

REAL ESTATE RECORD AND BUILDERS' GUIDE

SEPTEMBER 21, 1912

NEW SUBWAYS WILL SHOW GREAT IMPROVEMENT

No Stations to be Built on Curves—Elevated Structures More Sightly and the Operation of Trains Less Noisy—First Complete Map of Dual System.

IN a special pamphlet just issued, entitled "The Dual System of Rapid Transit for New York City," the Public Service Commission gives many details regarding the new work. The pamphlet was compiled by Assistant Secretary J. B. Walker. The total cost of the new system, it is stated, will be about \$347,000,000, and its total length will be 629.7 miles of single track. This will include 296 miles of single track of existing rapid transit lines. While the existing rapid transit lines are carrying about 800,000,000 passengers a year, the new system will have a capacity of 3,000,000,000 a year, although it is not expected that such capacity will be demanded for some years after the opening of the new lines.

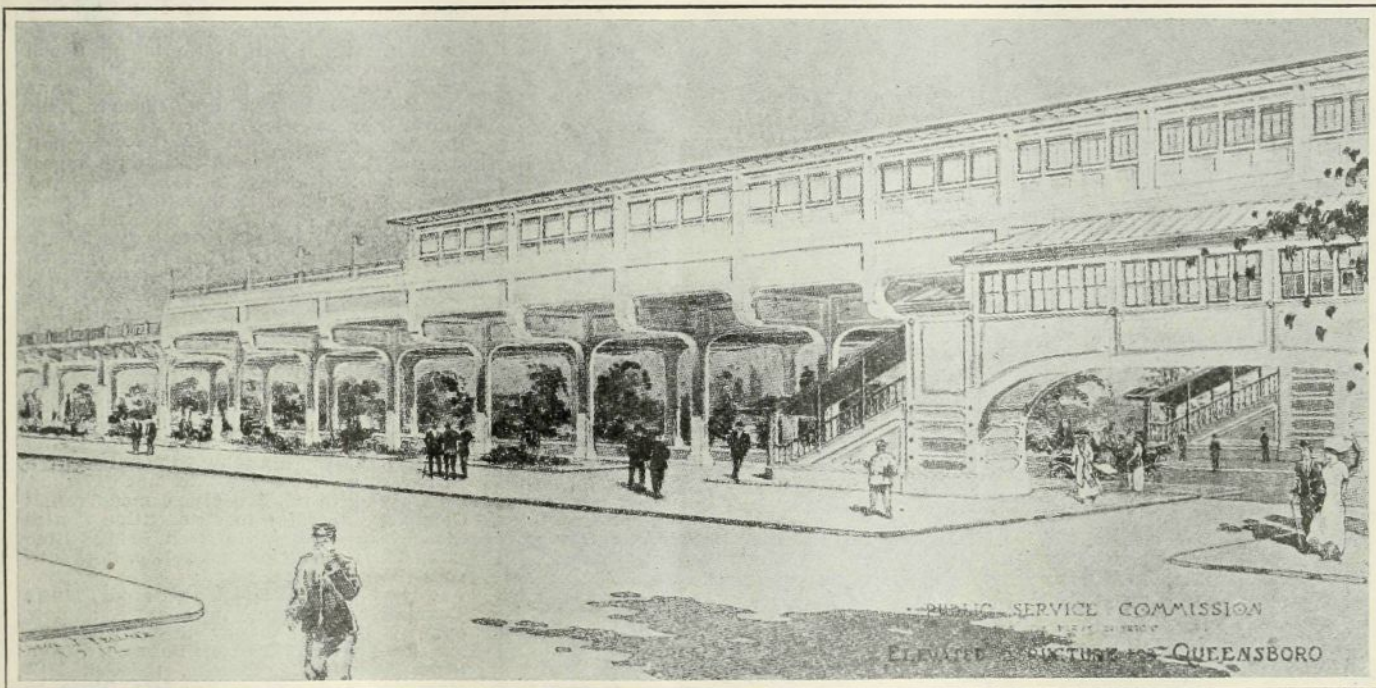
The new subways will show great improvements over the existing subway in many details. The existing subway was

for the whole stretch of four-track subway from Brooklyn Bridge north to 96th street. Actual operation showed that this arrangement interfered with the effectiveness of the train movement upon ventilation. While the frequent passage of trains stirred up the air, it did not insure the renewal of it, and in consequence the city had to spend a great deal of money to put in ventilating devices. The commission's engineers believe they have greatly simplified the problem of ventilation by constructing the new subways with separate tunnels, so that the passage of trains will produce a piston action, driving the air out ahead of them and causing the inrush of fresh air by suction from the rear. It is hardly accurate to say that there will be four separate tunnels for the four-track sections of the new subways. Rather, there will be one tun-

as will also the new subway south from Times square through Seventh avenue and other streets to Park place. South of Park place the road will be a two-track line. In The Bronx, where the Lexington avenue line divides into two branches, each branch will be a three-track line. North of 157th street on the Jerome avenue branch and north of a point between Aldus and Bancroft streets the Southern Boulevard and Westchester avenue branch will be elevated construction.

The White Plains road extension of the West Farms branch of the existing subway will also be a three-track elevated line.

The Interborough subway from Park place and West Broadway to and under the East River to Brooklyn will be a two-track line. The extension of the Brooklyn system, however, from Atlantic avenue out



DESIGN FOR ORNAMENTAL ELEVATED STRUCTURE AT STATION.

the first underground road ever operated in New York city, and necessarily in some particulars was more or less experimental. Actual operation of it disclosed several features which experience proved undesirable, and the engineers of the Public Service Commission have eliminated such features from the plans for the new work. For instance, some of the stations in the existing subway are built upon curves, which causes undesirable conditions when trains are loading and unloading at these curved platforms, and also makes it necessary for all trains approaching such stations to slow down to avoid danger. While these curved platforms are protected by an excellent signal system, the commission's engineers believe that the safety of operation will be promoted by eliminating curved platforms. Therefore all stations upon the new subways will be located on straight stretches of track, and so far as possible sharp curves will be avoided on all lines.

Another feature of the existing subway which has been found inferior is the placing of all four tracks in one tunnel. This condition prevails, with few excep-

nel for the four tracks, but there will be a partition wall between each pair of tracks, so that the effect of having one tunnel for each pair of tracks will be produced.

Ornamental Elevated Structures.

The new elevated railroad construction also will show marked improvement over the type heretofore used in New York City. The elevated structures will be more sightly, and the roadbed so built as to make the operation of trains less noisy. In certain places, like the Queens Boulevard in Queens Borough, where the city authorities are striving for beauty effects in street construction, the elevated structure will be of ornamental design. One of these designs is illustrated on this page.

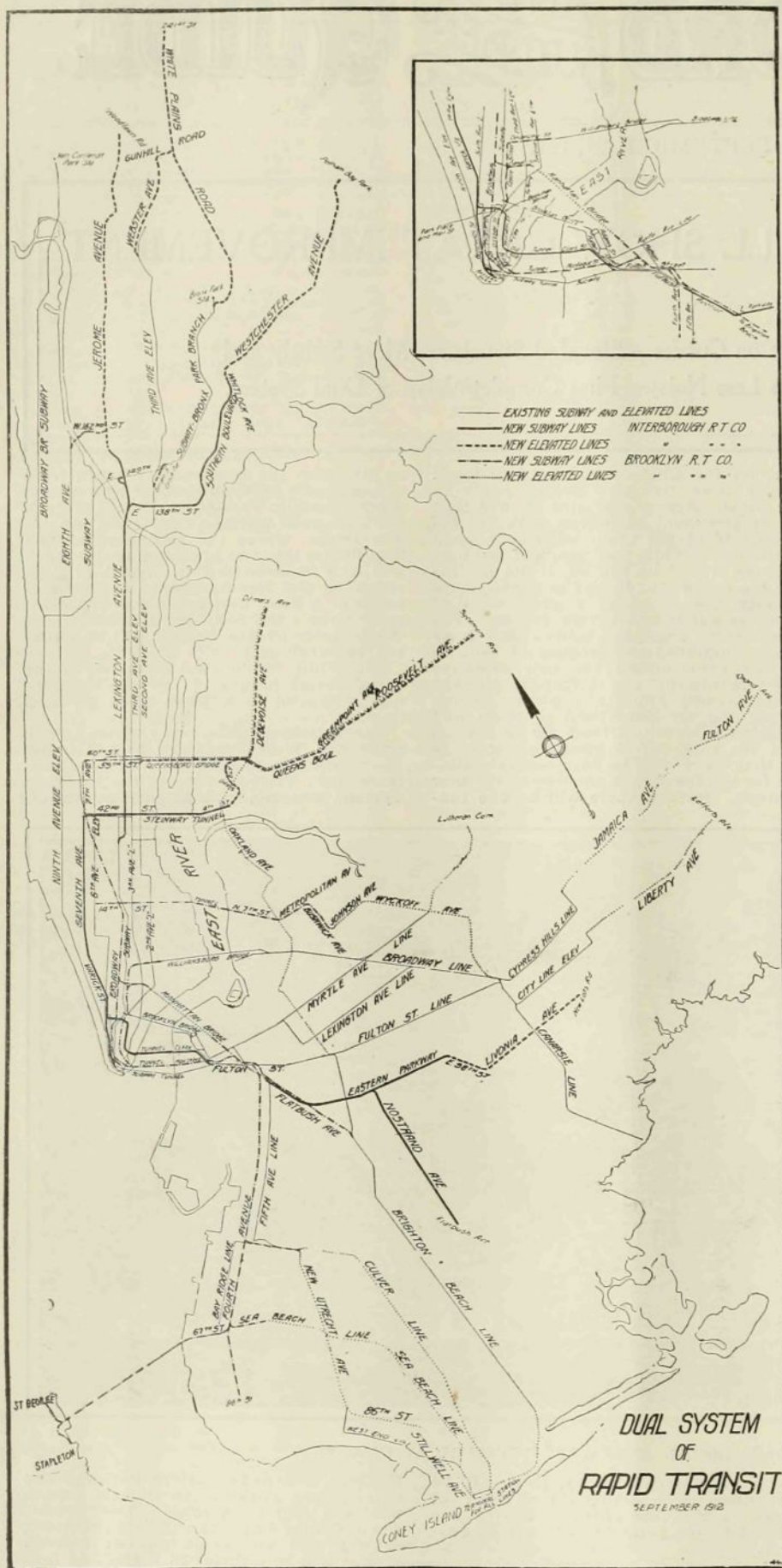
Parts of the new system will be two-track, parts three-track and parts four-track lines. In the case of the lines to be operated by the Interborough Rapid Transit Company, the new subway up Lexington avenue from 42d street to beyond the Harlem River, will be a four-track line,

Flatbush avenue to Eastern Parkway and out Eastern Parkway to Buffalo avenue will be a four-track road. The branch down Nostrand avenue will be a two-track subway and the extension out Livonia avenue will be a three-track elevated line.

As the Steinway Tunnel is a two-track line, its extensions, in Manhattan from Grand Central Station to Times Square and in Queens from the end of the tunnel to Queensboro Bridge Plaza will also be two-track lines. The Manhattan extension will be a subway under 42d street and the Queens extension will be both subway and elevated. The elevated lines from Queensboro Bridge Plaza to Astoria and to Corona will be three-track roads.

Of the lines to be operated by the Brooklyn Rapid Transit Company the Broadway Subway from Park place north to 59th street will be a four-track road. Its 59th street extension from Seventh avenue to and over the Queensboro Bridge will be a two-track road. South of Park place and through the new tunnel under the East River to Brooklyn it will be a two-track road.

The Centre Street Loop Subway in Man-



LATEST RAPID TRANSIT MAP.

hattan will be a four-track line from Brooklyn Bridge north to Williamsburg Bridge, with a two-track extension over Manhattan Bridge. The extension of the loop down Nassau and Broad streets to a connection with the new tunnel to Brooklyn will be a two-track subway. Other connections in Manhattan, such as the Canal street extension from the Center Street Loop line to the Broadway subway, will be two-track lines.

In Brooklyn, the main line of the Fourth avenue subway will be a four-track road, although in Flatbush Avenue Extension and other places there will be six or more tracks for short distances. Four-track construction will continue down Fourth avenue as far as 65th street, where the proposed tunnel to Staten Island will diverge.

The first complete official map of the Dual System is printed in the pamphlet

and reproduced herewith. It will answer many questions as to the extent of the system. The problem before the Public Service Commission was to provide relief for traffic congestion in every direction.

The need for additional rapid transit is shown by the fact that all of these avenues of transportation were congested during the rush hours and that the congestion is increasing from year to year. The problem before the Public Service Commission was to provide relief in every direction. The Dual System does this:

By giving the Interborough Rapid Transit Company a new subway line on the east side of Manhattan, north of 42d street, with branches in The Bronx and a new subway on the west side, south of 42d street, with a tunnel connection to Brooklyn joining the present subway in Fulton street, and extending the present sub-

way out Flatbush avenue to Eastern Parkway, and out Eastern Parkway to Buffalo avenue, with a branch subway down Nostrand avenue as far as Flatbush avenue, and an elevated extension from Buffalo avenue out East 98th street to Livonia avenue and out Livonia avenue to New Lots road. These subway extensions alone will more than double the length and carrying capacity of the existing subway.

By giving to the Interborough Rapid Transit Company the right to third-track its Second, Third and Ninth Avenue Elevated lines and to extend the Lenox avenue branch of the existing subway from 180th street north through White Plains road to 241st street, and by extending the present Third Avenue Elevated line from its terminus at Fordham north through Webster avenue and Gun Hill road to a junction with the White Plains road extension of the subway.

By connecting the present Ninth avenue elevated road from its terminus at 155th street and Eighth avenue with the Jerome avenue branch of the Lexington avenue subway at 162d street so that the new line on Jerome avenue, extending as far as Woodlawn road, may be operated by trains from the present Ninth avenue elevated railway as well as by trains from the new Lexington avenue subway.

By putting in operation the Steinway Tunnel, owned by the Interborough Rapid Transit Company, and extending it on the Queens side so that it may be operated as a part of the subway from 42d street, Manhattan, to Long Island City, at 4th street, and from there to the Queens end of the Queensboro Bridge, from which point the company will have the privilege of operating its trains to Ditmars avenue, Astoria, and to Sycamore avenue, Corona, over new elevated lines to be built as part of the new system.

By giving the Interborough Rapid Transit Company the right to extend its Second avenue elevated line from 59th street, Manhattan, across Queensboro Bridge, and over the lines just mentioned to Astoria and Corona.

By giving the Interborough Rapid Transit Company the right to tie in its South Brooklyn elevated lines, including the Coney Island roads, to the Fourth avenue subway in Brooklyn, and through that subway by way of a new tunnel from Montague street, Brooklyn, to Whitehall street, Manhattan, and from Whitehall street up Broadway to 42d street, and thence up Seventh avenue to 59th street, and east on 59th street to and over Queensboro Bridge, there to connect with the city's lines to Astoria and Corona, over which the Brooklyn company will have joint trackage rights with the Interborough company.

By giving the Brooklyn Rapid Transit Company the right to operate the Centre Street Loop Subway in Manhattan connecting the Williamsburg and Manhattan and Brooklyn Bridges, and to send its elevated trains into that loop by way of the Williamsburg and Manhattan bridges, and possibly eventually by the Brooklyn Bridge as well.

By giving to the Brooklyn Rapid Transit Company the right to connect the Centre Street Loop and Manhattan Bridge Line with the Broadway subway by a new subway through Canal street.

By giving to the Brooklyn Rapid Transit Company the right to operate a new subway to be built by the city known as the Eastern District Subway, from Sixth avenue, Manhattan, through 14th street to and under the East River to North Seventh street, Brooklyn, and through North Seventh street, Metropolitan avenue, Bushwick avenue, Johnson avenue, Wyckoff avenue and other streets to a connection with the Myrtle avenue and Broadway elevated lines in Brooklyn.

By giving to the Brooklyn Rapid Transit Company the right to extend its Myrtle Avenue Elevated line from Wyckoff avenue to Lutheran Cemetery, to extend its Cypress Hills Elevated line from its present terminus through Jamaica avenue to Jamaica and to extend its City Line Elevated Railroad from its present terminus through Liberty avenue to Lefferts avenue.

By extending the Fourth avenue subway in Brooklyn from its present terminus at 43d street through Fourth avenue to 89th street, Brooklyn, with a spur at 65th street to connect with a tunnel to be built in the near future under the bay to Staten Island.

The above arrangement will give to the Interborough Rapid Transit Company the logical extensions of its subway and elevated lines, including two new tunnels and one new bridge connection with Brooklyn and Queens, and will give to the Brooklyn Rapid Transit Company two new tunnel connections and three new bridge connections with Manhattan and a subway system in Manhattan which will enable it to distribute its passengers through the district south of 59th street.

THE NEW TRANSIT AND REAL ESTATE VALUES

Effects of Dual System Will Differ from Those Associated with the Present Subway,
Which Did Not Reduce the Traditional Pressure of Population Upon Land.

THE rapid transit situation is now sufficiently clear to justify inquiry as to the effects which the dual system will have upon real estate. These effects, of course, cannot be entirely foreseen at present. They are likely, however, to differ in some respects from those which attended the building of the existing subway. That subway did not bring large areas of new land into competition with each other. On the contrary, it opened up for development a number of areas, each suitable for development with a different class of improvement. The housing which was encouraged in the Bronx, for example, was different from the housing which was encouraged in the Lenox avenue or Washington Heights sections.

Besides, the existing subway was from the very beginning inadequate to reduce congestion. It directed a strong current of population into upper Manhattan and into a limited part of the Bronx without lessening at any point the customary pressure of population upon land. Its effect in the new sections was therefore to raise the general level of values at once.

The dual rapid transit system, however, will provide more than enough facilities

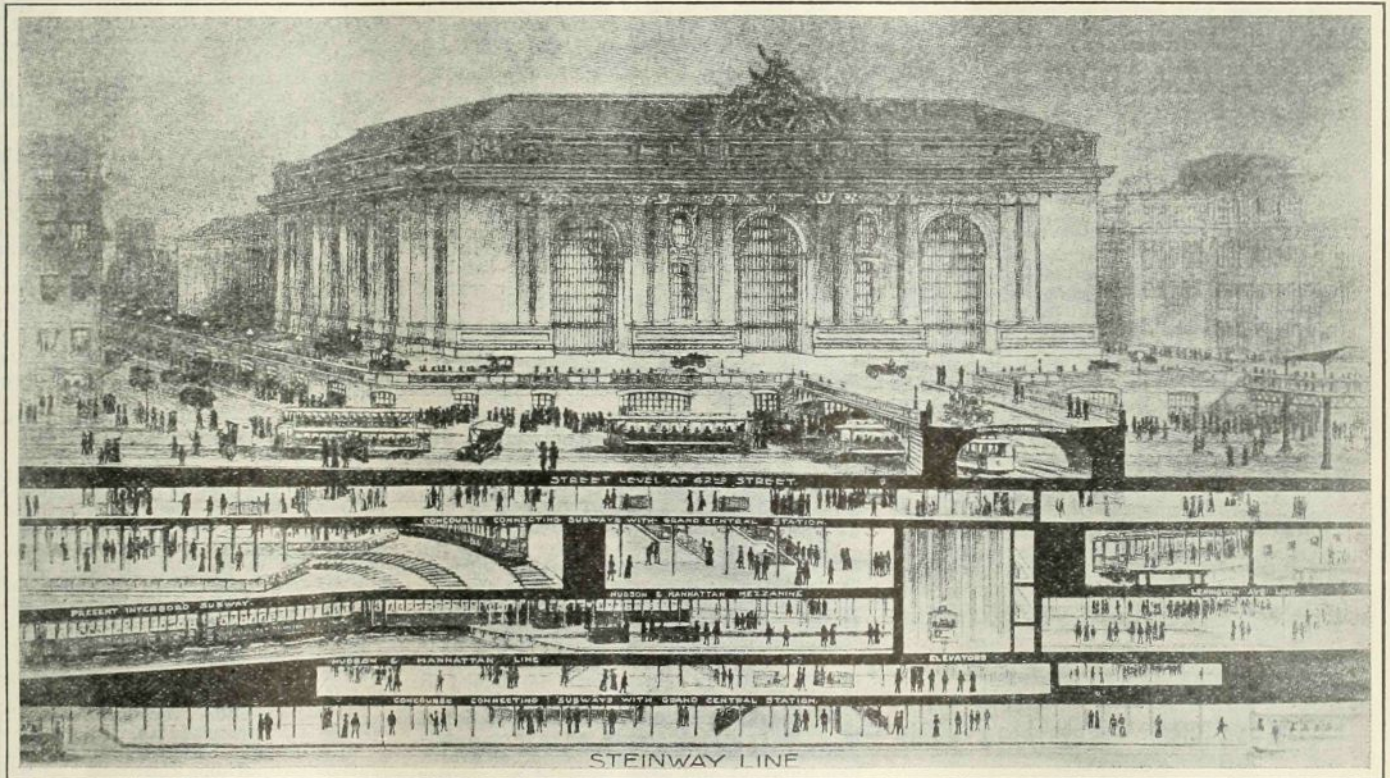
Now, while it is true that among competitive sections the low-priced ones will benefit first, it is also true that there will be a certain amount of building in the higher priced ones. The building may not be sufficient to affect the general level of lot prices there, yet it may bring about a considerable increase of the local population. This, in turn, will augment the demand for stores. In short, lots on business streets may be expected to advance in value before there is any advance in the relatively numerous adjacent residence lots. The residence lots have to compete with corresponding lots in other boroughs, but this is not the case with business sites, which are affected mainly by the growth of local population.

This fact is well understood by experienced investors, and we may look for considerable activity in retail property in the outlying sections, even where it is not yet clear whether there is to be a boom in residential construction in the immediate future. In this connection a statement just issued by the Windsor Land and Improvement Company is of interest. It relates to Nassau county and has no direct bearing on subway matters, but it illus-

three years from one of frame buildings to one of brick stores almost entirely. At Rockville Centre, where Village avenue became clogged with business establishments and commercial demand for store space has overflowed into John street, the latter of which is now almost completely lined with brick business buildings; at Hempstead, where not only many new stores have appeared, but where modern banking houses have also been built in order to meet the larger demands on the financial institutions. The Long Island Railroad Company is also steadily increasing its freight and express business as a result of the growth eastward in the territory it serves. The last two years have been especially notable for greatly improved railroad service the year through, which indicates a steadily heavier passenger traffic on the railroad."

In all probability any new locality traversed by a rapid transit line running to the heart of the city will from the beginning, have at least a rate of growth in population sufficient to make retail business sites at transit junctions a safe investment now.

Owing to the great amount of competi-



UNDERGROUND RAILROADS IN 42D STREET IN FRONT OF NEW GRAND CENTRAL STATION.

to reduce congestion. It will change the traditional lines of growth of the city and will open up great areas of competitive land.

Thus in several boroughs new land will be made available for improvement with middle grade dwellings. Such land in Queens will compete with similar real estate in Brooklyn and in the Bronx. And the total area of new land adapted for middle grade dwellings will be greater than can be utilized by the growth of population for some years to come. Only those parts of the area which are taken up first for building operations will experience immediate advances in value.

It follows that more careful study is required on the part of investors and operators to benefit by the new rapid transit than was required when the present subway was projected. At that time quick profits were certain in all the new territory traversed. To-day one must expect profits to be realized section by section. Other things being equal, that section in which values are now lowest will be first taken up by builders on a large scale, with the result that lot prices there will advance promptly.

trates the effect of even a moderate growth of population on business property. The statement reads in part: "One of the best evidences of the steady growth of population in Nassau county is the gradual reconstruction of old buildings in the business sections of the various communities. This structural feature is not only discernible in the more important communities, but in the smaller places as well. In some places that might be termed hamlets new store buildings, with modern show fronts, are visible. The coming of many new families to these various communities is the potent factor. The great majority of new commuters between these Long Island towns and New York city are from the congested centres, and are accustomed to having well stocked stores near by to draw upon for household necessities. There are many new merchants scattered through Nassau county who have found it worth while to establish themselves there because of the accretions to the all-year population in the territory.

"This condition is notably the case at Lynbrook, where the principal thoroughfare has been transformed during the last

tive residential land that will be thrown open to settlement, the average run of such land will increase only gradually and moderately in value. This will have a tendency to keep down the non-professional speculation in unimproved lots that was a feature of the real estate market in some of the outlying boroughs before the panic. The purpose of the city in laying out a comprehensive rapid transit system at great cost is to open up enough cheap land to prevent inflation of lot values, which inflation is recognized as a cause of congestion. If this purpose is achieved, or there is reason to believe that it will be, professional profits will be made not so much in the mere subdivision of land holdings into unimproved lots, but in the construction of sub-surface and building improvements. In other words, profits will come from the productive employment of capital and labor applied to land rather than from pure land speculation. Buyers will be mainly intending occupants of new houses and prospective builders. Land values will tend to increase with, instead of preceding, population.

Of course, there will be sections where

lot values will advance notably and rapidly. To pick out these sections will be the aim of operator and investor alike. This idea is expressed in a circular issued by the Paris-Hencken Company, from which this paragraph is taken: "As it is population only which makes real estate values, those sections of the city which will most rapidly fill up with population will most rapidly increase in realty values, and naturally those sections of the city into which population can flow with the least expenditure of effort, with the least expenditure of time, and the least expenditure of money, will be the sections which will most rapidly accumulate population. If, therefore, we can locate the section which will receive the benefit of the greatest number of transportation lines and systems, coupled with the lowest present land values, and which may be reached in the shortest space of time, it would appear that we had found the section in which population will increase most rapidly, and in which the greatest amount of money will be made."

Naturally, the Paris-Hencken Company thinks this section is that traversed in common by the Interborough and the B. R. T., which have the joint use of elevated structures from the Queensboro Bridge plaza to Woodside and Corona. The case for this section is thus put up by the Rickert-Finlay Realty Company, which also has property there: "A resident of Long Island City or the Woodside or Corona sections in Queens may go to an elevated station, and have his choice of taking from the same station an Interborough subway or elevated train, running over the 220 miles of Interborough subway and elevated lines in Manhattan, Brooklyn and the Bronx, or a Brooklyn Rapid Transit train running over the 266 miles of the B. R. T. system in Brooklyn and in Manhattan, south of 59th street."

This section is a remarkable example of the benefits which the dual rapid transit system will confer upon places recently, or in some cases even now, quite isolated from the business center of the city. It does not necessarily follow, of course, that the biggest advances will be made in sections heretofore isolated. Transit being given, the price of land is not the only factor bearing upon the growth of a neighborhood. The number and average purchasing power of the prospective population are factors to be considered. It is quite certain that the gain in values will be greater in some high-priced sections than in some low-price districts, the result being dependent upon the kind of utility to which a neighborhood is used.

However, even the question of utility must be studied in the light of transportation and existing land values. Any one who wishes to acquaint himself with real estate prospects as they are presented to-day must familiarize himself not only with the new transit routes, but with the different levels of prices in the various sections served by the dual rapid transit system. There is only one source of information available for a comparative study of values, and this is the "Land Value Maps," compiled by the Tax Department. Because of their importance in this respect, the maps will be placed before its readers by the Record and Guide in a special supplement accompanying the regular issue for Sept. 28.

NO FALSE STATEMENTS.

New Law Effective September 1 Affects Borrowers.

The New York State Bankers' Association's anti-false statement law is to become effective on September 1. This law has been urged for many years by credit men in all branches of the building trade and it undoubtedly will have the full support of all building material interests and general credit lines.

In those departments of building material in which vast transactions are based largely upon credit covering a great range of territory both in and outside of the city, it should prove very effective in putting a final kink in the operations of the "shoe string" builder and "shoe string" material distributor. Hereafter any individual who knowingly makes a false statement in writing regarding his financial condition with intent that it shall be relied upon by those giving credit, shall be subject to imprisonment for one year, a fine of \$1,000, or both.

The law requires that the false statement shall be made in writing, a requirement which the mercantile agencies have been endeavoring to establish for many years. One interest which has been conspicuous in urging this kind of legislation has been the Consolidated Building Trades Employers' Association, which worked hard in eliminating the "shoe-stringer" from the local field. The law

emphasizes the fact that the man who asks credit must be able and willing to make good by producing facts and figures which will warrant the credit given in extending accommodation.

The "shoe stringer" who has been consistently fought by The Record and Guide with the co-operation of associations, has depended for success in his nefarious operations, upon his ability to conceal the actual limitations of his credit with the idea that through manipulation he will be able to collect his progress payments in sufficient time to pay small sums to his supply men to placate them temporarily until his allies foreclose and wipe his creditors out entirely.

It is interesting to note that New Jersey legislators are contemplating an enactment of a similar law, being the improvement of certain statutes which are on the books of that state, but which are said to be dead letters. The reputable builders of New Jersey have been forced to take some action in this matter because the "shoe string" builders, who have found New York an undesirable fertile territory of the suburbs, but if the next legislature enacts a law which will be as broad as that in this state there is no reason to doubt that the day of the irresponsible speculative builder will have been passed.

MIGRATION TO BROOKLYN.

178 People Move to Borough Every Day—Chances in Bay Ridge and New Utrecht Sections.

The market for real estate in Brooklyn shows a marked improvement; sales are being made, and there is considerable inquiry. This change is more apparent because of the dullness of the market for some time previous, due to causes which need not be mentioned here; suffice it to say, that it is not because there is anything the matter with Brooklyn.

