lang & Raphael Seril*-G Wedeen et al. 196.81
13 Elias, Jos-Coleman & Krauss, Inc. 145.68
14 Elkin, Constance-I Weil. 428.97
14 Engelhardt, Newman C-M I Maibrunn. 151.83
14 Ellerstein, Abr-I Gordon. 127.35
14 Economm, Theodore & Nicholas-Wm A Brown & Co. 52.41
14 Evers, Fredk W-Adam Jacoby Furn Co. 54.06
14 the same-Phelps & Bradley Co. 126.40
14 Elliott, Lorna-N Y Tel Co. 88.60
15 Evsnin, Leo E-A A Weigert et al. 115.48
15 Easter, Robt K M-Tata Sons & Co. 927.07
16 Eisinger, Moritz, Josephine Bisinger & Franz Marschauser-A Grunbaum. 60.74
16 Elkowitz, Herman & Henry Likowitz-A Greenbaum. 330.72
16 Eyre, Lincoln L Jr-W R H Martin et al. 94.94
16 Endress, Theo F-J D Huneke. 89.67
16 Emery, Jos H-J T Pirie. 13,758.36
16 Erickson, Chas-Jas McBride Co. 73.71
10 Fust, Geo J-H Michaelis et al. 30.94

- 13 Fuehrmann, Henry T J O-W E. 280.56
Dwight. 47.75
13 Flynn, Jno J-J Brodie. 47.75
13 Fernando, Albt-E H Bailey. 51.82
14 Felker, Curt C-Ormond Realty Co. 169.41
14 Farrelly, Lawrence D-Strauss Pritz Co. 442.69
14 Fullerton, Wm G-W L Ripley. 184.72
14 Freibel, Wm & S Albt Lang*-E Oelsner. 5,246.84
14 Feuerstein, Morris-P Levine. 34.41
14 Freitag, Henry-Bogart Flour Co. 204.92
14 Frensdorf, Kate-P Vollrath. 154.53
14 Fern, Max-N Y Tel Co. 22.52
14 Farley, Jno L-J J Campbell, Sr. 129.00
15 Feldmar, Jacob & Nathan Abraham-B C Samuels et al. 54.17
15 Fega, Saml-W Sheehan et al. 37.06
15 Foreman, Wm-People, &c. 200.00
15 Frank, Jacob-J Feinman. 30.00
16 Freedman, Philip-M Brill. 130.58
16 Fischer, Abr-Conron Bros Co. 70.59
16 Fink, Abr-N Y Butchers Dressed Meat Co. 264.41
16 Fuchs, Abr & David, exrs-Bennett & Gompper Co. 358.21
16 Feldman, Saml-Jos Stern & Son Inc. 120.07
16 Fradus, Jacob-N Y, N H & H R R Co. 816.17
16 Furrer, Chas R & Furrer Constn Co-Cross, Austin & Ireland Lumber Co. 222.75
16 Same-same. 318.25
16 Free, Geo H-American Play Co. 109.97
16 Frankel, Maurice-H Herrmann Lumber Co. 147.91
16 Froehlich, G Herman or Herman-N Y Tel Co. 75.00
16 Friedman, Harold J-C W Cobb Jr. 75.37
16 Fitzgerald, Edw F-J Schans. 117.39
16 Fleming, Wm M-J Henschel. 55.06
16 Fried, Ignatz-H Froedlander. 157.24
10 Greb, Jos-Imperial Curtain Co. 31.65
10 Goldberg, Jacob-Mitzindorf et al. costs 32.65
10 Graves, Chester H-Rauracia Realty Co. 180.71
10 Greb, Walter J-E F Bushnell et al. 726.14
10 Gama, Jos-E J Markey Co. 46.06
10 Greenwood, Harry St G-H Miller. 239.21
10 Grant, Wm W & Geo C-A R Kelly. 1,334.88
10 Grant, Harriet-A Bernstein. 38.01
13 Graves, Russell C-Johnson-Kahn Co. 1,210.87
13 Gintz, Jacob, Jr-Callicoon Natl Bank of Callicoon, NY. 328.68
13 Goldman, Harry & Israel Lesagur-J W Block. 44.65
13 Gold, Robt & Max Siegel-E Bittiner. 142.91
13 Gallante, Frank & Jos*-Leshner, Whitman & Co. 68.16
13 Gordon, Peter-N Y House Wrecking Co. 46.70
13 Ganache, Jos & Delphine-Knickerbocker Trust Co. 100.83
14 Greenberg, Meyer-L Bateransky. 64.63
14 Grening, Paul C-Jas M Shaw & Co. 249.33
14 Goldman, Jacob-D & S H Levy. 87.58
14 Gottebrer, Aaron-E S Eising et al. 107.01
14 Gattle, Hyman-E Wolff et al. costs 17.68
14 Graf, Chas B-Sulzberger & Sons Co. 329.41
14 Goodman, Herman-Y Pendas & Alvarez. 270.35
14 Goldstein, Chas-P Levine. 34.41
14 Garfein or Garfein, Nathan-M Levin et al. 16.94
14 Guntzer, Anthony C-Akron Rubber Tire Co. 34.49
14 Goldman, Morris-N Y Dress & Costume Co. 84.80
15 Golding, Fredk S-S Pearson & Son, Inc. costs 75.02
15 Galerstein, Jacob-D C Van Cleaf. 868.98
15 Golkin, Sol-City of N Y. 59.41
15 Goldman, Meyer-L Staud. 73.97
15 Griffen, Nellie-People, &c. 50.00
15 Grossman, Abr-A Loebelson. 99.63
15 Gerbina, Chas-A Tuna. 69.37
15 Gordon, Thos-F G Brown. 21.31
15 Goldsmith, Geo-M Raynolds. 404.57
15 Griffith, Eugene H-J Ormerod & Sons Ltd. 3,950.30
15 Gintz, Jacob Jr-C H Tammany. 564.28
16 Goldsmith, Saml-I R Cantor. 63.28
16 Gulotta, Anthony & Guiseppe Manzella*-M J Drummond. 22.72
16 Green, Herbt-H C Mould. 150.09
16 Gracy, Danl Le Roy-W J Solomon. 71.83
16 Gladstein, Hyman by gdn-L M Taylor et al. costs 112.02
16 Greenberg, Herman & Isidor Haltsberg-D M Saayer et al. 532.52
16 Gogolin, Adolph J-Wisner Mfg Co. 37.40
16 Grau, Alois-J Habib. 36.41
10 Hesbach, Sebastian-Hannis Distilling Co. 237.70
10 Hyland, Thos F-N Y Importation Co. 90.72
13 Heitmuller, Ernest W-J Barrett. 68.73
13 Hess, Harry H & Pucci Contracting Co-S Valente. 112.22
13 Heckel, Geo-J Brodie. 75.61
13 Hartigan, Jos-Gimble Bros, NY. 32.15
13 Hiscock, Jeanette S-F A McKensie. 137.91
13 Hoffman, Rosie-H Gottlieb. costs 129.53

- 13 House, Jas H—Greater N Y Bedding Co. 97.78
- 13 Heyman, Leopold—H Lillenthal costs 418.38
- 14 Huff, Thos S & Chas E Coryell—L Huff 1,153.32
- 14 Hitchcock, Fredk—P M Comstock & Co. 536.23
- 14 Horsefield, Grace—G F Smith et al. 23.41
- 14 Heit, Elias—C L Weeks et al. 864.54
- 14 Hemmerdinger, Louis H—S Eichelson 217.32
- 14 Hurd, Ebenezer—Germania Bank 26,666.55
- 14 Hine, Reuben A—M Brooks. 566.97
- 14 Heddendorf, Wm H—C Wigg. 179.35
- 14 Hirsch, Oscar A—M Folgeman et al. costs, 108.65
- 14 Hennessy, Wm P—Twelfth Ward Bank 3,811.08
- 14 Heuser, Lina M M & Henry—J M Huebner 697.72
- 14 Handy, Alex F—N Y Tel Co. 29.13
- 14 Homan, Wm F—the same. 22.73
- 14 Hayes, Jas F—the same. 29.97
- 14 Hone, Harold—H Baumann & Co. 88.01
- 15 Hadler, Saml & Morris Eisenberg—N E Solomon 828.58
- 15 Hein, Isa W—Rectors. 59.81
- 15 Harris, Caroline—Finch & Coleman. 518.65
- 15 Holzderber, Chas F—City of N Y. 130.90
- 15 Hackett, Ida E O—E R Schultz. 374.97
- 15 Hogan, Jno—Kerin & Dunn. 124.31
- 15 Hones, L Wm & Ernest Schreier—I B Aldrich 50.00
- 15 Harvey, David M—J S Anderson. 2,368.67
- 16 Henninger, Albt—Jno S Sils & Sons. 1,568.45
- 16 Hossack, Alex—J L Smith 164.50
- 16 Hoffstein, Chas—A Rusch et al. 588.73
- 16 Holstrom, Jno—W L Ward et al. costs 108.18
- 16 Hyams, Jos—D S Jongh. 146.46
- 16 same—L N Venegas et al. 660.93
- 16 Holden, Jno E—N Y Sporting Goods Co. 93.29
- 16 Hallock, Sanford F—W R H Martin et al. 36.24
- 16 Hudson, Henry E—H & S Pagal Co. 31.16
- 16 Hansen, Matthew J & Chas Koterba—H F Gundrun Co. 220.26
- 16 Hasbrouck, Minnie A—E L Johnston et al. 98.97
- 16 Harris, Saml—J K Kalbfinger. costs 68.78
- 16 Hollaway, Wm E—Carnegie Trust Co. 18,827.18
- 10 Irmel, Henry—American Slicing Machine Co. 102.10
- 13 Insel, Sarah—G J Bryan et al. 33.62
- 16 Irwin, Geo—G W Gorton. 393.98
- 16 same—J L Smith 292.81
- 10 Judenfreund, Sol or Sol Judenfrand—H O Koshkin et al. 336.90
- 13 Jeffer, Louis A & Fanny—Jefferson Bank. 60.70
- 13 James, Harry H—Louis W Duquet, Inc. 38.65
- 14 Jaffer, Louis A & Fannie—Jefferson Bank. 470.70
- 14 Jackson, Abr—N Y Tel Co. 15.34
- 15 Joyce, Julia L—E Waldron. 38.15
- 15 Jones, Sebastian C—F W Lindsley. 2,134.78
- 15 Johnson, Chas—People, & Co. 200.00
- 15 Jacobson, Harry C—M H Rob. 970.50
- 16 Johnston, Frank K—S Aldrich. 74.96
- 16 Jaffe, Ida—I Gordon. 234.36
- 10 Kestenbaum, Barney—Jos Stern & Sons Inc. 182.28
- 10 Kasan, Danl & Clara—P Wolfer et al. 233.71
- 10 Kessler, Julius & Louis Temkin—H Mindlin et al. 96.55
- 10 Kantowitz, Hadasa—C R Basch et al. 347.67
- 10 Kohn, Walter J—E F Bushnell et al. 726.14
- 10 Kaltman, Saml & Max—D Goldstein costs 117.38
- 10 the same—J Blumofe. costs 118.25
- 13 Koehler, V Hugo—W E Mowbray. 119.41
- 13 Krantz, Herman—G Senior. 83.47
- 13 Kingsley, Walter J—M M Silverman. 79.41
- 14 Kinstler, Moses—Hebrew Mutual Benefit Co of N Y. 845.99
- 14 Kelly, Alice—J V Denenberg. 52.00
- 14 Kling, Max—E J Gillies et al. 98.91
- 14 Kingsland, Albt A—Ivy Courts Realty Co. 349.41
- 14 Kirsch, Herman—A R Meyers et al. 830.57
- 15 Kimpel, Jno G—S I Rainforth. 29.31
- 15 Kahrs, Jno H—T Schmidt. 554.98
- 15 Kinsella, Wm H—Kerin & Dunn. 218.28
- 15 King, Vincent C—A H Gordon. 185.02
- 15 Keen, Albt R—F W Devoe & C T Reynolds Co. 273.51
- 15 Kranz, Jas M—Rosehill Realty Co. 370.27
- 15 Kelly, James E—E A Clark. 519.41
- 16 Kuester, Eugene—P C Olsen. 436.41
- 16 King, Wm—American Newspaper Pub Assn 132.22
- 16 Kronengold, Philip—Roseno Bros, Inc. 59.41
- 16 Kunz, Geo—E Fleischl et al. 240.84
- 10 Leister, May—Hannis Distilling Co. 555.74
- 13 Lang, Morris—M J Bernstein. 201.16
- 13 Lafrenz, Henry—I Klein. 69.41
- 13 Law, Fredk R—A R Haeuser Co. 174.42
- 13 Lewis, Saml—P Finkelstein 54.65
- 14 Loeb, Chas—L Benjamin. 27.04
- 14 Littman, Saml—H B Claffin Co. 87.58
- 14 Lindinger, Fritz—Baldwin Bros & Co. 91.30
- 14 Lothian, Jos—B Pinsky. 78.91
- 16 Lewine, Morris—L B Boudin. costs 69.44
- 14 Liberman, Eiek—S Baumohl. 92.67
- 14 Lee, Thos F—Scott & Co. Ltd. 268.16
- 14 Landes, Etta—N Y Tel Co. 20.80
- 14 Lindsley, Philip—the same. 49.77
- 14 Levey, Irene—H N Wineberg. 233.00
- 14 Levey, Harry—J A Schultz. 37.57
- 15 Lutke, Oscar—A Brown Jr. 263.27
- 15 La Roche, Geo F—Swift & Co. 462.41
- 15 Liebman, Jos* & Jos Paguet—E H Miller & Bro. 242.98
- 15 Levitt, Victor D & Bessie—Sweese & Rosenthal 149.53
- 15 Levine, Albt J—Superior Savgs & Trust Co. 84.32
- 15 Lawrence, May—J H Callan. 108.25
- 15 Linden, Augustis—A Lipper et al. 68.72
- 16 Lauterer, Jno—A Darrow. costs, 9.00
- 16 Laturen, Geo—Thorndike & Hix, Inc. 293.31
- 16 Levenstein, Abr, Saml Vogel,* David H Szerlip & Harry Rossoff—B Goldfein 273.50
- 16 Lyon, Geo R—Stewart Printing Co. 146.20
- 16 Lindeheim, Moses—Varick Securities Co. costs, 109.97
- 16 Little, Geo—E Pentz. 28.32
- 16 Lintner, Louis—A Troger. 77.65
- 16 Lanzill, Thos E—S W Hallan. 108.14
- 16 Liebermann, Eisik—J & E Homan Co. 26.73
- 16 Lewis, Arthur B—C J Caughey. 34,073.91
- 10 Miller, Benj M—Art Metal Constn Co. costs 108.16
- 10 Manning, Patk F—Natl Distributing Co. 119.15
- 10 Morris, Jacques—E Kaufman et al. 41.36
- 10 Morris, Chas A, Jas E Gunkel & Frank Krashes—E Kaufman et al. 224.65
- 10 Mead, Jno L—Whiting Motor Co. costs 68.55
- 10 Muller, Henry—C Flax et al. 107.25
- 13 Manning, Henry G & Jno Harris—F D White. 174.45
- 13 Marron, Thos F—J Brodie 67.31
- 13 Moloney, Andrew W—same. 67.12
- 13 Magnus, E Hastings—Gimbel Bros N Y. 69.50
- 13 Marcus, Isidore—London Realty Co. 133.93
- 13 McDermott, Berlinda—Bluthenthal & Bickart 98.85
- 13 Marschack, Saml*, Nathan Satter & Abr Coopersmith—A Fisher. 134.96
- 14 Moore, Ann & Jno*—Ivy Court Realty Co. 69.41
- 14 McGovern, Jno—J F Schlicht et al. 92.67
- 14 Mendel, Jos W—B F Duncan. 542.12
- 14 McCloy, Fredk M—N Y Tel Co. 25.59
- 14 Mestanziz, Emma M S—the same. 45.92
- 14 Miller, Max—A C Patterson. 636.56
- 14 Mangis, Morris C—M Belitzer. 1,426.18
- 14 Maimed, Geo—W W Davison. 192.41
- 14 the same—A Davison 192.42
- 14 the same—I Davison 192.42
- 14 the same—M J Davison. 577.24
- 14 Mannheim, Wm C H—R Dudensing, Jr. 29.65
- 14 McDonald, Geo A admr—W Bradley 502,966.08
- 14 Marks, Simon J—F W Sperling. 139.26
- 14 Marberg, Wm—S Taub. 64.41
- 15 Mitchell, Eudora—N Y Tel Co. 73.25
- 15 Martens, Wm J—the same. 43.93
- 15 Miller, Philip—the same. 17.25
- 15 Morse, Franklin W—J G London. 154.96
- 15 Morse, Franklin W & Pearle—Mechanics American Natl Bank. 125.26
- 15 Mitz or Metz, Louis & Jacob Roshwald*—J Galowitz 37.12
- 15 McCabe, Chas F—D Kiley. 592.82
- 15 McGreevy, Wm H—Standard Gas Light Co. 23.64
- 15 Marsden, Algernon M—E T Holden. 345.83
- 15 Moore, Lucy E—A H Gordon. 116.61
- 15 Moskowitz, Adolph—H Eising et al. 166.36
- 15 Morris, Walter C—Sinclair & Valentine Co. 254.48
- 15 McMurtie, Douglas C—J H Smith. 323.37
- 16 MacDonald, Mary A—NY Tel Co. 20.45
- 16 Mahr, Fredk G—S Eggers. 77.68
- 16 Michael, Chas—German Exchange Bank 3,063.23
- 16 McGuire, Jno—M J Echeverria. costs, 13.88
- 16 Miller, Wm E, Julian M Pinkney & Winfield S Thorpe—American Exchange Bank 3,258.34
- 16 Mayham, Henry J—Carnegie Trust Co. 18,746.15
- 16 McClyment, Sarah W—T D Day Jr. 146.91
- 13 Nicholas, Francis G—I V Crook. 478.32
- 13 Nelson, Jno & Nelly S—F R Taylor. 120.24
- 13 Nicklaus, Michl—M Berman 18.87
- 14 Neugebauer, Edw J—A Jablinow-sky 252.41
- 14 Nellenbogen, Isidore—T F Walsh. 1,979.57
- 15 Naerenberg, Abr—S J Rode et al. 85.72
- 15 Nemeck, Vaclar & Jno—V Tobl. 1,094.23
- 16 Nillson, Carlotta—Selwyn & Co. costs, 12.00
- 16 Nally, Mary A—S Roeser et al. 2,579.70
- 16 Nalavayka, Mike—Reedy Elevator Co. 17.41
- 10 Oestricher, Geo—A De Claremont Co. 37.49
- 13 Occhipinti, Philip—J M Sarnar. 103.13
- 13 O'Rourke, Frank—G Miller 17.17
- 13 Orefici, Ceasro & Alfonso Peters*—V Valente 89.79
- 14 Oldhan, Arthur S—P C Oldhan. costs, 85.30
- 14 Oberndorf, Minnie G—W S Oberndorf costs, 318.80
- 14 O'Gorman, Nellie—M Pfeiffer. costs, 33.00
- 15 Osle, Harry & Irene Vanoni—N Y Tel Co. 47.04
- 16 O'Hara, Richd S & Ellen T—Title Guarantee & Trust Co. 49.40
- 16 Otto, Fredk A—H W Vogel et al. 30.35
- 16 Plumbo, Eliza—N Greenbaum et al. 44.65
- 10 Phelan, Michl F—G R Sutherland. 1,831.91
- 10 Phillips, Lewis—A W Gerstner Co. 62.53
- 10 Pike, Israel—Schiff Bros. 136.33
- 10 Porterfield, Robt—D Bernstein. 5,087.03
- 10 Persch, Donald T—H D Brown. 64.77
- 10 Parnson, Josephine A—J Palmer. 48.41
- 10 Picciriello, Jno or Giomaria—M Bon-giorna. 155.99
- 13 Phillips, Isaac—J Schindler 49.59
- 13 Place, Harry C—Travelers Ins Co. 33.75
- 13 Parke, Robt A—Gimble Bros N Y. 35.31
- 13 Phillips, Jno H—M Herskowitz costs 12.65
- 13 Potter, Edw C, Jr—Simpson-Craw-ford Co. 290.67
- 13 Phillips, David, Jno P Muller & Ja-cob Muller—Garfield Natl Bank. 2,034.53
- 14 Pickel, Arthur N—A T Norton. 1,757.40
- 14 Pollock, Frank V—Shubert Theatrical Co. costs, 58.80
- 15 Phillips, Alfred J—N Y Tel Co. 23.12
- 15 Piper, Jessie H—the same. 24.44
- 15 Pierce, David C—A E MacLean. 496.00
- 15 Purdy, Wm F—City Credit Co, Inc. 55.00
- 15 Praisner, Solomon—Ex-Lax Mfg Co. costs, 112.62
- 15 Pellenberg, Meyer—A Bohrer. 65.00
- 15 Porcella, Saml—A H Gordon. 26.31
- 15 Percival, Katherine C & Jno Dono-hue—A Weinrib et al. 1,126.06
- 15 Pickerman, Max—J Ratner et al. 113.91
- 16 Platt, Mary A—A Lampe. 414.41
- 16 Phelan, Michl F—R Cohen. 1,468.74
- 16 Prusch, Wm—Geo Liss & Co. 123.47
- 16 Pane, Luigi & Luigi Schiavetti—E Hartman et al. 202.50
- 16 Putnam, Endicott G—G W Gorton. 165.13
- 16 the same—J L Smith. 164.39
- 16 Phelan, Michl F—J L Smith. 524.61
- 16 the same—G W Gorton. 156.49
- 16 Quinn, Peter & Jno J McCarthy exrs —B O'Gara 500.00
- 10 Ramdohr, Jos—A Rowland. 361.41
- 10 Ross, Nathan & Henry Beerman—A Weiner. 114.91
- 13 Raleigh, Walter F—J Brodie 41.92
- 13 Rockmore, Harry L—M Morrison. 34.04
- 13 Rosenblatt, Morris & Bernard*—H B Claffin Co. 291.61
- 13 Rosen, Saml & Saml Brenner—B Fink. 99.01
- 13 Ryan, Margery—S May 125.86
- 13 Ryan, Danl J—American Enameled Brick & Tile Co. 317.40
- 13 Rosenthal, David—Combined Real Estate Interests 39.34
- 13 Rothstein, Mandel* & Morris Backell —S Simon. 62.46
- 13 Rechstein, Aug—J F Cronen. 32.74
- 13 Rosenbaum, E Raven—L Stein 3,369.50
- 14 Rothstein, Max—H L Schneider. 44.65
- 14 Reese, Louis—C Sloan. 28.26
- 14 Rosenwasser, Isaac—S Cyge et al. 6,233.04
- 14 Renard, Maurice—J W Bell et al. 116.19
- 14 Rifferberg, Wm J—Gus Bothner. 214.67
- 14 Reich, Chas R, Elias & Harold A—T Brout et al. 69.13
- 14 Ratchick, Abr* & Louis Monnies—M Lipp. 75.97
- 14 Rosen, Saml & Saml Brenner—B Fink 95.88
- 14 Ryan, Thos J—J Wegman. 216.42
- 14 Ronginsky, Pincus—Raisler Heating Co. 9,127.51
- 14 Robinson, Douglas & Adrian H Jo-line recvrs—J Weiser 186.15
- 15 Rosenberg, Pepi—N Y Tel Co. 23.29
- 15 Rosenzweig, Nathan—N Y Tel Co. 65.11
- 15 Rundhack, Jno C & Morris C—N Y Tel Co. 24.09
- 15 Resnik, Morris—Hohenstein Hart-metz Furniture Co. 24.16
- 15 Richtmyer, S L—J M O'Rourke. 146.85
- 15 Rauch, Jacob—Chae, Roberts & Co. 300.89
- 15 Reese, Louis—L C Smith & Bro Type-writer Co. 114.51
- 15 Robinson, Thos H & Chas L F—H De G Robinson costs, 38.72
- 15 Rubin, Morris—E Greenbaum Co. 132.13
- 15 Ronginsky, Pincus—Raisler Heating Co. 1,497.32
- 16 Russell, Henry J—Chelsea Iron Wks Co. 43.34
- 16 Rodecker, Jacob Jr—M Daseking. 50.67
- 16 Roemer, Peter—J F Taylor et al. 44.72
- 16 Reid, Jas H—R B Perez et al. 225.86
- 16 Ressler, Nathan—I Roganetsky. 54.15
- 16 Rothstein, Abr & Jos Wolf—German Exchange Bank 931.38
- 16 Rothstein, Abr, Wm Wolf & Jos Wolf—German Exchange Bank. 3,854.62
- 16 Rubenstein, Saml—Prudential Candy Co. 41.80
- 10 Strong, Preston G or Preston W Strong—E Schwarz. 9,544.10
- 10 Stedman, Robt L—Mail & Express Co. 46.51
- 10 Schultz, Chas—Hannis Distilling Co. 78.81
- 10 Sternberg, David J—Dean Electric Co. 60.91
- 10 Spellman, Wm H—Jenkins Bros. 555.12
- 10 Samos, Nathan—S Hoffman. 34.65
- 10 Schwuchow, Richd P—E M Oschmann. 108.00
- 10 Saunders, Roscoe & Jos—L S Winne et al. 89.71
- 10 Silberman, Henig—M Arnold. 109.45
- 10 Seeley, Geo C—Edwin C Burt Co. 265.69
- 13 Stedman, Robt L—Bank of America Co. 687.12
- 13 Savarese, Tony—Parodi Erminio & Co. 24.16
- 13 Smith, Alfred A—R A McKee et al. 107.32
- 13 Southworth, Ellis B—R A Etskowitz. 70.10
- 13 Solinger, Geo W—S De Sola. 71.49
- 13 Stamschuas, Harry—L Hess & Co. 47.04
- 13 Schiff, Simon—Leshar, Whitman & Co. 157.27
- 13 Shapiro, Saml—Levine Bros Inc. 39.16

15 Dailey & Co—Roebling Constn Co... 3,585.91
 16 Garage Service of America—N Y Tel Co... 26.53
 16 Hawthorne School—K M H Marshall... 32.41
 16 Josephson Brilliant Trimmed Hat Co—City of N Y... 38.65
 16 Joyce Rigging & Contracting Co... 38.65
 16 Jamaica & Woodhaven Realty Co—same... 58.55
 16 Keller Machine Co—same... 27.76
 16 Klein Embroidery Co—same... 37.65
 16 Knickerbocker Automobile Station Co—same... 20.74
 16 Knickerbocker Bureau—same... 24.72
 16 Knickerbocker Clock & Gear Co—same... 38.65
 16 Knickerbocker Jewelry Co—same... 217.76
 16 Knickerbocker Laundry Co—same... 38.65
 16 Kriss Kross Securities Co—same... 22.72
 16 Kuhn Mfg Co—same... 39.34
 16 Kusy Importing Co—same... 38.63
 16 Kistler Bryner Real Estate Co—same... 118.25
 16 Kornbluh & Romanelli & Co—same... 38.65
 16 Kolla Iron & Metals Co—City of NY... 38.65
 16 Korbin & Mishell—same... 38.65
 16 Howell Realty Co—same... 38.65
 16 Harper Motor Co—same... 167.99
 16 Howland Stein General Co—same... 23.72
 16 Hoh Stahl Motor Co—same... 224.69
 16 Italian Natl Express Co—same... 217.76
 16 E T Kimball Co—same... 38.65
 16 E H Kluge Weaving Co—same... 1,013.79
 16 Louis F Jennings & Co—same... 217.76
 16 Charlotte St Constn Co—same... 109.00
 16 Pursell Mfg Co—F L Pell et al 438.34
 16 Sun Constn Co, Benj Nieberg, Max Weinberg, Herman Sudzen & Rose Nieberg—M Davidoff... 623.73
 16 same—same... 547.69
 16 Heights Metropoli Constn Co—S Haunes... 538.91
 16 Yonkers Ave Impt Co—H L Franklin... 184.41
 16 Empire City Woodworking Co—P Lowenfeld et al... costs 146.15
 16 New York Taxicab Co—I Blauner... 350.00
 16 Financial Encyclopedia Co—N Y Tel Co... 131.63
 16 Flexel Co—same... 112.85
 16 Greenwich Cold Storage Co—H L Herbert & Co... 95.26
 16 J W Dolan—Fredk Starr Contg Co... 100.71
 16 E & W Constn Co—D Pizzutiello... 348.83
 16 Advanced Trucking & Express Co—C R Ruegger... 33.58
 16 Lenox Hotel & Restaurant Co—N Y Tel Co... 100.54
 16 L P Fries Co—S G Ormales et al... 113.13
 16 Boone Constn Co—Patterson Bros... 282.41
 16 Haberman & Co—Auto Strop Safe ty Razor Co... 38.09
 16 Bedford Boulevard Constn Co & Nicholas Hodes—H Herrmann Lumber Co... 327.26
 16 Silberson Constn Co—N Y Tel Co... 140.85
 16 United States Electrotpe & Stereotype Co—Press Pub Co... 257.71
 16 Levey Baker Co—Fairbanks Co. 102.16
 16 Llewellyn Realty Co—A Koslin... 38.82
 16 Pursell Mfg Co—Chas Wissmann Co... 846.00
 16 Schult Cafe & Restaurant Co—Sayles Zahn Co... 124.78
 16 City of N Y—R N Snyder... 75.00

Borough of Brooklyn.