In the view of David Porter, of 189 Montague street, the practical settlement of the subway situation has caused a strong feeling in the Bay Ridge and New Utrecht sections, as considerable business is being done.

"This is natural," said Mr. Porter, "and those who get in early will, in my opinion, reap a rich harvest. With proper transit facilities, such as will be secured by the Fourth Avenue Subway and its extensions, there is no better field for builders and investors, and I confidently look for large business in these sections for some time to come.

"The Flatbush section, along the line of the Brighton Beach Railroad, is another section that should command attention. The transit facilities there are good at the present time, but when this line is connected with the subway it will be still better.

"These are the sections that are 'in the swim,' and are to be benefited the soonest by transit facilities, but sections such as Eastern Parkway and the Eastern District, and in fact the whole Borough of Brooklyn will in my judgment in the near future be the leading residential borough of the Greater New York, if indeed it has not already reached that point.

"It may not be generally known, but it is a fact that there is an average migration to the Borough of Brooklyn of one hundred and seventy-eight people per day. This seems enormous, but it is stated on the authority of Borough President Steers, who informs me he has taken it from official records. What the figures will be when the transit facilities referred to are in operation it is difficult to surmise, but a good guess would be that they will be doubled. Looking the whole situation squarely in the face, and without prejudice one way or the other, I cannot think otherwise than that there is a good outlook for Brooklyn real estate."

The Madison Square Building.

Caldwell-Wingate Company has the twenty-story Madison Square Building practically completed externally, and the square has consequently a new architectural ornament, one in every way fitted to stand in the same row with the Metropolitan Tower. In coloring the new building is somewhat like the Tower and will always retain its cream white tone, so far as the terra cotta is concerned, though the marble base will darken with time. The deeply molded and richly colored cornices are an appropriate crown to a very creditable composition and substantial piece of work.

SUBWAY OBSTRUCTIONS.

Consents Withheld on Twelve Routes—Commission Will Ask Court's Aid.

The Public Service Commission this week indicated that where property owners have failed to give their consent to the construction of the new rapid transit lines it will appeal to the courts. Since the beginning of summer the commission has had its representatives scouring the city to obtain such consents, but there are still several routes on which consents are lacking. It was decided this week that unless these are obtained before the Appellate Division of the Supreme Court meets for the fall term the commission will apply to that court for a determination.

Chairman William R. Willcox said:

"The commission has during the entire summer had a large force of men actively at work in the securing of the consents of property owners. A number of the routes have now been legalized by such consents, and on each of the other routes a considerable number of consents have been obtained. The commission deems the legalization of these routes so important that it is its present intention to apply to the Appellate Divisions for the First and Second Departments at the earliest moment for the appointment of commissioners to consider the question whether the Appellate Division should give its consent in lieu of the consents of property owners. The Appellate Division for the Second Department, which includes Brooklyn and Queens, begins its session on September 30 and the Appellate Division for the First Department, which includes Manhattan and The Bronx, meets on October 8, 1912.

"Unless a sufficient number of the consents of property owners are deposited with the commission prior to September 23, 1912, in Kings and Queens and prior to October 1, 1912, in Manhattan and The Bronx on each of the routes not yet legalized it is the present intention of the commission to make application to the Appellate Divisions upon such routes and to urge as prompt consideration of the applications as is consistent with the practice of the courts."

The Rapid Transit Act provides that no rapid transit railroad may be built in any thoroughfare unless the commission gets the consent of those owning property along such thoroughfare to the extent of a majority, in value, of the assessed valuation of such property. In the sixteen routes upon which the commission has been working property assessed at \$400,000,000 is involved, and this is divided up into 6,000 parcels. With diversity of ownership it was necessary for the commission's representatives to see about 10,000 property owners.

In spite of the prevailing opinion that all property owners are anxious to have the new rapid transit roads built, the commission has encountered great reluctance upon the part of many of those whose property will be benefited by the construction of the new lines. In some cases persons residing in sections which have been loudest in their clamor for rapid transit relief have been the most obdurate in refusing consents when approached by the commission. Particularly has this been the case in Queens Borough, which badly needs rapid transit facilities and whose citizens have been petitioning the commission for years for relief.

In Ely avenue, for instance, through which it is proposed to run the new line connecting the Steinway tunnel with the Queensboro Bridge approach and with the proposed lines to Astoria and Corona, it has been impossible to get the consents of property owners because of the opposition of some of them to the construction of an elevated railroad in that street. In consequence, this will be one of the routes on which the commission will seek a determination from the Appellate Division, and the time consumed in getting such determination undoubtedly will delay the construction of that line.

The routes upon which it has been impossible so far to obtain property owners' consents are as follows:

- Route No. 27, 149th street and Motff avenue subway connection.
- Route No. 33, Whitehall street-East River-Montague street route.
- Route No. 36, 59th street, Woodside and Astoria route (Queens).
- Route No. 38, Seventh avenue extension, Varick street route.
- Route No. 39, New Utrecht avenue elevated line.
- Route No. 41, Eastern District.
- Route No. 44, Boston road and White Plains Road connection.
- Route No. 45, Broad street and Whitehall street tunnel connection.
- Route No. 46, Flatbush avenue, St. Felix street-Fulton street route.
- Route No. 48, Park place-William and Clark street route.

Route No. 49, Gravesend avenue route.
Route No. 50, Steinway tunnel and
Queensboro Plaza.

In this list there are several routes upon which good progress has been made in getting consents, and it is extremely probable that before court convenes the commission will have succeeded in getting a number of such routes validated.

SUBWAY FIRE WALLS.

Commissioner Johnson Sustains Merchants —Contractors Must Satisfy Him.

Hereafter when subway contractors invade premises and remove fireproof walls, the Fire Prevention Bureau will require that they shall protect the premises by constructing other firewalls equally as safe as the original ones.

Fire Commissioner Johnson has notified the Merchants' Association that he has instructed the Bureau of Fire Prevention to issue violations against contractors and order the construction of substitute walls that will offer proper protection from peril from fire.

The construction of the subway necessitates the removal of vault walls and foundation walls along the route, thereby making openings into the basement floors of abutting buildings. These openings increase danger from fire, as they afford, in the opinion of the Fire Insurance Exchange, easy means of communication from one building to another. The contract with the subway builders has required them to erect a temporary partition between the subway workings and the abutting premises, but not such a substantial partition as the Fire Insurance Exchange deems necessary.

When basement or sub-basement walls are broken through and work is carried on inside the building line, the Exchange requires that the building must be cut off by an unpierced 4-inch reinforced concrete wall or a 6-inch hollow-tile wall faced with good cement, plaster or metal; and in the case of non-fireproof buildings, by a reinforced concrete ceiling. In buildings where there is but one story below grade, and only sidewalk vaults are broken into, a substantial 4-inch brick wall may be built in place of the reinforced concrete or hollow-tile wall.

The contracts under which the subway is being built contain the following specification:

"Whenever vaults are broken through or otherwise disturbed, the contractor shall at his own cost and expense erect a temporary partition on or about the building line, or as directed, that will afford proper protection to the owner or occupant of the adjoining premises."

The contractors having refused, on the removal of vault walls, to erect fire walls under the requirement of the Fire Insurance Exchange, the Merchants' Association some time ago took the matter up through its Fire Prevention and Insurance Committee, of which Frank R. Chambers is Chairman, and appealed to the Public Service Commission. The first appeal was without result. The commission refused to order the contractors to erect walls adequate for fire protection under the rulings of the Fire Insurance Exchange.

Against the position taken by the commission the Merchants' Association strongly protested, saying in a letter which Chairman Chambers wrote to Commissioner Willcox on August 19 that it was the duty of the commission to protect private property from damage during the construction of the subways, and that this duty was one not only recognized by the courts, but was explicitly conceded by the contract requirement as above quoted.

"The effect of your declination to compel the contractors to construct partitions which will protect against the otherwise increased fire risk," wrote Mr. Chambers, "is unjustly to place upon abutting property-owners the expense of themselves providing the required temporary firewalls, without which they will be required to pay many hundred thousands of dollars in increased insurance premiums, notwithstanding that law and equity require that the cost of protecting adjacent property be borne by those who cause the damage and expense."

The Fire Commissioner Acts.

Further than this second appeal to the Commission, Mr. Chambers, on September 5, called the matter to the attention of Fire Commissioner Joseph Johnson, requesting him to use the powers conferred upon him by the new Hoey Fire Prevention Law for the protection of the abutting property-owners along the route of the subway. After setting forth the situation and reminding Commissioner Johnson that Section 22 of the Building Code and numerous judicial decisions require the protection from injury of ad-

joining premises during building operations at the expense of those by whom the building operations are carried on, Mr. Chambers said:

"Under the Hoey Fire Prevention Law (Chapter 899, L. 1911) as construed by the Corporation Counsel in an opinion given you under date June 4, 1912, the powers previously possessed by the Superintendents of Buildings as to construction intended to limit or prevent fire, were transferred to you. As you are aware, under the Building Code no old construction may be altered nor new construction of any kind be begun, until plans therefor have been submitted and approved. All such plans are therefore subject to your approval with respect to their adequacy in the matter of fire protection.

"In our view it is consonant with reason and sound judgment that when a builder invades another's premises, and by removing a fireproof wall thereon subjects those premises to a risk from fire which did not previously exist, he should be required to afford protection substantially equal to that destroyed by him.

"We believe that the law, as construed by the Corporation Counsel, gives you authority to prescribe reasonable rules and regulations for the protection of buildings against fire under the circumstances related.

"We therefore request that you will issue an order that no vault or building walls shall be so pierced or removed in the process of subway construction, unless abutting premises are properly protected against fire by a fireproof temporary partition conforming to the specifications of the New York Fire Insurance Exchange. We further request that such order be served upon each of the contractors for the Broadway-Lexington Avenue Subway, Route 5, list of which contractors we enclose."

Commissioner Johnson, on September 6, acknowledged the receipt of Mr. Chambers' request, and added:

"I have instructed the Bureau of Fire Prevention to issue violations against contractors, ordering the construction of substitute walls which will offer proper protection against peril from fire."

Owing to the activity of the Merchants' Association, it is probable that the contractors will be compelled to erect such walls as will furnish adequate protection from fire along the routes of the new subway.

FULL HOUSES ON HEIGHTS.

Broadway Apartments and Stores Throughout the Section Well Rented.

The status of real estate affairs on Washington Heights this September is reported to be pleasing to owners. The uptown office of Frederick Zittel & Sons, at 140th street and Broadway, controls the management of houses from 113th to 181st street, and it is of this large section, embracing both Morningside Heights and Washington Heights, to which reference was made by Mr. Wiggins, of that office when he said:

"We have not found that the building up of suburbs near New York has drawn tenants away from us to any extent. The percentage of vacancies to-day is far less than it was at this time last year. Both new buildings and those that have been constructed for a period of three or four years are practically full to-day.

"The 'Heights' still has many unimproved parcels. We believe there is a big opportunity for builders here. Broadway apartments and stores throughout this section are well rented and bring good prices, and there seems to be no trouble in disposing of high-class apartments of six rooms or smaller."

Better Rented Than in Six Years.

Mr. Babcock, of the firm of Duff & Brown, 1715 Amsterdam avenue, said that in the section covered by the firm, from 125th to Dyckman street, buildings are better rented to-day than at any time during the past six years; and this statement referred not only to the number of tenants, but to the rents that are being obtained as well. A notable case in point is two six-story buildings in Dyckman street, housing forty-eight families, which for the past five years have been about seventy-five per cent. rented, but at this time are completely tenanted and at better rentals.

"From careful observation," said Mr. Babcock, "we find there seems to be more people desirous of getting on Washington Heights to live, who are living in the country, than there are those living here, who are seeking suburban residences.

"The percentage of vacancies as shown by our books, taken from over one hundred houses in our charge within the zone, as stated above, show a decrease

of over five per cent. from a period of one year ago, or since last September. Other property in our charge, and not within the radius above stated, shows about the same conditions as last year.

"New apartment houses this year are without doubt renting to better advantage; that is to say, with less free rent and at better figures; this is due to the fact that there has not been so much building, and we are, therefore, catching up, and if our many sources of exaggerated building loans will stop their outflow for another twelve months, we may look forward to another period of good return to the landlord on his investment.

"The section covered by us is susceptible of better and further improvement, but the character of each improvement should be governed by the street or surroundings. For example Riverside Drive, Broadway and St. Nicholas avenue should be improved with ten or twelve-story buildings, while the side streets in general should be improved with the five-story apartment houses. There is no fixed principle so far as the side streets are concerned, as some of our side streets are almost exclusively built with private dwellings, and the six-story elevator house would be a paying proposition in such a location."

HARLEM REAL ESTATE.

Few Vacancies in Seventh Avenue Section —High Grade Requirements.

Harlem brokers report that this fall's renting business does not differ materially from previous renting campaigns, except in one particular; and that is, the demand, which is fully as large as ever, is more insistent for high-grade conveniences and fittings.

Mr. A. V. Amy, of A. V. Amy & Co., of 115th street and Seventh avenue, remarked during the week that the average tenant, whether of ample or small means, no matter which, makes note of the smallest details and insists on having the very latest improvements.

"The rentals are about the same as last year," said Mr. Amy, in answer to further inquiries. "They average from ten to fifteen dollars a room in elevator houses, and six dollars to eight dollars per room in non-elevator houses of the better class, depending entirely upon the location and surroundings.

"The overflow movement of New York City tenants to the suburbs is overcome in this section by an ever-increasing population and a certain class settlement, which seems to prefer this section to others in the city; which accounts for the comparatively small percentage of vacancies existing.

"The demand for elevator apartments seems to predominate over that of the old-law apartments with their large rooms and less pretentious fittings.

"This section excels in its demand for moderate-sized apartments, ranging from five to seven rooms.

"The building movement of late has confined itself to elevator apartments of the latest type, and to theatres of the better class, which cannot act against, but rather in favor of the neighborhood."

A Sample Fire Sprinkler Summons.

The Bureau of Fire Prevention recently took out a summons against a member of the Realty League, charging him with a misdemeanor for having failed to comply with orders for the installation of automatic sprinklers and other things, which summons was returnable on the 18th inst. The complaint on the part of the Fire Commissioner was sworn to by an officer of the bureau named Dugan, who appeared also for the purpose of prosecuting the case, which came before Magistrate Corrigan in the Jefferson Market Court. Immediately upon the case coming up Carlisle Norwood, counsel for the Realty League, moved upon the complaint for a dismissal on the ground that there was not charged that the defendant was the owner of the property. This motion was granted and the defendant discharged.

It seems a little odd that the Bureau of Fire Prevention, either through incompetence or carelessness, did not prepare a complaint which was at least good on its face. The Realty League has tried to get the Fire Prevention Bureau to agree to a test case in order that the numerous owners against whom it is proceeding might not be put to the harassment and expense of defending each case, but the proposition was declined so that these owners who are large taxpayers and law abiding and reputable citizens are obliged to make separate contentions.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS.

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

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

Local Board of Washington Heights.

AT THE CITY HALL, MANHATTAN, ON SEPT. 24, AT 11 A. M.

CLOSING A STREET.—Closing and discontinuing A NEW STREET, from Post av to Sherman av; and rescinding the resolution changing the grade of SHERMAN AV, bet Dyckman and Academy sts.

ARDEN ST.—Requesting the paving of ARDEN ST, bet Broadway and Nagle av.

177TH ST.—Requesting the paving of 177TH ST, from Audubon av to St. Nicholas av.

190TH ST.—Construction of a sewer bet St. Nicholas and Wadsworth avs.

151ST ST.—Paving, bet Broadway and Riverside drive.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON SEPT. 24, AT 11.10 A. M.

EAST 114TH ST.—Paving bet Pleasant av and the East River.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 25, AT 8 P. M.

PAULDING AV.—Acquiring title to the lands necessary for PAULDING AV, from West Farms rd (Walker av) to the New York, New Haven and Hartford Railroad.

PAULDING AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in PAULDING AV, from West Farms rd (Walker av) to the New York, New Haven and Hartford Railroad, together with all work incidental thereto.

SHORE DRIVE.—For acquiring title to the lands necessary for SHORE DRIVE, from Penningfield av, running along the shore of the East River and Long Island Sound to Fort Schuyler rd.

TREMONT AV.—Acquiring title to the lands necessary for TREMONT AV (177th st), from Fort Schuyler rd to Locust Point or Long Island Sound.

EAST 214TH ST.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains av to Barnes av, together with all work incidental thereto.

BEACH AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in BEACH AV, from Geason av to East 177th st (Tremont av), together with all work incidental thereto.

Local Board of Van Courtlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 25, AT 8.30 P. M.

EXTERIOR ST.—Regulating, grading, regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks, building approaches, erecting fences where necessary in, and paving with granite blocks on a concrete foundation (permanent pavement) the roadways of EXTERIOR ST, from University Heights Bridge to Fordham rd, and of FORDHAM RD, from Exterior st west to the public dock, together with all work incidental thereto.

OGDEN AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of OGDEN AV, from West 169th st to Aqueduct av, adjusting curb where necessary, together with all work incidental thereto.

MORRIS AV.—For paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of MORRIS AV, from 166th st to 170th st; adjusting curb where necessary, and doing all work incidental thereto.

Local Board of Jamaica.

AT THE TOWN HALL, FLUSHING, ON SEPT. 27, AT 8 P. M.

NAPIER PL.—To lay cement sidewalks 5 ft. wide where not already laid on the east side of NAPIER PL, from Jamaica av to the Long Island Railroad, Richmond Hill, 4th Ward.

PARSONS AV.—Construction of a combined sewer and appurtenances in PARSONS AV, from Queens av to Oak av, 3d Ward.

CHICHESTER AV.—Construction of a sewer and appurtenances in CHICHESTER AV, from Freedom av to Ocean av, east side; and in LAWN AV, from Chichester av to Beaufort av, 4th Ward.

ARCHER PL.—Acquiring title to the widening and extending of ARCHER PL (in accordance with map change), 4th Ward.

DIVISION ST, ETC.—Acquiring title to property APPROXIMATELY BOUNDED BY Division st, Archer pl and Twombly pl (in accordance with map change), 4th Ward.

LARCH AV, ETC.—Construction of a sewer and appurtenances in LARCH (LABURNAM) AV, from 21st st to 22d st; and in JOSLIN (22D) ST, from Larch av to Queens av, 3d Ward.

QUEENS AV.—Construction of a storm sewer and appurtenances in QUEENS AV, from Haydock (20th) st to Lawson pl (24th st); and of a combined sewer and appurtenances in QUEENS AV, from Lawson pl to Cemetery la, 3d Ward.

QUEENS AV.—To construct a sewer and appurtenances in QUEENS AV, from 17th st to Parsons av; and in CENTRAL AV, from Queens av to Beech st; and in BEECH ST, from Central av to Wilson av; and in CYPRESS AV, from Central av to the crown 385 ft. east of Central av; and in FRANCONIA AV, from Central av to the crown 210 ft. east of Central av; and in HAWTHORNE ST, from Central av to the crown 360 ft. east of Central av; and in HOLLYWOOD PL, from Central av to the crown 260 ft. east of Central av, at Ingleside, 3d Ward.

I PL (WALKER AV).—Initiating proceedings to lay sidewalks on the west side of I PL (WALKER AV), from Jamaica av to Ridgewood av, WOODHAVEN, 4th Ward.

BOWNE AV.—Laying of a concrete sidewalk on the east side of BOWNE AV, from Sanford av to Franklin pl, 3d Ward.

RIDGEWOOD AV, ETC.—Construction of a sewer and appurtenances in RIDGEWOOD AV, from Hamilton av to Lefferts av; LEFFERTS AV, from Ridgewood av to Jamaica av; CHURCH ST, from Ridgewood av to Jamaica av; BRIGGS AV, from Ridgewood av to Jamaica av; and in WALNUT ST, from Ridgewood av to Jamaica av, 4th Ward.

RIDGEWOOD AV, ETC.—Construction of a sewer and appurtenances in RIDGEWOOD AV, from Hamilton av to Lefferts av; STOOHOFF AV, from Jamaica av to Ridgewood av; in HAMILTON AV, from Ridgewood av to a point 200 ft. north of Fulton av; in WALNUT ST, from Jamaica av to a point 200 ft. north of Fulton av; BRIGGS AV, from Jamaica av to a point about 295 ft. north of Fulton av; in CHURCH ST, from Jamaica av to Fulton av; in LEFFERTS AV, from Jamaica av to Fulton av, 4th Ward.

ARCHER ST (PL).—Continuing the lines of ARCHER ST (PL), through to Twombly pl; and FLEET ST, from Division st to Church st, 4th Ward.

SMART AV, ETC.—Construction of a sewer and appurtenances in SMART AV, from Queens av to Narcissus st; in NARCISSUS ST, from Smart av to Bowne av; in BOWNE AV, from Narcissus st to Oak av, 3d Ward.

NAPIER (PL) AV.—Regulating and laying sidewalks (where not already laid to grade and in good condition) together with all work incidental thereto in NAPIER (PL) AV, from Atlantic av to Jamaica av, 4th Ward.

MURRAY ST, ETC.—Construction of a sewer and appurtenances in MURRAY ST, from Franconia av to Bayreuth (Beach) st; BAYREUTH ST, from Dutchess (16th) st to Wentworth (Wilson) av; CALIFORNIA (CYPRESS) AV, from Murray st to the crown 385 ft. east of Zeigler (Central) av; DELAWARE ST, from Murray st to Zeigler av; and in ERIE (ELM) ST, from Murray st to Zeigler av, 3d Ward.

WOODHAVEN AV.—To lay sidewalks on the east and west sides of WOODHAVEN AV, from Jamaica av south to Atlantic av (Long Island

Railroad) where not already laid and all work incidental thereto.

CHESTNUT ST.—Construction of a sewer and appurtenances in CHESTNUT ST, from Atlantic av to a point 200 ft. north of Fulton st, 4th Ward.

CATCH BASIN.—Construction of a CATCH BASIN and its appurtenances and all work incidental thereto at 4TH ST AND THE NORTH SHORE DIVISION OF THE LONG ISLAND RAILROAD, 3d Ward.

UNION HALL ST.—To legally open UNION HALL ST, from South st to Tuckahoe av, 4th Ward.

BAYREUTH (BEECH) ST.—Changing the grade of BAYREUTH (BEECH) ST, bet Zeigler (Central) av and Percy st, as the same now appears on section 62 of the Final Maps of Queens, by inserting a grade of 75.6 at a point distant 275 ft. west from the west line of Central av, 3d Ward.

HATCH (NAPIER) AV.—Laying sidewalks (where not already laid to grade and in good condition) and all work incidental thereto on the west side of HATCH (NAPIER) AV, from Atlantic av to Fulton av, 4th Ward.

ATLANTIC AV, ETC.—Construction of a sewer and appurtenances in ATLANTIC AV, from Stoothoff av to a point 112 ft. east of Lefferts av; in FULTON ST, from Stoothoff av to Church st; in HAMILTON AV, from Atlantic av to a point about 200 ft. north of Fulton st; in WALNUT ST, from Atlantic av to a point 200 ft. north of Fulton st; in BRIGGS AV, from Atlantic av to a point 295 ft. north of Fulton st; in CHURCH ST, from Atlantic av to Fulton st, and in LEFFERTS AV, from Atlantic av to a point 200 ft. south of Fulton st, 4th Ward.

15TH ST.—Regulating, grading, curbing, flagging and paving with a temporary pavement consisting of bituminous macadam and all work incidental thereto in 15TH ST, from 7th av to 8th av, COLLEGE POINT, 3d Ward.

BARCLAY ST.—Laying a concrete sidewalk on the north side of BARCLAY ST, from Bowne av to Parsons av, 3d Ward, where not already laid to grade.

PUBLIC HEARINGS.

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

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

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

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

EXAMINATIONS OF COMMISSIONERS.

NEWTOWN RD, QUEENS.—Acquiring title to the lands, etc., required for opening and extending NEWTOWN RD, from Jackson av to 13th av, 1st Ward. Jas. H. Quinlan, Samuel J. Wood and Frank E. Losee, commissioners in the above proceeding, will appear in a Special Term of the Supreme Court for the hearing of ex parte motions, County Court House, Brooklyn, on Sept. 25, at the opening of court, to be examined as to their qualifications, by anyone interested.

PUBLIC PARK, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending the PUBLIC PARK bounded by West 137th st, Edgecombe av and St. Nicholas av, 12th Ward. John C. Myers, Wm. P. Rooney and Michael W. Rayens, commissioners in the above proceeding, will attend Special Term, part 2, Supreme Court, Manhattan, on Sept. 25, at the opening of court, to be examined as to their qualifications by anyone interested.

EAST 174TH ST, BRONX.—Acquiring title to the lands, etc., required for widening from Southern Boulevard to West Farms rd, 24th Ward. John A. Rooney, P. J. Leville and Geo. Glucksmann, commissioners in the above proceeding, will attend Special Term, part 2, Supreme Court, Manhattan, on Sept. 26, at opening of court, to be examined as to their qualifications by anyone interested.

BILL OF COSTS.

BROADWAY FERRY, BROOKLYN.—Application of the City, through the Dock Commissioner, relative to acquiring right and title to and possession of certain uplands, filled-in lands, lands and lands under water, wharf property, wharfage rights, terms, easements, emoluments and privileges of and to the uplands, filled-in lands, lands and lands under water, at and near the foot of BROADWAY, Brooklyn, for ferry purposes, pursuant to the provisions of section 824A of the Greater New York Charter, as amended by chapter 331 of the Laws of 1909. The bill of costs in this matter will be presented, for taxation, at a

Special Term of the Supreme Court, County Court House, Brooklyn, on Sept. 25, at 10.30 a. m.

48TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 48TH ST, from 8th av to Fort Hamilton av; from New Utrecht av to 12th av; from 16th av to 17th av; and from 18th av to 19th av, 30th Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Sept. 30, at 10.30 a. m.

By Comm'rs of Estimate and Assessment.

78TH ST.—Acquiring title to the lands, etc., required for opening and extending 78TH ST, from Narrows av to the west line of New Utrecht av, and from the east line of New Utrecht av to Stillwell av, 30th and 31st Wards. Clinton S. Harris, Chas. F. Murphy and Hugh A. McTiernan, commissioners of estimate in the above matter, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at their office, 166 Montague st, Brooklyn, on or before Oct. 1; and they will hear all such parties, in person, on Oct. 2, at 3 p. m.

Clinton S. Harris, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, on or before Oct. 1; and he will hear all such parties, in person, on Oct. 4, at 3 p. m.

By Comm'rs of Estimate and Assessment

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

MONDAY, SEPT. 23.

3D AV, BRONX.—Widening, opposite East 159th st. At 11 a. m.

WEST 179TH ST, MANHATTAN.—From Osborne pl to Aqueduct av. At 11 a. m.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 3 p. m.

EAST 227TH ST, ETC., BRONX.—EAST 227TH ST, bet Laconia av and Bronxwood av; EAST 228TH ST, bet Chapin av (1st st) and Laconia av. At 2.45 p. m.

CASTLE HILL AV, BRONX.—CASTLE HILL AV, from West Farms rd to the public place at its southern terminus; and the PUBLIC PLACE at the south terminus of Castle Hill av fronting on Westchester creek to East river and Pugsley's creek. (Assessment.) At 3 p. m.

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

HAVILAND AV, ETC., BRONX.—HAVILAND AV, from Virginia av to Zerega av; BLACK-ROCK AV and CHATTERTON AV, from Virginia av to the bulkhead line of Westchester creek; and WATSON AV, from Clason's Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester creek. At 3 p. m.

14TH ST, QUEENS.—From Broadway to Mitchell av. At 2.45 p. m.

TUESDAY, SEPT. 24.

SEAMAN AV, ETC., MANHATTAN.—SEAMAN AV, from Academy st to Dyckman st; the UNNAMED STREET, northeast from Dyckman st, from Seaman av to Broadway. At 11 a. m.

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

EAST 190TH (ST. JAMES) ST., BRONX.—From Jerome av to Creston av. (Assessment.) At 3 p. m.

WEDNESDAY, SEPT. 25.

EAST 182D ST, BRONX.—From Park av to Washington av. At 2 p. m.

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

WEST 184TH ST, MANHATTAN.—WEST 184TH ST, from Broadway to an officially unnamed street (Overlook Terrace); and opening and extending said UNNAMED STREET, from West 184th st to Fort Washington av. (Assessment.) At 9.45 a. m.

THURSDAY, SEPT. 26.

CROCHERON ST, RICHMOND.—Sewer easement in CROCHERON ST, and along NORTH-FIELD DITCH from Richmond av to Blackford av. At 2 p. m.

ST. RAYMOND'S AV (4TH ST), BRONX.—Bet Protectory av and Williamsbridge rd. At 2 p. m.

WEST 172D ST, BRONX.—From Inwood av to Jerome av. At 1 p. m.

FRIDAY, SEPT. 27.

EAST 180TH ST, BRONX.—From Bronx river to West Farms rd. (Assessment.) At 2 p. m.

Notices to Present Claims.

ERASMUS ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending ERASMUS ST, from Bedford av to Nostrand av, 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to John B. Young and Edward Kelly, commissioners, 166 Montague st, Brooklyn, on or before Sept. 23; and they will hear all such parties, in person, on Sept. 25, at 3.30 p. m.