FEB.

8 Abernethy, Abel B—N Y Tel Co... 31.71
 9 Altman, Morris—L Cohen... 169.40
 9 Adinolfi, Rosina & as extrx Alessia—M May... 136.90
 9 Allison, E Clare—E V Baillard Co... 282.32
 14 Anderson, Alma—Imperial Curtain Co... 67.65
 8 Bacon, Colter M—N Y Tel Co... 31.71
 8 Baecer, Geo—W Lewandowski... 94.90
 8 Brand, Louis—M Bremer... 207.86
 9 Bernard, Julia D—Universal Savgs Bank... 894.59
 9*Bove, Jerry—F Palladino... 65.95
 9 Bennett, Jas E—L Meyer... 1,591.25
 9*Brown, W C—Ridgewood Natl Bank... 445.65
 9 Blumenstock, Margt—W Sherman & ano... 118.06
 9 Brown, Aaron—L Seidman... 25.40
 9 Bates, Kate—City of NY... 32.40
 10 Ballerman, Leopold—Sea Coast Amusement Co... 105.06
 10 Brennand, Everett C & Mabel O—Marianna H Moody... 97.73
 13 Beerman, Henry—A Weiner... 114.91
 14 Biggam, Wm H—R Mazzarella & Co... 27.62
 14 Barnes, Fredk—Standard Index Card Co... 85.36
 14 Bradley, Anna M—Israel S McDonald... 6,930.72
 14 Baldwin, Louis & Charlotte—M Chigorinsky... 470.89
 8 Casano, Dominick—City of NY... 260.00
 8 Cirillo, Jno—United States Fire Co... 78.59
 8 Copatelo, Rocco—M Hirsh et al... 59.40
 8 Caldwell, Thos J—City of NY... 28.72
 8 Carter, Kate H—N Y Tel Co... 27.15
 8 Cullen, Edw F—same... 76.25
 9 Cuff, Thos—T Roulston... 141.82
 9 Cappadonna, Jno—J I Clark... 183.25
 10 Caronoano, Luigi—I Pomeranz... 108.32
 13 Chapman, Walter E—R Schubert... 232.90

13 Cohen, Herman—J Brodie... 41.82
 13 Clayton, Walter H—S F Bowser & Co... 395.70
 13 Christopher, Carrie P—B J Conroy... 60.13
 14 Cole, Secor Q—H M Childs... 50.90
 14 Christensen, Louis—Jones Thomas Co... 78.24
 14 Caruso, Carmela L—G Froio... 1,637.47
 14 Covert, Francis M—J Wagner... 196.11
 8 Deutchberger, C—Sarah Knight... 50.90
 8 Drescher, Geo, an infant, by Fredk G as gdn—Dora Jordan... 108.10
 8 Dileo Tony—City of NY... 260.00
 8 Deleo, Angela—P Schiaffino... 163.08
 9 Downs, Margt—S Linsenber... 154.18
 10 Davidson, Abe & John—I Meseritz... 32.40
 10 Same—same... 30.00
 13 Daniels, Annie L C—I M Bradley... 390.02
 13 Drysdale, Thos—I L Kleinfeld... 390.62
 13 Donovan, Jas—B J Conroy... 183.23
 13 Dair, Jno—N Y & Porto Rico Steamship Co... 355.23
 13 De Rosair, Frank—H O'Connor... 62.40
 13 Drennan, Walter B—J Brodie... 67.12
 14 Deutsch, Lazar—C Haberman et al... 35.87
 14 Donovan, Jas & Jno—S P Riskin & ano... 60.98
 14 Dunwoody, Harry L—E A Stevens... 1,525.10
 9 Emanuel, Otto W—Sarah Wilson... 338.82
 13*Eiseman, Lena—City of NY... 32.72
 14 Eisenberg, Morris—C Haberman et al... 35.87
 14 Engelberg, Koppel—the same... 35.87
 8*Freundlich, Louis—City of NY... 28.72
 8 Femenella, Saml—City of NY... 55.00
 8 Fitzgibbon, Dollie—N Y Tel Co... 81.63
 8 Pierstein, Harry—S Steinmann & ano... 32.03
 13 Freedman, Jos—Burns Bros... 410.20
 13 same—same... 509.76
 13 Feldman, Adolf—F Roeder... 27.05
 14 Fuchs, Sol—F C Mezger... 32.40
 14 Fogelfinger, Jacob—C Haberman et al... 35.87
 14 Fraumeni, Giuseppe—A M Madigan... 19.95
 14 Fertig, Leon M—P Finkelstein... 83.93
 14 Felgenhauer, Edmund, Edw, Jno F & Frank J—E Mattos... 3,174.35
 8 Galston, Ann—City of NY... 55.00
 8 Gallagher, Cath—same... 260.00
 8 Greenstein, Saml—B Aronowsky... 181.90
 8 Gordon, Saml—same... 181.90
 8 Guthrie, Chas I—N Y Tel Co... 26.66
 8 Grembo, Saml—W Lewandowski... 94.90
 8 Gmelch, Jos P—B Rubin... 86.90
 9 Gegenheimer, Wm—P McGovern... 114.30
 9 Goldberg, Max—D Lautinberg... 77.54
 10 Gunther, Augusta—H Thurm... 109.45
 13*Green, Max—City N Y... 32.72
 13 Goodman, Herman—Y Pendaz & Alvarez... 270.35
 13 Green, Herbert—H C Mould... 150.09
 14 Grant, Harriet & *Belle—A Bernstein... 38.01
 14 Gale, Cyrus—Sweeney & Gray Co... 117.65
 14 Greb, Jos—Imperial Curtain Co... 31.65
 8 Hardie, Geo E—N Y Tel Co... 33.20
 8 Hendrickson, Eugene M—E F Hut-ton et al... 858.65
 9 Hemmer, Thos B—J E Ogden... 2,005.05
 9 Hornbeck, J Irving & Adeline—L Meyer... 1,591.25
 10 Hill, Wm J—W L Durack... 558.12
 10 Hurley, Patk—Frank Bwy... 542.23
 10 Hurley, Patk & Hanna—same... 102.45
 13 Hendrickson, Edw A as exr Wm W—F K Fairchild... 186.90
 13 Hess, Fredk—Margt Hess... 190.97
 13 Hoeffling, Chas—B J Conroy... 39.85
 14 Hemmendinger, Louis H—S Echeleman... 217.32
 14 Heglund, Mauritz W—D Davidson... 169.40
 14 the same—the same... 69.40
 14 Hinchman, Mortimer L—Helen F Hinchman... 70.50
 14 Hoffmann, Louis C—Fdk Maston Co... 36.56
 9 Isaacs, Philip S—L Cohen... 169.40
 9 Irmiler, Henry—American Sewing Machine Co... 102.10
 10 Interante, Aug & Vita—J S Belfer Co; confession... 200.00
 8 Johnson, Axel—Nassau Elec R R Co... 112.22
 9 Jentzer, Jacob C—Max Huncke Chem Co... 24.60
 10 Judenfriend, Sol—H Okoshkin & ano... 366.90
 8 Kriesel, Saml—Sarah Knight... 50.90
 8 Krumfuss, Annie—F Keilmann... 45.59
 8 Kelhetter, Leon—J Championet Co... 460.41
 8 Kaatze, Dietrich W—Michl Powers, an infant, &c... 175.00
 9 Kemble, Wm L—Antoinette L Becker... 44.40
 9 Karmien, Hugo—S S Bogdanoff... 70.55
 9 Kowski, Jno H—M Huncke Chem Co... 24.60
 9 Kaess, Israel—H K Wampole Co... 338.82
 9 Kinnelly, Christopher—Nassau Bwg Co... 520.52
 13 Kastrach, Anton P—F & M Schaefer Bwg Co... 196.47
 13 Klaff, Louis—Kath Becker & ano as exrs... 90.30
 13 Koggan, Wm M—J Hoffman... 114.50
 13 Koehn, Mary—B R Duncan... 111.90
 13 Kealar, *Emily & Chas—Keystone Lubricating Co... 33.11
 9 Lee, Alfred—E Anderson... 122.67
 9 Lammers, Frank—P R Schumacher... 185.52
 9 Levy Saml—Bklyn & N Y Paint Co... 197.33
 13 Law, Fredk R—A R Haenser Co... 174.42
 14 Lemberg, Leon & Sophia—Dime Savings Bank... 1,119.40
 8 Maller, Osias—State Bank... 5,475.25
 8 Menzolini, Dominick—City of NY... 260.00
 8 Same—same... 55.00
 8 McGraw, Margt—same... 161.97
 8 Maunton, Harry—Martin Evans Co... 87.50
 9 Marcus, Louis—M Marcus & ano... 88.21
 9 Morrison, Henry A—F Palladino... 65.95

9 McMahon, Jno T—Abendroth Bros... 646.65
 10 MacDonal, Minnie—City of NY... 129.97
 10 Marcus, Isidore—London Realty Co... 133.95
 13 Marron, Thos F—J Brodie... 67.31
 13 Moloney, Andrew W—same... 67.12
 13 Meyer, Max—B J Conroy... 41.15
 13 McKenna, Jas E—B J Conroy... 31.23
 13 McKeon, Margt—J H Tracy... 14.40
 13 same—same as admrx Margt Ford same... 206.75
 14 Miller, Max—A C Patterson... 636.56
 14 Muller, Jno H—M Stiner & Co... 707.69
 14 Muller, Henry—C Flax et al... 107.25
 14 Moore, Geo L—M Knopf... 78.20
 10 Nicholas, Francis C—I Crook... 478.32
 14 Neff, Cath T—O Eisenlohr... 280.40
 8 Ogilvie, Geo L—G B Hurd & ano... 1,622.30
 8 O'Neill, Wm—S Szarka... 1,601.70
 13 Osborn, Louis—Moser Palace Carriage Co... 41.07
 8 Price, Abr—B Aronowsky... 181.90
 9 Portnoy, Benj—D Feinberg... 27.72
 9 Powell, Llewellen L—Ridgewood Natl Bank... 445.65
 9 Peshkin, Philip—Bklyn & N Y Paint Co... 197.33
 9 Paladino, Jos—Robinson Clay Product Co... 5.49
 9 Pike, Israel—Schiff Bros... 136.33
 10 Polishook, Khivar—H Herschober, an infant... 633.70
 10 Porterfield, Robt—D Bernstein... 5,087.03
 13 Pollack, Israel—City of N Y... 32.72
 13 Penzien, Wilhelm—F & M Schaefer Bwg Co... 196.47
 13 Propping, Maurice—J Herbig & ano... 58.67
 13 Pritsch, *Jas—H Cohen... 16.80
 13 Peimer, Bessie or Bessie Koggan—J Hoffman... 114.50
 13 Picciano, Pasquale A—I Haber... 50.08
 14 Partridge, Horace K—Ruegamer & Auer... 153.37
 14 Pregel, Rudolph—Brunswick Balke Collender Co... 27.57

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SATISFIED JUDGMENTS.

Manhattan and Bronx.

FEB. 10, 13, 14, 15, 16.

Appell, Saml—B Gold; 1910... 1,952.52
 Arthur, Frank D—F M Hough; 1900... 6,949.03
 Anderson, Amanda & Jno—J M Finnan; 1903... 50.57
 Bieber, Henry—H Kuestner et al; 1910... 106.30
 Bellei, Olive—A Anderson; 1911... 641.63
 Bell, Jas A & Paul Borchard—People, &c; 1910... 1,000.00
 Bellei, Elivo—A Anderson; 1911... 92.40
 Bundt, Louis—S Romm; 1909... 392.15
 *Bernstein, Morris—Germania Life Ins Co; 1910... 10,237.30
 Cole, Belle & Dora B—S Kandell; 1911... 795.65
 Cuff, Wm & Jos Dietz—M F Johnson; 1911... 216.10
 Cronstein, Annie—H Weingarten; 1911... 33.65
 Child, W C W—Van Nest Wood Working Co; 1911... 58.25
 Cohen, Harry M—L Bauman; 1911... 2,173.08
 Carhart, Amory S—J X Coughlin; 1912... 99.15
 Carhart, Amory S—J H Coughlin; 1911... 2,133.45
 *Dorsey, Emily—B D Allerton; 1911... 95.46
 Eisler, David & Saml Gross—C Bence; 1912... 300.00
 Foldhausen, Wm—W S Howell; 1909... 131.81
 Friedman, Minnie—S Sabo; 1911... 693.86
 Flynn, Kath & Nelly—W C Garbutt; 1911... 254.77
 Forsyth, Harry—J B Wood et al; 1911... 113.81
 Gerking, Fredk—J Strum; 1911... 430.00
 Goodman, Leopold—J E Bates et al; 1912... 92.08
 Goldsmith, Rebecca—M Tolk; 1911... 285.70
 Hickson, Richd J—S Stern; 1912... 131.35
 Holmes, Wm A—C D Wright; 1907... 39.35
 Haight, Benj—L K Smith; 1909... 347.65
 *Ireland, Adelia D—F Southhack et al; 1904... 697.13
 *Ireland, Jno H—H J S Hall, costs; 1911... 68.63
 Jones, Percival S—C P Pearson; 1893... 196.72
 Jacobs, Leonard—I D Steinhardt; 1910... 57.25
 Kauffmann, Geo—B Di Blase; 1911... 89.24
 Klepner, Saml et al—R Fish; 1912... 1,823.74
 *Keahon, Virginia, Jas E Gaffney, Jno J Murphy, Roderick G Collins Jr & Thos A Adams—Gansevoort Bank of the City of NY; 1909... 13,419.27
 *Liebman, Benj & Jos M Mittleman—People, &c; 1911... 1,500.00
 Levin, Max & Max Elkin—N Y Tel Co; 1907... 25.11
 Levine, Max—J Gold; 1906... 121.57
 Lipshitz, Michl—H Gilman; 1898... 728.43
 Levy, Felix & Harry—J E Rosenthal; 1908... 439.15
 Same—J E Rosenthal; 1907... 27.65
 Lester, Julius & Harry Gellis—P Rose; 1911... 701.49
 Loewer, Jacob & Geo—S Brodbeck; 1912... 39,000.00
 MacIntosh, Eliz—R A Kaeck; 1912... 63.74
 *Morra, Matteo—L Visconti; 1911... 958.23
 Morton, Henry B—F Dirienzo; 1905... 501.26
 MacMillan, Robt—H Schmidt; 1912... 173.41
 Magiday, Leo—M Dreblatt; 1912... 91.54
 McKenna, Wm A—Nahn, Lennon & Damm Inc; 1911... 224.41
 Multz, Sol—R De Coursev; 1911... 82.65
 Moyse, Leonard, Mitchell Simmonds & Edw J Stowers—H Samuels et al; 1912... 182.67
 Perlis, Isidor & Saml—I Ellis; 1903... 34.06

O'Brien, Jno & Jno C Sheehan, Jas Molloy, Michl Sexton & Jno F Cogan—First Natl Bank of Rondout; 1900..... 3,626.98
 Poerschke, Edw R & Mary Fuchs—E Kennon; 1912..... 100.28
 Poerschke, Edw R & Mary Fuchs—E Kennon; 1911..... 1,186.53
 Pursch, Saml & David Greenthal—A Levy; 1912..... 638.89
 Riley, Nellie C & Edw F—Appeal Printing Co; 1911..... 21.87
 Rothberger, Jacob L—Sonn Bros Co; 1912..... 147.54
 Sullivan, Jno A—J S McBride; 1910..... 1,268.18
 Sullivan, Jno A—Monaton Realty Investment Corp; 1911..... 354.65
 Schneider, Chas C—G Mueller; 1911..... 748.54
 Sturm, Fredk F—I Memtz; 1911..... 25.50
 Schnatzberg, Jos, Frances Spingold & Nathan B Spingold—F Bien; 1911..... 194.67
 Solomon, Mortimer W—L Langsam; 1911..... 69.66
 Shapiro, Harris—Fuller Bros & Co; 1911..... 1,121.69
 Streltzer, Julius—M Schnaier; 1912..... costs 109.22
 Strodl, Edw V—Farish Stafford Co; 1909..... 1,478.60
 Tunick, Isidor & Morris Gordon—I Goldfarb et al; 1910..... 499.42
 Tiffany, Burnett Y—R V Lewis; 1904..... 923.95
 Weir, Levi C, prst—E Kohn; 1905..... 104.92
 Same—same; 1905..... 1,056.14
 Wenn, Gustav P—De La Vergne Refrigerating Machine Co; 1911..... 849.66
 Warner, Jno P—Palmer Lime & Cement Co; 1909..... 223.78
 Wertheim, Max—M Greenberg; 1912..... 358.91
 Zimmerman, Carl J—W B Peak; 1909..... 1,265.07

CORPORATIONS.

John C Orr Co—City N Y; 1912..... 27.41
 Madison Square Garden Co—City N Y; 1907..... 264.91
 Same—same; 1909..... 59.41
 Rennard, Bldg & Con Co & Richd Chomanus—Standard Plumbing Supply Co; 1911..... 269.77
 Acker, Merrall & Condit—J V Jordan; 1906..... 68.97
 Acker, Merrall & Condit—C H Weintworth; 1911..... 82.72
 Brooklyn Union Elevated R R Co—J Brook; 1911..... 65.00
 Same—A Brook; 1911..... 1,938.44
 Brooklyn Union Elevated R R Co—A Brook et al; 1912..... 103.09
 Brooklyn Heights R R Co & Inlet Hotel & Cigar Co—M A Sheppard; 1911..... 1,583.25
 Empire Trust Co—W Stein; 1911..... 12.65
 Richmond Boro Pub & Printing Co—City of N Y; 1905..... 294.18
 International Bank Nite Co—S L Coles; 1906..... 525.39
 Brady, Adler & Koch Co—L Wolf et al; 1911..... 6,437.55
 Hadden Realty Co—S Roand; 1911..... 209.72
 Same—J Sragow; 1911..... 106.04
 Allegro & Spallone Constn Co—P Reddy; 1912..... 283.31
 Clinton Holding Co, Henry F Clinton, Henry B Oakman & Ira H Carpenter—J A Young; 1912..... 172.56
 Romana, Lena & Hudson Trust Co—W W Farley; 1912..... 1,820.97

Borough of Brooklyn.

FEB. 8, 9, 10, 13 and 14.

Boniello, Lucia—M J Harrington; 1911..... 50.90
 Bloom, Hyman—B Sain; 1908..... 37.40
 Cielinski, Anthony J—T J Grannon; 1910..... 402.37
 Chase, Geo B—Nassau Elec R R Co; 1912..... 102.22
 Cogan, Jno F—1st Natl Bank of Rondout; 1900..... 3,626.98
 Craven, Annie—Berliner Weiss Beer Brewing Co; 1912..... 53.07
 Eagan, Jos A—Acme Rubber Mfg Co; 1911..... 114.72
 Fischer, Harry—J Dunn; 1911..... 1,233.04
 Foster, Alfred E—C T Middlebrook; 1905..... 501.51
 Flinn, Thos—J McNerney; 1912..... 522.00
 Same—same; 1911..... 440.18
 Hightower, A Reese—R H Fiero & ano; 1911..... 508.74
 Hobbs, Jasper J—J Z Hite & ano; 1911..... 1,794.12
 Hartman, Marx—Morning Journal Assn; 1892..... 228.99
 Hunter, Jno H—L F Kappers & ano; 1912..... 1,079.43
 Hanbury, Harry A—J McNerney; 1912..... 522.00
 Same—same; 1911..... 440.18
 Himmer, Vitalio, Jr—Acme Rubber Mfg Co; 1911..... 114.72
 Lane, Frank A—Title Guar & Trust Co; 1911..... 53.20
 Levine, Ellis & Isaac—Star Co; 1903..... 71.91
 Losh, Chas—Arwin Realty Co; 1911..... 119.40
 Lahr, Isaac J—W J Davidson & Co; 1905..... 443.95
 Mowlein, J Frank—Indianapolis Rubber Co; 1910..... 79.16
 Maguire, Jas—Annie Francis; 1907..... 413.57
 McCann, Walter E—N Y Tel Co; 1911..... 25.20
 Murphy, Thos E—N Y Tel Co; 1911..... 25.20
 Mendelson, Louis & Rose—Ida Abramowitz; 1911..... 186.50
 McGuckin, Jos E—N Y & Bklyn Casket Co; 1911..... 1,561.94
 Malloy, Jas—1st Natl Bank of Rondout; 1900..... 3,626.98
 O'Brien, Jno—1st Natl Bank of Rondout; 1900..... 3,626.98
 Perlman, Mendel—C Krieger; 1911..... 112.40
 Same—same; 1911..... 112.40
 Ryerson, Jennie R—J Kalsch; 1912..... 107.33
 Reid, Peter—C W Stroehbeck; 1909..... 1,038.20
 Stern, Barnet—Kurlandzik & Alpert; 1911..... 264.95

Singer, Dora E—J Dunn; 1911..... 1,233.04
 Scheuing, Chas E—E J Glenn; 1911..... 255.89
 Schneider, Chas G—G Mueller; 1910..... 748.54
 Schrass, Chas J—City of NY; 1910..... 56.59
 Sexton, Michl—1st Natl Bank of Rondout; 1900..... 3,626.98
 Sheehan, Jno C—1st Natl Bank of Rondout; 1900..... 3,626.98
 Schening, Chas—Clara Schening; 1909..... 254.73
 Same—same; 1909..... 257.73
 Sexton, Jas—Bklyn Q Co & Sub R R Co; 1910..... 68.09
 Van Buren, Valentine H—J Z Hite & ano; 1911..... 1,794.12
 Vetere, Michl F—City of NY; 1911..... 55.00
 Webster, Horace B, Jr—E G Webster; 1911..... 2,721.87

CORPORATIONS.

*Bay State Realty Co—N Tiplaldo; 1912..... 3,756.96
 Penn Constn Co—N Y Tel Co; 1912..... 60.35
 William Becket Co—Clara Schening; 1909..... 254.73
 Same—same; 1909..... 257.73
 Hamilton Terminal Co—J Craig as admr; 1911..... 1,058.46
 Same—same; 1911..... 97.65
 Overland Sales Co of NY—L H Carpenter; 1912..... 122.90
 Prudential Ins Co of A—J Donler; 1910..... 1,152.62
 Wm M Calder Co—Catherine Close; 1911..... 169.50

JUDGMENTS IN FORECLOSURE SUITS.

FEB. 8.

Daly av, es, 100.8 n 177th, 25x43.6; Chas P Hallock agt Harry Wilkes et al; Chas P Hallock (A); Chas D Donohue (R); due, \$2,175.67.

Tiebout av, ws, 298.6 s 184th, 50x115; Geo E Buckbee agt Nathan B Levin; Henry D Patton (A); A Welles Stump (R); due, \$1,499.98.

Hall pl, es, 163.2 s 167th, 30x52.7x irreg; Mary Leimbacker agt Louis Siegel; A M Simon (A); Paul Jones (R); due, \$1,913.22.

Belmont av, sec 181st, 141.3x88.9x irreg; Jared W Bell agt Liberty Financial Security Co; M S Borland (A); Saml C Haeriman (R); due, \$9,883.17.

FEB. 9.

Lots, 21 to 23, map of Morris Estate; Bronx; Annie L Morris agt Hugh Thomas; Henry L Morris (A); Paul L Kiernan (R); due, \$5,530.00.

138TH st, 519 W; Harry Horwitz agt Isaac Levy et al; W Bennett Narx (A); Jas A Foley (R); due, \$12,031.84.

FEB. 10.

Kelly st, es, 149.2 n 167th, 100x116.11; Mona Bluthenthal agt Longfellow Realty Corp; Jas J Michael (A); Earnest R Eckley (R); due, \$10,480.00.

FEB. 11.

White Plains rd, ws, s 1/2 of n 1/2 lot 141, map of Olinville, Bronx; Cath Cash agt Morris Marcus et al; Jno J Rogan (A); Cecil B Ruskay (R); due, \$1,556.98.

LIS PENDENS.

FEB. 10.

158TH st, ss, 750.2 w Bway, 18.8x100; also BROADWAY, nec Rock, 100x140; Eliz R Whitehead agt Sarah G Seddon et al; partition; L Wertheimer, atty.

Parcel of land beg at a small pointed rock partly sunk in meadow, runs nw512.11 to New Mosquito Ditch xsw520.4 to cl Black Dog Creek xs—xe—xse148.4 to cut in small cluster of small stones xne280.11 to Hummocks xn— to beg, containing 7.3374 acres, Bronx; Eliz Roemer agt Herbert M Holton et al; partition; A F Gescheidt, atty.

FEB. 13.

Webster av, es, 158.3 n 169th, 37.4x90x irreg; Morris Engelberg agt City Real Estate Co; action to foreclose mechanics lien; A A Feinberg, atty.

Elton av, 727-9; J Wilson Bryant agt Benj M Birss; notice of attachment; J W Bryant, atty.

115TH st, 232-4 E; Josephine Connor agt Ray Lefkowitz; notice of levy; G Gainsburg, atty.

FEB. 14.

West Broadway, 219; Wm Wrav agt Jno S Norris et al; partition; Fuller & Prest, attys.

West End av, 171; Giovanni Saverese agt Saverio Aeillo et al; action to set aside deed; M & B Jaffe, atty.

Charles st, nec Greenwich, 45.9x58.1x irreg; Danl E Seybel et al agt Mary C Mead et al; partition; J Fetretch, atty.

FEB. 15.

125TH st, ns, 325 e Bway, 25x100; Philip Glick agt Saml I Hart et al; action to foreclose mech lien; T A Keppler, atty.

Parcel of land belonging to Van Cortlandt Estate, s of Van Cortlandt Park, bet Albany rd on the w & Sedgwick av & w of Dickinson Estate on the e extending s to the land acquired for the Jerome Park Reservoir & to W 238th, containing 41.893 acres; Augustus Van Cortlandt Jr agt Jno J Astor et al; amended partition; Philbin, Beekman, Menken & Griscom, attys.

169TH st, 512 W; Sanitary Fireproofing & Contracting Co agt Lena Schiedecker; action to set aside conveyance; R A McDuffie, atty.

Lot 7, blk 2837, sec 11, tax map, Boro of the Bronx; also LOT 20, blk 2836, sec 11, same map; also LOT 7, blk 2836, sec 11, same map; also LOT 46, blk 2844, sec 11, same map; also LOT 57, blk 2844, sec 11, same map; also LOT 14, blk 2845, sec 11, same map; also LOT 56, blk 2846, sec 11, same map; also LOT 69, blk 2845, sec 11, same map; eight actions; David Wallace agt Jas A Woolf et al; eight foreclosure of tax liens; B G Bain, atty.

Lot 86, blk 2844, sec 11, tax map, Boro of the Bronx; also LOT 24, blk 2846, sec 11, same map; also LOT 83, blk 2859, sec 11, same map; three actions; Simeon M Barber agt Jas A Woolf et al; three foreclosure of tax liens; B G Bain, atty.

FEB. 16.

123D st, 201-15 W; also 7TH AV, 2062-70; American Bill Posting Co agt Jno H Springer et al; action to set aside deed; Hirsh & Newman, attys.

171ST st, ss, 140 w Fordham or North 3d av, 16x100; also BROOK AV, 1502; also LOT 251, map of Laconia Park, Bronx; also 217TH ST, ss, 100 w 4 av, 25x114; Title Guar & Trust Co agt Abrm Shatzkin et al; action to declare deeds void, &c; A A Howell, atty.

Borough of Brooklyn.

FEB. 6.

AV R, swc W 6th, runs w140xs100xe40 xs20xe100 to st, xn120 to beg; also AV R, sec W 6th, 200x100 to W 5th; Chas A Rippman agt Chaffers Constn Co et al; C F Corner, atty. (Corrects error in last issue when 2nd parcel was AV R, swc W 6th.)

FEB. 8.

Madison st, wc Knickerbocker av, 25x100; Dorothea Kuttner agt Dora Domoshesky et al; Coombs & Wilson, attys.