McKINLEY AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending McKINLEY AV, from Railroad av to Elderts la, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to John N. Harman, Meier Steinbrink and Louis P. Wright, commissioners, at 166 Montague st, Brooklyn, on or before Sept. 23; and they will hear all such parties, in person, on Sept. 24, at 3.30 p. m.

EAST NEW YORK AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST NEW YORK AV, from Canarsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to East New York av; and UTICA AV, from Lefferts av to East New York av, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Eugene J. Grant and Geo. J. S. Dowling, commissioners, 166 Montague st, Brooklyn, on or before Sept. 23; and they will hear all such parties, in person, on Sept. 25, at 2 p. m.

NEWKIRK AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending NEWKIRK AV, from Nostrand av to Brooklyn av, 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Andrew J. Corsa, Louis J. Green and Frank J. Sullivan, commissioners, 166 Montague st, Brooklyn, on or before Sept. 23; and they will hear all such parties, in person, on Sept. 24, at 2 p. m.

RALPH AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending RALPH AV, from Eastern Parkway to East 98th st; UNION ST, from East New York av to East 98th st; TAPSCOTT ST, as now mapped, from East New York av to Clarkson av; HOWARD AV, as now mapped, from East New York av to East 98th st; GRAFTON ST, from Sutter av to East 98th st, 24th, 26th, 29th and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Arnon L. Squiers, Edward Lyons and M. V. Dorney, commissioners, at 166 Montague st, Brooklyn, on or before Sept. 23; and they will hear all such parties, in person, on Sept. 26, at 3 p. m.

SARATOGA AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SARATOGA AV, from Pitkin av to Hunterly rd, and from Riverdale av to East 98th st; DOUGLASS ST, from Sutter av to East 98th st; AMES ST, from Sutter av to East 98th st; AMBOY ST, from Sutter av to East 98th st; HOPKINSON AV, from Blake av to East 98th st; BRISTOL ST, from a point about 125 ft south of Blake av to Dumont av, and from a point about 260 ft north of Newport av to East 98th st; CHESTER ST, from Riverdale av to Stanley av, in the 26th and 32d Wards. All persons having any claim on account of the above matter must present same, in writing, to Elmer G. Sammis and Walter J. McGill, commissioners, at 166 Montague st, Brooklyn, on or before Sept. 23; and they will hear all such parties, in person, on Sept. 26, at 2 p. m.

81ST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 81ST ST, from 3d av to 4th av, 30th Ward. All persons having any claim on account of the above matter must present same, in writing, to Frank E. Johnson, Jr., Richardson Webster and Thomas H. Troy, commissioners, 166 Montague st, Brooklyn, on or before Sept. 28; and they will hear all such parties, in person, on Sept. 30, at 11 a. m.

26TH AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 26TH AV, from Stillwell av to Harway av, excluding the right of way of the Brooklyn, Bath & West End Railroad, 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Frederic E. Gunnison, Wm. McKinney and Charles Harwood, commissioners, 166 Montague st, Brooklyn, on or before Sept. 28, and they will hear all such parties, in person, on Sept. 30, at 3 p. m.

36TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 36TH ST, from Fort Hamilton av to West st; OLD NEW UTRECHT RD, from 36th st to 14th av, and 35TH ST, from Church av to West st, 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. M. Russell, Walter Hammit and John N. Harman, commissioners, 166 Montague st, Brooklyn, on or before Sept. 28, and they will hear all such parties, in person, on Sept. 30, at 2 p. m.

ROOSEVELT AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending ROOSEVELT AV, from Woodside av to Wateredge av; THE PUBLIC PLACE bounded by Roosevelt av, Elmhurst av and Case st; THE PUBLIC PLACE at the intersection of Roosevelt av with Louona av; THE TRIANGULAR AREA bounded by Roosevelt av, the east line of Warner av and the south line of Aske st; SACKETT ST, from Roosevelt av to 42d st, and LOUONA AV, where it adjoins the public place at Roosevelt av in the 2d and 3d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Herman E. Winne, John H. Stillwagon and W. C. Durland, commissioners, Municipal Building, Long Island City, on or before Sept. 29, and they will hear all such parties, in person, on Oct. 1, at 10 a. m.

PARSONS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending PARSONS AV, from Queens av to Rose st, INGLESIDE, 3d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Frank N. Entwisle, John M. Reid and Edward Duffy, commissioners, Municipal Building, Long Island City, on or before Sept. 29, and they will hear all such parties, in person, on Oct. 1 at 10 a. m.

ALSTYNE (WASHINGTON) AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending ALSTYNE (WASHINGTON) AV, from Card pl to Radcliff (Moore) st, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Thorndyke C. McKennee, J. H. Quinlan and James J. Rider, commissioners, Municipal Building, Long Island City, on or before Sept. 29, and they will hear all such parties, in person, on Oct. 1, at 2 p. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

WEST 31ST ST.—Restoring asphalt pavement in front of NO. 25 WEST 31ST ST, 21st Ward. Area of assessment: Lot 24, Block 833. Nov. 14.

BROOKLYN.

AV P.—Opening, from Ocean av to Coney Island av, 31st Ward. Area of assessment: Beginning at a point on the prolongation of a line midway bet Atkins av and Berriman st, as laid out north from New Lots av, where it intersects the south line of New Lots av; and running thence north along the said line midway bet Atkins av and Berriman st to a point distant 100 ft north from the north line of Pitkin av; thence east and parallel with Pitkin av to the intersection with a line midway bet Montauk av and Atkins av; thence south along the said line midway bet Montauk av and Atkins av to the intersection with the north line of New Lots av; thence south at right angles to the line of New Lots av to a point distant 100 ft south from its south line; thence west and parallel with New Lots av to the intersection with a line at right angles to New Lots av, passing through the point of beginning; thence north along the said line at right angles to New Lots av to the point or place of beginning. Nov. 13.

The Management of Property.

As a rule, tenants prefer to deal with agents rather than owners. The agent doesn't send for a doctor when the tenant tells him that "the blue paper in the dining room is peeling off, and that his wife always did prefer pink paper, anyway, and that two spigots are leaking in the bathroom, and the rain spout is broken, and the water is undermining your neighbor's wall and the neighbor is about to sue for damages." The agent fairly thrives on that sort of thing—it is his daily food—and he doesn't even look surprised. What might be a staggering blow to the landlord is to the agent only an incident in his daily occupation.

While some property owners may possess the requisite experience to enable them to deal successfully with the many intricate problems constantly arising between landlords and tenants, most persons would be far better off with their property in the hands of some reliable agent, who would take the burden of complaints, and deal with the workmen who make repairs, and exercise his own judgment in handling complicated situations, says E. L. Terhune in the Baltimore News. As, for example, when the lady in the fourth floor apartment loves to play the piano and the lady on the third floor is not "musical." The landlord expects his rent every month, however, and the agent must either discover some method of making the lady on the third floor fond of Liszt's transcriptions, or else hang out the "For Rent" sign.

And there is the eternal question of repairs! How easy to spend all the landlord's income doing things for tenants which they think are absolutely essential—and very often they are essential. You surely cannot decline the urgent request of an old tenant, and yet the landlord expects his property to pay good dividends. So the agent is constantly called on to play the arbiter. It is an exacting business, with enormous detail, and it takes a lifetime to learn it.

New Work at College Point.

College Point is attracting new population and is busy with new construction. The American Hard Rubber Company has a large new building under way, the Traun Rubber Company is completing a three-story building and an addition has been built to Factory A of the Kleimert Rubber Company. Work on the \$40,000 church of St. John's Lutheran congregation is progressing. The Hillside Realty Company will construct three two-story frame dwellings on Seventh avenue, between Fifteenth and Sixteenth streets, to cost \$3,500 each. Fred Treble, of Avenue D intends to erect a two and one-half story brick dwelling, costing \$5,000. Sidney F. Oppenheim will have a dwelling erected on Sixth avenue and Sixteenth street, to cost \$15,000.

REAL ESTATE NEWS.

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

Sale of Thomas Dimond's Holdings Was the Central Feature of the Week's Dealing.

The total number of mortgages recorded in Manhattan this week was 104, and in the Bronx 87. The total amount was \$5,109,684. The amount involved in auction sales this week was \$560,807, and since January, \$36,705,726.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

4TH ST.—The St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) bought through E. H. Ludlow & Co. the following properties: From Irving I. Lewine, the plot 100x99 at the southwest corner of Gansevoort and West 4th sts, including 348-356 West 4th st and 2 and 4 Gansevoort st; from James Newton 344 and 346 West 4th st, 44x irregular; from the State & City Realty Co. 7 Horatio st, northwest corner 4th st, 24x40; from James D. Ireland, 9 Horatio st, 18.9x75; from James A. Lowe, 11 Horatio st, 18.9x88; from the Burnham estate 15 Horatio st, 18.9x88; from Dr. Francis J. Quinlan through the Cruikshank Co. 13 Horatio st, 18.9x88. The combined purchases comprise a plot having a frontage of 185 ft on West 4th st by 99 ft on Gansevoort and Horatio sts. The plot is at present occupied by old dwellings typical of old Greenwich Village. This will be the first conveyance of several of the parcels involved in from 40 to 60 years. The plot will be improved with an 8-sty loft building, for which plans are now being prepared. Negotiations are pending for the leasing of the projected building for a long term of years to a firm of national reputation. It is expected that leases will shortly be signed.

4TH ST.—Wilber C. Goodale sold for Sarah Metzger to Ray Hyman 193 West 4th st, a 4-sty building, on a triangular lot, fronting 27.3 ft on West 4th st, 45 ft on Barrow st and several inches on Washington pl. This property faces the plaza to be formed by the 7th av extension, which will be used for a subway station exit.

4TH ST.—The St. John's Park Realty Co. bought through E. H. Ludlow & Co. from Irving I. Lewine the southeast corner of Gansevoort and West 4th sts; from James Newton 344 and 346 West 4th st; from the State & City Realty Co. 7 Horatio st; from James D. Ireland, 9 Horatio st; from James A. Lowe, 11 Horatio st; from the Burnham estate 15 Horatio st; from Dr. Francis J. Quinlan through the Cruikshank Co., 13 Horatio st.

4TH ST.—Wilber C. Goodale sold for Sarah Metzger to Ray Hyman 193 West 4th st.

25TH ST.—Pease & Elliman sold the old 5-sty factory building formerly occupied by the Brush Electric Co., at 133 and 135 West 25th st, on plot 50x98.9, to a client who will immediately erect a 12-sty fireproof store and loft building. This structure will be the most up-to-date building on 25th street. The Metropolitan Life Insurance Co. have made a building loan of \$200,000, on the premises and the Mortgage Financing Co. carried on the financial arrangements for the deal.

58TH ST.—Hell & Stern sold for the Hon. Thomas C. O'Sullivan 340 West 58th st to a client.

28TH ST.—Joseph P. Day sold for the B. G. Realty Co. 236 and 238 East 28th st to a client of George M. Adrian.

28TH ST.—Joseph P. Day sold for the B. G. Realty Co., Louis L. Goldstein, president, the 5-sty modern tenement at 236 and 238 East 28th st, on plot 37.6x98.8. The buyer is a client of George M. Adrian.

33D ST.—Thomas Dimond sold his property at 128 West 33d st and 137 to 149 West 32d st to the Stuyvesant Real Estate Co., which acts as a holding company for real estate in this city for the Pennsylvania Railroad. What price he obtained Mr. Dimond did not say. He held the property at \$2,000,000. Douglas Robinson, Charles S. Brown Co. were the brokers. The plot contains about 18,700 sq. ft., beginning at the westerly end of the Gimbel building and extending west 25 ft, on 33d st, and 150 ft, on 32d st. The line through the centre of the block is irregular. To the west of it, extending over to 7th av, all the land is owned by the Pennsylvania Railroad. With the Dimond property they have a plot 197.6x400, or exactly half the block between 6th and 7th avs.

33D ST.—Thomas Dimond sold 128 West 33d st and 149 West 32d st to the Stuyvesant Real Estate Co.

44TH ST.—Fannie E. Paris sold 141 East 44th st, a 4-sty high stoop dwelling, on lot 20x100.5, about 115 ft east of Lexington av, and the extensive improvements being completed by the Grand Central Station.

44TH ST.—Fannie E. Paris sold 141 East 44th st, on lot 20x100.5, to Fisher and Irving I. Lewine and Isidor H. Kempner.

53D ST.—Pease & Elliman sold 14 East 53d st for the estate of Robert Mather, the late president of the Westinghouse Electric Co. The house is a 6-sty American basement on lot 25x100.5, between 5th and Madison avs, 132.6 ft west of Madison av. The house was built by Dr. William E. Diller, in 1903, who also built No. 16 and was sold by him to Mrs. A. G. Hubbard, who in turn sold it to George S. Brewster, who sold it to the late Frank S. Layng, whose estate sold it to the late Robert Mather. The buyer is a client of Philbin, Beekman, Menken & Griscom, and buys for occupancy.

63D ST.—Pease & Elliman sold 14 East 53d st for the estate of Robert Mather to a client of Philbin, Beekman, Menken & Griscom.

58TH ST.—Hell & Stern sold for the Hon. Thomas C. O'Sullivan, Judge of the Court of General Sessions, the 4-sty private dwelling at 340 West 58th st to a client who will make extensive alterations to the property for business purposes.

1ST AV.—Edward Knopp sold 174 1st av, a 3-sty building on lot 17.9x94, about 68 ft south of 11th st. The buyer is a brewing company. Mr. Knopp bought the property at foreclosure in July.

1ST AV.—Edward Knopp sold 174 1st av to a brewing company.

Manhattan—North of 59th Street.

CATHEDRAL PARKWAY.—The Young Women's Hebrew Association bought from the estate of Mary G. Pinkney the plot, 100x100, in the north side of Cathedral Parkway, 400 ft east of Lenox av, for improvement with a structure that probably will be 10 stories high. Louis A. Abramson, architect, is preparing the plans and specifications. One of the features of the building will be a roof garden, which will be divided into a playground for children and quarters for a kindergarten and nursery. The association is at present located at 1578 Lexington av.

110TH ST.—William J. Skelly sold 123 East 110th st, a 5-sty flat, on lot 25x100.11, midway between Park and Lexington avs.

143D ST.—Fannie Spier sold to Lillian G. Johnson 103 and 105 West 143d st, a 6-sty new law house, on plot 41.8 by 99.11, adjoining the northwest corner of Lenox av. The buyer has resold the property to Morris Berman, of Brooklyn.

167TH ST.—Mary W. Marrigan sold 514 West 167th st, a 2-sty dwelling, on lot 25x85, adjoining the southeast corner of Audubon av.

LENOX AV.—Henry C. Langen sold 452 Lenox av, a 5-sty flat, on lot 25x84, to R. C. Rargel, who gave other property in part payment.

MANHATTAN AV.—D. H. Scully & Co. sold for Richard C. Kipp the three 5-sty flats occupying the block front on the west side of Manhattan av, from 117th to 118th st, with frontages of 201.10 ft. on the avenue, 50 ft. on 117th st and 25 ft on 118th st. The property has been held at \$150,000.

ST. NICHOLAS AV.—The newly-incorporated St. Nicholas Construction Co. bought from Kate M. Norton the plot, 65x75, at the northeast corner of St. Nicholas av and 187th st.

ST. NICHOLAS AV.—William Schenker sold 195 St. Nicholas av, a 5-sty flat, on plot 29.7x82.11xirregular, between 119th and 120th sts.

ST. NICHOLAS AV.—W. D. Morgan sold for the estate of H. A. Sohl to the Thomas Smith Construction Co. the lot, 26x100, at the southwest corner of St. Nicholas av and 176th st; also, in conjunction with W. J. Huston & Son, the plot, 30.9x100xirregular, adjoining, in the west side of St. Nicholas av. The buyer will improve the site with a 5-sty apartment house.

8TH AV.—Ennis & Sinnott bought from the Placid Realty Co., John Katzman, president, 2097 8th av, northwest corner of 113th st, a 5-sty flat with stores, on lot 25.11x100. Charles E. Barry & Co. negotiated the deal.

Bronx.

TIFFANY ST.—Morris Herman bought from the Henry Morgenthau Co. the triangular plot at the junction of Tiffany and Fox sts, fronting 151.10 ft on Tiffany st, 190.8 ft. on Fox st and having a rear line of 116.5 ft. The plot will be improved by the new owner.

182D ST.—Clarkson P. Ryttenberg sold for Mrs. S. J. W. Bent to L. Napoleon Levy a plot, 100x100, on the north side of 182d st, 41 ft west of Southern Boulevard, opposite the entrance to Bronx Park. This, together with the corner, which is owned by Mr. Levy, gives him a frontage on Southern Boulevard of 112 ft and 141 ft on 182d st. The Bent property has not been transferred in 40 years. Mr. Levy has also bought a plot, 50x100, on the north side of 182d st, 191 ft west of Southern Boulevard, which will be improved with a 5-sty apartment.

BOSTON ROAD.—John J. Steinmetz sold for the Taxpayers' Realty Co. to the Vandycy estate the plot 72x258, covered by two taxpayers, on the west side of Boston road, running through to Bryant av, 63 ft north of 180th st.

FRANKLIN AV.—Schwab & Co. sold for William Hodgson and H. Braunish the southwest corner of Franklin av and 169th st, a plot 74x100, to a builder for improvement.

MAPES AV.—Alexander Selkin sold to a builder for improvement with 5-sty apartments for Mrs. Marie Gutman the vacant plot on the east side of Mapes av, 180 ft north of 180th st. The plot is 66x100 feet in dimensions.

WASHINGTON AV.—James F. Conlan sold the lot, 25x95, on the west side of Washington av, 60 ft north of 180th st.

WASHINGTON AV.—Schwab & Co. sold for Herman Eckman 1302 and 1304 Washington av, a 5-sty tenement on plot 48x102.

WILLIS AV.—William Schmults sold to H. C. Myfothy 243 Willis av, a 5-sty flat on lot 25x100, between 138th and 139th sts.

3D AV.—Kurz & Uren sold for Charles Newkirk a plot of 10 lots at the northeast corner of 3d av and 168th st, having a frontage of 250 ft on the avenue and 100 ft on 168th st. The buyer is an investor who will immediately improve the property by the erection of 20 stores.

Brooklyn.

CARROLL ST.—E. T. Newman sold the 3-sty brownstone dwelling at 750 Carroll st, in the Park Slope section, for H. Cranston to a client for occupancy.

FULTON ST.—E. Davis sold to a Brooklyn investor the three brick store and apartment buildings, 2046, 2048 and 2048a Fulton st, having a total frontage of 60 ft. These buildings were erected 3 years ago and are said to be valued at \$35,000.

QUINCY ST.—Studwell & Burkhard sold for A. Hamann the 2-sty frame dwelling at 331A Quincy st to Peter Schmidt.

STERLING PLACE.—The Burland Co. bought of Isaac Livingston a lot 22.10x126 on the south side of Sterling pl, 227 ft west of Howard av. A 4-sty tenement will be erected.

18TH ST.—Arthur Strong sold 604 East 18th st, a 1-family dwelling, on plot 40x100, to Thomas T. Dunn.

EAST 25TH ST.—The Realty Associates, which recently bought 42 dwellings from the Henry Meyer Building Co. sold 26 of them to individuals. The buildings sold are 2-sty and cellar brick structures, and all are located on the east side of East 25th st, between Clarendon road and Avenue D, Flatbush. A list of the buyers follows: No. 315, Pauline Schmickl; No. 317, Joseph McKeever; No. 319, Charles R. Kefauver; No. 321, Herbert J. Broderidge; No. 323, George C. Sprague; No. 325, George H. Wainwright; No. 327, James J. Reilly; No. 329, William A. Ford; No. 333, Bella S. McCloskey; No. 335, William J. Cantwell; No. 337, Claes E. Lilygren; No. 339, Julius Goecken; No. 341, Joseph H. Mayers; No. 345, Emily C. Wheeler; No. 347, Berthold Friend; No. 349, Madeleine B. Rockwell; No. 351, Bertha H. Jahn; No. 353, Adam H. Diehl; No. 357, Anna C. Rathjen; No. 361, Daniel W. Martin; No. 363, John H. Thomas; No. 365, Sadie E. Leddy; No. 371, C. N. Pulver; No. 373, George H. Saylor; No. 375, Arthur H. Canrobert, and No. 377, Mary A. Spencer.

57TH ST.—Tutino & Cerny sold for Joseph Glucksman, to a client for investment, the 2-sty, two-family frame dwelling, on plot 20x100, at 214 57th st.

CLARENDON ROAD.—Tutino & Cerny sold for Frank Gritman and another, to a client for investment, the 3-sty double brick, six-family apartment, on plot 22.6x100, at 1206 Clarendon road.

7TH AV.—Hall & Cuttle sold for M. Green & Co. to clients three 3-sty brick business buildings, at 5104, 5106 and 5108 7th av for investment.

Queens.

BROADWAY, FLUSHING.—The Rickert-Finlay Realty Co. sold to M. H. Hellman, a produce commission merchant of 277 Washington st, Manhattan, for his own occupancy, the 9-room stucco house on the west side of 18th st, 80 ft south of Depot pl.

SOUTH OZONE PARK.—David P. Leahy Realty Co. sold to Arthur West a 7-room dwelling in the west side of Boss av, 200 ft south of Rockaway Boulevard, for \$3,975; to the same buyer an adjoining plot, 30x100; to William Warren a plot, 30x100, in the north side of Helen av, 150 ft east of Lincoln av, and to Thomas Dobson 3 lots in the east side of Lincoln av, 290 ft north of Helen av.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. sold to Henry H. Whiteley, a six-room house in the south side of Helen av, 60 ft west of Leahy av, for \$3,750; to Edward L. Woods a 2-sty store and flat building in the south side of Rockaway boulevard, 60 ft east of Leahy av; to Frances Gibson, 2 lots in the east side of Ashby av, 200 ft south of Horan av; to Henry Slocum, 2 lots in the east side of Brinkmeyer av, 100 ft north of the Old South road, and to Herman Ziegler a 2-sty store and flat building in the south side of Rockaway Boulevard, 100 ft west of Messing av.

Suburban.

BAYONNE, N. J.—Joseph Singman bought from Sarah E. Young a plot of 18 lots in the south side of East 29th st, between Broadway and Avenue E.

FISHKILL, N. Y.—J. Sterling Drake sold for John Brundrett Maddock, his famous estate known as "Nutleigh," to J. Noah H. Slee.

Nutleigh comprises 600 acres, over a mile of river front, about 300 acres tillable land and balance heavily timbered mountain land, two private reservoirs, miles of private roads, elaborate private water system on gravity to all buildings, lawns and garden, private drainage and sewer systems for lands and all buildings, thousands of fruit trees, vines, shrubs and flowers, many of which were imported, two complete sets of farm buildings beside the estate community. One of the finest country properties in eastern New York and about as perfect as money can make it.

FLORAL PARK.—The Windsor Land and Improvement Co. sold to J. Seuffer a plot 40x100 and to D. Vonoiste a plot 25x100, both on Violet av; to B. J. Shanley a plot 40x100 on Daisy av; to A. G. Jackson a plot 50x100 on Pansy av; to E. J. Williams a plot 60x100 and to P. F. Cassidy a plot 40x100 each on Geranium av; to D. McGarty a plot 40x100 on Crocus av; to C. Halpin a plot 60x100 on Cypress av and Birch st; to M. McCormack a plot 40x100 on Birch st.

HASBROCK HEIGHTS, N. J.—Burrows, Neely & Co. sold the tract of land they recently bought, known as the Herring Farm, containing about 46 acres. This property runs from the Polly rd into the town of Lodi, and will be immediately developed and subdivided into building lots. The property was held at \$45,000.

HAWTHORNE, N. J.—Kurz & Uren sold for a client of E. A. Johns 2 lots on Lafayette av and 2 lots on Grand av between 1st and 2d sts.

HEMPSTEAD.—The Windsor Land and Improvement Co. sold to K. R. Wadsworth a plot 40x100 on Booth st; to Edward Denk a plot 40x100 on Botsford st; to M. Farrell a plot 40x100 on Oxford road.

HOBOKEN, N. J.—Louis S. Fugazzi bought from the Hoboken Land and Improvement Co.,

The Land Value Maps

Of Greater New York

For 1913

WILL BE PUBLISHED BY THE

RECORD AND GUIDE

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

There will be 140 maps and an index map, showing the tentative front foot values of inside lots on each side of every block and of acreage where the land has not been subdivided into blocks and lots, in the Boroughs of Manhattan, Bronx, Brooklyn, Queens and Richmond, upon which the assessments for the year 1913 are intended to be based, subject to correction by the Tax Commissioners.

The unit values of property shown on these maps will be of great assistance to Owners, Brokers, Operators and Appraisers in computing values, and, as each map shows the value of property over a large area, it affords an excellent opportunity to compare values of adjoining or adjacent property, as they will show at a glance the land values in different neighborhoods.

These Land Value Maps will be invaluable to any one intent upon making use of the opportunities for profitable investment that will be opened up by the new rapid transit lines.

Here is an excellent opportunity to call special attention to the value of your services or products, as all advertising will appear directly opposite the maps.

For further information address

THE RECORD AND GUIDE CO.

11 to 15 East 24th Street

New York City

**BROOKLYN'S OLDEST
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers

Money to Loan on First Mortgages

4½ and 5%

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

Telephone { 44 } Bedford Established 1884
45

Member

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN

Firm Established 1874

CORWITH BROS.

**Greenpoint
Real Estate**

**Factory Sites
A SPECIALTY**

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Ave., Brooklyn

**WM. H. SMITH
Real Estate Auctioneer
Broker and Appraiser**

Special attention given to Auction
Sales of Real Estate, for Executors,
Trustees, Receivers, Partition, Fore-
closure or Voluntary Sales, with best
possible results.

REAL ESTATE BUILDING
189 Montague St. 5 Brooklyn

Telephone 1903 Main

921 and 923 Castle Point terrace, two 2-family brick houses, on plot 50x190.

JERSEY CITY, N. J.—Edward M. Stephens sold for Thomas C. Kinkead to James T. Mullins 5 lots in the south side of Beacon av, 5 in the north side of Hopkins av, near Collard st, and 9 in the south side of Hopkins av, between Bevan and Collard sts.

JERSEY CITY, N. J.—John Nolan bought from J. Frank Finn 510 and 512 Grand st, two store buildings, on plot 50x100.

JERSEY CITY, N. J.—The Central Railroad Co. of New Jersey bought from William Hagerly, 235 Kearny av, and from James W. Golden, 237 Kearny av, a dwelling on plot 40x75.

JERSEY CITY, N. J.—Dr. Burdette P. Craig sold to Mrs. Eleanor Shaw, 77 Glenwood av, corner of the Boulevard, a dwelling, on plot 100x100.

JERSEY CITY, N. J.—The Phoenix Realty Co. bought from Joseph H. Rudiger, 89 Sip av, corner of the Boulevard, a dwelling, on plot 14x101, and 4 lots at the southeast corner of Sip and Garrison avs.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Raymond Clark of the firm of William Skinner & Sons a plot with 210 ft frontage on Arleigh rd and East dr, on which he will build a house for his own occupancy next spring.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to J. K. Robinson, Jr., president of the Ox-Fibre Brush Co., 47 West 34th st, for a consideration of \$21,000, a plot with a frontage of 510 ft at the corner of Beverly road and Nassau road, on which Mr. Robinson will erect a residence for his own occupancy.

LINCOLN PARK, N. J.—William Markham Cole bought 50 acres of the Thomas W. Benjamin estate on the Lackawanna Railroad. The property has been held in one family since 1845. On it is a stone house, erected about 1625 and now occupied by the Benjamin family. The price paid for this property was a little less than \$500 per acre. The land will be sub-divided into plots for home sites.

LYNBROOK MANOR.—The Windsor Land and Improvement Co. sold to A. Wieber a plot 40 x100 on Edmund st, and a plot 40x128 on Rolling st.

OCEANSIDE.—The Windsor Land and Improvement Co. sold to H. N. Feste a plot 50x100 and to T. A. Graham a plot 20x61, both on Hoke av; to A. Tighera, H. and R. Bremer and E. Miller each a plot 40x100 on Ebert st; to C. Noll a plot 100x100 on Dambly av and Windsor Parkway; to A. Ruopp a plot 40x100 on Perkins av; to A. Fighera a plot 40x100 on Windsor Parkway.

ROCKVILLE CENTRE.—The Windsor Land and Improvement Co. sold to F. Barkey and L. Marconi a plot 60x106 on Yale av; to E. J. Murphy a plot 40x100 on Langdon Blvd; to R. Peroni and S. Rezzoagh a plot 60x100 on Cornell av; to E. Johnson a plot 60x108 on Brooklyn av; to M. Campomossi a plot 20x97 on Lake View av.

UPPER MONTCLAIR, N. J.—The Realty Associates of Upper Montclair, consisting of several prominent residents of Montclair, N. J., connected with the First National Bank, have acquired possession of the block bounded by Bellevue av, Valley road, Lorraine av and the Erie Railroad right of way. The tract, which has a frontage of 416 ft on Valley road and 285 ft on Bellevue av, is in the centre of the Upper Montclair business section and is at present occupied by frame structures. The buyers will erect modern brick buildings over the entire site. At the corner of Bellevue av and Valley road a large and imposing bank and office building will be erected for the First National Bank.

WHITE PLAINS, N. Y.—D. H. Jackson sold 3-sty dwelling, on plot 50x125, at 146 South Broadway, to a Mr. Mouldin.

RECENT BUYERS.

WALTER D. BUCHANAN is the buyer of the Luxor, at the southwest corner of Broadway and 115th st. Title passed yesterday, subject to a mortgage of \$475,000.

LEASES—MANHATTAN.

THE LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co. the large store on the north side of 157th st, immediately adjoining the northwest corner of Amsterdam av, to Harry Solomon, for a long term of years, who will occupy same as a first-class laundry.

DANIEL BIRDSALL & CO. leased the 5th loft in 450 and 452 Broome st to the L. K. Thread Co., and also for Bernard Kreizer the 6th loft in 26 Elm st to the Hirsch Chemical Co.

S. M. BONDY leased to Harry Samuels & Bro., milliners, the store and basement in 704 and 706 Broadway for a term of years.

THE WILLARD S. BURROWS CO. leased to the Childs Restaurant Co. the former Madrid restaurant, northwest corner of Broadway and 46th st. The lease is for a long term of years and is said to involve an aggregate rental of more than \$500,000. The place was originally known as Churchill's, and was later taken over by George Rector. The last proprietor was Samuel Meyers, but the place has been vacant for several months. The building will be extensively altered for restaurant purposes.

CARSTEIN & LINNEKIN leased the entire front part of the 12th floor of the American Woolen Building to the Villa Stearns Co.; also space in the same building to Thomas E. Brown of Philadelphia, and the Klots Throwing Co.; also leased space in the Fifth National Bank Building, 23d st and Lexington av, to K. Kaufman & Co. and Mitchell Bernstein, and in connection with Stephen H. Tyng, Jr., the entire front part of the 8th floor to the American Association for Labor Legislation.

THE GUARANTOR REALTY CORPORATION leased to Dillworth, Lockwood & Co. for a term

of years the store, basement and 1st loft in the building on the southeast corner of West and Vestry sts; also offices in the Knabe Building, 437 5th av, to Mrs. Lillian A. Belmont.

LOUIS BECKER leased for William I. Seaman the 3-sty brick and stone dwelling, for a term of years, at 886 St. Nicholas av, to Florence H. Bianchi, who will occupy same as her residence.

THE WILLARD S. BURROWS CO. rented the 1st loft in 388 and 390 6th av and 56 West 24th st to Pius Vagnier, the 2d loft to the Call Printing Co., and the store in 56 West 24th st to William S. Epstein; also leased the 5th loft in 164 Fifth av to Lee & McCracken; 3d loft in 41 West 33d st to Bertha Strauss, and the 4th loft to the W. D. Lewis Co.; also the 3d loft in 109 West 42d st to A. Kern & Co., Inc.; also in conjunction with Denzer Bros. the entire 4th floor of the Bartholdi Building, 23d st and Broadway, to Sonneborn Bros. of Baltimore, and to W. Peck & Co. of Syracuse, N. Y., the 3d floor corner suite of offices in the same building; also the westerly store at 122 West 34th st to B. Maloney, the entire upper part of the building at 144 West 34th st to Edith Browne and the second loft in 104 West 30th st to Tell & Frank.

HENRY BRADY leased to Joseph Sanford the dwelling at 306 West 30th st.

H. C. SENIOR & CO. leased the store at the southeast corner of 64th st and Broadway to the Engelbert Tyre Co.; also for C. Franklin Purdy the dwelling, 143 West 63d st, to a Mrs. Howard, and for the Arkenburgh estate the dwelling, 123 West 67th st, to a Mrs. Ruger.

THE DUFF & BROWN CO. leased for Josephine M. Carney the 3-sty dwelling at 540 West 142d st, and for Blanche F. Joseph the 4-sty dwelling at 426 West 144th st.

THE DUROSS CO. leased to William Brandkamp the 3-sty dwelling at 60 Perry st, also space in the Herring Building to William Bourke; 11 West 20th st to Rosenberg & Co., and the 3-sty house, 16 Minetta lane, to Antonio del Vecchio.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 960 Park av to J. F. A. Clark, whose house at 1014 5th av they recently leased to Mrs. Drullard; an apartment in 901 Lexington av to George C. Hollister; an apartment in the "Sussex," 55 East 65th st, in conjunction with Ewing, Bacon & Henry, for Charles S. Gregor, to Miss Winslow; apartments in the "Surrey," at 122 East 82d st, for E. Coe Kerr to Hamilton Albert, and for Samuel M. Kaplan to Roland F. Elliman; and in conjunction with Payson McL. Merrill, an apartment in the "Westminster," 68 East 86th st, to John E. Tucker.

THE LOZIER MOTOR CO. leased from the B. F. Goodrich Co. the 8-sty building, on a plot 50x100.5, at 227 West 57th st, adjoining the northeast corner of Broadway. The Lozier company also reports that the 5-sty building which it now occupies at the northwest corner of Broadway and 56th st has been leased for a long term of years to the Overland Sales Co.

PAYSON McL. MERRILL rented a duplex apartment in 131 to 135 East 66th st to Hartwell Cabell; also in 116 East 66th st to H. Emil Holt; also in 829 Park av to Henry I. Parsons; also in 257 West 86th st to Mrs. F. E. Young; an apartment in 68 East 86th st to John E. Tucker; in 925 Park av to Walter H. Seely; in 130 East 67th st to Miss Alice Lounsbury; in 140 West 57th st to L. O. Holloway, Miss Kathryn B. Brower, Mrs. Leander B. Shaw and Mrs. Helen S. Chapin; in 36 East 40th st to William C. Gibson and Alexander S. Webb; in 138 East 40th st to Mrs. Edwin La Montagne; in 112 West 47th st to Louis Wendell and Richard Muller, and in 21 and 23 West 30th st to Mrs. H. B. Sayen and Mrs. Virginia McK. Allen.

JEROME A. MYERS leased to Gerson Stein the Langdon Hotel, a 10-sty structure, on a plot 50x100, at 157 and 159 West 124th st. The property was traded last year by the Ayer estate, of Boston, for the 12-sty Myers building at 47 and 49 Maiden lane.

PEASE & ELLIMAN leased in 981 Park av an apartment to Philip S. Dean; in 830 Park av an apartment to Francis T. Homer; space in 412 Madison av for Halsey & Flint to Miss A. N. Merwin; for Mrs. M. S. Gibbs the 30-ft. English basement at 48 East 78th st to Sidney Homer, whose wife is the well-known opera singer, Louise Homer; in 116 East 58th st an apartment to Charles Phillip Coleman, president of the Sauer Motor Co.; an apartment in 112 East 17th st to Henrietta L. Fisher; for Mooyer & Marston a large apartment in 515 Madison av to Miss H. Anna Davis for a term of years.

PEPE & BROTHER leased for J. & R. Lamb the store in 27 6th av.

THE ROBARD REALTY CO. leased the entire ground floor and basement of the Bartholdi Building and sub-leased the corner store, 958 Broadway, to O. A. Dickinson; the north store in 956 Broadway to Max Felman; the store in 954 Broadway to Klein & Greenberg; the store in 952 Broadway to Milton & Henry; the store in 950 Broadway to Frances A. Snowden; the basement corner store to Morris Schiller; the store in 2 East 23d st to Kirby & Root; the Lobby Cigar Store to the Edwin Cigar Co., and the basement store in 950 and 952 Broadway to Isaac Butt.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment to Bernhard Gimbel in 42 East 82d st.

WM. H. WHITING & CO. have leased for the Inverness Realty Co. to Samuel I. Hepner the entire 2d loft in the new 12-sty building at the southeast corner Lafayette and Howard sts; also a loft in 40 Fulton st to Michael Harvey, and a loft in 213 Front st to Samuel Butler.

LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co. for a term of 10 years the large corner store, 24x86, in the new building at the northwest corner of 157th st and Amsterdam av to the United Cigar Stores Co.

THE CROSS & BROWN CO. leased offices in the new 20-sty United States Rubber Co.'s Building at the southeast corner of Broadway and 58th st to the following firms: Harman-Yount Co., Castell, Schenck & Conell, Starr Contracting Co., Dover & Weinberg, Electric Auto-Lite

Co., Henry R. Evans, Miss L. B. Wildman, Starr & Forbes, Remington Standard Motor Co., and E. G. Toel.

THE F. R. WOOD-W. H. DOLSON CO. leased for a term of years the 4-sty dwelling at 171 West 76th st for Manuel E. Amador to Josephine Collins.

THE JOHN J. CLANCEY CO. leased to Maraguate Tingle, the 3-sty stone front dwelling at 414 West 58th st; also to Elizabeth Litten the 4-sty brownstone dwelling at 344 West 58th st, and to A. W. Muller the 4-sty stone dwelling at 330 West 58th st.

THE CROSS & BROWN CO. leased the store in 865 Broadway for William H. Peck to F. C. Gevin.

THE DUROSS CO. leased the 1st loft in the Herring Building, 14th st and 9th av, to William Bourke, and the 2d loft at 11 West 20th st for the Canebrake Realty Co. to Rosenberg & Co.

BENJAMIN ENGLANDER leased to the Esskay Waist Co. the 5th and 7th floors in 134 to 140 West 26th st, containing 16,000 sq ft.

FREDERICK FOX & CO. leased, from the plans, for the F. & L. Building Co., the 9th loft in the new building now being erected at 115 to 125 West 30th st, for a long term of years, to the Gem Costume Co.; also for the People's Co-operative Property Co., the 7th loft in 140 to 144 West 27th st, for a term of years, to the Integrity Waist Co.; for Apseel & Handel, the top loft in 141 and 143 West 26th st, for a term of years, to Meyer Edelman; for L. Tanenbaum, Strauss & Co., the 3d loft in 48 West 15th st, to Max Branfman; for Lazarus Cohen, the 5th loft in 14 and 16 West 17th st to the Leader Waist Co.; for Eliza T. Morton the store in 19 East 9th st to the Coup Tailoring Co.; for the estate of C. A. Hurry, the 1st loft in 147 West 24th st to Benjamin Dorman, and for the Wescott Estate, large space in the building at the northeast corner 110th st and Broadway, to "Avidon," Inc.

THE GAFFNEY REAL ESTATE CO. leased at 637 5th av an apartment to Morris H. Rothschild.

GIBBS & KIRBY rented all of the 60 apartments in the new 12-sty Clearfield apartment house, on the southeast corner of Riverside Drive and 103d st.

JOHN J. KAVANAGH leased to J. Willet Hall 104 East 74th st, a 3-sty dwelling.

JACOB LEITNER leased the following tenement properties for a term of years; 212 East 29th st, to Morris Meister, 105 and 107 East 123d st to Morris Florea and 555 Southern Boulevard to a client.

E. H. LUDLOW & CO. leased for J. M. & L. N. Levy, to Thomas Conroy, the 2d and 3d lofts in 49 Broad st for a term of years.

WILLIAM H. MENDEL leased for a restaurant from the United Cigar Stores Co. a store, 21x45, and the basement in the new building to be erected by the latter on the west side of Vanderbilt av, between 42d and 43d sts, recently leased by the Cigar Stores Co. from the New York Central Railroad. The store taken by Mr. Mendel will be 87 ft north of 42d st. The lease is for 21 years, at an aggregate rental of about \$800,000. The Forty-third street store was recently taken by Charles & Co.

PEASE & ELLIMAN rented in 56 West 11th st apartments to Miss Gertrude Mayo, William J. Ayward and Chateau Kemp; also an apartment in 31 West 44th st to E. J. Rome; also leased space in 44 West 39th st to John W. Clawson and McBurney Underwood; also space in the Aeolian Building, at 25 to 29 West 42d st, to H. V. Horton, L. R. Stoddard and William P. Chase.

PEASE & ELLIMAN leased for Mrs. M. S. Gibbs the 30-foot English basement house at 48 East 78th st, to Sidney Homer, and also the private dwellings at 111 West 111th st to Leo S. Bair, 830 West End av, to Miss Laura L. Hopper, and 116 East 77th st to Mrs. Emily W. Peters.

PEASE & ELLIMAN leased space in 412 Madison av for Halsey & Flint, to Miss A. N. Mervin.

M. & L. ROSENTHAL leased the store and basement in 122 West 36th st to Phillip Chapman for a term of years; also to Charles A. Rosenthal, for 10 years, the northeast corner of 125th st and 3d av.

P. S. TREACY leased for C. W. Bennett the 3-sty dwelling at 119 West 63d st.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

The Sidewalk Must Be Cleared

At
Your
Service

This is the edict of the Board of Estimate and Apportionment.

We have men trained to do this work carefully. Write or telephone for estimate.

Jobbing and Repair Department

Cornell Iron Works

Telephone, Chelsea 550 and 279

603 West 26th St., New York



WRITE FOR CATALOGUE AND PRICES ON

Fire Appliances

The Safety Fire Extinguisher Co.

291-293 Seventh Ave., New York

Telephone Madison Square, 3356



FIRE ESCAPES

Erected and Repaired to meet all requirements of Fire Prevention Bureau

IRON WORK OF EVERY DESCRIPTION

GRAND CENTRAL IRON WORKS

L. B. GESCHEIDT, Proprietor
Phone, Plaza 3583

15 years in Repair Dept. of Cornell Iron Works

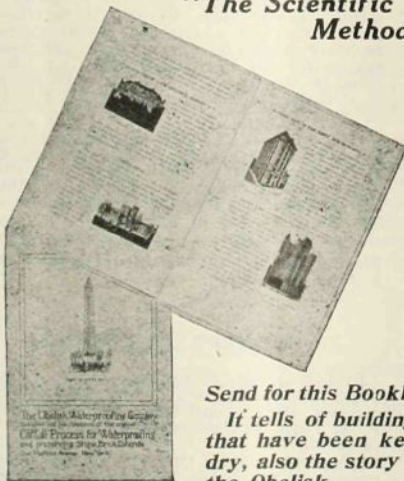
212 EAST 52nd STREET, N. Y.

When in the Market

for building materials or expert services, consult the advertising columns of the RECORD AND GUIDE. Should our advertisers be unable to help you, write us, and we will refer you to the right firms.

RECORD AND GUIDE

"The Scientific Method"



Send for this Booklet
It tells of buildings that have been kept dry, also the story of the Obelisk.

Apartments Easily Rented When Dry

Save expense and annoyance of redecoration. Discontented tenants and empty apartments are the result of LEAKY WALLS.

They can be permanently cured by use of the Caffall Process for Waterproofing.

Buildings treated forty-two years ago still dry

OBELISK WATERPROOFING CO.

ONE MADISON AVENUE, N. Y.

ESTABLISHED 1879

William P. Rae Co.

Main Office
180 MONTAGUE STREET

Uptown Branch
400 Nostrand Av., adj. Gates Av.

MANAGERS
APPRAISERS
AUCTIONEERS

BROOKLYN AND QUEENS

WE REPRESENT

JAMAICA HILLCREST
SEA GATE N. Y. HARBOR

OFFICE ON EACH PROPERTY

Member Brooklyn Board of R. E. Brokers

DAVID PORTER

Real Estate Agent
Broker, Appraiser

APPRAISER FOR
The State of New York
The City of New York
The Home Trust Company
The Equitable Life Assurance Society
The U. S. Title Guaranty Co.

189 MONTAGUE STREET
Telephone, 828 Main BROOKLYN, N. Y.

Members
Brooklyn Board of Real Estate Brokers

BROOKLYN
ESTATE MANAGERS

CHAS. L. GILBERT, President

NOAH CLARK, Inc.

REAL ESTATE
INSURANCE

Water Fronts, Factory Sites, Appraisals
Main Office
837 Manhattan Avenue
Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

Fenwick B. Small

BROKER
APPRAISER
MANAGER

939 Broadway, Brooklyn, N. Y.
Telephone, 5180-5181 Williamsburgh

KETCHAM BROS.

ESTABLISHED 1891

EVERY BRANCH OF THE

Real Estate Business

Stuyvesant Section Properties
Our Specialty

129 RALPH AVENUE
Telephone, 86 Bushwick BROOKLYN

CLARENCE B. SMITH

Real Estate
Broker, Appraiser and Manager

Established 1890
Phone, 661 Bedford 1424 FULTON ST.

VAN VLIET & PLACE leased the house at 50 Barrow st to John McDonald and the house at 362 West 12th st to William Baird.

VAN VLIET & PLACE have closed a long term lease for Conron Brothers Co. to Jenny Gee, of the three stores at 402 to 406 West 14th st. The corner adjoining the same company leased for a term of years. The property will be used after alterations are made, for restaurant purposes.

EDWIN H. WENDELL leased for Charles E. Haviland 14 East 37th st, a 4-sty dwelling, on lot 25x98.9, to a client. The house was recently purchased from the Brick Presbyterian Church, whose pastor occupied it for many years.

CHARLES S. KOHLER leased for Mme. Sedohr Argilagos to George K. Hinds, for a term of 3 years, the 3-sty brownstone dwelling, 128 West 103d st; also for the Eureka Automobile Station to Harry Sultan, for a term of 3 years, the single store in 10 Cathedral Parkway.

THE CROSS & BROWN CO. leased the basement store and 1st floor in 12 West 36th st, for a term of years for Mary M. Irvin to Charles Burke.

LOUIS BECKER leased for William I. Seaman the 3-sty brick and stone dwelling, at 888 St. Nicholas av. for a term of years, to Florence H. Bianchi.

DANIEL BIRDSALL & CO. rented all of the lots in 62 and 64 Leonard st for a term of years to Frederick Victor & Achelis.

THE ESTATE OF SIMON BORG leased the residence at 855 5th av, a 4-sty structure, on plot 40x120, to Mrs. John Dryden, widow of the president of the Prudential Life Insurance Co. Adjoining, at the south corner of 67th st, is the new home of Elbert H. Gary, and in the south the dwelling of George G. Mason, nephew of the late Henry Smith. Mrs. Dryden and her son, who succeeded his father as president of the Prudential Co., now reside at Bernardsville, N. J.

CARSTEIN & LINNEKIN leased space in 456 to 460 4th av to John P. Curtis and Charles Kaye; 131 and 133 East 23d st, space to Joseph J. Kohler, at the 6th floor, in 30 East 23d st to the Tip Top Chemical Co.

CORN & CO. leased from plans for the Fifth Av and 33d St Co. the top loft containing 12,500 sq ft in the building being erected at 1 to 13 East 33d st to L. B. Vogel; for People's Co-operative Property Co. a loft containing about 7,000 sq ft at 144 to 152 West 27th st to Schleif Grundweg & Co.; for Cross & Brown Co., as agents, the store in 25 West 36th st to Tong Phong, and for Harrie S. Lines, as agent, the building at the southeast corner of Lexington av and 41st st to K. Jones.

THE DUNCAN HOTEL CO., newly incorporated, leased for ten years the Alabama and Van Rensselaer apartment hotels, seven and nine stories respectively, on plot 94x103.3, at 13 to 19 East 11th st. The aggregate rental for the term is said to be about \$400,000. The Prudential Traders Co. is the owner of both buildings, and the lessees will connect the two structures and operate them as a unit. The leasing company is composed of Harlan P. Duncan, Wells D. Morris and Edward McElhinny.

MRS. M. E. FRITZ, of Boston, leased from the Iroquois Realty Co., the Iroquois Apartment Hotel, a 13-sty building on a plot 71.10x100.5, at 49 to 53 West 44th st, for a long term of years. The property adjoins the City Club in the west.

GIBBS & KIRBY have leased the following private dwellings: 885 West End av to A. M. Marks; 916 West End av to Louis Ullman; 909 West End av to Mrs. H. E. Babcock.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for Terry & Tench space in 137 to 141 Madison av to Isador Wiener; for the Bramko Construction Co. (Brody, Adler, Mishkind & Koch), from the plans the 9th loft in the new building, 31 and 33 East 32d st to a well-known manufacturer of ladies' dresses; for the Alwell Realty Co., the 4-sty dwelling at 160 East 37th st, and at 413 Madison av an apartment to Miss Betty Adams.

WILLIAM M. HOER leased the dwelling at the southwest corner of Lexington av and 64th st to F. P. Dunn.

CHARLES S. KOHLER leased for the Eureka Automobile Station to Harry Sultan the store in 10 Cathedral Parkway for 3 years.

CHARLES S. KOHLER leased for Mme. Sedohr Argilagos to George K. Hinds for a term of three years the 3-sty dwelling at 128 West 103d st.

SAMUEL H. MARTIN leased to the Liddle National Baking Co. the store and basement in 479 9th av.

JAMES STRYKER leased for Mrs. Francis Hein the buildings at northwest corner 38th st and 8th av, 571 8th av and 301 and 303 West 38th st to Michael Rowan for a term of years; the buildings will undergo extensive alterations.

WILLIAM H. PECKHAM rented apartments in the Minnewaska, 2 West 88th st, to Henry Oppenheimer, H. Hauser, Gustave Lipman, Dr. Charles Vetter and in the Mohonk, 275 Central Park West to Dr. Max Topf, Max Frankel, Henry C. Stenck, J. A. Goldstein, Baldwin Schlesinger, J. P. Manne, E. M. Rosenstock.

THE CROSS & BROWN CO. leased the 7th and 8th floors and roof in 351 West 52d st for a term of years for O. R. Weiss Realty Co. to the Abbott-Detroit Motor Co.; also part of the ground floor in 508 to 512 West 58th st for Joseph Markowitz to the Automatic Concrete Mixer Co.; also space in the 10th floor in the new Sternfeld Building, 20 to 24 West 37th st, for a term of years to Mandel & Schnitzer.

CAMMANN, VOORHEES & FLOYD, representing James J. Van Alen, leased for a term of years to the Liggett & Myers Tobacco Co., represented by William H. Hoyt & Co., the warehouse and factory building on the southeast corner of 7th av and 16th st. The company will use the property as a factory and

warehouse for the manufacture of cigarettes and tobacco.

CARSTEIN & LINNEKIN leased for Webster B. Mabie & Co. part of the 9th floor in 106 East 19th st to David L. Schneer and part of the 6th floor to Graham & Linson; also space in 456 to 460 4th av to John P. Curtis, and for Charles Kaye in 131 and 133 East 23d st; space on the 8th floor to Joseph J. Hohler, and the 6th floor in 30 East 23d st to the Tip Tap Chemical Co.

BENJAMIN ENGLANDER leased in the new building at 589 to 599 Grand st the 3d loft to the Gem Petticoat Co.; also the 4th, 5th and 6th lofts to the Senator and Gainsboro Waist Companies; also for the Eagle Improvement Co. to Julius D. Booth & Son, the 4th loft in 134 to 140 West 26th st.

THE IMPERIAL DAUGHTERS OF THE EMPIRE, a club for English women, leased through the Douglas Robinson, Charles S. Brown Co. the one-time residence of Mrs. James B. Clews at 108 East 30th st, on a lot 20x88.9. The lease was signed by Mrs. M. L. Gordon and Mrs. E. B. Swift.

MOORE, SCHUTTE & CO. leased 628 West 147th st for Michael Pleck to Dr. A. J. Heffter; 99 Hamilton pl for Mrs. E. Diestel to Andrew A. Meacle, and 632 West 138th st for Knox & Dooling to William Wilder for a term of years.

MOOYER & MARSTON leased dwelling at 868 Eagle av to William Coughlin; also dwelling at 432 East 140th st to O. L. Marks; also apartment in 574 Lexington av to Phillip Kennedy; also apartment in 645 and 647 Madison av to F. Bohm; also apartment in 125 East 34th st to Mrs. A. C. Chester; also apartment in 125 East 34th st to Miss Elizabeth Frazer; also apartment in 146 East 39th st to Mrs. G. S. Howe; also apartment in 36 East 40th st to Dr. A. McLane Hamilton.

ROYAL SCOTT GULDEN leased space in 27 West 46th st for Amos R. E. Pinchot, to M. C. Kennedy; also a loft in 634 5th av for the estate of Thomas R. A. Hall to "Anchor-star," dressmaker; also an apartment in 140 and 142 West 55th st for the George Backer Construction Co.

MOOYER & MARSTON leased the parlor store in 274 Madison av for a long term of years as an art gallery and studio to C. E. Heney; also the 1st loft in 1950-52 3d av to F. Careri; also floor at 125 East 34th st to Pinto, Fichera & Rucci; also floor at 49 West 45th st to Morris Naldoff; also floor at 20 and 22 East 46th st to Mrs. E. Buel; also floor at 15 West 45th st to S. Ehrlich; also floor at 630 5th av to Wallace B. Stage; also entire floor at 553 5th av to James Stuart Rives; also office space at 15 and 17 East 40th st to Dr. Otto Herbold; also entire store and basement at 22 West 46th st to S. Wexler for a long term of years; also office space in the building, 820 and 822 5th av to Robert Sugden and Margaret Robinette; also office space in the building, 341 to 347 5th av to McIntyre & Merry and H. Lee Mallory Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Dr. Oscar A. Burton the 4-sty dwelling, 30 West 47th st, to Harry Karger, a ladies' tailor, who will alter the same with stores, using the entire upper portion for his own business. The lease is for a term of years.

JAMES STRYKER leased for Mrs. Francis Hein the buildings at the northwest corner of 38th st and 8th av and to Michael Rowan.

SPEAR & CO. rented the store and basement in 13 and 15 University pl for Merck & Co. to the Walkill Hat Co.; for the Silk Realty Co. 10,000 sq ft in 20 to 26 West 22d st, and 8,500 sq ft for Charles T. Wills in 63 to 67 Bleecker st to Levine, Kalikow & Co.

J. C. EINSTEIN CO., INC., rented for Rosalia Hyams the entire 5-sty building at 23 and 25 Greene st, containing 25,000 sq ft to Appelbe & Neuman for a term of years and also for the Gray Realty & Developing Co. the 4th loft in 40 and 42 West 27th st to Handel & Co.

LEASES—BROOKLYN.

CHARLES E. RICKERSON rented 157 Prospect pl, a 3-sty brownstone dwelling, for a client to Mrs. Emily Goodman for a term of years; 54 Sidney pl, a 3-sty brick dwelling for a client to William Hugh McGrann for a term of years.

BURRILL BROTHERS leased the following houses: 520 2d st for Enos Wilder; 586 7th st for A. H. Ellis; 510 3d st for the Chauncey Co.; 174 8th av for W. R. Bristol; 518 2d st for C. E. Donnellon; also the following apartments: Arwin Court, 489 6th st, for the Arwin Realty Co.; 3d apartment in the Cooperwood for J. F. Peck; 2d apartment in the Astor, 189 8th av for the Hopkins Realty Co.; 4th apartment in the Annandale, 3d st near 7th av, for S. Coleman; 1st apartment in 183 8th av, and 2d apartment in 114 Garfield pl.

THE L. L. WALDORF CO. leased for a client the 3-sty modern brick private dwelling 490 5th st to Edward Leahy; also for a client the 2-sty and basement brownstone private dwellings 521 and 525 6th av; also the 1st apartment east in 598 6th st to Joseph Sauter.

THE BULKLEY & HORTON CO. leased 237 Washington av, near Wloughby av. This is a 3-sty, brownstone dwelling.

LEASES—SUBURBAN.

PEASE & ELLIMAN leased for E. W. Van Vleck his residence at Normandie Park, Morristown, N. J.; consisting of about 7 acres, to F. A. Park, vice-president of the Singer Manufacturing Co.

HORNOR & CO., INC., leased for George M. Cumming his estate at Irvington-on-Hudson, furnished to A. H. Burroughs. The house is brick and of Colonial architecture. It is one of the handsomest places in the vicinity.

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET

Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Officers and Directors of the Brooklyn Board of Real Estate Brokers



WILLIAM G. MORRISEY - President
FRANK H. TYLER - Vice-President
THOMAS HOVENDEN - Treasurer
EUGENE J. GRANT - Secretary

DIRECTORS

DeHart Bergen
Isaac Cortelyou
William P. Rae
Thomas Hovenden
Frank H. Tyler
Wm. G. Morrissey
C. O. Mollenhauer

Howard C. Fyle
Eugene J. Grant
Isaac H. Cary
David Porter
A. J. Waldron
F. B. Snow
William H. Smith
Fenwick B. Small

DIRECTORS EX-OFFICIO

John Pullman Arthur B. Gritman

Member Brooklyn Board of Real Estate Brokers

JOHN E. HENRY REAL ESTATE

BOUGHT AND SOLD

Mortgages Secured Insurance
1251 BEDFORD AVENUE
Telephone, 5500 Bedford BROOKLYN

The Record and Guide

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

925.63; T&c, \$1,596.80; sub to mtg \$16,000 & tax lien of \$2,480; Hirlanda Mann, 24,400

*144TH st, 425-7 W, ns, 100 e Convent av, 36x99.11, two 4-sty & b bk stn dwgs; voluntary; bid in at \$35,000.

*149TH st, 245 E, ns, 225 w Morris av, 25x80, 2-sty fr dwg; due, \$6,299.39; T&c, \$1,269.73; Drake Constn Co. 9,025

*166TH st, 530 E, see 3 av, 3404-6.

*168TH st, 414 E, see Brook av, 1221.

*217TH st E, nwc Bronxwood av, 55.3x114.4; partition; G Loewy. 2,650

Brook av, 1221 (), swc 168th (No 414), 71.1x30, 4-sty bk tnt & str; due, \$1,950.35; T&c, \$—; sub to two mtgs aggregating \$20,000; Jaque Cohen. 20,500

*Bronx Park av, es, whole front bet 178th & Walker av, 62.5x100x102.6x107.9; withdrawn.