Fulton st, swc Smith, runs s125xw50.3xn 125.10xe48.9 to beg; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; Oran S Baldwin agt Peoples Trust Co as trstes &c et al; partition; Hedges, Ely & Frankel, attys.

Moore st, ss, 176.6 w White, 28.6x100; Title Guar & Trust Co agt Leib Lurie et al; J L Goodwin, atty.

Kenilworth pl, nes, 144.8 se Av G, 18.11 x100; Mary McKellar agt Frank R Huffmire et al; W L Durack, atty.

Norman av, ss, 100 e Diamond, 25x95; Walter L Mallinson agt Simonelli & Pizsa Co et al; J C Stemmerman, atty.

St Felix st, ws, 83.11 s DeKalb av, 20x60x20x59.2; Jas C Danzilo agt Harry Kernan & ano; J M Peyser, atty.

Georgia av, es, 175 s Blake av, 25x97.6; Chas F O Haug agt Sam Turetsky et al; J L Goodwin, atty.

Bergen st, ns, 116.3 w Vanderbilt av, 60 x110; Erastus B Barker agt Maggie A McCabe et al; J L Goodwin, atty.

62D st, ns, 100 e 21 av, 600x100 to 22 av; also 62D ST, ss, 100 e 21 av, 600x100 to 22 av; Wm M Crowe agt Pennock-Stevens Constn Co; E J Ludvig, atty.

57TH st, ns, 140 e 7 av, runs w140x100; Antonio Zaughl & ano agt Jas V Cunningham; attachment; Chas J Ryan, atty.

FEB. 9.

New Lots rd, 984, ss, 40 e Atkins av, 20 x100; Dominick Marino agt Maurice Young & ano; to foreclose mech lien; B T Hoek, atty.

Sackman st, nwc Dean, 17.9x80; Hyman Trachtenberg & ano agt Hyman Nadoolman et al; S S Schwartz, atty.

2D av, es, 25.2 n 58th, 25x80; Robt R Moore as City Chamberlain agt Henry F Risch et al; C B Campbell, atty.

Seeley st, ns, 150 e 18th, 50x200 to Terrace pl; Home Trust Co of NY agt Danl J McCoy et al; Harris, Corwin, Gunnison & Meyers, attys.

W 5TH st, ws, 270 n Av T, 18x100; Thos F Smith agt Edna S Gelhardt et al; H J Davenport, atty.

Bedford av, es, 100 ne N 9th, 20.4x80; Robt Cohn agt Frances Smalley et al; Jos L Young, atty.

FEB. 10.

Dumont av, nec Bristol, 25x100; Nathan Kopelowitz agt Sophie Cohen et al; L N Jaffe, atty.

Norman av, ss, 25 w No Henry, 50x95; Michl E Mulligan agt Jas Mulligan et al; C & T Perry, attys.

Neptune av, sec W 3d, runs e60xs99.2xe 40xs20xw100 to W 3d, xn100.8 to beg; Jas F Brewster agt Juliet Durand; to foreclose mech lien; A A Howell, atty.

Union av, nec Jackson, 50x100; Caroline Pabst agt Christian Schneider as exr; partition; Schinzel & Halbert, attys.

Van Buren st, 496; Dietrich W Kaatze agt Mortimer L Hinchman et al; N D Shapiro, atty.

8TH st, sws, 61 nw 5 av, 32x64; Chas Heitzmann Jr agt A W Todebush Co et al; to foreclose mech lien; Phillips & Avery, attys.

Front st, ss, 132.6 w Hudson av, 25x100; Thos Colson agt Frank Casella et al; G W McKenzie, atty.

W 17TH st, ws, 359.5 n Neptune av, 100.7x100; May A Belford agt Elizabeth Hart et al; L J McGoldrick, atty.

Madison av, 1839; Hyman Cohen agt Jacob Potsdam, Paul Shalet. (102.) 150.00
148TH st, 410-20 W; Expert Roofing Co agt Frances C Hendrick, P E Hendrick. (103.) 550.00
St Nicholas av, nwc 153d, 102x219.10; Jackson's Mantel & Grate Works agt M R L Bldg Co. (104.) 1,400.00
Brook av, 260; J Greenberg Co agt A E Cohen, Hyman Cohen. (105.) 45.00

FEB. 13.

5TH av, 548; Edgar W Hazazer agt Isabella A Robey, Andw Alexander, J C Vreeland Bldg Co. (106.) 726.90
Broadway, 2561-7; Dennis G Brusse agt Bway & 96th St Realty Co, Libman Contracting Co. (107.) 1,400.00
5TH av, 548; A A Sash, Door & Blind Co agt Isabella A Robey, Andw Alexander, J C Vreeland Bldg Co. (108.) 120.00
Doon av, ws, 425 s Jefferson av, 25x95.8; Edw Maliphant agt Jno Flahive, P Merendino. (109.) 260.00
Tieman av, ws, 90.6 s Chester av, 75x90; Edw Mailphant agt M Kempf Realty Co. (110.) 815.00
4TH av, sec 21st, 115x90; Thos C Raines agt J H & C K Eagle, G W Dailey, mgr Simplex Constn Co. (111.) 23.00
Riverside dr, nec 99th, 100x100; T H Simonson & Son Co agt Highwood Realty & Constn Co. (112.) 2,881.10
17TH st, 143 W; North Side Hoisting Co, Inc, agt Coffey Realty Co, St Anne Bldg Co & Catherine D Coffey, Emil Mueller. (113.) 274.20
Amsterdam av, nwc 181st, 50x100; Saml A Snyder et al agt Jno Hunter, Frederic Robinson. (114.) 320.00
Fulton av, 1465-9; David Shapiro agt Bethel Constn Co. (115.) 370.00
Fordham rd, 38-40 W; Lyn Oil & Varnish Co agt A L Guidon & Co, Henry A Von Dietsch. (116.) 62.40
Bryant av, 2224; Petroleum Products Co agt Mondheim & Co, A Fasany & Co. (117.) 18.38
142D st, ns, 100 w Bway, 100x100; Vito Contessa & Co agt Emkaar Realty Co. (118.) 1,775.85

FEB. 14.

Riverside Drive, nec 151st, 145x99.11x irreg; Anton Larsen & Son agt Sillon Constn Co (renewal) (119.) 593.32
Variet st, 105; Jos Schurman agt Franklin Partridge (120.) 100.00
Fulton av, 1465-69; Lockwood Co agt Bethal Constn Co. (121.) 430.00
7TH av, swc 136th, 25x100; Abr Getzoff agt Mary W Dunlap (122.) 84.00
230TH st, ss, 305 e Barnes av, 50x114; I Rosario Lo Bue agt Vincenzo Avarello (123.) 218.00
230TH st, ss, 305 e Barnes av, 50x114; Schneider Tile Co agt same (124.) 62.50
83D st, ss, 225 e Columbus av, 100x 102.2; Kertscher & Co agt Hennessy Realty Co. (125.) 2,500.00
Bryant av, 1352; Tremont Iron Works agt Wm Shapiro & Eli Beline (126.) 56.76
171ST st, ns, 100.2 e 3 av, 50x120; Sun Fireproof Sash & Door Co agt Chas Bjorkgren, Inc. (127.) 103.00
Haven av, sec 180th, 100x147; Wm McPherson & Co agt Plaun Constn Co, Comforti Excavating & Foundation Co. (128.) 83.00
11TH av, 635; Empire City Iron Works agt Obermeyer & Liebman & Jno Langley Co. (129.) 174.50

FEB. 15.

151ST st, nec Riverside Drive, 145x103.9 irreg; Jackson's Mantel & Grate Works agt Sillon Constn Co (renewal) (130.) 2,342.07
Westchester av, 2311-15; Paul Daniel agt Glover Constn Co. (131.) 710.00
46TH st, 21-7 W; Geo L Patterson et al agt Amos R E Pinchot & Jno Whitenack (132.) 130.00
Aqueduct av, 1492-4; Savoy Glass Co agt Towanda Constn Co. (133.) 170.23
Kelly st, 887-91; Jno Kindgen & Bro agt Jno Rendall Realty Co & Irvine Realty Co; renewal (134.) 112.50
4TH av, 257 to 265; Levenson Wrecking Co agt J H & C K Eagle, Inc; Simplex Constn Co (135.) 1,460.34
181ST st, 515 W; Herlem Metal Ceiling Co agt Jno Hunter; Fredk Robinson (136.) 105.00
Willett st, 26; Chas Glazer agt Nathan Ullman; Rubin Warshawsky & Bernard Charmatz & Mandel Mandelman (137.) 40.00
Ryer av, 2040; Gabriele Del Gaudio agt Michl Nolan, Fox & Lorenz; renewal (138.) 342.29
St Nicholas av, nwc 177th, 95x100; Fiske & Co agt Melvin Realty Co & Greenberg & Cohen (139.) 165.00
175TH st, 713 to 723 E & Clinton av, 1807; Jno Kingden & Bros agt Wiedhopf Constructing Co; renewal (140.) 437.50
5TH av, 548; Dahlstrom Metallic Door Co agt Andw Alexander & J C Vreeland Bldg Co (141.) 799.00
122D st, 425 E; Maxwell Cantor agt Calnedonia Golf Cleek & Mfg Co & Benj N Goldberger (142.) 35.00
Allen st, 54; Louis Herman agt Jos Spector & Jacob Isseks (143.) 54.00
Wallace av, nec Burke, 100x100; Ramon Pinagero agt Madison Constn Co (144.) 19.50

5TH av, swc 111th, 50x100; Harry B Senft agt Chas I Weinstein Realty Co & Julius Mueller (145.) 150.00
Bleecker st, 170; Natl Column Co agt Est of N Low & Otto Melin (146.) 602.00
112TH st, 245 E; Chas Catania agt Clementie & Adelina de Luisi (147.) 225.00

Borough of Brooklyn.

FEB. 8.

Newkirk av, nwc Rogers av, 100x100; Estate of S Weinstein agt Martin Bldg Co & Geo J & Wm Martin. 2,509.50
64TH st, ns, 180 ne 14 av, 20x88; D A Ziccardy Trim Co agt Carlo & Maria Sutura & Giuseppe D'Alessio. 185.70
Johnson av, 321-27; Perry H Parmer agt Nathan May. 263.69
Butler st, 170, ss, 100 w Bond, 25x100; Audley Clarke Co agt Giuseppe Ruggiere & Jas F Butler. 71.12
President st, 101; Edw H Scally agt Louis Valentine & Vincent Scala. 325.00
Newkirk av, nwc Rogers av, 100x100; Audley Clarke Co agt Morton Bldg Co & Harry Green. 1,255.03

FEB. 9.

Downing st, es, 375 s Gates av, 25x101; Abendroth Bros agt Downing Const Co. 156.00
W 15TH st, 2906; Albro J Newton Co agt Marie Fanelli & Vincenzo Tria. 444.58
16TH st, sws, 200.10 nw 4 av, 39.6x125; Maurice Mayersohn agt Himmelstein & Arker Co; Saml Himmelstein & Isaac Arker. 980.00
Neptune av, ss, 220 e Highland av, 40x 100; Cropsey & Mitchell agt Laura B Zell & W H Qualey. 537.43
3D av, sec 33d, 200x100; Houghtaling & Wittpen agt Guistano Martino. 130.00

FEB. 10.

16TH st, sws, 203.10 nw 4 av, 39.6x103; Philip Spina agt Himmelstein & Arker Co & M Anneberg. 52.50

FEB. 13.

St Johns pl, ss, 180 e Classon av, 103.8 x122.10x104.6x109.10; Sam Rubin agt Glanton Holding Co & Sam Zubroff & Ike Zipkin. 45.00
Same prop; Rubin Levinson agt same. 45.00
Sutter av, ns, 75 e Snediker av, 50x100; Morris Prosky agt Silvia Tonkonogy & Saml Feister. 65.00
64TH st, ns, 180 e 14 av, 20x100; Giuseppe D'Alessio agt Carlo & Maria Sondero. 620.00
Nostrand av, sec Macon, —x—; Girls High School; Henry Epstein agt Board of Education & Demarest & Bouton. 26.70
Newell st, ws, 95 n Calyer, 75x100; Waterbury Hardware Co agt Wayne County Produce Co, Vincenzo Simonelli & Marce De Micca. 195.25
Warren st, 625; Saml Mendel agt Anna M Smith. 77.00
West st, ws, 77.6 n 35th, 144x80; Thos P Lancaster agt Humphries Constn Co & R Humphries Jr. 400.00

FEB. 14.

New Utrecht av, 7405-11; Greenpoint Sash & Door Co agt Builders & Traders Realty Co & L E Blake, Sr. 159.80
Nassau av, 181; Isaac Feldman agt Saml Baruth & Isaac Polatchek. 148.80
4TH av, swc 47th, runs s103xw79.11xn 2.10xw20.1xn100.3 to st, ex100 to beg; Benj Krusky agt Belinky Constn Co & Max Belinky. 165.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

FEB. 10.

Church st, 315-7 & Lisperard st, 38; Morris Talsky agt Esseff Realty Co et al; Dec 21'11. \$175.00
Broadway, 1794-1808; Commonwealth Roofing Co agt Geo Ehret et al; Apr26'11. 773.45
Benson av, es, — from Frisby av; Richd E Thibaut, Inc, agt Bessie Gainsberg et al; Jan8'12. 150.08
Cauldwell av, es, 76.9 e 163d; Domenico Leone agt Herman D Ropke et al; Aug4'11. 16.95
Cauldwell av, es, 76.9 e 163d; Nicola Mazzenga agt same; Aug4'11. 23.67
Cauldwell av, es, 76.9 e 163d; Vincenzo Marino agt same; Aug11'11. 17.30
Cauldwell av, es, 76.9 e 163d; Pasquale Ventura agt same; Aug4'11. 23.95
Cauldwell av, es, 76.9 e 163d; Francesco Tramandozzi agt same; Aug4'11. 23.67
Cauldwell av, es, 76.9 e 163d; Ernesto Bernardini agt same; Aug4'11. 16.67
Cauldwell av, es, 76.9 e 163d; Pasquale Cocuzzo agt same; Aug4'11. 16.96
Cauldwell av, es, 76.9 e 163d; Gaetano Marino agt same; Aug4'11. 21.10

FEB. 13.