*Bronxwood av, nwc 217th, see 217th E, nwc Bronxwood av.

*Madison av, 801, es, \$2.5 n 67th, 18x84, 4-sty & b stn dwg with 2-sty ext; voluntary; bid in at \$47,500.

Manhattan av, 521 (), ws, 68.11 s 122d, 16x90, 3-sty & b stn dwg; due, \$10,761.41; T&c, \$352.50; German Savgs Bank in City N. Y. 10,000

Robbins av, 463-7 (), ws, 200 s 147th, 75x158x75x161, 2 3-sty fr tnt & str & 2-sty bk tnt & str & 2-sty fr stable; also FILLMORE ST, 1747, es, 175 s Morris Park av, 25x100; Van Nest; partition; Marie Niestermann. 3,527

Union av, 608 (), es, 35 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; due, \$7,676.94; T&c, \$360; Bridget Kearney. 8,000

*Webster av, 1734, es, 23.5 n 174th, 25x97.4x25.8x104.2, 4-sty bk tnt; due, \$12,353.58; T&c, \$651.79; Adam Seiferth. 15,000

*2D av, ws, intersec n bank of Bronx River, 150x100x—x115; partition; M F McGoldrick. 1,650

*3D av, 3400-2, es, 35 s 166th, 40x70, 2-3-sty fr tnts & str; due, \$5,462.60; T&c, \$855.40; Chas W Dayton. 12,250

*3D av, 3404-6, sec 166th (No 530), 35x70, 3-sty fr tnt & str; due, \$6,520.96; T&c, \$1,055.36; Chas W Dayton. 17,150

688x92 4186 s 692 'sa' () 2911 'ab' (2), 5-sty bk tnt & str; due, \$6,430.87; T&c, \$250; sub to a first mtg of \$18,000; Henry H Jackson. 24,075

HERBERT A. SHERMAN.

Willett st, 52 (), es, 100 n Delancey, 16.8x100, 6-sty bk tnt; due, \$19,110.78; T&c, \$673; Henry E Jones. 18,000

*30TH st, 549-57 W, see 11 av, 318.

*11TH av, 318, nec 30th (Nos 549-57), 31.6 x128.4, leasehold, 3 & 4-sty bk loft bldg; due, \$22,129.17; T&c, \$150; Carl R Riedel. 20,000

BRYAN L. KENNELLY.

*82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; due, \$104,084.75; T&c, \$9,930.62; Wesley Thorn et al, defendants. 105,000

SAMUEL MARX.

*Road from Throggs Point to Westchester Village, es, lots 22 & 23, 50x100, Throggs Neck; due, \$1,588.28; T&c, \$762; Wm P McGrory et al, defendants. 2,900

137TH st, 251 W (), ns, 542 w 7 av, 18x99.11, 5-sty & b bk dwg; due, \$15,890.82; T&c, \$160; Sarah M Mygatt trste. 15,000

J. H. MAYERS.

Washington av, 1071 (), ws, 192.8 s 166th, 25x200, 5-sty bk tnt & str; due, \$7,929.19; T&c, \$1,061.59; sub to pr mtg \$26,000; Clara Dellac et al trstes. 3,880

H. C. MAPES & CO.

Newbold av (), ns, 255 e Havemeyer av 25x100, Unionport; due, \$4,019.44; T&c, \$170.53; Poughkeepsie Trust Co. 4,000

HENRY BRADY.

*48TH st E, nec Mad av, see Mad av, 413.

135TH st, 530 E () ss, 161 w St Anns av, 39x100, 6-sty bk tnt; due, \$12,173.92; T&c, \$338.55; sub to pr mtg of \$28,000; David Zipkin. 33,000

144TH st, 469 W (), ns, 83 e Ams av, 17.6x99.11, 3-sty & b stn dwg; due, \$3,141.71; T&c, \$37.80; sub to a first mtg of \$12,000; Henrietta L Ungrich extr et al. 13,100

*Madison av, 413, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; Sheriff's sale of all R T & I in a lease; adj to Oct. 16.

Total \$560,807
Corresponding week, 1911... 221,919
Jan. 1, 1912, to date..... 36,705,726
Corresponding period 1911... 34,157,871

VOLUNTARY AUCTION SALES

MANHATTAN AND BRONX.

BRYAN L. KENNELLY.

SEPT. 28.

(On the premises.)

96 Lots on Bway, W 256th st, Fieldston rd, Mosholu, Faraday, Sylvan, Newton & Valles avs, Bronx.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Sept. 18, 1912.

WM. H. SMITH.

Polhemus pl, 29, es, 75 n Garfield pl, 17.2x96, 3-sty & b stn dwg; voluntary; A C Pfenning. 9,050

Van Sicklen st, ws, 24.3 s Av T, 20x97.6x8.8x101; Wm L McGuire. 2,760

43D st, ns, 220 w 8 av, 20x100.2; Jno Kaiser. 3,100

74TH st, nes, 346.10 se 4 av, 20x90x20x89.10; withdrawn.

Av T, ss, 125.5 w Van Sicklen, 20x91.3; Wm L McGuire. 1,000

Av T, swc Van Sicklen, 105.5x24.3; Wm L McGuire. 1,000

Bay av (*), sws, lot 172 map of South Greenfield; Philip Frankel. 3,100

Church av, swc Ocean av, 67.10x101.5; adj sine die.

Clason av (*), ws, 100 n Lafayette av, 30x100; Jno G Eddy et al. 4,000

Clason av es, 75.2 n Fulton, 20x54.11; Real Estate Co of Bklyn. 5,950

Flatbush av (*), es, 370.1 s Clarendon rd, 47.3x100.1x40x125.3; East River Savgs Inst. 18,000

Myrtle av (*), nec Walworth, 20x101; Jessie E Van Ausdall. 8,000

Nostrand av, ws, 46 n Park pl, 20x100; Susan B Olcott. 11,300

Sheridan av (*), es, 228 s Glenmore av, 20x100; Eliz Holmes et al. 2,700

WM. P. RAE & CO.

Dunne ct, ss, 340 e E 7th, 42.4x100.4x33.10x100; C W Tompkins. 4,500

Av Y, ns, 280 e E 7th, 40x100; C W Tompkins. 4,200

Coney Island av (*), ws, 80.3 n Neck rd, 20x80; Henry C Read, Jr. 1,000

Coney Island av (*), ws, 100.3 n Neck rd, 20x80; Henry C Read, Jr. 1,000

CHARLES SHONGOOD.

Pacific st, 2250 (*), ss, 340.8 e Rockaway av, 19.4x107.2; Laurent S Mitchell. 5,600

White st (*), ns, 45.6 e E 16th, —x125x24.1x—; Albertine S Beyer. 9,000

E 16TH st (*), nec White, —x46.6; Albertine S Beyer. 6,500

52D st (*), ns, 120 e 8 av, 20x100.2; Carl E Froberg. 1,400

Graham av, 73 (*), ws, 75 n Moore, 25x100; also MONTROSE AV, 131, ns, 150 e Manhattan av, 25x100; partition; Frank Levin. 25,775

Montrose av, 131, see Graham av, 73.

Sumner av, 136, ws, 108.10 n Pulaski, 17.9x82; partition; C Levin. 6,110

Lot 34, sec 10, blk 3116 (*), foreclosure of tax lien; Lipman Lipsitz. 25

Total \$135,070
Corresponding week, 1911..... 348,249

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

SEPT. 21.

No Legal Sales advertised for this day.

SEPT. 23.

111TH st, 162 E, ss, 100.6 e Lex av, 18.9 x100.11, 3-sty & b stn dwg; Katy Kohn et al exrs & trstes agt Max Kessler et al; Armin Kohn (A), 115 Bway; Geo E Morgan (R); due, \$6,968.97; T&c, \$50.60; D Phoenix Ingraham.

SEPT. 24.

Ryer av, 2096, es, 162.6 n 180th, 19x103.10x19.1x104.1, 3-sty bk tnt; Meyer Polasensky agt Adeline Friedman et al; Henry M Levin (A), 5 Beekman; Cambridge Livingston (R); due, \$4,795.74; T&c, \$472.38; sub prior mtgs aggregating \$2,509.48; Joseph P Day.

Wickham av, es, 125 s Nereid av, 25x97.6, Wakefield; Egbert Winkler Sr agt Vincenzo Manzione et al; Matthias & Eisner (A), 41 Park row; Roger Wood (R); due, \$3,608.23; T&c, \$170; Joseph P Day.

5TH av 2150, ws, 71 s 132d, 19x75, 4-sty sun tnt; Stephen H Jackson agt Abr Berney et al; Stephen H Jackson (A), 106 Lex av; Alfd J Tally (R); due, \$1,980.28; T&c, \$366.73; sub to two mtgs aggregating \$13,000; Henry Brady.

SEPT. 25.

Grand st, 35, sec Thompson (Nos 18-20), 26x72.8, 3 & 4-sty bk tnts & str; Chas Warnecke agt Nicholas Meyer et al; Wood, Cooke & Seitz (A), 63 Wall; Ely Neumann (R); due, \$15,119.51; T&c, \$957.82; Herbert A Sherman.

Thompson st, 18-20, see Grand 35.

34TH st, 163 W, ns, 100 e 7 av, 25x98.9, 5-sty stn tnt & str, 1 & 2-sty ext; Sheriff's sale of all right, title, &c, which Wm L Sutphin had on June 28'12 or since; Thos J Meehan (A), 2 Rector; Julius Harburger, Sheriff; Henry Brady.

57TH st, 563 W, ns, 50 e 11 av, 16.8x75.5, 3-sty bk tnt & str; also 11TH AV, 844, es, 75 n 67th, 25x66.8, 5-sty bk tnt & str; Kath E Reynard agt David T Blount et al; McEniry & Reynard (A), 149 Bway; A Henry Mosle (R); due, \$16,161.16; T&c, \$523.03; mtg recorded Jan 26 '11; Joseph P Day.

124TH st, 232-4 E, ss, 360 e 3 av, 40x 100.11, 2 3-sty & b stn dwgs, 1-sty bk rear bldg; Mary C Stewart agt Henry Lichtenstein et al; Butts & Vining (A), 51 Chambers; Jos Rowan (R); due, \$8,-056.15; T&c, \$200; Joseph P Day.

Amundson av, ws, 250 s Randall av, 25 x100, Wakefield; Edor Johanson agt Jno Hagman et al; Chas A Ogren (A), 149 Bway; Anthony J Romagna (R); due, \$659.92; T&c, \$—; Joseph P Day.

Concord av, 337, ws, 173.4 s 142d, 16.8x 100, 3-sty bk dwg; Julius C Kurzman trste agt Kate Montague et al; Elditz & Hulse (A), 31 Nassau; Denis O'L Cohalan (R); due, \$5,423.27; T&c, \$190; Joseph P Day.

Webster av, 4300, es, 90.1 n 236th, 59.5 x100.3x50x120.11, 2-sty fr dwg & vacant; Peter Sheridan agt Mary Smith et al; Wm A Keating (A), 261 Bway; Geo H Engelhard (R); (partition); J H Mayers.

11TH av, 844, see 57th, 563 W.

11TH av, 842, es, 50.5 n 57th, 25x50, 5-sty bk tnt & str; Kath F Reynard agt Michl E Sullivan et al; McEniry & Reynard (A), 149 Bway; Walter S Brewster (R); due, \$16,142.66; T&c, \$378.59; mtg recorded May'11; Joseph P Day.

SEPT. 26.

52D st, 409 E, ns, 156.6 e 1 av, 18.9x96x —x99.6, 4-sty stn tnt; Martin J Keogh, exr agt Chas A Gerlach et al; De Forest Bros (A), 30 Broad; Jno J O'Brien (R); due, \$11,607.22; T&c, \$992.25; Joseph P Day.

Castle Hill av, es, 263.9 s Parker av, 25 x103.9x—x92.7, Unionport; Jacob Weinheimer agt Felix De Canio et al; Adolph & Henry Bloch (A), 99 Nassau; Frank A Spencer Jr. (R); due \$6,004.35; T&c, \$551; Joseph P Day.

SEPT. 27.

6TH st, 740 E, ss, 221 w Av D, 22x97, 3-sty & b bk dwg; Abr J Gottlieb exr agt Rose Schreiber et al; Fredk Hemley (A), 115 Bway; Edw L Parris (R); due, \$2,918.74; T&c, \$625; sub to first mtg of \$14,000; Joseph P Day.

80TH st, 527 E on map 529-33 E, ns, 148 w East End av, 75x102.2, 1-sty fr bldg & vacant; Archibald H M Sinclair agt Rachel Lederer et al; Fredk de P Foster (A), 44 Wall; Theodosius F Stevens (R); due, \$10,969.81; T&c, \$1,739.67; Joseph P Day.

110TH st 8 E, ss, 228 w Mad av, 19.6x 100.11, 5-sty bk tnt; Milton M Silverman agt Eliz Stein et al; Cary & Carroll (A), 59 Wall; G Murray Hulbert (R); due, \$23,782.68; T&c, \$1,063.89; Joseph P Day.

142D st, 131 W, ns, 270 w Lenox av, 40 x99.11, 6-sty bk tnt; Siegfried Rown agt Morris R Stang et al; Adolph & Henry Bloch (A); Geo E Weller (R); due, \$9,-769.27; T&c, \$662; sub to mtg of \$37,000; Joseph P Day.

144TH st, 448 W, see Convent av, 336.

Bronx blvd, ws, 172 s Kossuth av, 137.8 x145.3, Wakefield; Kate A Brennan agt Frank B Doughty; Grant Squires (A), 40 Wall; Jas S McDonough (R); due, \$4,316; T&c, \$44; mtg recorded Nov'11; Henry Brady.

Cedar av, 1793-9, ws, 386.4 s 177th, 75x 82.4, 4 2-sty bk dwgs; Saml A Archibald Jr agt Plymton Constn Co et al; Henry D Patton (A), 27 Cedar; Alphonse G Koelble (R); due, \$4,129.18; T&c, \$160; sub mtgs aggregating \$21,500; Joseph P Day.

Concord av, 327-9, ws, 60 n 141st, 40x 80, 2 3-sty bk dwgs; also CONCORD AV, 351, ws, 40 s 142d, 20x100, 2-sty & b bk dwg; Moritz L Ernst et al agt Trebor Realty Co et al; Arthur O Ernst (A), 170 Bway; Wm C Arnold (R); due, \$3,939.92; T&c, \$—; Joseph P Day.

Concord av, 351, see Concord av, 327-9.

Convent av, 336, sdc 144th (No 448), 24.11x94.5, 4-sty bk dwg; Thos B Hidden trste agt Martin J Earley et al; Levi S Hulse (A), 29 Wall; Wm E Slevin (R); due, \$18,969.79; T&c, \$1,166.17; Joseph P Day.

Decatur av, ws, 424.10 n 195th, 24.1x 59.3, vacant; Bolossy Kiralfy agt Jas G Patton et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, \$612.10; T&c, \$92.90; Saml Goldsticker.

SEPT. 28.

No Legal Sales advertised for this day.

SEPT. 30.

168TH st, ns, 95 w Grand Blvd & Concourse, 100x124.3x101x138.9, vacant; Jas A Deering agt Eva Goldstein et al; Jas A Deering (A); Peter J Everett (R); due, \$3,742; T&c, \$637.55; Jacob H Mayers.

Beaumont av, 2343, on map 2341, ws, 245 s 187th, 25x100, 4-sty bk tnt; Lincoln Trust Co agt Tuchman Bros Constn Co et al; Middleton S Borland (A), 31 Nassau; Geo Norris (R); due \$14,231.18; T&c, \$610.46; mtg recorded Nov'21'10; Joseph P Day.

Lenox av 471, ws, 91.2 s 134th, 33.8x 100, 5-sty bk tnt & str; Fred L Conroy agt Anita C Chester et al; Josiah Canter (A), 100 Bway; Wm J Bolger (R); due, \$11,653.86; T&c, \$1,216.39; sub to first mtg \$30,000; mtg recorded April'07; Joseph P Day.

Mt Vernon av, es, 213.10 n 233d, see Mt Vernon av, es, 192.1 n 233d.

Mt Vernon av, es, 192.1 n 233d, 21.8x—x 25x119.1, vacant; also MT VERNON AV, es, 213.10 n 233d, 26.9x105.2x25x—, vacant; also NAPIER AV, ws, 196 n 233d, 25 x100, vacant; also NAPIER AV, ws, 97 s 235th, 25x100, vacant; Anne Pyne agt

Cath Curran et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway; Ely Rosenberg (R); due, \$3,272.60; T&c, \$517.39; Joseph P Day.

Napier av, ws, 196 n 233d, see Mt Vernon av, es, 192.1 n 233d.

Napier av ws, 97 s 235th, see Mt Vernon av, es, 192.1 n 233d.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

SEPT. 21.

No Legal Sales advertised for this day.

SEPT. 23.

15TH st, sws, 97.10 se 6 av, 24.10x100; Sheriff's sale of all right, title, &c, which Rosie Borgrosser had on May'12, or since; Chas B Law, sheriff; Wm P Rae.

Gates av, ses, 475 sw Central av, 25x 100; Rosie Mayer agt Rosa Bloch et al; Jonas, Lazansky & Neuburger (A), 44 Court; Geo C Jeffery, Jr (R); Chas Shongood.

Putnam av, ns, 260 w Central av, 20x 100; Margt E Farrell agt Thaddeus J G Stack et al; Jno A Holzappel (A), 260 Bway; Warren I Lee (R); Chas Shongood.

SEPT. 24.

No Legal Sales advertised for this day.

SEPT. 25.

Degraw st, nwc Ralph av, runs n44.7x w100xn94.2xw102.4xse145.3xe165.8 to beg; Fredk W Holmes agt Sol Lashinsky et al; Chas A Clayton (A), 44 Court; Michl Stein (R) Jas L Brumley.

Clarkson st, sec E 34th, 24.2x201.5x23.8 x200.4; Louise Sweizer agt Jno S Sweizer et al; M E Finnigan (A), 44 Court; Aron L Squires (R); Jere Johnson, Jr, Co.

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

23D av, ses, 260 sw 86th, 60x96.8; Louis Russo by gdn agt Jno Russo et al; Matthew P Doyle (A), 87 Nassau, Manhattan; Edward Maddox (R); Wm P Rae.

E 35TH st, ws, 27.8 s Tilden av, 20x100; Postal Life Ins Co agt Dorey Realty Co et al; Action No 4; Hirsh & Newman (A), 391 Fulton; Wm H White (R); Wm H Smith.

76TH st, sws, 311 nw 18 av, 80x100; Francis U Johnstone agt Lawrence E Blake et al; Reeves & Todd (A), 165 Bway; Carl S Brown (R); Wm H Smith.

Bay View av, ns, 740.3 w Canarsie rd or av, 150x179.2 to Sea Side av; Saml A Archibald Jr agt Saml A Archibald et al; Action 1; Henry D Patton (A), 27 Wm, Manhattan; Stephen Van Wyck (R); Wm H Smith.

Bay View av, ns, 615.3 w Canarsie rd, or av, 25x89.7; same agt same; Action 3; same (A); same (R); Wm H Smith.

Bay View av, ns, 640.3 w Canarsie rd, or av, 25x89.7; same agt same; Action 4; same (A); same (R); Wm H Smith.

Sea Side av, ss, 615.3 w Canarsie av, or rd, 125x89.7; same agt same; Action 2; same (A); same (R); Wm H Smith.

SEPT. 26.

Linden st, nws, intersec nec Evergreen av, runs w203.11 to Grove, xne277.3xse200 xsw237.6 to beg; Henry Doscher et al agt Frank Ibert Bwg Co et al; Henry F Cochran (A), 44 Court; Albt Conway (R); Wm H Smith.

St Johns pl, ns, 150 e Underhill av, 41.8 x123.6; Harry D Michaels agt Beecher Realty & Constn Co et al; Clarence F Corner (A), 375 Pearl; Chas J Ryan (R); Chas Shongood.

E 17TH st, ws, 145 s Av T, 40x100; Stephen Noonan agt Winbert F A Mulholland et al; Wilson & Van Wagoner (A) 164 Montague; Albt H T Banzhaf (R); Wm P Rae.

Av X, swc Rugby rd, 100x100; Chandler Smith agt Chas G Willoughby et al; Reeves & Todd (A), 165 Bway, Manhattan; Jno T McCaffrey (R); Wm H Smith.

SEPT. 27.

Grove st, nws, 298.9 ne Central av, 25x 100; Magdalena Beck agt Leon Geisman et al; Action No 1; Bertrand Ettinger (A), 802 Bway; Geo Goldberg (R); Chas Shongood.

Grove st, nws, 323.10 ne Central av, 24.8x100; same agt same; Action 2; same (A); same (R); Chas Shongood.

Grove st, nws, 348.6 ne Central av, 24.7 x100; same agt same; Action 3; same (A); same (R); Chas Shongood.

Grove st, nws, 373.2 ne Central av, 24.9 x100; same agt same; Action 4; same (A); same (R); Chas Shongood.

E 5TH st, ws, 260 n Beverly rd, 20x 120.6; Williamsburgh Savgs Bank agt Julia S Fogarty et al; S M & D E Meeker (A), 217 Havemeyer; Jno H Morgan (R); Wm P Rae.

E 16TH st, ws, 124 n White, 35x—; Warren H Bristol agt Jno Luck et al; Bruce R Duncan (A), 189 Montague; Peter J McGoldrick (R); Thos Hovenden.

46TH st, nes, intersec ses 13 av, 100x 60.2; Victor Koechl agt Gate Development

Co et al; Harry L Thompson (A), 175 Remsen; Oscar W Swift (R); Wm P Rae.

79TH st, ss, 220 e 19 av, 30x100; Amos W Kough agt Bertha R Beckerman; Geo A Marshall (A), 38 Park Row, Manhattan; Harris G Eames (R); Wm H Smith.

Brooklyn av, es, 240 s Av C, 40x100; also E 35TH ST, es, 260 s Av C, 40x100; Chas C Johnson agt Asias Roemer et al; S M & D E Meeker (A), 217 Havemeyer; Jno T Walsh (R); Wm H Smith.

Eastern pkwy, ss, 337.3 e Albany av, 20 x120.7; Chas Stutz agt Jessamine Realty Co et al; Tausch & Hamilton (A), 45 Bway, Manhattan; Jas W Monk (R); Jas L Brumley.

SEPT. 28.

No Legal Sales advertised for this day.

SEPT. 30.

Clarkson st, ns, lot 41 map of prop of Mathew Clarkson, 25x250; Anna A Winter agt Geo W Heatley et al; Easton & Bailey (A), 29 Bway, Manhattan; Arthur L Hurley (R); Wm H Smith.

Garfield pl, sws, 247.6 nw 6 av, 27.6x100; Morris Sherwin agt Milton S Kistler et al; Jones, McKinny & Steinbrink (A), 215 Montague; Harris G Eames (R); Wm H Smith.

Bay 17TH st, es, 350 s 86th, 50x96.2; Sheriff's sale of all right, title, &c, which Albt Lantzke had on Apr'012 or since; Chas B Law, sheriff; Wm P Rae.

E 31ST st, es, 100 n Av N, 40x100; Jane Turnbull agt Anna Brown et al; Grover M Moscovitz (A), 189 Montague; Jno J Bakerman (R); Chas Shongood.

Myrtle av, ss, 60 w Ryerson, 20x82; Alex Mackenzie agt Geo W Heatley et al; Easton & Bailey (A), 290 Bway, Manhattan; Michl J Joyce (R); Wm H Smith.

Voorhies av, ss, 60 w E 27th, 40x100; also E 27TH ST, ws, 100 s Voorhies av, 48.11x102; Sarah W Voorhies agt Jennie E Newton et al; Marcus B Campbell (A), 26 Court; Morris U Ely (R); Wm H Smith.

Wants and Offers

A REAL ESTATE COLLECTOR

or rental clerk wanted, now or formerly engaged in either capacity. Those acquainted with tenants paying from \$40 to \$75 monthly preferred. The right man can better himself financially by giving all or part of his time (correspondence confidential). Box 22, "NEW BUILDINGS," Record and Guide.

WANTED

An experienced Mortgage Solicitor or Salesman. An excellent opportunity in a large organization is offered to one who can make good.

PEASE & ELLIMAN,

No. 156 Broadway, New York City.
GEO. F. LADUE, Dept. Manager.

ENTERPRISING concern would like to communicate with broker or owner who have good locations to offer suitable for a moving picture place or a theatre; also those who would be willing to build; will offer all the cash security, etc., required. Answer: "J. E." Box 70, Record and Guide.

EXPERIENCED real estate canvasser; one who can demonstrate achieved results. Apply by letter only. HENRY D. WINANS & MAY, 749 Fifth Avenue.

FOR SALE—A bound set of the Record and Guide, from 1886 to 1912. Call at 170 Broadway, room 907.

YOUNG MAN (21), thoroughly reliable, 2 years' experience managing, renting, collecting, etc., desires position; salary or commission basis. Box 30, Record and Guide.

MANAGING AGENT.

A specialist in economical management of property, who is now managing agent for a large estate, has time for other properties; is a college graduate, eleven years' experience all branches real estate; interview solicited. "FIFTH AVENUE," Box 18, Record and Guide.

MECHANICAL and civil engineer, 10 years' experience, wants position where his knowledge will be of value. BOX 18, Record and Guide.

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



**Sales
Insurance
Mortgages
Appraisals**

M. MORGENTHAU JR. CO.
Telephone, 1884 Cortlandt
95 LIBERTY STREET



Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary and Treasurer

Nos. 11 to 15 East 24th Street, New York City
(Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1912, by The Record and Guide Co.

The tunnel committee of the Civic League of Improvement Clubs of San Francisco, in a pamphlet just issued, advocates tunnels through the hills that separate many of the outlying sections of the city from the downtown district.

Plans for the celebration of the one hundredth anniversary of the founding of Washington Market, which occurs during the second week of October, are being pushed by the executive committee of the Washington Market Merchants' Association. Beginning October 8, the celebration will last four days. The market is the oldest established in the country.

With the letting of a \$2,000,000 contract to Patrick Ryan for building the foundations and masonry of the Hell Gate viaduct of the New York Connecting Railroad, which is to unite by rail the New Haven and the Pennsylvania railroads, most of the work has been contracted for and the construction will proceed rapidly. It is expected that the road will be completed in two years at a cost estimated at \$25,000,000.

The moving picture show, when first introduced, showed a tendency to stick to business streets, where it properly belongs, and where it has proved a welcome factor in sustaining, or, in some cases, advancing rents. Recently, however, it has begun to invade good residence streets, the peace and quiet of which are disturbed by the crowds of strangers which it attracts. The moving picture show is purely a business venture, and should not be permitted by the Bureau of Licenses in residence streets where real estate will be damaged by its presence.

A curious bit of real estate history was disclosed recently in the Supreme Court in an application by Thomas B. Hidden, as trustee under the will of Henrietta A. Webb, for permission to sell the property at 215 East Ninety-seventh street, for \$12,500. William S. Bennet, as referee, reported that in 1904, when the property was worth \$21,000, the trustee lent \$13,500 on a first mortgage. The mortgage was foreclosed in 1909, and the trustee bought in the property at a total outlay of \$14,553. According to the referee, the property has steadily decreased in value because the "car barn gang" infests the neighborhood.

A report recommending a division of assessments for the Seventh avenue extension, between local property-owners and the boroughs of Manhattan, Brooklyn and The Bronx, was submitted to the Board of Estimate this week. The report suggests that the assessments be levied as follows: District A, constituting the immediate frontage on the new and widened street to a depth of 100 feet, 10 per cent. District B, including the area of assessment upon which the select committee of the board has given public hearings, but excluding District A, 35 per cent. District C, the Borough of Manhattan, 43 per cent. District D, the Borough of Brooklyn, 9 per cent. District E, the Borough of The Bronx, 3 per cent. This division of assessments is favored by the Mayor and other members of the board, and is expected to be adopted at the regular meeting of the board next week.

A College for Municipal Officers.

Americans have much to learn from the Germans in the art and practice of municipal administration. Among recent innovations in that country is the establishment by the city of Dusseldorf of a municipal college for the education of higher city officials. For some years a few of the larger German cities have maintained special training schools for the employes of particular departments, but the Dusseldorf college is the first one to undertake education in every grade of the municipal service. The curriculum covers such matters as administrative law and practice, the organization of city government, the powers and duties of municipal employes, public health and sanitation, poor relief, municipal finances and economics, city planning and the like. Instruction will be given not only by a regular staff, but by professors from German universities and technical schools, as well as from high officials in the service of the city. The possibility of adopting this innovation to the needs of New York is worthy of careful consideration. The city already possesses a college of its own, in which the graduates of its public schools receive for nothing a semi-collegiate education. This institution is admirably run and is of the utmost benefit to the poorer citizens of New York who want their children to be well educated. Why should not a department or school of municipal administration be added to it? The curriculum of the school could be specially planned so as to prepare students to take the civil service examinations, and after a pupil had passed the tests and become a municipal official he could keep in touch with his training school and if necessary prepare himself for more remunerative work. It may be admitted that at present the atmosphere of the municipal offices of New York would not be one on which such a college would thrive, but after it was started it would do much to purify that atmosphere and start up some sort of an esprit de corps in the municipal service. The idea is particularly attractive, partly because the need is so great and partly because it could so easily be added to the existing functions of the city college. Indeed, it would give the city college a new and better reason for existence; and it is very much to be hoped that the idea will find favor and win converts.