Allen st, 54; Jacob Minsky agt Jos Spector et al; Nov20'11. 225.00
Hoffman st, 2501-09; Meyer Gruzenskie agt Pinnacle Realty Co et al; Feb7'12. 760.00
Hoffman st, 2501-09; Brand & Silverstein Iron Works agt same; Jan9'12. 858.40

6TH av, 388-90; National Bridge Works agt Mary A Gordon et al; Jan18'12. 557.18
42D st, 23 W; J Odell Whitenack agt Chas F Hoffman et al; Jan30'11. 1,227.20
Taylor av, 1718; Jos Greenbaum agt Ide Redbord et al; Nov21'11. 31.50

FEB. 15.

2D av, swc 82d; Vogel Cabinet Co agt Chas J Kroehle et al; Dec12'11. 2,695.33
Southern Boulevard, nwc 142d; Evans & Kastner agt Vincenzo Razzano et al; Oct27'11. 68.00
223D st, ns, —w Barnes av; Title Guar & Trust Co agt Morris Improvement Co et al; Jan31'12. 36.00

FEB. 16.

125TH st, 313-15 W; Jos Tine et al agt Max Marx et al; Dec27'11. 15.00
East End av, nwc 79th; Nathaniel Wise Co agt Stevenson Constn Co et al; Sept2 '11. 440.86
Madison av(1306 to 1312; Fredk R Law agt Fredericka Ashton et al; Nov23'11. 100.00
Allen st, 54; Jos Rothberg agt Jos Spector et al; Nov28'11. 2,040.00
Same prop; Nathan Sater agt same; Nov18'11. 400.00

Borough of Brooklyn.

FEB. 8.

No satisfied liens filed this day.

FEB. 9.

20TH av, es, from 60th to 61st, 200x95; also 21ST AV, swc 63d, 180x95; also 60TH ST, ss, 95 e 20 av, 120x100; also 61ST ST, ns, 95 e 20 av, 120x100; also 62D ST, sec 21 av, 80x100; also 63D ST, nec 21 av, 520 x100; also 63D ST, nwc 21 av, 420x100; also 63D ST, ss, 95 w 21 av, 340x100; also 64TH ST, swc 21 av, 420x100; also 65TH ST, nwc 21 av, 420x100; also 65TH ST, swc 21 av, 420x100; also 66TH ST, nwc 21 av, 420x 100; also 66TH ST, swc 21 av, 420x100; Irvine & Wilcox Co agt Van Cleave Const Co; Sept19'11. 1,276.20

22D av, ws from 64th to 65th, —x95; also 22D AV, ws, 60 s 66th, 60x100; also 64TH ST, ss, 95 w 22 av, 360x100; also 65TH ST, nec 21 av, 160x100; also 65TH ST, ns, 115 w 22 av, 200x100; also 65TH ST, sec 21 av, 360x100; also 65TH ST, ss, 80 w 22 av, 60x 100; also 66TH ST, nec 21 av, 500x100; also 66TH ST, sec 21 av, 520x100; also 21ST AV, es, 25 s 64th, 20x95; Irvine & Wilcox Co agt Van Cleave Const Co; Sept19'11. 536.33

E 8TH st, 1947, 1951, 1955, 1959, 1981, 1983; McElreavy & Hauck Co agt R M Constn Co, R M Co & Frank Napier; Jan15'12. 434.60

West st, nec 10th, 160x140; Constn Material & Coal Co agt J B Thompson Real Estate Co; Anthony & Nicola Sidoti; Feb 6'12. 600.00

Schenectady av, es, 100 n Park pl, 52.9x 100; Grotenstein & Weinstein agt Johanna & Robt Grafton; Jan31'12. 250.00

FEB. 10.

Av Q, ss, 20 e E 8th, 100x100; Jno Olsen agt I W Constn Co; Jan25'12. 50.00

FEB. 13.

Hendrickson st, sws, 140 se Av P, —x—; Chas Schwartzman agt Antonio Bonnella; June26'11. 350.00

Same prop; R L Williams agt same; June 21'11. 25.00

Hendrickson st, sws, 140 se Av P, 40x 100; Jacob J Forcier agt Lucia & Antonio Boniello; July7'11. 33.00

Same prop; Adolf Wexler agt Gennaro Gragnano & Antonio Boniello; Dec7'11. 167.50

Pacific st, 619-21; Grossman Bros & Rosenbaum agt Leo or Louis & Nathan Strauss & Rabinovitz Bros; Jan17'12. 150.00

Lincoln pl, 1596, ss, 284.4 w Ralph av, —x—; Chas I Rosenblum agt Francesco & Francesca Nola & Michl G Polito. 156.79

FEB. 14.

Prospect pl, ss, 169.8 w East New York av, 25x62.8; Jos Rudtner agt Catherine Fritz; Dec8'11. 500.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS

Borough of Brooklyn.

FEB. 8.

Malta st, ws, 400 n Hegeman av, 60x93; Levy & Wolfman on Julius & Herman C Lehrenkrauss to pay Abr Tolin. 90.00

FEB. 9.

57TH st, ns, 140 e 7 av, 140x100; York Penn Co on Home Title Ins Co to pay Acme Homes Co. 100.00

FEB. 10.

No orders filed this day.

FEB. 13.

No orders filed this day.

FEB. 14.

E 35TH st, es, 280 n Church av, 198x 100; Hazel Constn Co on Title Ins Co of N Y to pay Cohen & Grau Co. 800.00

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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. 2292

New York, February 17, 1912

(32) 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.

59-31	697-31-32	1183-17 & 18½	1637-4	2024-21-22
103-32	747-60	1220-48	1679-11 & 39	2028-2 & 5
149-28 & 31	759-17	1223-14	1684-42	2036-38-40
170-15	800-25-28	1244-33	1687-1	2044-24
172-16 & 21	804-71	1250-85	1735-34	2046-1
202-32	812-16	1308-11	1736-21	2053-76
238-23	821-19	1323-16	1738-12	2073-41
266-62	838-30-31	1326-39	1748-32	2110-11, 13 & 15
267-68	849-15-19 & 61-62	1342-9	1759-69-71	2133-84
278-39	856-24	1347-11	1768-57	2153-49
289-32	879-69	1363-47	1778-20 & 33-35	2154-43
343-23	890-78	1389-24	1784-20½-21	2155-75
344-1	898-23	1396-60½	1788-24	2156-48
346-58	934-8	1420-1	1827-5	2197-1
350-54	984-14	1430-2-3	1849-48	2213-6 & 8
394-4	993-10	1487-2	1853-28	2248-61
411-9	997-54-55	1510-64½	1872-2, 4, & 61-64	
422-pt lt 31	1025-33-36	1535-2	1875-37-38	
447-47	1026-29-30	1412-21½	1914-45	318-23
511-6	1033-48	1540-37	1915-52	446-35
573-22	1034-19	1544-9	1917-7½	634-6
578-82	1054-33 & 45	1555-10	1940-18	1524-42
584-54 & 60	1057-23	1558-4	1942-43	1619-8
596-15-16	1086-13	1579-2½	1966-93	1623-43
603-37	1127-55½	1595-3	1967-74	1655-11
610-4-15	1141-23	1618-19	1968-1	1724-28-29
615-98-99	1143-52	1621-30	1969-5	1745-30
626-48	1145-38½	1627-41	2004-25	1883-11
634-4	1161-56			

WILLS.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

▲ \$20,000—\$80,000 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
admtr—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
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

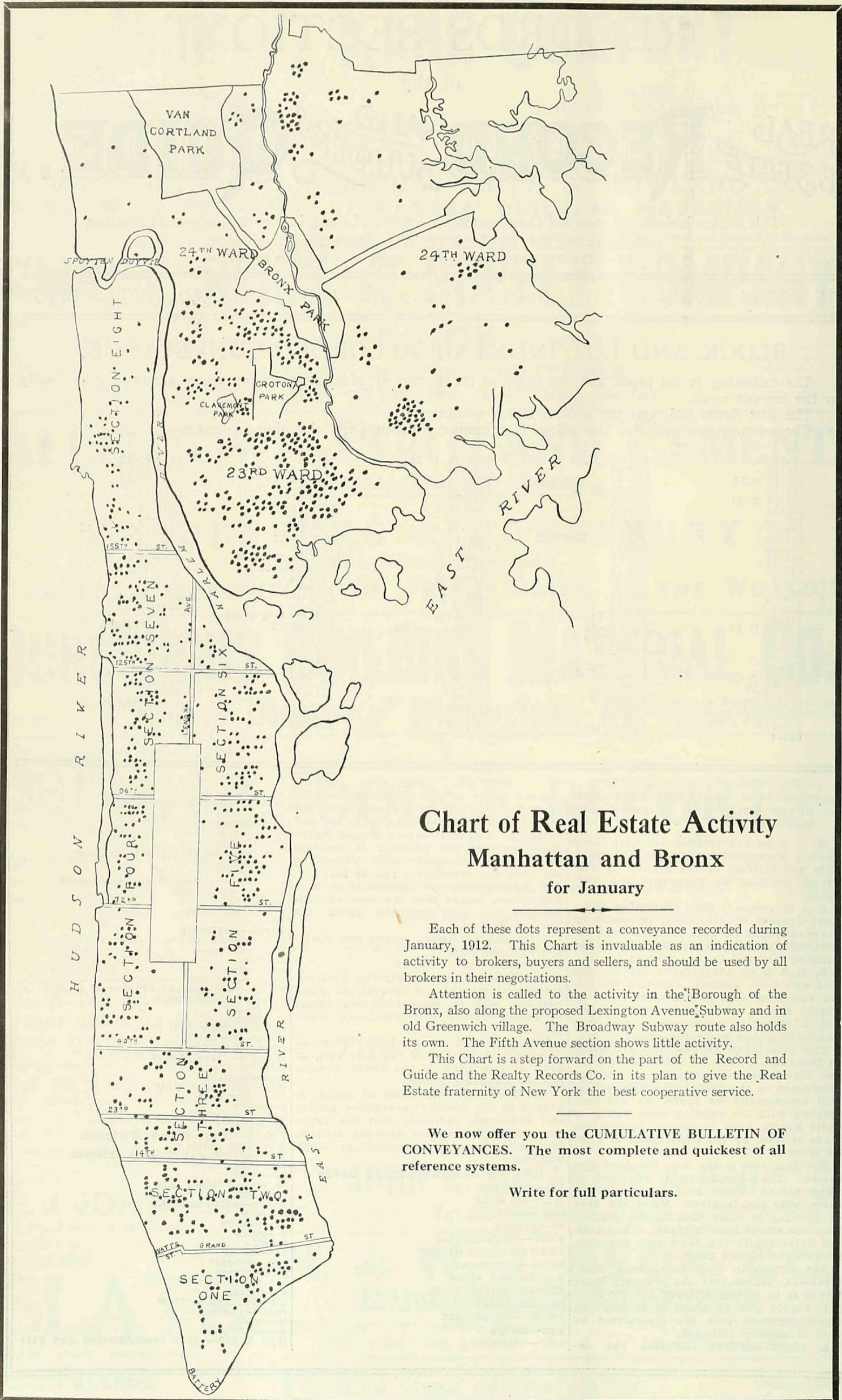


Chart of Real Estate Activity Manhattan and Bronx for January

Each of these dots represent a conveyance recorded during January, 1912. This Chart is invaluable as an indication of activity to brokers, buyers and sellers, and should be used by all brokers in their negotiations.

Attention is called to the activity in the Borough of the Bronx, also along the proposed Lexington Avenue Subway and in old Greenwich village. The Broadway Subway route also holds its own. The Fifth Avenue section shows little activity.

This Chart is a step forward on the part of the Record and Guide and the Realty Records Co. in its plan to give the Real Estate fraternity of New York the best cooperative service.

We now offer you the CUMULATIVE BULLETIN OF
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Cayuga av., (13:3415) ws, 49 n 244th, 110 x175.4x—x170.6, except pt in bed of av, vacant; party 2d pt to build school to cost not less than \$15,000 & dwg at \$8,000; Parkway Heights Co, 25 Broad, to Barnard School for Boys, a corpn, 721 St Nich av; Jan31; Feb10'12. O C & 100

Clay av, 1747-51., (11:2799) ws, 195 n 174th, 90x95, 2 3-sty fr dwgs; Jas Buckley to Francis Murray & Co, Inc, 531 W 33; mtg \$5,000; Feb7; Feb13'12. O C & 100

Cedar av., (*) ns, 226 e Elm, 50x100, Laconia Park; also ARTHUR ST, (*) ns, 200 w Elmwood pl, 50x100; Emma N Polak to Philip Goldberger, 105 Goerck; AL; Feb9; Feb13'12. O C & 100

Castle Hill av., (*) nec Gleason av, 33x 105, Unionport; Edw A Schill to Leopold Vath, 2844 Coddington av; ½ pt; mtg \$12,000; Oct11'11; Feb14'12. O C & 100

Crotona av, 1818., (11:2949) nec 175th (Nos 701-3), 94x45, 3 2-sty fr dwgs; David C Pierce to Saml B Pierce, nec 175th & Crotona av; B&S; AL; Dec18'11; Feb15'12. nom

Chatterton av, 2227-9., (*) ns, 242.1 e Castle Hill av, 37.7x108; Martin & Emma Schoemell to Henry Cohen, 767 Union av; mtg \$5,000; Feb15'12. O C & 100

Courtlandt av, 731-3., (9:2415) swc 156th (Nos 340-6) late Melrose, 50x100, except pt for av & 156th, 2 2-sty fr dwgs, str on cor & 3-sty fr tnt & str; Aug C Friedrich to Louis Hubener, 364 E 158, & Martin Escher, 310 E 157; mtg \$11,200; Jan24; Feb15'12. O C & 100

College av, nwc 167th., see Mad av, 1695, Manhattan.

College av, swc 168th., see Mad av, 1695, Manhattan.

Daly av, sec 180TH., see 180th, 920.

Delavelle av., (*) ws, 150 s Boston Post rd, 25x100; also HOLLERS AV, (*) nwc Merritt av, 25x100; Hudson P Rose Co to Frank Colassaro, 535 W 59; AL; Feb5; Feb 9'12. nom

Decatur av, sec 194TH., see 194th, 380 E.

Decatur av, 3289., (12:3351) ws, 75 s 209th, 25x100, 2-sty fr dwg; Mary Kane to Coster Realty Co, 882 E 169; mtg \$7,000; Dec11'11; Feb14'12. O C & 100

Ellis av., (*) ss, 205 w Olmstead av, 100 x216 to ns Gleason av, 100x127.11 to Tremont av, x116.9x188, Unionport; Maria E Cave to Mary I Whittemore, 185 Decatur, Bklyn; 1-5 pt; Feb9; Feb10'12. O C & 112.50

Edison av, ws, 96 n Pelham rd., see Lee, ss, 90 e Pelham rd.