Subway Express Stations.

As the Record and Guide anticipated, the disposition by the Public Service Commission of the express stations in Manhattan has aroused vigorous opposition. This opposition has been aroused chiefly by the fact that the Seventh avenue subway has no express station between 33d and Chambers street. Arguments have been made on behalf both of 23d and 14th streets, which deserve serious consideration. Property-owners interested in 23d street point to the fact that 23d street alone of the important crosstown streets of lower Manhattan will be deprived of an express station on all of the subways. Yet 23d street has almost as much of a claim to such recognition as have 34th and 42d streets, and it has more of a claim than 14th street. Although its importance as a location for retail stores has diminished of late years, it retains a number of popular shops, and will continue to retain them. Its improvement west of Sixth and east of Fourth avenue, with mercantile buildings has only just begun. Madison Square is up-to-date the most important center of general business north of the City Hall. It contains two of the largest office buildings in the city, and it promises eventually to become the heart of the wholesale district.

Finally, an express station at Seventh avenue and 23d street would be a great convenience to the many patrons of the department stores on Sixth avenue, south of 23d street. The foregoing array of arguments seem stronger to the Record and Guide than any which can be urged on behalf of 14th street. That street is already provided with express stations on two subways, and its importance is not sufficient to entitle it to any further consideration. No doubt the station would be very useful to many thousand patrons

of the Sixth avenue and 14th street department stores; but on the whole the location of the proposed station at 23d street would be a greater convenience to a greater number of people. The question is not whether an express station should be situated at 23d or at 14th street, but whether any other station should be added to those already specified. The existing plans of the commission provide for as many express stations on the west side subway as there are on the east side subway. The addition of another would make an appreciable difference in the running time, which would be sufficient to deprive the management of the road of the advantage which it might expect to derive from a straighter route.

It would undoubtedly be an enormous convenience to have the Pennsylvania stations, Greeley Square and Times Square, connected with the financial district by trains which make comparatively few stops. Whatever may be the immediate business importance of Madison Square, the greatest single centre of uptown business is destined to be Broadway and 34th street. The Record and Guide has always admitted the strength of these reasons, and it would have preferred that 23d street be provided with an express station on the Broadway subway. If that is impossible in view of the fact that an express station on this subway is necessary at 14th street, it believes that the argument in favor of changing the 23d street station on the Seventh avenue line into an express station is somewhat stronger than the opposing arguments. But the choice is a very difficult one, and the expert engineers of the commission and the Interboro Company are in a better position to weigh the evidence than is an outsider. In any event a passenger boarding a train on either of the new subways at 23d street will not, as a rule, have to travel very far on the local before he can take an express. It will only be the southbound traveler from 23d street who will feel that he has really a serious grievance against the commission.

Scientific Subway Digging.

A pamphlet has just been issued by the Public Service Commission which gives many interesting details about the new subways, the methods which will be used in constructing them and the design of the elevated roads. In this pamphlet property owners are assured that during the excavation of the new tunnels no repetition of the old open-cut method will be permitted, except in outlying districts where traffic conditions do not interfere; and even then the engineers of the commission will satisfy themselves before granting permission that owners of abutting real estate will not suffer any real hardships. Property owners can, we believe, trust to the Public Service Commission to safeguard them against any but those small inconveniences which will inevitably result from so much sub-surface excavation.

In planning the details of the new system the commission has been able to profit by the mistakes of its predecessor, and the new subway will be in respect to construction, equipment and decoration an advance on the old subway. They cannot go as far as the Broadway Improvement Association demands, and impose on the city the enormous expense of buying valuable Broadway property worthy to be used as hoisting stations. But it is promised that in the theatrical districts, the excavated material will be removed at a time when it will put the business men and property owners to the least possible inconvenience. In another matter also the commission promises to improve upon the example set by its predecessor, and that is in both the construction and the design of the elevated roads. They will be more substantially built than any of the existing elevated structures, and their roadbeds will be so improved that the trains will be far less noisy. They will also be decidedly better looking, particularly along such thoroughfares as Queens Boulevard, where the local authorities are trying to plan a handsome avenue. The sample which the pamphlet contains of the proposed elevated structures for Queens Boulevard is well worthy of the claims made on its behalf. An elevated road with such

a design becomes an adornment to the street on which it is erected.

There is only one objection to it, which is, unfortunately, that it has to be used for trains. But in any event the difference between such a structure and the old ugly, dingy and noisy elevated roads in Manhattan constitutes all the difference between civilization and barbarism. Will it ever be possible to get rid of the Manhattan elevated roads?

For the most part the question carries its own answer. No attempt is being made to get rid of them. They are going to be changed into even more useful and necessary means of travel than they are at present. But it does seem as if a possibility existed of getting rid of the most objectionable single structure, because it is also the least useful one. The Sixth avenue elevated runs one of the most central avenues in Manhattan. This avenue, in spite of the noise and disfigurement of the structure, is used as a location for important shops and places of amusement, but with the elevated road removed it would at once become immensely more useful, particularly that part between 42d street and 23d street. The destruction of any of the other longitudinal lines is inconceivable, but after the Seventh avenue subway is constructed it looks as if Manhattan could get along very much better without the Sixth avenue elevated than with it.

The Week in Real Estate.

Considering its dullness during the preceding fortnight, the real estate market made a very good showing, indeed, this week. The trading was not only considerable in volume but included a number of transactions of importance. It was widely extended, embracing most of the leading sections of Manhattan; and a substantial budget of sales was reported with an equally substantial list of mercantile, apartment and private house leases.

The most notable deal of the week was, of course, the purchase of the property of the Mechanics' National Bank, at 29 to 33 Wall Street, by J. P. Morgan & Co. The price, while not published, was no doubt in excess of the valuation of \$1,620,000 at which the holding is assessed by the Tax Department. The property adjoins the premises occupied by J. P. Morgan & Co., acquired not long ago from the Drexel estate of Philadelphia. The new owners will build on the combined sites, which afford a frontage of 113.5 on Broad street and 156.9 on Wall street. The total area is assessed on the tax books at \$3,870,000. The new building will be erected from plans by Trowbridge & Livingston. The probability is that it will not go beyond seven stories, although the matter of height has not been finally determined. It is interesting to note that a relatively small building is to be put up on so valuable a site in a neighborhood where skyscrapers have been growing taller and taller. Another transaction of particular interest was the sale by Thomas Dimond of his property at 128 West 33d street and 137 to 149 West 32d street to the Stuyvesant Real Estate Company, which acts as a holding company for the Pennsylvania Railroad. Mr. Dimond has been holding the property at \$2,000,000. It contains 18,700 square feet, beginning at the westerly end of the Gimbel building, and extending to land already owned by the Pennsylvania. With the Dimond property, the Pennsylvania has a plot 197.6 ft. on Seventh avenue and extending 400 feet eastward on 32d and 33d streets.

That the company will utilize this for a building of some sort is taken for granted, but from the best information obtainable it is understood that a hotel is not contemplated. If the Pennsylvania ever influences the construction of a hotel near the station, it will be between 33d and 34th streets, west of Seventh avenue. Whatever the nature of the building the Pennsylvania will permit to be erected on Seventh avenue opposite the station, the structure will be required to sit back from the avenue at least twenty feet.

Under the laws of the State of Pennsylvania, the railroad company as such cannot improve property not required in connection with its regular transportation business. Whatever the Pennsylvania does therefore, in the way of building, will have to be done through an intermediary. It is not known in New York if the plans of the Pennsylvania are for an immediate improvement of the property or not. Officers of the company when in town have intimated that the

Dimond ironworks site will not be used for a hotel, and the once rumored "esplanade" is out of the question now. There remains the chance the Pennsylvania will somehow bring about the erection on the site of an exposition building of some sort, rivaling the plans of the New York Central for Park avenue.

"No one need have any concern about the Pennsylvania," remarked a man who has been close to the directorate. "They know what they are doing."

Still another interesting deal was a purchase in the Greenwich Village section by the St. John's Park Realty Company, composed of James J. Cruikshank and William D. Kilpatrick. The purchase was not a large one, but it was the last of a series of purchases which now finally gives the St. John's Park Realty Company a block front on the west side of West 4th street, between Horatio and Gansevoort, on which a mercantile building is to be erected. This has already been leased, from the plans, to the Riker-Hegeman Corporation.

Mention may also be made of a lease recorded by the Ames-Shubert Central Theatres Leasing and Construction Company of a plot on the south side of 45th street, west of Broadway, and running through to 44th street, on which two theatres will be erected.

These transactions were supplemented by considerable number of miscellaneous deals, some of which affected valuable sites for loft buildings and apartment houses. Indeed, a large share of the trading was concerned with building sites.

This was true also in the Bronx, where as the result of the week's brokerage business a number of apartment houses and dwellings will go up. Perhaps the most notable transaction there was the purchase of ten lots at the northeast corner of Third avenue and 168th street by an investor who will erect a block of twenty stores.

The brokerage reports from Brooklyn showed an increase of buying also in that borough. Announcement was made that twenty-five 1-family houses in the Mapleton section near the 22d avenue station of the Sea Beach line "L" have already been sold by the Alco Building Co., which is associated with the Realty Trust. The houses were sold to individual investors, and carry with them life insurance policies by the Metropolitan Life Insurance Company, covering the mortgages. The insurance is so arranged that, in case of the owner's death before the mortgages run out, the latter are automatically satisfied by the policies, and the heirs receive title free and clear. The first mortgage is held by the Metropolitan Life Insurance Company and runs for twenty years; thus obviating the usual necessity of renewing one's mortgage every three or five years. Fifty-four Alco "life insured" homes were erected this summer, and the demand for this type of house has become so great that the Metropolitan has already authorized an additional loan of \$450,000 to cover the construction of 140 more Alco houses. These will bring \$6,500 each, instead of \$5,500, which is the present selling price.

The houses already erected comprise two entire blocks facing each other on 67th street, between 21st and 22d avenues (Bay Parkway). Those on the southerly side of the street have been sold, and among the purchasers are the following: Charles H. Loughrey, the Fifth avenue merchant; C. M. McLaughlin, chief officer of the S. S. "Pencho" of the Mallory steamship line; a Mr. McGuire, Bruno J. Feldman, of the Bureau of Building and Design; Alfred N. Wilhelm, the advertising writer; Frederick Lining, of the Provident Loan Society; E. Sitterley, of the Consolidated Gas Company, and a Mr. Moynan, of New York. Alva Thornton has purchased a house on 65th street, also belonging to the Alco property. This house is one of about 48 erected on this street, which carry first mortgages of ten years held by the Lawyers' Title Insurance and Trust Company. Other buyers in this section are Frederick Cook and G. W. Limmer.

The Public Service Commission has recently specified 22d avenue as an express station on the new Fourth avenue subway. This is very welcome news for the Mapleton section and profits have already been offered to certain parties owning their own homes on 22d avenue near the station.

The good showing made in what may be called city property was not less apparent in suburban property. In fact, the number of suburban sales was quite unusual for this time of year. Altogether it seems as if the market had made a good start towards an early recovery of general activity.

Building materials in all departments

are in fair demand despite the fact that prices are stiffening. Even common brick came into the category of stiffening commodities this week with a stronger outward movement of cargoes at the wholesale docks. In the Department of building supplies attention was directed forcibly toward the higher price of pipe, which advanced from \$2 to \$4 and carried with it boiler tubes, thus affecting the equipment market. Sheet iron moved up \$2 and \$3 a ton and bar iron is to-day quoted at \$31, as against \$29.50 a fortnight ago, thus keeping pace with the higher cost of reinforcing materials. The wire mesh interests advanced their prices \$2 a ton on August 8.

There is no doubt whatever that the prices of steel will go higher as the fall advances. Shipments are at high tension from the steel plants now, and yet new business is coming in at all times. Coupled with the present large unfilled order tonnages reported from the plants, comes the announcements that the Equitable Building will take 30,000 tons and that the new Hell Gate bridge, which will now go ahead, since the last legal obstacle has been removed, will take 80,000 tons in addition. This does not contemplate the heavy steel requirements of the subway nor the tonnage for the new buildings that are to go up in the East Side of Manhattan, plans for which have been filed, but work on which has been temporarily postponed.

The common brick situation is also attracting considerable attention from builders, because dealers are finding themselves with low stocks and without any promise of lower prices. Instead, they are face to face with the possibility of early covering charges in addition to the \$6.75 to \$7 per M wholesale price they are now paying. These dealers had hoped by buying heavily from Raritan and Bergen county interests to force lower prices from the Hudson river manufacturers, but owing to scarcity of labor in the North river district during the last season, it is probable that no more than 800,000,000 has been turned out this year; consequently, they can afford to hold on to the price they are now quoting because they, and not the dealers, have control of the situation, and it is their intention not to sacrifice the scanty supply they have on hand and bring upon themselves famine brick conditions next February, March and April.

The Raritan interests have been so pressed to fill orders from the metropolis this year that they will probably have to run much later than usual to supply their sheds for winter requirements, which probably will continue to be heavy.

It is now considered doubtful if the decision in the case of the People vs. the Greater New York Brick Company will be forthcoming before the middle of November, as it is the intention of Assistant District Attorney Ellison to go over the testimony taken with the members of the Grand Jury before a decision is handed down by the magistrate before whom the hearings have been held.

The lumber situation is also tight, with higher prices imminent. The reasons in brief are lower stocks at mill points, an increasing demand from dealers upon wholesalers in anticipation of heavy building operations following the general elections, the break on September 4 of the bank of the Erie Canal, thus shutting off Canadian supplies from this market until next spring, unless cold weather holds off long enough to permit operation of boats after temporary repairs to the fracture have been made and to the shortage of cars in which to transport lumber from the South and East. Prices are already moving up.

Generally speaking, the situation is such as to force prospective purchasers into the market for building materials and supplies at the earliest moment. Even if normal conditions prevail next year the mill stocks are barely sufficient to take care of requirements, and in the event of any unusual activity in building construction there is sure to be a sharp rise in prices.

Death of a Master Builder.

Editor of the RECORD AND GUIDE:

The passing away of the late Mr. Peter Schaeffer, whose death occurred Sunday morning at his residence, 969 Lexington avenue, recalls to our memory the sincere and strenuous activity of this New York master builder, whose integrity and ability stood unquestioned among his contemporaries.

His associates in the earlier part of his career were his two brothers, all being from a family of builders trained in the old school, and their numerous works in and about the city, which represent nearly every class of building, from institutional and private to commercial and public, are monuments to the credit of his calling.

Dr. Schaeffler was a pioneer among the high class builders of his day and was one of the organizers of the master builders' association of this city, which ranks with the foremost of the country.

Many of the leading architects consulted with him on important work and considered him an expert on difficult building problems.

He is survived by his wife and eight children, of whom two are sons and one of these a well known architect.

ADOLPH MERTIN.

New York, Sept. 17.

Experiments in Street Paving.

The Department of Highways, which has the street paving in charge, has decided, by reason of the higher cost of long leaf yellow pine paving blocks, to experiment with short leaf pine. If successful, this plan will considerably lower the initial cost of wood paving. The short leaf blocks will be treated and laid in exactly the same manner as the long leaf blocks, and will be experimented with upon side streets where the traffic is not exceptionally heavy, and yet where there is sufficient wear and tear to make a thorough test.

The Department of Highways contemplate another street paving experiment which is to be carried out on lower Second avenue some time. It is to use a special paving called "Durax," which is said to give favorable results in several European cities where it is in use. The surface blocks, which in this case are of granite, are made very small and carefully fitted by hand, and are so arranged that none of the joints are at right angles to the moving lines of traffic. This produces an almost noiseless surface and gives a good foothold for horses. The blocks are cut in cubes of about three inches in dimensions each way, and when the paving is laid it closely resembles a great piece of mosaic.

Brooklyn Waterfront Plans.

An important step was taken this week by the Board of Estimate in organizing the South Brooklyn waterfront into a municipal dock terminal. The Board received Dock Commissioner Tomkins' plan and set Oct. 5 as the date for their consideration.

A resolution was presented approving the proposition of the Bush Terminal Company for the management of the terminal and also the acquirement by the city of the Bush company's piers between 39th and 51st streets.

At the meeting on Oct. 5 there will be discussion of the proposed agreement under consideration between the Bush company and the city.

The action taken to-day was in line with requests Tomkins has made for months past. Many mass meetings have also urged that favorable action be taken.

—E. W. McClave & Son, wholesale and retail yellow pine house, with yards and mills at Passaic River, Harrison, N. J., and sales office 18 Broadway, New York, have recently acquired an additional tract of land about six blocks up the Passaic River from their main yard, lying between Passaic avenue and the river at East Newark. This additional space will be utilized to increase their supply of yellow pine lumber and timber. The company is now operating four automobile trucks in their delivery department.

LAW DEPARTMENT.

A Life Interest.

Editor of the RECORD AND GUIDE:

I have a life interest in a house on Bedford avenue, Brooklyn, on which there is a mortgage of \$6,500. My life interest came to me from my wife, who was the sole owner at the time of her death and who left no will. The house no longer pays carrying charges, and I wish to let the mortgage go to foreclosure. Can I be held responsible for any possible deficiency judgment? My children have sold their rights in the property to a third party.

Answer:—We do not see how you could be held responsible unless you were on the bond accompanying the mortgage. The nicer way to do, if you have decided to let your life interest go, is to notify the owners of the future estate, and make some arrangement with them to turn over your interest to them on terms satisfactory—and save them an expensive foreclosure and possible loss of property.

—Editor.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

	1912 Sept. 13 to 19	1911 Sept. 15 to 21
Total No.	129	143
Assessed value	\$6,021,000	\$8,972,500
No. with consideration	14	11
Consideration	\$429,120	\$910,017
Assessed value	\$435,500	\$622,000
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
Total No.	6,566	6,920
Assessed value	\$518,925,145	\$386,571,825
No. with consideration	692	590
Consideration	\$44,270,335	\$35,937,746
Assessed value	\$43,218,200	\$32,153,575

MORTGAGES

	Sept. 13 to 19	Sept. 15 to 21
Total No.	104	97
Amount	\$4,407,365	\$3,133,577
To Banks & Ins. Cos.	27	28
Amount	\$2,873,000	\$1,852,500
No. at 6%	38	43
Amount	\$535,235	\$679,477
No. at 5½%	2	1
Amount	\$316,000	\$425,000
No. at 5%	40	20
Amount	\$2,994,130	\$930,500
No. at 4½%	8	12
Amount	\$340,000	\$819,000
No. at 4%	1	1
Amount	.....	\$900
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	16	20
Amount	\$222,000	\$278,700
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
Total No.	4,525	5,463
Amount	\$243,263,330	\$240,915,904
To Banks & Ins. Cos.	983	1,211
Amount	\$152,758,403	\$138,954,519

MORTGAGE EXTENSIONS

	Sept. 13 to 19	Sept. 15 to 21
Total No.	34	28
Amount	\$1,567,500	\$1,032,000
To Banks & Ins. Cos.	11	7
Amount	\$1,057,500	\$577,000
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
Total No.	1,614	1,686
Amount	\$55,348,954	\$65,408,542
To Banks & Ins. Cos.	484	582
Amount	\$34,114,600	\$36,442,705

BUILDING PERMITS

	Sept. 14 to 20	Sept. 16 to 22
New buildings	16	21
Cost	\$2,988,800	\$2,887,000
Alterations	\$120,640	\$173,233
Jan. 1 to Sept. 20		Jan. 1 to Sept. 22
New buildings	416	650
Cost	\$87,571,160	\$73,703,100
Alterations	\$8,643,265	\$9,515,746

BRONX CONVEYANCES

	Sept. 13 to 19	Sept. 15 to 21
Total No.	118	155
No. with consideration	15	7
Consideration	\$158,071	\$59,950
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
Total No.	5,420	5,205
No. with consideration	1,393	352
Consideration	\$7,430,152	\$3,495,185

MORTGAGES

	Sept. 13 to 19	Sept. 15 to 21
Total No.	87	116
Amount	\$702,319	\$846,522
To Banks & Ins. Cos.	3	7
Amount	\$36,300	\$80,000
No. at 6%	32	48
Amount	\$312,955	\$308,857
No. at 5½%	6	12
Amount	\$42,500	\$52,550
No. at 5%	16	20
Amount	\$105,875	\$254,750
Unusual rates	4	1
Amount	\$13,639	\$20,000
Interest not given	29	35
Amount	\$227,350	\$210,365
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
Total No.	4,315	4,546
Amount	\$40,036,578	\$41,130,645
To Banks & Ins. Co's	396	535
Amount	\$7,875,366	\$9,513,850

MORTGAGE EXTENSIONS

	Sept. 13 to 19	Sept. 15 to 21
Total No.	6	11
Amount	\$69,000	\$133,000
To Banks & Ins. Cos.	2	2
Amount	\$53,000	\$33,000
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
Total No.	485	467
Amount	\$7,411,646	\$7,709,144
To Banks & Ins. Cos.	88	93
Amount	\$2,409,390	\$3,252,350

BUILDING PERMITS

	Sept. 14 to 20	Sept. 16 to 22
New buildings	17	21
Cost	\$223,400	\$237,525
Alterations	\$10,300	\$8,608
Jan. 1 to Sept. 20		Jan. 1 to Sept. 22
New buildings	1,001	994
Cost	\$27,145,885	\$17,439,360
Alterations	\$895,240	\$950,290

BROOKLYN CONVEYANCES

	1912 Sept. 12 to 18	1911 Sept. 14 to 20
Total No.	428	468
No with consideration	29	24
Consideration	\$173,286	\$219,095
Jan. 1 to Sept. 18		Jan. 1 to Sept. 20
Total No.	17,793	18,501
No. with consideration	1,135	1,145
Consideration	\$9,924,763	\$9,520,907

MORTGAGES

	Sept. 12 to 18	Sept. 14 to 20
Total No.	329	339
Amount	\$1,274,114	\$1,203,492
To Banks & Ins. Cos.	94	65
Amount	\$649,050	\$324,150
No. at 6%	164	199
Amount	\$423,984	\$630,652
No. at 5½%	52	50
Amount	\$151,855	\$184,345
No. at 5%	105	76
Amount	\$663,925	\$364,880
Unusual rates	2	.....
Amount	\$750	.....
Interest not given	6	14
Amount	\$33,600	\$23,615
Jan. 1 to Sept. 18		Jan. 1 to Sept. 20
Total No.	14,212	16,234
Amount	\$58,675,810	\$72,220,934
To Banks & Ins. Cos.	3,568	.....
Amount	\$34,766,414	.....

BUILDING PERMITS

	Sept. 13 to 19	Sept. 14 to 20
New buildings	118	56
Cost	\$821,300	\$373,850
Alterations	\$29,780	\$76,789
Jan. 1 to Sept. 19		Jan. 1 to Sept. 20
New buildings	4,132	3,650
Cost	\$29,580,337	\$24,193,143
Alterations	\$3,329,435	\$3,819,597

QUEENS BUILDING PERMITS

	Sept. 13 to 19	Sept. 15 to 21
New buildings	64	100
Cost	\$179,930	\$361,345
Alterations	\$22,597	\$4,750
Jan. 1 to Sept. 19		Jan. 1 to Sept. 21
New buildings	3,385	4,258
Cost	\$13,711,509	\$17,648,823
Alterations	\$682,962	\$599,442

RICHMOND BUILDING PERMITS

	Sept. 13 to 19	Sept. 15 to 21
New buildings	26	10
Cost	\$54,450	\$23,250
Alterations	\$2,160	\$1,855
Jan. 1 to Sept. 19		Jan. 1 to Sept. 19
New buildings	688	.....
Cost	\$2,197,708	.....
Alterations	\$220,101	.....

Meaning of the Jamaica Improvements.

The purpose of the Long Island Railroad's construction work at Jamaica is to have a suitable terminal where the west bound steam trains may end their runs from the several divisions and discharge passengers for the electric lines to Brooklyn and Manhattan, and reverse the operation for east bound passengers. While the work of construction continues at Jamaica the company is proceeding with the plans for the further electrification of its lines, so that in due time all trains to and from Oyster Bay, Huntington, Babylon and intermediate stations will be run without steam and so will be able to proceed direct to Pennsylvania station, Manhattan, or to Flatbush avenue, Brooklyn.

It is the purpose of the company to elevate the tracks through Queens Borough on the Atlantic division, and whether this will be done with a series of concrete piers and steel construction or a continuous earth embankment with street openings remains to be decided. The engineers for the railroad company naturally recommend embankments, but real estate interests, in order to preserve property values in populated sections, are opposed to embankments and would have the tracks depressed.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

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

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

Copyright, 1912, by the Record and Guide Co.

FACTORIES.

FACTORIES require the largest possible accommodation properly lighted, at the minimum cost. They are generally built on low-lying land, accessible to railway or steamship transportation.

Where land is sufficiently cheap, it has been found advantageous to restrict the number of stories as much as possible, buildings of more than one story in height requiring expensive foundations to offset vibration and to support the weight of heavy machinery.

In cities the cost of land frequently necessitates buildings as high as five or six stories, and for the manufacture of articles of small bulk even higher buildings are used, especially when, as with the manufacture of jewelry, milliners' goods, etc., proximity to the shopping sections is found necessary.

With cheap factory land, corners are of practically the same value as inside plots, top lighting being generally preferable to side lighting. In the more closely built-up sections, especially where high buildings can be used, corner lots are of considerably more value than inside lots, the additional value being due to better light and greater accessibility for the delivery and shipment of goods. The principal requirements called for in the manufacture of the different classes of goods vary so much with the goods themselves that it is useless to attempt any mention of them here except to say that the varied construction required to house the different forms of machinery used tends to make any factory building unsuited to other purposes than those for which it is constructed. This objection is to some extent eliminated in factory buildings suitable to the lighter forms of manufacturing, where the main requirements are floor accommodation and light.

SEMI-PUBLIC BUILDINGS.

The requirements of semi-public buildings are rather utilitarian than commercial; but few of this class are erected with a view to earning a direct rental. Their requirements vary greatly with their different uses and may be briefly outlined as follows:

TRANSPORTATION TERMINALS.

Transportation terminals are mainly used for the purpose of receiving and distributing either passengers or freight and for the accommodation of the necessary officials and employees connected with the physical management of the train or steamship service and its attendant occupations. The largest terminals, especially those connected with steam railroads, frequently contain hotel accommodation, restaurants, telephone and telegraph offices and various other secondary provisions for the accommodation of their patrons or the use of their employees.

The principal requirements of terminals proper are sufficient accommodation for the trains or steamships entering them; proper and sufficient access to and from the various parts of the building permitting the separation of incoming and outgoing passengers, allowance being made for the nature and intensity of the traffic which has to be handled; and waiting rooms of sufficient size and adequately lighted to accommodate passengers and so placed that there will be a minimum of trouble in reaching trains or boats.

Secondary accommodation, such as ticket offices, information bureaus, stationery stands, etc., and, where necessary, proper facilities for receiving and shipping, with a minimum of handling, either passengers' baggage or freight of all kinds, where the terminal is for that purpose. Patient study is needed to provide for properly handling large numbers of people, moving mostly in

regular order, and frequently in opposite directions; where they are not properly separated and their direction plainly indicated, the utmost confusion is apt to prevail.

CHURCHES.

Churches are buildings for the assembling of men and women for the purpose of religious worship. Their requirements are educational as well as utilitarian. As in all buildings where numerous people are at one time either entering or leaving, freedom of movement should be facilitated in every way, thus: Entrances of proper size, sufficiently numerous, and aisles or passageways of adequate width.

As some portion of the service generally consists of sermons, lectures, or the reading of prayers, a church should have proper acoustic qualities and the seats should be so placed that all members of the congregation shall be able to see and to hear clearly whoever is acting as teacher or preacher.

Heating and ventilating are necessities too frequently neglected, and many a person has suffered from draughty, poorly ventilated and badly heated churches.

Churches, on account of their educational influence, lend themselves particularly to proper architectural treatment; their general form is in many cases established by prescription or by the character of the service of the particular denomination for which they are erected.

In cathedral churches, on account of their monumental character, it is almost impossible to bring all the congregation within reach of the preacher; moreover, their function is somewhat different from that of ordinary churches and they are more particularly devoted to special religious ceremonies and festivals.

CLUBS.