Findlay av, swc 165TH., see 165th, 316-28 E.

Fowler av, (*) es, 375 s Neil av, 25x 100; F Leroy Schwedner to Morris Park Land & Development Co, 11 Pine; B&S; Feb14; Feb15'12. nom

Gleason av, ns, 205 w Olmstead av., see Ellis av, ss, 205 w Olmstead av.

Grace av., (*) sws, 98 se St Raymonds av, 32.8x131.1x25x110.10; Nathl J Haywood to Alfred A Stuart, 689 E 17, Bklyn, & Harry C Sanford, 2 W 120; Feb 10; Feb13'12. nom

Gleason av, nec Castle Hill av., see Castle Hill av, nec Gleason av.

Hoe av., (11:2981) ws, 275 n Jennings, 50 x100, vacant; Patk Lenihan to Martin Tully, 810 E 173; AL; Feb14; Feb15'12. O C & 100

Honeywell av., (11:3124) nws, at nes 180th, 115x75, except pts for av & st, vacant; Philip H Fischer to Geo F Moody, 62 W 71; mtg \$14,500 & AL; Feb8; Feb9'12. O C & 100

Honeywell av., (11:3124); same prop; Geo F Moody to Louis A Lehmaier, 906 West End av; mtg \$14,500; Feb8; Feb9'12. O C & 100

Jerome av, 2170., (11:3186) nec Cameron pl (No 1), 175x100, vacant; Wm Dibble to Edwin A Bradley & Geo C Currier; QC; Jan8'05; Feb9'12. nom

Longfellow av., (10:2761) ws, 200 n Seneca av, 25x100, vacant; Georgina Rendall to Goldie Cowen, 778 Beck; B&S; AL; Jan 4; Feb10'12. nom

Longfellow av, 1409-11., (11:2999) ws, 25 n Freeman, 75x100, 2 5-sty bk tnts; Adolph Trube to Peter Doerr, 519 W 135; AL; Feb 3; Feb15'12. O C & 100

Merritt av, nwc Hollers av., see Delavelle av, ws, 150 s Boston Post rd.

Mt Hope av, 1800., see 175th, 223, on map 233 E.

Marion av, 2742., (12:3283) sec 197th, 25x 120x25.3x117, 2-sty fr dwg & 2-sty fr rear bldg; Helen Kiralfy to Jos B Brenauer, 56 E 87; mtg \$4,200; Feb10; Feb13'12. O C & 100

Marion av, 2740., (12:3283) es, 25 s 197th, 25x124.7x25.3x121.1, 2-sty fr dwg; Helen Kiralfy to Jos B Brenauer, 56 E 87; mtg \$5,000; Feb10; Feb13'12. O C & 100

Morris Park av., (*) ns, 240 e White Plains rd, 25x95; Jos Gamache to Charlotte Doerr, 297 1 av; Correction deed; mtg \$13,500; Feb6; Feb14'12. O C & 100

Morris av, nec 167th., see Mad av, 1695, Manhattan.

Morris av, sec 168th., see Mad av, 1695, Manhattan.

Nelson av, 1411., (11:2874) ws, 183.4 n Boscobel av, 16.8x95.6x18.5x87.7, 2-sty fr dwg; Harry Cahn et al to Regina Heineck, 326 E 87; mtg \$3,500; Jan31; Feb9'12. O C & 100

Ogden av., (9:2531 & 2535) swc 170th, 50 x100, vacant; Helen Kiralfy to Jos B Brenauer, 56 E 87; Feb10; Feb13'12. O C & 100

Ogden av, ws, abt 112.6 s 166TH., see Summit av, es, 112.6 s 166.

Prospect av, 1913., (11:2951) ws, 50 n Fairmount pl, 50x100, 2-sty fr dwg; Harris Tow to Fredk W Sauer, 769 St Nich av; mtg \$4,500; Feb15'12. O C & 100

Prospect av, 2350., (11:3114) es, 525 n 183d, 18.9x94.1x18.9x94.6, 2-sty bk dwg; Jennie Cohen to Madeline Hawn, 1239 Simpson; QC; AL; Feb7; Feb10'12. nom

Prospect av, e abt 84.2 n Grote., see Grote, 769.

Rhineland av., (*) ns, 491 e Eastchester rd, 25x100; Hudson P Rose Co to Theodor Lagerman, 1426 Clinton av; AL; Feb9; Feb13'12. nom

Rosedale av., (*) ws, abt 517 n Tremont av, 50x—; Saml R Waldron to Anna M Steinmetz, 912 E 182; B&S; Feb9'12. O C & 100

Story av., (*) nwc 177th, 100x150; also STORY AV, (*) ss, 25 w 175th, 75x88.6x—x 100; also 175TH ST E, (*) ws, 100 s Story av, 111.8x—x—x—; Michl Peiffer to Eliz Dietrich, at Hackensack, NJ; AL; Feb7; Feb9'12. O C & 100

Story av, ss, 25 w 175TH., see Story av, nwc 177.

Summit av., (9:2526) es, 112.6 s 166th, 43.9x190 to ws Ogden av, vacant; mtg \$7,600; CONTRACT to exchange above for land at Atlantic City, NJ; mtg \$25,000; Victor J E Fisher with Emmett C Roop, both at Atlantic City, NJ; Feb2; Feb15'12. exch

Summit av., (9:2526) es, 112.6 s 166th, 43.9x190 to ws Ogden av, vacant; Victor J Fisher to Wm Holman, 711 7 av, College Point, B of Q; mtg \$7,600; Feb15'12. O C & 100

So Boulevard, 1098., (10:2744) es, 170 s 167th, 55x100, 5-sty bk tnt & str; Wm Landgrebe to Chas W Roux, 2013 Hughes av; mtg \$28,000; Feb14; Feb15'12. O C & 100

Story av, sec 174., see Story av, nwc 177.

Story av, (*) nwc 177th, 100x150; also STORY AV, (*) sec 174th, 100x38.11x—x 88.5; Michl Peiffer to Eliz Dietrich at Hackensack, NJ; AL; Feb14; Feb15'12. O C & 100

Tinton av., (10:2653) ws, 50 n 150th, 50x 94.11x50x94.9, vacant; Ida H Hess & ano to Heyman Kessner, 1380 Prospect av; AT; mtg \$4,750 & AL; Feb5; Feb15'12. O C & 100

Trinity av, 686., (10:2635) es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Caroline A Weber, wid, to Antoinette Wentzler, 686 Trinity av; mtg \$13,500; Jan3; Feb10'12. O C & 100

Tremont av, ns, 245 e Ellis av., see Ellis av, ss, 205 w Olmstead av.

Teller av, sec 165TH., see 165th, 316-22 E.

Topping av, 1741., (11:2798) ws, 100 n 174th, 32.6x95, 3-sty fr dwg; Herbert Limburg, ref, to Belle M Ryckman, 229 Smith, Newark, NJ; FORECLOS, Jan9; Feb9; Feb 10'12. 1,500

Tinton av, 907., (10:2658) ws, 308.9 n 161st, runs n41.3xw35.1 & 99.11x40.11x 135 to beg, with all title to small strip adj on n, 5-sty bk tnt; Jno Retz to Rosie Ruff, 425 E 162; mtg \$41,000 & AL; Feb 13; Feb14'12. O C & 100

Van Cortlandt av., (12:3311) ss, 49.6 ne Villa av, 89x145.7x78.7x98, vacant; Mary A Nally to Walter Nally, 1 Tower pl, Yonkers, NY; mtg \$3,500; Feb6; Feb9'12. nom

Vyse av, 1566., (11:2996) es, 75 s 173d, 50 x100, 5-sty bk tnt; Herbst Realty Co to Mathilde Bosselman, 2783 Bainbridge av; mtg \$34,000; Feb7; Feb13'12. O C & 100

Virginia av., (*) swc Walter, 38.9x101.3; also WESTCHESTER AV, (*) ss, 50.7 w Virginia av, 25.4x89.3x25.3x88.11; Karl Aschenbrand to Louise Aschenbrand, both at Islip, LI; Jan24; Feb10'12. nom

Washington av, 980-2., (9:2368) sec 164th (No 480), 50x101, 5-sty bk tnt & str; re mtg; Rockland Realty Co to Dominuco Constn Co, 2317 Hughes av; Feb9; Feb14'12. 1,000

Willis av., (9:2307) ws, 25 n 145th, runs n49.10x— to cl of av xs49.10xw— to beg, vacant; Emily A Scott et al to Jno Ulrich, 430 E 238; QC; Feb8; Feb13'12. nom

Washington av, 2353-7., (11:3039) ws, 28 n 185th, 75x91x72x91, 2 4-sty bk tnts; Foxvale Realty Co to Sandow Realty Co, 198 Bway; mtg \$33,000; Feb8; Feb13'12. nom

Webster av., (11:3142) ws, 225.4 n 179th, 75x100, vacant; Jno F Schreyer to Meyer B Gruzenskie, 539 E 171; mtg \$18,000; Feb10; Feb15'12. O C & 100

Westchester av, ss, 50.7 w Virginia av., see Virginia av, swc Walter.

Harlem River., (9:2497) on bulkhead n of 150th; agmt as to permit to erect screening pocket for coal, &c; City of NY (by Comr of Docks) to Herbert G Streat, 221 W 130; Dec22'11; Feb9'12.

N Y & Harlem R R., (12:3357) es, at line bet lands party 1st pt & Ellen Petitman-gin, runs n along R R 56.8x72.4 to cl Bronx River xs57.9xw95.3 to beg, being pt lot 1 map Charlotte M Malherbe at West Farms; Hermann M Biggs to N Y C & H R R Co, at Albany, NY; B&S; AL; Jan 30; Feb15'12. nom

Plot, (*) begins 840 e White Plains rd at point 1,075 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Vincent Boscarella to Marianna Boscarella, 1921 Barnes av; mtg \$3,000; Feb10; Feb14'12. 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.

FEB. 9, 10, 13, 14 & 15.

Birmingham st, 2-16., see Mad, 139-41.

Broome st, 236., (2:409), space on balcony of Thalia Music Hall; Ike Katz to Max Kaminsky; 3yf Mar1'10 (2y ren); Feb 13'12. 600

Broome st, 362-6., (2:479), all; Chas Rubinger to Giovanni Maltieri, 204 Mott; 5yf Oct1'11; Feb15'12. 10,500

Broome st, 236., (2:409), asn Ls; Max Kaminsky to Isaac Cohen, 176 Chrystie; Feb7; Feb15'12. 350

Clinton st, 28., (2:350), s str; Herman L Rosenthal to Benj Grossfeld; 2y&½mo f Dec15'09 (2y ren); Feb15'12. 660

Division st, 213., see East Bway, 224.

E Broadway, 224., (1:286), & DIVISION ST, 213, all; Chas A Silver & ano to Harry Witriol, 132 Essex; 3 2-12yf Marl; Feb9 '12; 2y ren. 4,800

Grand st, 387., (1:312) all, with exit to Suffolk; Saml Friedman to Ignatz Brand, 101 Av B; f Feb6 to Apr15'17; Feb10'12. 5,400

Greenwich st, 424., (1:218) nwc Light, all; Mathilda C Behre to Wm Menzel, at Mt Vernon, NY, firm Menzel & Co, 364 Washington; 10yf May1'11; Feb13'12. 6,600 to 7,200

Hester st, 197-9. (1:236), str; Concetta Gulli to Rosario Coligui, 190 Hester; 2 8-12yf; Feb1; Feb10'12. 1,200

Harrison st, 38 (32), (1:183); agmt modifying lease dated Feb15'09 Geo Kiessling to Adolph Freiman, 38 Harrison; Oct16'09; Feb10'12. nom

Harrison st, 38; asn Ls; Herman Pullman & Nathan Kaufman to Harry Simon, 38 Harrison; Mar9'11; Feb10'12. nom

Harrison st, 38; asn Ls; Harry Simon to Hyman Lipman, 1006 AvM, Bklyn; Aug 19'11; Feb10'12. nom

Harrison st, 38 (1:183), asn Ls; Hyman Lipman to Sam Sperber, 264 E 2; Oct9'11; Feb10'12. nom

Harrison st, 38 (1:183); asn Ls; Sam Sperber to Bernard Cuperman, 102 Av B, & Saml Ferster, 201 E 2; mtg \$—; Jan 25; Feb10'12. nom

Henry st, 287-9., (1:288) nec Scammel, all; Sadie Paskewitz to Heiman Weisner, 111 E 7; 3yf Nov1'11; Feb15'12. 6,200

Hudson st, 512., (2:619), re-asn Ls; Jno D Haase to Wm Johnston, 896 Main, Paterson, NJ; AT; mtg \$1,650; Feb14; Feb15'12. nom

John st, 45-9., (1:78) pt 6th fl; Robt H Ingersoll & Bro to Jos E Worthington & Henry W Raymond, both of Rutherford, NJ; f May1 to May1'18; Feb13'12. 4,200

Kenmare st, 9-11 (2:478); asn Ls; Salvatore Isabella to Paul Falletta, 153 Attorney; Jan4; Feb14'12. nom

Light st, nwc Greenwich., see Greenwich, 424.

Lewis st, 150., (2:357) rear bldg; Fred Otto to Morris & David Friedman, 38 2d; 1yf May1'11 (1y ren); Feb13'12. 120

Lewis st, 110., (2:330) s str, &c; Israel Jacobowitz to Herman Jacob, 110 Lewis; 5yf May1; Feb15'12. 840

Madison st, 139, 139½ & 141 (1:275), & Birmingham, 2-16; sur Ls; Louis Shulsky to Lewis Krulewitch, 59 W 115; AT; Sept 18'11; Feb10'12. nom

Monroe st, 230-2 (1:261); asn Ls; Lazar Biklinitzky to Rosie Davidson, 36 Division; ½ R T & I; Feb12; Feb13'12. 550

North Moore st, 61-3 (1:188) ns, 145 e G'nwich, 30x87.6, the land; Prot Episcopal Soc for Promoting Religion & Learning in State NY to Denison P Chesebro at Home Park, New Rochelle, NY & Annie Brown, 2345 Bway; 21yf May1; (21yren) Feb14'12. taxes, &c, & 1,330

North Moore st, 65-7 (1:188) ns, 100 e Greenwich, 45x87.6, the land; Protestant Episcopal Soc for Promoting Religion & Learning in State NY to Denison P Chesebro at Home Park, New Rochelle, NY & Annie Brown, 2345 Bway; 21yf May1 (21y ren); Feb14'12. taxes, &c, & 2,000

North Moore st, 61-7 (1:188) asn two Ls; Annie Brown EXTRX, Alex Brown Jr to Annie Brown wid, Alex Brown Jr, 2345 Bway; AT; Jan22; Feb14'12. nom

Ridge st, 87 (2:343), theatre, &c; Supreme Ridge Realty Corpn to Rose Corak, 1576 1 av; f Apr1 to May1'22; Feb10'12. 3,000

Ridge st, 46-S., (2:342), all; Seventh Presbyterian Church of Jesus Christ to Frank E Mitchell, 46 Ridge 5yf Apr1'15; Feb13'12. 3,000

Suffolk st, 171-3 (2:355) asn two Ls; Amelia Greenberg to Anna McLaughlin, 518 W 143; mtg \$1,300 & AL; Feb13; Feb 14'12. nom

Scammel st, nec Henry., see Henry, 287-9.