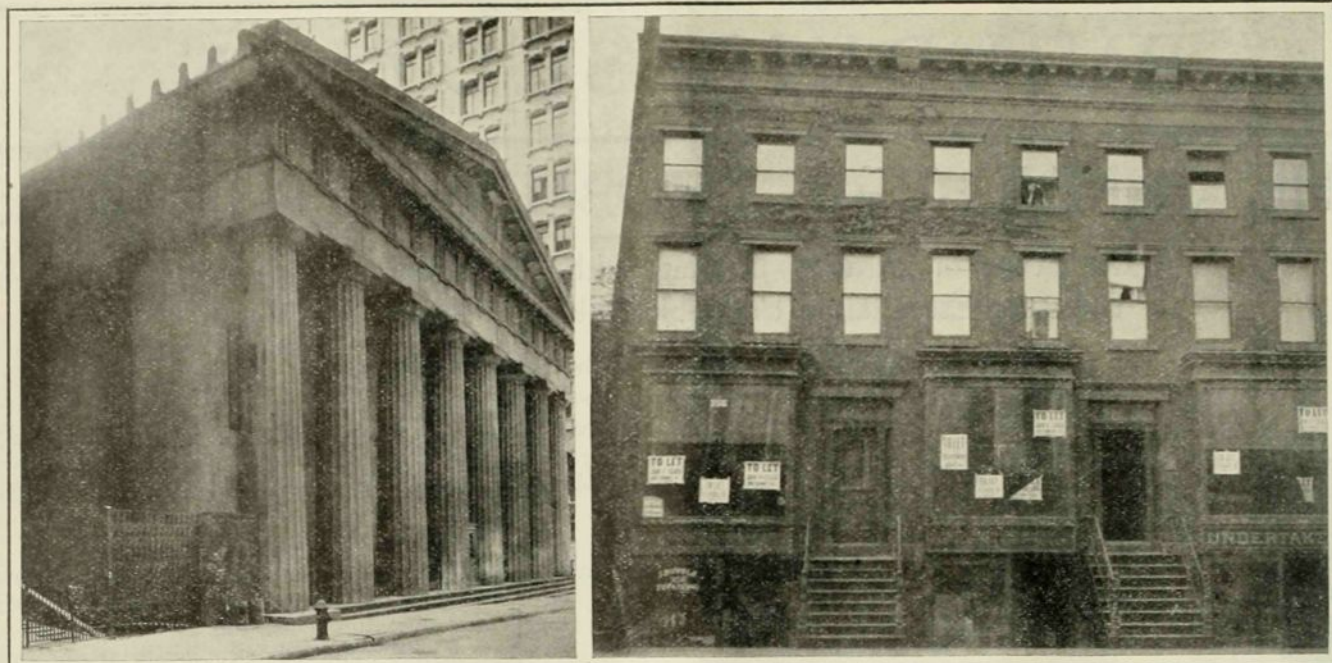
These would include social clubs, as well as those for Young Men's Christian and other associations, professional clubs for engineers, architects; historical, geographical or musical societies, etc.

In these the requirements vary greatly with the uses to which the buildings are to be put; in some the social features are predominant and provision must be made for entertainments of all kinds as well as for the convenience and comfort of the members; in others, such as those for the use of societies, educational requirements prevail; some are for constant use, others principally for gatherings on special occasions.

THEATRES AND CONCERT HALLS.

In theatres and concert halls one of the most important requirements is that ample provision be made to allow the greatest number of people the building can contain to leave rapidly in case of need; this implies not only a sufficient number of entrances and exits conveniently located and of ample size, but that they shall lead to open spaces of sufficient size to enable those who have left the building from hindering those who follow; also that the interior of the building, and especially portions devoted to the seating of guests and to the actors and musicians, be supplied with a sufficiency of aisles and passageways leading as directly as possible to doors which will readily open towards the exterior of the buildings and the position of which is plainly evident.

All such buildings of any size should be fireproof, though this alone will be insufficient in case of fire or panic, as they always contain a sufficient amount of inflammable material to create a great deal of smoke, and fewer lives are generally lost by reason of the fire itself than by asphyxiation or by being crushed to death in the panic which is almost certain to follow any alarm of fire.



CHANGES OF UTILIZATION.

- (1) Old Federal Hall, now used for Sub-Treasury. Wall, Nassau and Pine Sts., New York, N. Y.
 (2) High-stoop residences, reconstructed for shops. Court St., Brooklyn, N. Y.

Other requirements are a main hall of good acoustic qualities, properly heated and ventilated, provided with seats from every one of which a view of the stage or platform can be had, a stage or platform of adequate size which will depend on its proposed uses, proper dressing and retiring rooms for the performers, and refreshment, lounging and dressing rooms for the guests.

HOSPITALS, ASYLUMS AND INSTITUTIONS.

The requirements in these buildings vary greatly with their uses, depending whether they are public or private in character, for general or special treatments, and also on their location.

Nearly all of them contain dormitories for the use of patients, operating rooms, residential quarters for the staff and various other accommodations.

The principal requirements of such buildings are light and ventilation, all possible aids to cleanliness and efficient service, and in some cases orientation. In residential institutions the same requirements exist as in collective residences, except that in most cases the inmates require a certain amount of supervision, and the collective principle is carried to a greater extent, in that they frequently use common dining and living halls and dormitories.

SCHOOLS.

Schools, like theatres and music halls, should be carefully safeguarded against danger from panic in case of fire and entrances should be numerous and easily accessible from all parts of the building. Ample light and air and proper ventilation are essentials; orientation for some rooms is beneficial; windows should face the steadiest light; materials of construction should always be such as will resist wear and tear where they are within reach; all aids to cleanliness should be adopted, and any building over two stories in height, and even those if possible, should be of fireproof construction. Where schools are residential, the collective principle of living with adequate means of supervision are generally adopted.

LIBRARIES AND MUSEUMS.

Libraries, which are essentially buildings for educational purposes, should have a sufficiency of space for stacking books and economy of service in handling them, also good light and air to reading rooms and privacy where required. All libraries of any importance containing books and manuscripts which are hard to replace if lost, should be of fireproof construction.

Museums, picture galleries, and similar buildings which are mostly educational in nature, should have proper light for the exhibition of their contents, good ventilation, ample provision for the circulation of visitors and, when necessary, rooms for study, lectures, etc.

Such buildings, owing to the nature of their contents and the crowds which they at times contain, should be of fireproof construction, of lasting materials, and they should be provided with all aids to economy of service

and cleanliness. Sufficient entrances properly located and readily accessible, should be supplied in case of necessity.

The practice which generally prevails of reaching such buildings by means of long flights of outside steps, these being generally provided for esthetic reasons, is not without its drawbacks. Why should all visitors be put to the unnecessary trouble of climbing numerous steps at the exterior in all kinds of weather when entrances could just as well be made at an easier level?

PUBLIC BUILDINGS.

In these it will be sufficient to say that utilitarian requirements are just as important as in other buildings, though in some cases they may to some extent be modified by considerations of character and environment.

The proposed uses of the buildings should not be lost sight of and unnecessary trouble and inconvenience should not be caused to numerous persons where it can be avoided.

Narrow and obstructed entrances where they should be wide and free from obstacles to easy access; numerous unnecessary exterior steps, insufficient light and air, poor heating and ventilating, sacrifice of main accommodation to inferior uses, lack of connection of parts, narrow and indirect passages and corridors, uneconomical service, are some of the detriments which should be avoided, as can be done in every case by careful study and judicious planning. The interior arrangement should never be subordinated to exterior effect, and form should always follow function.

COMMERCIAL VS. STRUCTURAL LIFE.

The commercial life of a building is the term of years during which it is commercially useful and will yield an adequate return in rent or convenience on its cost as a structure and on the value of the land it is built on. When this condition ceases and it is found necessary to reconstruct or to remove it to make way for a building more suitable to the section, it may be said to have reached the term of its commercial life, whatever its physical condition at that time.

As has already been pointed out in Chapter VI., the commercial life of any building is generally shorter than its structural life, or the term of years during which it can be kept in repair and utilized.

Buildings in villages and small country towns, as well as those in isolated locations, are sometimes kept in use almost to the limit of their natural life. In Europe many buildings are still occupied which have been in continuous use for several centuries.

The constant changes which are taking place in growing cities, the shifting and change of character of sections, improved methods of transportation, and altered modes of living, are the main causes limiting the useful life of most buildings. The more rapid the growth of the city the shorter the commercial life of its buildings, especially those in the sections which experience the greatest changes.

BETTER TENEMENT HOUSE CONDITIONS

Smaller Death Rate, Fewer Fires, More Comfortable and Sanitary Homes
—Results of Ten Years' Work of the Tenement House Department.

THE Commissioner of the Tenement House Department, Hon. John J. Murphy, this week submitted to Mayor Gaynor in book form the biennial report of the Tenement House Department of the City of New York for the years 1910 and 1911. These years closed the first decade of the Tenement House Department's existence, a period long enough to enable the public to judge of the ability of the department to ameliorate, if not to wholly remedy, admittedly bad conditions.

Commissioner Murphy confides to Mayor Gaynor the fact that the results of the department's work have met with the approval of the entire community, excepting

Commissioner Murphy discusses in the report a variety of subjects in an interesting manner. Regarding co-operative apartment houses this is said:

Co-operative Apartment Houses.

"The development, or, rather, the revival of the type of tenement house commonly known as the co-operative apartment house, has proceeded during the past two years with much activity. The erection of such buildings is of general interest because of the fact that in them the speculative element is practically eliminated, and with it much that is undesirable and even bad.

"Under the co-operative plan the apart-

ing were apparently somewhat unfortunate, as for many years no more of them were erected."

"The present revival of the co-operative movement dates back to 1905. At that time several artists formed a stock company and purchased a lot in West 67th street for the purpose of erecting a studio building. What they had in mind was not so much the co-operative plan as some means whereby the best type of studio could be produced. The building was extremely suitable for the purpose for which it was intended. Families were small and not many servants were required. Since the erection of that building, however, the use of the co-operative building has extended somewhat, and it now has become a favorite type for one having sufficient means to purchase an expensive apartment instead of the ordinary private house. These apartments sell from twenty-five to thirty thousand dollars, while a private house with similar conveniences would cost probably sixty thousand dollars.

"The owner, however, who has sufficient means to purchase an apartment of this kind has invariably a number of servants employed in his household, and so much space was required by the studio that an insufficient amount of space was left to be divided into servants' rooms. This has resulted in the elimination of the studio in most cases."



A NEW CITY IN THE BRONX.

a small group of owners, who cherish feelings of resentment against the department for enforcing the law. For the two years under consideration the loss of life was less by half than in any preceding two-year period, and in the two years under review not more than seven fatalities could be ascribed to defects in building or lack of adequate means of egress.

The department claims with reason a portion of the credit for the steady reduction in the city's death rate, especially in the tenements. It recognizes, however, that much is due to the efficient labors of the Department of Health and to the self-sacrificing and often heroic service of the members of the Fire and Police departments. Within the period the school sinks and privy vaults have entirely disappeared from all sections of the city where sewer connections are possible, and 35 per cent of the unsanitary dark rooms have been lighted and made habitable.

"At the time of the adoption of the law," says Commissioner Murphy, "it was looked on as drastic and likely to retard the development of the city. The facts shown by a decade of experience do not sustain this belief. In spite of the curb which the law placed upon unsanitary and unsafe construction the tenement houses of the city increased in number by more than 25 per cent, and the new houses shelter over one-fourth of our tenement population. The new houses built under the law can stand successful comparison with similar buildings anywhere in the world. While it is true that too large a proportion of the interior lot may be covered, and while courts are permitted to be too narrow to give proper light and ventilation to interior rooms on lower floors, it still remains true that an incalculable advance has been made upon the old styles which were permitted.

"Of the 82,923 old buildings now in existence, 32,308 have been compelled to conform to the requirements of the statute. Many of them could never be made sanitary dwellings short of reconstruction, and many of them can never be anything but firetraps, but all that the law gave the department power to do has been done, with the result that in 1911, along with the reduced death rate, the department was able to announce that of the twenty-four deaths ascribed to fire in tenement houses, not a single one was traceable to defective construction or inadequate means of escape."

ments are purchased by the applicants rather than rented. The very nature of the proposed occupancy, therefore, renders it imperative upon the builder to attain as near perfection as possible in construction and design. In a few of the co-operative houses which have been erected certain of the apartments have been retained for renting purposes, in order to meet the expense of maintenance and the taxes and interest upon the mortgage. Invariably, however, the entire building is owned by occupants. Not the least desirable result of this is the added interest which the occupant takes in the erection and maintenance of the building. The lack of interest in the home and its surroundings in this city has long been at-

Street Making in Long Island City.

Bids on contracts for street paving, the regulating, grading and laying of sidewalks on important streets in the borough and the construction of big trunk sewers were received by Borough President Connolly, which the lowest bids aggregated more than \$600,000. The lowest bidders on principal contracts were as follows:

Repaving with granite blocks of Vernon avenue and the Boulevard, from Fourth street to Flunton avenue, First Ward, Thomas Callahan, \$229,615.

Regulating and grading Sherman street, from Washington avenue to Payntar avenue, First Ward, Bradley Improvement Company, \$23,590.

Regulating and grading the Boulevard, from Payntar avenue to Webster avenue, First Ward, \$21,263.

Regulating and grading in Marion street, from Payntar avenue to Waslington avenue, First Ward, Frank J. Clancey, \$27,441.



MODERN TENEMENTS IN BROOKLYN.

tributed to the fact that the majority of house holders in New York city are merely rent payers. Whether the co-operative movement will ever become sufficiently extensive to overcome this feeling or not remains to be seen. The process of evolution is very slow, however.

"Co-operative apartment houses were first erected in this city about 1883. These earlier examples of the co-operative build-

Constructing sewer on Orton street, Manley street, Mount street, School street, Van Dam street, in the First Ward, Joseph L. Sigretto, \$152,900.80.

Constructing sewer in Jamaica avenue, from Greenwood avenue to Vine street, Fourth Ward, Joseph L. Sigretto, \$42,194.

Constructing sewer in Freedom avenue, from Rockaway road to Liberty avenue, Fourth Ward, Leo E. Kelly, \$150,919.

COST OF BUILDINGS.

The Average Has Increased Every Year Since 1905—Notes From Official Records.

In the accompanying table, which was prepared in the Manhattan Bureau of Buildings for Superintendent Rudolph P. Miller, the average cost of new buildings of different classes is given for the past ten years. The three types of residence buildings, private dwellings, tenements and hotels are kept separate, as their characteristics are quite distinct. It is more difficult to draw the line between office buildings and stores, between stores and lofts, or between lofts and factories, so it was deemed best to group together all buildings used for commercial or industrial purposes under the one title "mercantile buildings," including in it also stables and garages. It was not considered worth while to determine the average cost of public buildings, as they vary so extremely, from a four million dollar railroad station to a five thousand dollar park shelter, or from a half million dollar theatre to a small side-show at an amusement park.

The "cost per capita" given in the last column of the table is the amount of money invested in the new buildings each year for each inhabitant of the borough. These figures are based on the population of the borough as estimated by the Department of Health.

The yearly average cost of private residences in Manhattan for the past decade shows a variation of about 30 per cent. either way from the average cost for the decade. Generally speaking, the lower prices prevail previous to 1909. The falling off in numbers since 1902, though by no means regular, is nevertheless noticeable.

AVERAGE COST OF BUILDINGS IN MANHATTAN, 1902-1911.

Year.	Private Dwellings.		Tenements.		Hotels.		Mercantile Buildings.		All Buildings.		
	No.	Average Cost.	No.	Average Cost.	No.	Average Cost.	No.	Average Cost.	No.	Average Cost.	Cost per Capita.
1902.....	157	\$50,183	227	\$59,328	48	\$442,896	282	\$101,713	860	\$93,470	\$41.11
1903.....	72	44,458	471	55,103	29	320,448	277	91,919	1,038	72,355	37.40
1904.....	84	31,839	828	52,666	12	363,750	294	56,253	1,423	52,894	36.50
1905.....	94	47,154	1,413	52,032	13	398,846	306	98,677	2,572	48,501	58.95
1906.....	55	40,809	965	59,453	1	100,000	261	138,100	1,621	66,611	50.00
1907.....	65	40,350	309	87,642	5	199,400	267	135,383	948	79,050	34.01
1908.....	36	38,025	210	123,455	8	699,375	241	190,078	659	128,947	37.79
1909.....	55	59,079	459	152,595	9	537,444	312	146,828	995	131,906	57.20
1910.....	43	45,495	208	177,514	7	136,428	367	126,926	838	115,398	41.30
1911.....	39	58,038	194	150,402	10	590,000	327	143,142	840	117,306	41.24
	700	\$45,559	5,285	\$76,267	142	\$411,873	2,934	\$122,392	11,794	\$80,531	...

The cost of tenements was practically the same for the first half of the decade, followed by a decided and fairly uniform increase to the high mark in 1910. This is undoubtedly due to the greater proportion of fireproof apartment houses which are being erected in later years.

In hotels the irregularity is very marked, not only in average cost, but also in number per year. The yearly number varies from one in 1906 to forty-eight in 1902. The average cost varies from \$100,000 to a little less than \$700,000.

A little less than one-half of the buildings are intended for business purposes, and of these more than one-half are to be fireproof. All buildings above seven stories in height are fireproof, the building code requiring that all buildings hereafter erected over 75 feet in height shall be fireproof. A large proportion (nearly 40 per cent.) of the private dwellings are to be of fireproof construction. Of the eleven fireproof dwellings, ten are located in the residential section just east of the southern end of Central Park, the other one being the new residence for the president of Columbia University, at Morningside Drive and 116th street.

A little more than one-quarter of the tenement houses are to be fireproof, none of them, however, being located below 34th street. One of the proposed fireproof tenements is less than seven stories high; that is, within the legal height limit for non-fireproof tenements.

The favorite height for the business building seems to be twelve stories, except that there are as many one-story buildings to be constructed for that purpose also. Many of these latter are so-called "taxpayers," though the stables and garages also form a good part of them. Over one-third of the business buildings are to be located between 14th and 40th streets.

Flushing Creek Improvement.

An agreement has been reached between the borough authorities, the Long Island Railroad, the Chamber of Commerce and the property owners for the widening of Flushing creek.

HOUSE COMPETITION.

Awards to be Made to the Owners of the Best Looking Buildings.

The New York Chapter of the American Institute of Architects awards each year two medals and four honorable mentions for excellence in exterior designs for apartment houses. These awards of medals and honorable mentions are made to the owners. It is customary for them to award one medal to the class of apartment houses more than six stories in height and one medal to the class of apartment houses six stories or less in height, giving two honorable mentions to each of the two classes of houses.

The owners of apartment houses desiring to enter their buildings for these awards may do so by sending to the Secretary of the New York Chapter at any time previous to October 1st photographs of completed buildings, and the judgments for the awards will be made during the month of October and medals and certificates of honorable mention presented in January of the following year.

The points for consideration in making the award are simplicity, good proportion, artistic and practical use of inexpensive materials, the avoidance of imitation or sham materials, the adaptability of design to site, and the satisfactory solution of the necessary utilitarian features such as fire escapes, tanks, bulkheads, awnings, etc., thus making a competition that interests all and tends to produce results both practical and artistic.

Any apartment house which has been erected within the Boroughs of Manhattan and The Bronx and which has been

completed within three years previous to October 1st is eligible for judgment, providing it has not received a medal or honorable mention in the preceding year.

These medals are of bronze inscribed with the owner's name and the location and name of the apartment house and are accompanied by a certificate setting forth the considerations of the jury in making the award. The owners of apartment houses receiving medals may have inscribed on their buildings the following:

APARTMENT HOUSE MEDAL
(Date)
AWARDED BY THE
NEW YORK CHAPTER
OF THE
AMERICAN INSTITUTE OF ARCHITECTS

The certificates of honorable mention are inscribed on parchment with the name of the owner, location and name of the building and the considerations of the jury, and the owner may have an inscription on the building similar to that for the medal, using the words "honorable mention" instead of the word "medal."

The jury making the awards consist of nine members: C. Grant La Farge, President of the New York Chapter; Robert W. De Forest, President of the Art Commission; John J. Murphy, Tenement House Commissioner; five members of the New York Chapter and Egerton Swartwout, 224 Fifth avenue, Secretary of the New York Chapter.

Improvement, Appraiser's Stores.

The sum of \$75,000 is appropriated under the sundry civil law, which has just passed Congress, to be expended by the supervising architect of the Treasury for installing in the Appraiser's Stores, New York City, metal conduits and wiring for fire-alarm system, controllable standpipe or sprinkler system, and providing the building with outside fire-escapes on each of the four sides.

ASSOCIATION BUILDING.

To Be Erected on Cathedral Parkway By Women's Efforts.

It was announced this week that a large plot of ground has been purchased in Harlem upon which will be erected a new building for Young Women's Hebrew Association, at present located at 1573 Lexington avenue. The property is situated at 110th street, between Lenox and 5th avenues, and will have a frontage of 100 feet, facing the north end of Central Park.

Money for the building was secured last spring by means of a whirlwind campaign conducted by the friends of the association. Although the funds available are not sufficient to completely furnish the building, it is the opinion of the officers of the association that in justice to the subscribers to the fund and to the girls and mothers who look forward to the work of the association, that work should be started as soon as it is possible to do so.

"The friends of the Association," said a director, "have the welfare of the girls so truly to heart, that we cannot anticipate any difficulty in completing the fund this fall. Already we are organized for active work."

Plans for the building are now being prepared by Louis Allen Abramson, architect, 37 Liberty street, and provide for a ten-story steel, concrete and brick structure. The structure will be entirely fireproof, numerous stairs and fire towers will be provided, and it has been so planned that the dormitory sections occupying the upper stories will be separated from the rest of the building by brick walls and steel doors. Dormitories will be provided for hundreds of girls—for the factory worker,

and for the student, for the visiting girl and for her foreign, homeless sister.

Classes of all sorts will be provided, and instructions will be given in dressmaking, millinery, typewriting, music and other arts, and a complete modern equipment will be provided for the domestic science classes, where the young women will be instructed to economically maintain a household. Everything possible will be done to give the girl who is compelled to remain indoors during the entire day, in her office or shop, an opportunity to remain outdoors as much as possible. Each dormitory will have especially large windows.

The dining rooms will be placed on an upper story opening upon a loggia overlooking the park, and will have light and air on four sides. There will also be provided a roof garden with real shrubs and blooming flowers. This roof garden will be provided with a gravel floor and will be used as a playground for the children of the neighborhood, and also as an open-air nursery and kindergarten. Even the gymnasium, which will be on the roof, will have a movable skylight which will only be closed when weather conditions will make it compulsory.

On the roof garden overlooking the park, on a summer's evening, will be given outdoor entertainments and educational talks. At times, it will be given over to instructive moving pictures and lectures for the mothers of the neighborhood, after which it will be converted into large outdoor sleeping quarters for the dormitory girls. Provision will be made for a future swimming-pool, and it is hoped that some one will defray the expense of installation.

The officers of the Association are: Mrs. Israel Unterberg, President; Mrs. H. Pereira Mendes, Honorary Vice-President; Mrs. A. N. Cohen, and Mrs. Adolf Guggenheim, Vice-Presidents; Mrs. Simon Liebowitz, Treasurer; Mrs. Samuel I. Hyman, Honorary Secretary.

—It is said that the passenger receipts of the Manhattan L lines average \$390,000 per mile, whereas on the Brooklyn lines the average is only \$144,000 per mile.

—Are you prepared for a fall rush?

BUILDING MATERIALS.

Rise in Pipe Interests Building Managers.

Quotations Move Up \$2 to \$4—Sheets are \$2 to \$3 a Ton Higher—Bar Iron \$1.50 Higher—Brick in the Stiffening Market—Paints and Oils Stiffer—Coal Buying Easy—The General Market.

BUILDING managers as well as contractors are actively in the market to-day in anticipation of a general increase in prices in the near future.

There is an unmistakable tendency in all departments of materials or supplies to keep down stocks at the mill so as to gauge the actual demand at the close of the year. In some lines, such as steel, however, where the stiffening tendency has been evident for the last few months, many good sized orders are being placed for deliveries extending even into the second quarter of 1913, which probably would not have been placed were it not for the fear among consumers that prices will soon go higher. Increases in quotations are expected in plates, bars and structurals and also in the line of minor steel products, including reinforcement, nails and hardware. New business also has been as much in excess of deliveries as was the case in August, and if the rush does not show signs of diminishing by the end of September the prospects are that another increase in unfilled tonnage reported by the Steel Corporation will follow. When this occurs sharp advances are almost sure to result.

As it is, consumers of steel here are obliged to take whatever deliveries the steel companies can make. Mills are swamped with business now, and there is no way, even though premiums be offered, to obtain deliveries except in their turn. This puts the steel companies in a most independent position, and so it now appears that instead of standing pat on present prices, the prospects bode well for sustained higher quotations, even into the middle of next summer.

As far as the local situation is concerned contracts recently placed cover 500 tons for the J. C. McGuire garage, in East 102d street, which is to be furnished by the Prince Iron Works, and 1,200 tons for the Johnson apartment house, in West 84th street, which has been awarded to the Lehigh Valley Structural Steel Co.

Further evidence of strengthening in price is shown in the fact that the present over-burdened condition of the steel companies is liable to be further stimulated by very large steel orders from this district, notable among them being 30,000 tons for the Equitable Building and 80,000 tons for the New York Connecting Railroad bridge at Hell Gate. This does not include the requirements of the subway or for large buildings contemplated for next spring, so that it is quite evident to those who study the steel market that high prices will continue to prevail all through 1913.

Brick.

A complete change came over the brick market this week. Buyers who have been holding out in anticipation of a general drop in the price of brick were apparently forced into the market on Monday. An unexpected demand for brick arose during the last three weeks with the result that their available supply waned. They were face to face with a possibility of not being covered on fall brick, and with the prospect of the termination of the manufacturing season coming immediately after election day.

Distributors have had one of the most strenuous times in their experience in keeping the manufacturers convinced that the recent bear movement was the result of artificial manipulation, and not due to any serious diminution of the market's requirements. Manufacturers have come to town clamoring for lower prices and it has taken the strongest kind of backbone to keep the market from going entirely to pieces.

On Monday, which was two days following that on which a long-expected decision of the People vs. The Greater New York Brick Company was expected to be handed down, 14 cargoes were sold, and on Tuesday the buying movement was still heavy. This buying movement was the result of some tendency toward speculation on the part of certain dealers who came into the market a little heavier last week. In other words, they bought a little in advance of their immediate requirements, consequently the condition of the market to-day is much stiffer at the \$6.75 to \$7 level as far as Hudson River common brick is concerned, but there was no evidence of any falling-off in requirements for Raritan River brick.

It now appears improbable that the decision on the Greater New York brick

case will be forthcoming before the middle of November. It is understood that some more evidence is to be taken. Assistant District Attorney Ellison has been unable to obtain signatures to all the testimony recently taken on recent hearings because some of those who testified will not be able to appear to corroborate their statements before the first of the month. The testimony may go to the grand jury before any decision is forthcoming, so that it is now thought improbable that the findings will be made known until some time in November.

Advise to Consumers.

The Record and Guide advises architects and builders who are liable to be in need of Hudson River brick to get into the market as early as possible and not to take long chances on the probable effect of the ultimate decision on the testimony taken during the last few months.

Consumers should bear in mind two important elements in the present market. First, the tendency of investors to put their money in realty, at least until they can feel the trend of times and financial conditions following the next general election; and second, because the volume of brick manufactured in the Hudson River District this year will probably not exceed 800,000,000, despite the fact that the season will probably be extended as late as weather conditions will permit. This means that the time is not propitious for trying to force the present market by holding aloof. For proof of this let it be remembered that on Monday morning there were 31 barge loads of common brick still unsold on the market, and yet the manufacturers showed no disposition to curtail shipments. Transactions last week, showing the gradual stiffening of the market, follow with comparisons for corresponding week last year:

	1912.	
	Left Over	Sept. 7, '39.
	Arrivals.	Sales.
Monday	16	11
Tuesday	2	9
Wednesday	12	4
Thursday	4	7
Friday	8	16
Saturday	7	10
Totals	49	57

Condition of market, stiffening. Hudson, \$6.75 to \$7. (Wholesale dock to New York. Add dealer's profit and cartage for retail prices). Left over, September 14-31.

	1911.	
	Left Over	Sept. 9, '40.
	Arrivals.	Sales.
Monday	7	13
Tuesday	6	15
Wednesday	9	7
Thursday	9	20
Friday	13	18
Saturday	19	20
Totals	63	94

Left over September 16, '9. Condition of market firm; price, \$6 to \$6.50.

Iron.

The pig iron market has reached new high levels, although it is yet too early to ascertain how they are being taken.

The attention of building managers and contractors was forcibly called this week to an advance of \$2 to \$4 in pipe, effected through discounts. In the matter of iron prices the merchant furnaces are in the healthiest position they have been at any time within the last two years. The effect of this upon the building construction situation is to indicate a continued stiffness in the price of structural steel, building equipment manufactured from steel and iron, and in hardware; hence, it likely that the price of all steel required in the equipment or construction of a building will not decrease in price during the remainder of this year at least.

The advance of \$2 a ton for black sheets and \$3 on galvanized, which was put into effect by three large producers, fairly depicts the iron market this week. This, however, does not affect blue annealed sheets.

The advance of \$2 to \$4 a ton in certain grades of steel pipe was reported by the National Tube Company by means of a rearrangement of its discount list and was promptly adopted by the larger independent sellers of pipe. A peculiar feature of the pipe situation is the fact that the makers of cast-iron pipe have been trying for two months to get prices up to a stable basis, but without much success.

In this respect the National Tube Company has been in much the same role as a prominent Portland cement company during the last year or two. The National Tube Company and the independents, however, acted concurrently during

the recent past in advancing boiler tubes \$2 a ton. This action, however, had been anticipated by the trade, so that building managers and contractors now in the market will not find any change over current quotations on deliveries within the next 30 days anyway.

There is no change in the price of shapes, plates or bars. Prices recently quoted continue at the new levels, but are much firmer on demand. Bar iron, for instance, has shown a substantial advance, and is quoted up to \$31 a ton as against \$29.50 a fortnight ago. The wage settlement with the bar iron workers on the sliding scale, for the July-August period, showed the averaged realized price of iron bars for the two months to have been 1.25c, which gives the puddlers an advance for September-October of 25 cents a ton on a \$6 a ton schedule, with a 2 per cent. advance for finishers.