Worth st, 114-6., (1:157) 1st to 4th lofts; Edw J Deugherty et al to Wm C Popper Co, 95 Duane; 10yf Feb1'11; Feb15'12. 8,000

7TH st, 219-21 E (2:390), all; David Cohen et al to Louis Joseph, on premises; 2yf Feb1; Feb9'12. 6,228

Creston av, 2740, (12:3315) es, 332.11 n 196th, 25x91.1x25.1x94.11; Feb9; Feb15'12, 1y6%; Wm Guggolz to Wm Rapp, 387 E 155. 500

Commonwealth av, (*) es, 175 s Mansion, 50x100, except pt for av; Feb14; Feb15'12, 3y5½%; Violet Graham to Hugh P Cogan, 111 E 102. 5,000

Decatur av (12:3276), sec 194th, 101.3x25 x103x25; PM; Feb9'12; 3y5%; Katie Oehmsen, Harrison, NY, to Maurice Daly, 121 E 29. 4,500

Eagle av, 681, (10:2617) ws, 454.8 s 156th, 19.11x99.5; pr mtg \$5,500; Feb9; Feb14'12; 4y6%; Margaretha Hanfman to Patk J Owens, 887 Trinity av. 1,200

Grand av, 1993 (11:2869), ws, 455.8 s Burnside av, 25x107.5x25x106.11; pr mtg \$—; Feb8; Feb9'12; 3y6%; Bertha Newman & Lillie Fromm to Sol Rogers, 39 Brookside pl, New Rochelle, NY. 500

Grand Blvd & Concourse, (9:2462) es, 239.5 s McClellan, runs sel77.3 to cl Carroll pl xne25xnw175.1 to Grand Blvd & Concourse xs25.1 to beg; also GRAND BLVD & CONCOURSE, (9:2462) es, 264.6 s McClellan, runs sel79.2 to cl Carroll pl xne25 xnw177.3 to Grand Blvd & Concourse xs 25.1 to beg, except pt for Carroll pl; Feb8; Feb9'12, 2y5½%; Chas L Doran to Wilhelmina Moller, 2636 Bway. 4,000

Grand Blvd & Concourse, es, 264.6 s McClellan, see Grand Blvd & Concourse, es, 239.5 s McClellan.

Grace av, swc Boston rd, see Boston rd, swc Grace av.

Grace av, (*) ws, 301.1 s Boston rd, 50x95; Feb8; Feb13'12, due July1'15, 6%; Julius Janssen to Magdalena Neuscheler, 811 Courtlandt av. 1,000

Gleason av, (*) old ss, 130 e Castle Hill av, 25x108, Unionport; pr mtg \$3,000; Feb6; Feb10'12, due, &c, as per bond; Michl J McCarthy to Bernard J Shanley, 216 W 127. 1,000

Grant av, (9:2448) es, 32 s 166th, 25x100.8x25x100.6; Feb9; Feb13'12, installs, 6%; Kitchen Impt Co, 2009 Bronxdale av, to Bronx Security & Brokerage Co, 258 E 138. 600

Gleason av, (*) ss, 330 e Olmstead av, 25x100, Unionport; ext of \$4,000 mtg to July1'15 at 5½%; Jan21; Feb13'12; Eliz B Stone with East Borough Impt Co. nom

Havemeyer av, nwc Story av, see Story av, nwc Havemeyer av.

Honeywell av, nws, at nes 180TH, see 180th E, nes, at nws Honeywell av.

Hoe av, (11:2981) ws, 275 n Jennings, 50 x100; PM; Feb14; Feb15'12, due Oct1'12, 6%; Martin Tully, 810 E 173, to Patk Lenihan, 161 Garfield pl, Bklyn. 3,500

Independence av, (13:3424) es, 336 s 254th (late River st), 182x385x150x347; ext of \$30,000 mtg to Oct15'13 at 5%; Feb 5; Feb13'12; Alice T Eldridge to Met Life Ins Co, 1 Mad av. nom

Independence av, (13:3424) same prop; ext of \$1,500 mtg to Oct15'13 at 5%; Feb5; Feb13'12; Alice T Eldridge with Met Life Ins Co, 1 Mad av. nom

Johnson av, (13:3407) ses, 79 sw Pierce, 29x85.5 to Pierce x25x70; mort reads Pierce st, nwc lot of Richd Tierney, runs nw100x sw25xse100 to st x—25 to beg; pr mtg \$—; Feb9; Feb13'12, 3y6%; Alice Murray to Estate Isaac G Johnson, a corpn, — Kingsbridge, Spuyten Duyvil, NY. 1,000

Kingsbridge rd (11:3191), ss, 130 w Morris av, 16x80; ext of \$5,500 mtg to Jan5'15, at 5%; Jan23; Feb9'12; Jennie L Hale with Arthur P Lord et al, exrs, &c, Geo W T Lord. nom

Katonah av, 4202, see 238th E, ss, 200 e Oneida av.

Morris av, 1068, (9:2437); ext of \$7,500 mtg to Nov15'14 at 5%; Dec9'11; Feb13'12; Emma D Rodman with Adelphine Hymes, 1068 Morris av. nom

Martha av, (12:3390) nec 241st, 100x160; Feb13'12, 1y5%; Church of St Barnabas, Woodlawn & McLean Heights, NY, to Emigrant Indust Savgs Bank. 55,000

Maclay av, (*) es, 100 n St Peters av, 25 x127x25x126.11; ext of \$3,000 mtg to May 10'22 at 5%; Feb10; Feb14'12; Fredk Schmeltz with Louis Schmeltz, 2510 Maclay av. nom

Nelson av, (11:2876) ss, being plot begins at nwc lot 124 map Century Investing Co, said pt being where ss Nelson av intersects es of an open space or plaza lying in front of westerly pt said premises, runs s59.1 to ns Featherbed la xe58.7xnl100 xnw107 to av xw105.3 to beg, being lots 124-5 & pt 171 on said map; Feb 15'12, 5y 5%; Hillcrest Bldg Co, 950 Ogden av, to Harlem Savgs Bank, 124 E 125. 51,000

Nelson av, (11:2876); same prop; certf as to above mtg; Feb15'12; same to same. —

Nelson av, (11:2876); same prop; sobrn agmt; Feb10; Feb15'12; Gants & Reynolds with same. nom

Pelham rd, (*), ss, 52 e Bway, 26x100.7 x25x107.9, except part for av; pr mtg \$3,500; Feb8; Feb9'12; 2y6%; Lillian Kramer to Otto Gilcher, 707 Prospect av. 500

Public rd leading to Clason Pt, (*) sws being lot 5 map Clason's Pt, contains 1 50-100 acres; pr mtg \$—; Feb14'12; due May16'15; 5%; Henry Baumann & Wm B Ehler to Geo F Droste, 1312 Mad av. 1,500

Prospect av, 2350, (11:3114); ext of \$6,000 mtg to Dec17'14 at 5%; Feb9; Feb15'12; Beatrice S B Ziegel with Madeline Hawn, 1239 Prospect av. nom

Prospect av, (11:3109) es, 125 s 180th, 59 x100; pr mtg \$5,000; Aug1'11; Feb13'12, 1y 5%; Glosue Galiani to Luigi Vernaglia, 17 Gladstone, East Boston, Mass. 3,356

Rhineland av, (*) ns, 491 e Eastchester rd, 25x100; PM; Feb9; Feb13'12, 3y5½%; Thodor Lagerman to Hudson P Rose Co, 32 W 45. 370

Story av, (*), nwc Havemeyer av, 91.3 x103x91.2x103; Feb9'12, due, &c, as per bond; Cogswell-Taylor Impt Co to Henry Pollock, Washington, DC. 2,800

Sedgwick av, 1793, see Cedar av, 1800-8.

Trinity av, 686, (10:2635) es, 500 s 156th, 25x73.5x25x74.5; pr mtg \$13,500; Feb9; Feb10'12, due Dec28'14, 6%; Antoinette Wentzler to Minnie E Uhl, 1211 Beach av. 1,500

Tremont av, ss, abt 50 w Grand Blvd & Concourse, see 177th E, ns, 29.7 w Grand Blvd & Concourse.

Tremont av, nwc 3 av, see 3 av, nwc Tremont av.

Union av, nec 158th, see Westchester av, 801-13.

Union av, es, abt 155 s 160th, see Westchester av, 801-13.

Vyse av, 1901, (11:2992) nws, abt 190 n Boston rd, 50x150; pr mtg \$7,000; Feb1; Feb9'12, due, &c, as per bond; Robt Adelmann to Eliz Steinmetz, 912 E 182. 2,500

Vyse av, (11:2996) es, 75 s 173d, 50x100; ext of \$34,000 mtg to Oct9'14 at 5%; Oct 9'11; Feb13'12; Kate B Belloni with Herbst Realty Co. nom

Willis av, 420-2 (9:2289), es, 100 n 144th, two lots, each 25x98.4; AT to two strips in front of above lots, each 25x1.4; two mtgs, each \$16,000; Feb9; Feb10'12; 5y5%; Celtic Real Estate Co, 164 E 106, to Emigrant Indust Savings Bank. 32,000

Willis av, 420-2; certf as to two mtgs for \$16,000, each; Feb6; Feb10'12; Celtic Real Estate Co to Emigrant Indust Savings Bank. —

Willis av, 420-2 (9:2289), es, 125 n 144th, 25x98.9; AT to strip in front, 25x 1.4; sobrn agmt; Feb5; Feb10'12; Celtic Real Estate Co & Mabel L Graham with Emigrant Indust Savings Bank. nom

Wilkins av, (11:2976-2977) sec Jennings, 50x96x50.5x100; Feb7; Feb9'12; 2y6%; Jos A Richter to Alex M Conger, Albany, NY. 1,800

Westchester av, (10:2724) ss, 52 ne Fox, 22.6x99, leasehold; Feb9; Feb10'12, due, &c, as per bond; Bernard May & Harry Gleich to Cohen Bros & Peyser, 879 Prospect av. 2,300

Willis av, 443, (9:2307) ws, 25 n 145th, 25x107.5; Feb13'12, due, &c, as per bond; Jno Ulrich to Title Guar & Trust Co, 20,000

Willis av, 443; pr mtg \$20,000; Feb13'12, due, &c, as per bond; same to Josephine Riehm, 1132 Tinton av. 2,000

Washington av, nwc Wendover av, see Wendover av, nwc Washington av.

Wales av, swc Westchester av, see Westchester av, 718.

Washington av, (9:2368) es, 50 s 164th, 50x101; pr mtg \$35,000; Feb14'12; 1y6%; Duminuco Constn Co to Rockland Realty Co, 2808 3 av. 5,000

Washington av, (9:2368) same prop; certf as to above mtg; Feb14'12; same to same. —

Westchester av, 801-13, (10:2666) nws, 246.9 sw 160th, runs nw71.4xnw89.2 to ses Union av, xsw201.2 to nes 158th, xse21.2 to Westchester av, xne200 to beg; Feb 13; Feb14'12; 5y5%; Wolf Burland to Wm L Condit at Hoboken, NJ. 205,000

Westchester av, 801-13, (10:2666) ws, 246.9 s 160th, runs n w 71.4xw89.2 to es Union av, xs201.2 to ns 158th, xe21.2 to Westchester av, xne200 to beg; Feb13; Feb14'12; 3y6%; Wolf Burland to David Schwartz, 107 6 av. 25,000

Westchester av, 718, (10:2644) swc Wales av; sal Ls; Feb1; Feb14'12; demand; 6%; Michl F O'Connell to Jacob Ruppert, a corp, 1639 3 av. 3,000

Wendover av, (11:2904) nwc Washington av, 45x99.6x45x99.11; Feb14'12; 5y5%; Abr Siegel to Lawyers Mtg Co, 59 Liberty. 53,000

Wendover av, (11:2904) same prop; sobrn agmt; Feb13; Feb14'12; Same & David Siegel with same. nom

Webster av, (12:3357) nec 204th (No 405), 50x64x66.8x66.11; Feb15'12; 5y 5%; Chas T Streeter Constn Co to Mary E Goodwin, 301 W 104, & ano, trstes Jno Goodwin. 30,000

White Plains rd, nec 149TH, see 149th E, nec White Plains rd.

Washington av, (9:2368) sec 164th, 100x 101; ext of \$35,000 mtg to Feb14'17 at 5%; Feb14; Feb15'12; Lawyers Title Ins & Trust Co with Duminuco Constn Co. nom

3D av, (11:3043) nwc Tremont av, being lot 77 blk 3043, tax map assessed to Chas Parson, transfer of tax lien for yrs 1904-'07 & '08; May15'11; Feb14'12; 3y4%; City of N Y to Fredk P Forster, 852 Bway. 3,368.82

3D av, (11:2921) swc 174th, 100x125.2x 100x121.1; Certf as to reduction of mtg; Feb9; Feb13'12; State Bank to Harry Simon. nom

3D av, ws, 100 s 174th, see 3 av, swc 174th.

3D av, (11:2921), swc 174th, 100x125.2x 100x121.1; also 3D AV, (11:2921) ws, 100 s 174th, 100x128.8x100x125.2; AT to strip of land lying ws Fordham av, as on map Central Morrisania, & present ws 3 av; pr mtg \$119,000; Feb10'12; 1y6%; Harry & Clara Simon, 1 W 75, to Marietta E Williams, 439 E 57. 6,500