Continued stiffness during September and October seems assured, and the prospects are favorable to a continuation of this higher quotation up to the first of the year, at least.

Paints.

Advances in the price of pig lead have given a high tone to white lead, as intimated in this department last week. A second increase in the price of the metal caused some anticipation of higher prices for lead products. Current quotations are maintained for lead in oil at from 7 1/4 to 7 1/2 cents wholesale, according to brand, in lots of not less than 500 pounds or over with corresponding advances for similar quantities or packages. Consumers of linseed oil have been buying for immediate needs, hoping that as the crops come in that prices will show a lower tendency. Instead, prices have shown a tendency to advance, even over the three cents a gallon in carload lots, reported during the latter part of August. The reason given for the advance was the scarcity of oil available for immediate consumption, oil being reported scarce both in Western and Eastern markets. The condition of the growing flax is said to be good, and damages to crop reported up to the first of the month were not sufficient to cause any abatement in the predictions for a bumper crop. Small lots of from one to five barrels were reported quoted at 69 to 70 cents.

Turpentine has a downward tendency, with trading confined to small lots. In small jobbing lots of from one to five barrels, 43 cents was quoted early in the week.

Equipment.

It was announced by the McCrum-Howell Company that plans for reorganization have been perfected, whereby the creditors would derive a larger return on their money, tied up in the company. The new plan contemplates the following capitalization: Preferred stock, \$1,500,000; common stock, \$3,500,000, making a total of \$5,000,000. The money owed to noteholders, including banks, approximates \$2,500,000. It is proposed to offer to noteholders for the par value of their claims 25 per cent. in new preferred stock and 75 per cent. in common. This is a better settlement than could be realized, according to the company's officials, through a sale of the assets of the company. Under the latter condition it is estimated that the noteholders would not have realized more than 25 cents on the dollar.

Strong Fall Lumber Market.

The outlook for a strong fall market practically in every variety and grade of lumber is exceedingly promising, with the lower grades going at top speed. The controlling factors in the lumber trade at this time are a shortage of available stocks at manufacturing centres and a shortage of cars from the West to bring the stock to market. This has stimulated dealers in buying, with the result that suburban stocks are now heavy and that they are moving out despite the lateness of the building season at a speed which is surprising.

The break in the Erie Canal just east of Rochester on December 4 is looked upon by lumber interests as being another factor which will tend to increase lumber prices, especially since cold weather may set in and close the canal, even before temporary repairs can be made. This is another reason why suburban dealers should come into the market for their fall requirements to offset any possible shortage of lumber later on.

In all lines of lumber there is a feeling that the market will stiffen sharply this fall, and especially is this true of hard woods, the manufacturers of which have not been able to catch up with the stalled orders resulting from the floods in the South earlier in the year.

New Jersey's Large Mineral Output.

Henry B. Kummel, State Geologist of New Jersey, has published a bulletin on the mineral production of the state.

DEPARTMENTAL RULINGS.

Board of Examiners' Decisions on Many Appeals.

Stairways, Parquet Floors and Wall Construction Some of the Building Problems Ruled Upon— Rulings by Superintendent of Buildings.

The Board of Examiners has taken up and passed upon the following appeals:

APPEAL 158 of 1912, New Building 436 of 1912, premises 205-7-9 West 19th street, Manhattan, Walter Haefeli, appellant.

Question of stairways and fire tower in a 12-story fireproof store and loft building. Section 75.

APPROVED.

APPEAL 159 of 1912, New Building 246 of 1912, premises 903 Park avenue, Manhattan, Robt. T. Lyons, appellant.

Question of permitting parquet floors in a 17-story fireproof apartment house. Section 105.

APPROVED.

APPEAL 160 of 1912, New Building 3735 of 1912, premises northwest corner 54th street and 6th avenue, Brooklyn, Maximilian Zipkes, appellant.

Question of wall construction in a 5-story tenement house.

DISAPPROVED.

APPEAL 161 of 1912, New Building 4472 of 1912, premises 416-418 South 5th street, Brooklyn, Samuel Sass, appellant.

Question of wall and partition construction.

APPROVED.

APPEAL 162 of 1912, New Building 460 of 1912, premises 166-180 East 8th street and 1538 3d avenue, Manhattan, Thomas W. Lamb, appellant.

Question of courts, entrances and space back of seats in a theatre.

APPROVED ON CONDITION (1st) that one row of seats be omitted, at the point marked "A" on the orchestra floor plan, forming a cross-aisle at least four feet wide; (2d) that the three columns marked "B," on the same plan, be moved westerly towards the stage, as indicated in red, leaving a clear space between columns and stair-enclosures of at least twelve feet; (3d) that a curved wall be built at a point marked "C," on the same plan, as indicated in red; and (4th) that the two columns shown on the balcony floor plan be moved westerly towards the stage, as indicated in red, at the point marked "D," leaving a clear space of not less than eight feet between stair-rail and column.

APPEAL 163 of 1912, New Building 472 of 1912, premises northeast corner 98th street and West End avenue, Manhattan, Messrs. Nast & Springsteen, appellants.

Question of front wall construction in a 12-story apartment house. Sections 29 and 37.

APPROVED.

APPEAL 164 of 1912, Alteration 1949 of 1912, premises 987-989 8th avenue and 300 West 58th street, Manhattan, Henry A. Koelbe, appellant.

Question of connecting the first floors of a 4-story non-fireproof and a 9-story fireproof hotel.

APPROVED ON CONDITION that all openings in the division wall between the two buildings be provided with standard automatic self-closing fireproof doors, or standard automatic fire-curtains, on both sides of the openings.

APPEAL 165 of 1912, New Building 354 of 1912, premises, 222-230 West 45th street, Manhattan, Henry B. Herts, appellant.

Question of courts and space back of seats in a theatre building. Section 100.

APPROVED.

APPEAL 166 of 1912, Alteration 1735 of 1912, premises 114 East 22d street, Manhattan, Messrs. Foster, Gade & Graham, appellants.

Question of wall construction in a private dwelling.

APPROVED.

APPEAL 167 of 1912, New Building 4447 of 1912, premises east side Nostrand avenue, 125 feet north of Hawthorne street, Brooklyn, Benj. J. Driesler, appellant.

Question of floor area in a one-story non-fireproof building.

APPROVED ON CONDITION that a fireproof door not less than three feet wide be placed in the rear wall.

APPEAL 168 of 1912, New Building 5 of 1911, premises 1282-1300 Broadway, Manhattan, F. M. Andrews & Co., appellants.

Question of non-fireproofed wood; ornamental finish of one room in a 25-story fireproof hotel. Section 105.

APPROVED ON CONDITION that the space back of the wainscoting be filled in solid with plaster flush with the grounds, and that the wainscoting be constructed so as to be flush on the back.

APPEAL 169 of 1912, New Building 504 of 1912, premises 62 Broadway and 21 New street, Manhattan, Chas. I. Berg, appellant.

Question of area in an 8-story fireproof office building at and above the second floor level. Section 11.

APPROVED.

APPEAL 170 of 1912, New Building 383 of 1912, premises 207-223 East 13th street and 214 East 14th street, Manhattan, George Keister, appellant.

Question of using portion of court for foyer and roofing over same, contrary to previous approval of the Board in Appeal 129 of 1912. Section 109.

DISAPPROVED.

APPEAL 171 of 1912, New Building 492 of 1912, premises 193-199 Broadway, 2-18 Dey street and 170 Fulton street, Manhattan, William Welles Boswell, appellant.

Question of wall construction. Section 36.

APPROVED.

APPEAL 172 of 1912, New Building 583 of 1912, premises north side of 180th street, 65 feet west of Honeywell avenue, The Bronx, Chas. S. Clark, appellant.

Question of combining brick and frame construction in a one-story structure for stores and motion pictures.

APPROVED ON CONDITION that the partition between the store and exit passage be built of 6-inch terra cotta blocks from the foundation to the under side of the roof boards; and on the further condition that the ceiling of the exit passage be covered with half-inch plaster boards.

APPEAL 173 of 1912, New Building 442 of 1912, premises northeast corner Park avenue and 40th street, Manhattan, La Farge & Morris, appellants.

Question of wall construction in a 17-story fireproof store and office building. Section 35.

APPROVED ON CONDITION that the upper 75 feet of all enclosure walls be made 12 inches thick, and from this point down for a distance of 129 feet, or the nearest tier of beams thereto, 16 inches thick, and from thence downward to the foundation walls 20 inches thick. Wall thicknesses here indicated are exclusive of the ashlar. And on the further condition that the curtain walls on the north and east sides be made 24 inches thick in basement, 20 inches on the first story, and 16 inches on the second story.

APPEAL 174 of 1912, affecting New Building 4942 of 1912, premises southwest corner 4th avenue and 50th street, Brooklyn, Thomas W. Lamb, appellant.

Question of rear court construction in a theatre. Section 109.

APPROVED.

APPEAL 175 of 1912, New Building 614 of 1911, premises 236-242 West 42d street, Manhattan, Thomas W. Lamb, appellant.

Question of using space over auditorium for offices.

APPROVED ON CONDITION that the partitions be built of fireproof material, that the doors and windows shall be fireproof, and any glass used therein shall be wire-glass.

Manhattan Building Bureau.

WIRE GLASS PANELS.

BULLETIN No. 36—1912—In all cases where wire glass is used for the purpose of fire protection in openings in fireproof enclosures around stairways and elevators, including the panels in doors, or in window openings requiring protection, as provided in Section 104 of the Building Code, or in fireproof partitions used as cut-offs, the size of any unsupported pane of wire glass shall not exceed seven hundred and twenty square inches.

Dated August 5, 1912.
(Sgd) RUDOLPH P. MILLER,
Superintendent of Buildings.

BULLETIN No. 37—1912.

Modifications have been issued similar to those reported in previous bulletins, as indicated below:

BULLETIN No. 20—1910.

Application No. 1533, alterations 1912; premises 1589 Third avenue.

Application No. 1557, alterations 1912; premises 239 East 81st street.

BULLETIN No. 22—1910.

Application No. 276, new buildings 1912; premises 10-12 West 57th street.

Application No. 441, new buildings 1911; premises 128-130 East 60th street.

Application No. 300, new buildings 1912; premises 634-658 West 187th street.

Application No. 246, new building 1912; premises 903 Park avenue 101-107 East 79th street.

Application No. 1303, alterations 1912; premises 43-49 West 35th street.

Application No. 365, new building 1912; premises 529-549 West 42d street and 532-542 West 43d street.

Application No. 1312, alterations 1912; premises 17 East 65th street.

Application No. 765, new building 1911; premises 117-121 West 71st street.

Application No. 1160, alterations 1912; premises 665-667 Water street.

Application No. 1066, alterations 1912; premises 50-54 William street and 41-49 Pine street.

Application No. 1042, alterations 1912; premises southwest corner Liberty and Nassau streets.

Application No. 1312, alterations 1912; premises 17 East 65th street.

Application No. 1398, alterations 1912; premises 115-119 Broadway, 92-104 Cedar street, 101 Trinity place, and 1-11 Thames street.

Application No. 372, new buildings 1912; premises 231-235 East 104th street.

Application No. 1551, alterations 1912; premises 12 East 78th street.

Application No. 409, new buildings 1912; premises 218-226 West 42d street, 221 West 41st street.

Application No. 347, new buildings 1912; premises 832-838 West End avenue, 246 West 101st street.

Application No. 358, new buildings 1912; premises 256-260 West 72d street.

Application No. 139, new buildings 1912; premises southwest corner 54th street and Seventh avenue.

Application No. 1651, alterations 1912; premises block bounded by Fifth avenue and 100th street, Madison avenue and 101st street.

Application No. 856, alterations 1912; premises 57 East 66th street.

Application No. 442, new buildings 1912; premises 101 Park avenue, 103-107 East 40th street.

Application No. 462, new buildings 1912; premises 490 West End avenue and 269 West 83d street.

BULLETIN No. 26—1910.

Application No. 1316, alterations 1912; premises 1712 Madison avenue and 23 East 113th street.

Application No. 1419, alterations 1912; premises 466 Eighth avenue.

BULLETIN No. 28—1910.

Application No. 1259, alterations 1912; premises 109 East 31st street.

Application No. 1163, alterations 1912; premises 2 East 46th street.

Application No. 1375, alterations 1912; premises 122 Second avenue.

Application No. 1333, alterations 1912; premises 37-39 West 57th street.

Application No. 1692, alterations 1912; premises 165 West 25th street.

Application No. 1717, alterations 1912; premises 395-413 Lexington avenue and 137 East 42d street.

BULLETIN No. 35—1910.

Application No. 294, new buildings 1912; premises 38 West 59th street.

BULLETIN No. 46—1910.

Application No. 381, new building 1912; premises south side West 28th street, 408.4 feet west of Eleventh avenue, store No. 16.

BULLETIN No. 50—1910.

Application No. 311, new building 1912; premises 303 West 65th street.

Application No. 769, new building 1911; premises 1472-1480 Broadway, 147-149 West 42d street.

Application No. 663, alterations 1912; premises 541-559 West 132d street.

Application No. 278, new buildings 1912; premises 11-13 East 26th street, 6-8 East 27th street.

Application No. 293, new buildings 1912; premises southeast corner 116th street and Broadway.

Application No. 409, new buildings 1912; premises 218-226 West 42d street, 221 West 41st street.

Application No. 206, new buildings 1912; premises 1 Cleveland place, northeast corner Broome street.

BULLETIN No. 7—1912.

Application No. 1796, alterations 1912; premises 4-6 West 38th street.

BULLETIN No. 30—1912.

Application No. 2993, alterations 1912; premises 526-528 East 80th street.
Dated August 1, 1912.

MONTHLY BULLETIN OF APPROVALS, JULY, 1912.

FIREPROOF FLOOR FILLINGS:

National Fireproofing Co., 8-ft. span, 120 lbs. live load per sq. ft., 4-in. cinder concrete flat slab, A. S. & W. Co.'s triangular mesh continuous reinforcement, Style 2. Tracing 90-A.

Adm. G. Pierce Company, 8-ft. span, 96 lbs. live load per sq. ft., 4-in. cinder concrete flat slab, 1x1.8-in. twisted steel bars 8 ins. o. c. hooked over beams. Tracing 96-C.

W. N. Wight & Co., 8-ft. span, 150 lbs. live load per sq. ft., 5-in. cinder concrete flat slab, continuous lock-woven steel fabric, No. 11 and No. 14 wires, 3x12-in. mesh. Tracing 183.

W. N. Wight & Co., 7-ft. span, 150 lbs. live load per sq. ft., 4-in. cinder concrete flat slab, lock-woven fabric, No. 11 and No. 14 wires, 3x12-in. mesh. Tracing 184.

W. N. Wight & Co., 7-ft. span, 175 lbs. live load per sq. ft., 4-in. cinder concrete flat slab, lock-woven fabric, No. 9 and No. 14 wires, 3x12-in. mesh. Tracing 185.

W. N. Wight & Co., 6-ft. span, 330 lbs. live load per sq. ft., 4-in. cinder concrete flat slab, lock-woven fabric, No. 9 and No. 14 wires, 3x12-in. mesh. Tracing 186.

W. N. Wight & Co., 6-ft. span, 130 lbs. live load per sq. ft., 4-in. cinder concrete flat slab, lock-woven fabric, No. 12 and No. 14 wires, 3x12-in. mesh. Tracing 187.

PORTLAND CEMENTS:

The following cements are added to the list of Portland Cements which meet the requirements of Section 16 of the Building Code.

Atlantic Portland Cement,
Dexter Portland Cement,
Helderberg Portland Cement.

NATURAL CEMENTS:

The following cement has been added to the list of Natural Cements which meet the requirements of Section 16 of the Building Code: Improved Shields Cement.

Dated August 1, 1912.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

BULLETIN No. 40—1912.

In Re Application No. 2903, Alterations 1912; Premises 526-528 East 80th Street.

In altering a one-story non-fireproof slaughter house, it is proposed to remove a centre line of posts and girders and to reverse the roof joists so that they will run fore-and-aft instead of transversely, and support them by transverse girders and upon the front and rear walls. These front and rear walls will thus become bearing walls and have excessive opening of about 50 per cent., which in the case of the rear wall will be reduced to about 35 per cent. by bricking up two windows.

A modification of Section 28 of the Building Code is requested and hereby granted to permit the use of these walls as bearing walls, inasmuch as they are in good condition, are only one story in height, and the load to be supported by them consists merely of the roof load which imposes a pressure per square foot on the masonry much less than the Building Code allows. Furthermore, no tanks or loads other than the roof construction are to be supported by these walls.

Dated New York, July 17, 1912.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:
E. V. FROTHINGHAM,
Acting President of the Boro. of Manhattan.

WEIGHT OF CINDER CONCRETE.

BULLETIN No. 41—1912.—Tests by this Bureau show that the weight of reinforced cinder concrete as actually installed in building construction in this city is 96 pounds per cubic foot. This figure will, therefore, be used henceforth in computations.

Dated August 21, 1912.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

PROSECUTION OF VIOLATIONS.

BULLETIN No. 42—1912.—The records of this Bureau show that violations of the Building Law are increasing in number. To the end that the present apparent disrespect for the laws may cease, the following policy has been adopted, and the Corporation Counsel has been instructed to act accordingly:

(Continued on page 559.)

"The Bungalow Bug Still Busy" and "Nothing To It But Cypress"



for people who want to vaccinate their building investment against the Repair Bill Bugaboo.

Thousands have been writing us for plans for a \$5,000 CYPRESS BUNGALOW—so here it is:



CYPRESS BUNGALOW "C"



THIS IS AN EXCEPTIONALLY INTERESTING and ARTISTIC CYPRESS BUNGALOW SPECIALLY DESIGNED FOR US BY ONE OF NEW YORK'S ABLEST and BEST KNOWN ARCHITECTS

WE ADVISE IMMEDIATE APPLICATION
for VOL. 8, CYPRESS POCKET LIBRARY (NEW)
SENT FREE ON REQUEST TO ANY ADDRESS IN THE WORLD

SPECIFICATIONS GO WITH WORKING PLANS and are SUFFICIENT for any competent carpenter TO BUILD FROM.

The less you are able to spend in building, the more important it is that you secure the longest possible life for your investment. The *more* you spend, the more important it is that your money represent a *permanent* investment, and not have to be spent over again in exasperating repairs. CYPRESS is "the one best buy" in the entire wood market for those who care what they get for their lumber money. "CYPRESS lasts practically forever." CYPRESS RESISTS THE ROT-INFLUENCES which so soon destroy other woods. CYPRESS does not warp or shrink or swell like most woods—and takes paint or stain perfectly. Whether for MANSION, PASTURE FENCE OR "LITTLE JOB OF BACK-STEPS"—remember—"IF YOU BUILD with CYPRESS YOU BUILD but ONCE."

Ask our "INVESTORS' DEPT." any question about Wood. Our reply will be frank. We recommend CYPRESS *only* where CYPRESS can *prove* itself "the one best wood" for *your* use.

Southern Cypress Manufacturers' Association
1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

We produce CYPRESS but do not retail it. INSIST ON IT NEAR HOME. *Wide Awake Local Dealers sell CYPRESS; if yours does not, WRITE US, and we will tell you where you CAN get it.*

CURRENT BUILDING OPERATIONS

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

Building for J. P. Morgan & Co.

J. P. Morgan & Co., bankers, at the corner of Wall and Broad streets, who this week purchased the adjoining property at 29-33 Wall from the Mechanics and Metals National Bank, announce that a new building will be erected on the combined site for the exclusive use of the firm of J. P. Morgan & Co. This in one of the most valuable sites in the city, and never before has it been planned to erect a business structure which would bring practically no revenue on a site of such great value. It has not been definitely decided just when building operations will be started. Henry P. Davison, of the Morgan firm, has charge of the building particulars. The site now owned by the Morgan interests at Wall and Broad streets has a frontage of 156.9 feet in Wall street and 113.5 feet in Broad street, with an irregular depth. The combined properties are to be developed with a low structure for the exclusive use of the firm, on the plan of the Guaranty Trust Company, which is building at Broadway and Liberty street. Trowbridge & Livingston will be the architects.

Remodeling Jersey Central Terminal.

The Central Railroad of New Jersey, 143 Liberty street, New York City, through its chief engineer, J. O. Osgood, is planning and at present has operations under way for remodeling the railroad terminals at Communipaw, Jersey City, to cost when completed, \$1,500,000. The old ferry houses will be renovated with upper and lower decks, and there will be twenty tracks in the terminal when the contemplated changes are made, eight more than the present number. On December 1 the Lehigh Valley Railroad will start to use the Jersey Central's depot. It was originally intended to complete the work in three years, but the contract time has been cut to eighteen months. Charles T. Wills, Inc., 286 Fifth avenue, New York City, has the general contract for the work now under way. George B. Spearin, 90 West street, has the contract for the dock work, foundations and pier 13.

Improvement of Dimond Plot Undecided.

The Pennsylvania Railroad Company having purchased this week the Thomas Dimond property, in 32d and 33d streets, in the block between Broadway and 7th avenue, there is a prospect of a large building improvement there. The plot fronts 150 feet in 32d street and 25 feet in 33d street, and has an entire area of about 18,700 square feet. The Pennsylvania Company now controls the entire westerly half of the block bounded by Broadway, 7th avenue, 32d and 33d streets, measuring 200x400 feet. So far as could be learned no definite improvement of the property has yet been determined by the new owners. In all probability the site will be leased by the company to a concern for a long term of years who will erect a commercial structure there.

Masonry Contract for Hell Gate Bridge.

A \$2,000,000 contract for the building of the foundations and masonry for the Hell Gate viaduct of the New York Connecting Railroad, which is to unite by rail the New Haven and the Pennsylvania railroads, has been given to Patrick Ryan, who built the Manhattan Bridge. As most of the work has now been contracted for the construction will proceed rapidly and it is expected that the road will be completed in about two years' time, at a total cost which is estimated at about \$25,000,000. Piers, the abutments of which will be of granite and the towers of concrete, will be erected for bridges across the Bronx Kills and Little Hell Gate and for the Randall's Island, Ward's Island and Long Island viaducts.

New Warehouse for Brooklyn.

Peter F. Reilly, 618 Dean street, Brooklyn, contemplates the construction of a fireproof brick warehouse in Bergen street, Brooklyn, on a plot 110x100 feet. No architect has yet been selected.

The South Brooklyn Terminal.

The municipal freight terminal for South Brooklyn is to be operated by the Bush Terminal Company, provided there is no change in the plans on Oct. 3, when the Board of Estimate is to pass on the matter. The special committee, which has been considering the plans for this huge terminal, recommended on Thursday that it be established between 36th and 43d streets, to include the present Bush Terminal. Plans for such a terminal, together with other waterfront improvements, were submitted by Dock Commissioner Tomkins. The cost is estimated at \$20,000,000.

\$500,000 Hotel for Seabright.

Watson & Huckel, 1211 Walnut street, Philadelphia, Pa., is preparing plans for a six-story fireproof hotel to be erected on Ocean Drive and Rumsen Road, Seabright, New Jersey, at a cost of \$500,000. The owner's name is for the present withheld. There will be 400 rooms, grill rooms and cafe for motorists. Construction will be of brick, concrete and terra cotta. The architects will soon be ready to receive estimates.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

66TH ST.—Emery Roth, 507 5th av, architect, is taking bids for the 8-sty apartment, 30x100 ft, to be erected at 42 East 66th st for the Jackson Realty Co., 54-58 East 9th st, owner. Cost, \$100,000.

LEXINGTON AV.—Comyns & Todaro, 147 4th av, architects, are taking bids for the 4-sty brick dentist's office and apartments, 25x80 ft, at 287 Lexington av and 134 East 37th st, for Mrs. Phillip Crorat, care of J. H. Judge, 261 Broadway, owner. Cost, \$15,000.

105TH ST.—Excavating is under way for the 17-sty apartment house at the northwest corner of 105th st and Broadway to West End av, for Harry Schiff, 355 West End av, owner. Schwartz & Gross and B. N. Marcus, 345 5th av, architects. Thomas J. Bird, 505 5th av, steam engineer. Owner builds.

66TH ST.—Additional figures are being received for the 8-sty apartment, 30x84 ft., at 42 East 66th st for the Jackson Realty Co., 54-58 East 9th st, owner. Emery Roth, 507 5th av, architect. Cost, \$100,000.

66TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 8-sty apartment house at 42 East 66th st from plans made by Emery Roth, architect, and desire bids on all subs prior to Sept. 25.

85TH ST.—J. F. Musselman, 17 Madison av, steam and electrical engineer, has completed engineer's plans for a 9-sty apartment house to be erected at 3-5 East 85th st for the Fullerton Weaver Realty Co., 1 Madison av, Spencer F. Weaver, president. J. E. R. Carpenter, 1 Madison av, architect. Harry Turner & Son, 82 West 175th st, general contractors.

CENTRAL PARK WEST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house, 75.6x90 ft., to be erected at the northwest corner of Central Park West and 87th st for the Owners Building Co., 43 Cedar st, owner. Cost, \$275,000.

84TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house, 102.5x122.8 ft., to be erected at the northwest corner of 84th st and Broadway for Harry Schiff, owner. Cost, \$500,000.

ST. NICHOLAS AV.—E. J. Byrne, 3029 3d av, has completed plans for the 5-sty tenement, 65x 67.6 ft., to be erected at the northeast corner of St. Nicholas av and 187th st for the St. Nicholas Av. Construction Co., 562 West 171st st owner. Cost, \$50,000.

83D ST.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty apartment house, 76.2x102.2 ft., to be erected at 41-7 West 83d st for the Hennessy Realty Co., 220 Broadway, owner. Cost, \$250,000.

95TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 9-sty apartment house, 72x85.8 ft., to be erected in the south side of 95th st, 253 ft. east of Amsterdam av, for the Munden Construction Co., 149 Broadway, owner. Cost, \$200,000.

DWELLINGS.

5TH AV.—Carrere & Hastings, 225 5th av, will soon take bids on separate contracts for the marble residence to be erected on the east side of 5th av, 70th to 71st sts, for Henry C. Frick, Frick Building, Pittsburgh, Pa., owner.

FACTORIES AND WAREHOUSES.

MOORE ST.—Additional figures are being received for the 8-sty brick and stone warehouse, 85x100 ft., to be erected at 56-62 North Moore st, from plans by Forman & Light, 40 Cedar st, architects.

GREENWICH ST.—Additional figures are being received for the addition to the 6-sty brick storage warehouse, 25x81 ft., in the west side of Greenwich st, 65 ft. south of Charles st, for Canebrake Realty Co., 35 Nassau st, owner, M.

L. Ernsy, C. Ernst and Jacob Marx. M. W. Del Gaudio, 481 Tremont av, is architect. Cost, \$15,000.

20TH ST.—Foundations are under way for the 9-sty warehouse, 100x100 ft., at 521-527 West 20th st for Baker & Williams, 519 West 20th st, owner. Renwick, Aspinwall & Tucker, 320 5th av, architects. Cauldwell Wingate Co., 381 4th av, general contractors; Germania Roofing Co., 26 Sullivan st, roofing work. Cost, \$225,000.

HOTELS.

59TH ST.—Excavating is under way for a hotel, 25x100 ft., at 38 West 59th st for William F. Donnelly, 99 Nassau st, owner. Rouse & Goldstone, 38 West 32d st, architects. Owner builds.

MUNICIPAL WORK.

CENTRAL PARK.—The Department of Parks, Arsenal Building, 5th av and 64th st, Chas. B. Stover, president, is taking bids to close Sept. 26 at 3 p. m. for furnishing and laying new pavements under the Terrace Bridge, including two wings at the north end of the Mall.

2D AV.—The City of New York, George McAneny, president, City Hall, is taking bids to close Sept. 27 at 2 p. m. for repairing sheet asphalt pavements in Manhattan and for widening and repaving with wood block pavement on concrete foundation the roadway of 2d av from north side of 57th st to north side of 7th st.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education for Item 1, installing heating and ventilating apparatus; Grimshaw & Sturges, low bidders, \$6,477, and Item 2, installing temperature regulation in P. S. 72, the Johnson Service Co. was low bidder at \$853.

MANGIN ST.—The Municipal Art Commission has approved plans for P. S. 97 to be erected in the west side of Mangin st, 125 ft. south of East Houston st, for the Board of Education, 500 Park av. C. B. J. Snyder, architect. Cost, \$425,000.

MONTGOMERY ST.—The Hebrew Kindergarten & Day Nursery Association, Mr. Luria, in charge, is taking bids for a 3-sty brick day nursery, 40x75 ft., to be erected at 35-37 Montgomery st from plans by Sommerfeld & Steckler, 31 Union sq, architects.

STABLES AND GARAGES.

102D ST.—Excavating is under way for the 2-sty brick garage, 110x250 ft., in the south side of 102d st, 100 ft. east of 5th av, for the N. Y. Transportation Co., 8th av and 49th st, R. W. Meads, president. James C. McGuire & Co., 50 Church st, are general contractors. Miliken Bros., Inc., 66 Broadway, have the steel work.

STORES, OFFICES AND LOFTS.

127TH ST.—Additional figures are being received for the 5-sty brick loft building, 68x60 ft., to be erected at 423-427 West 127th st, for the Bernheimer & Schwartz Brewing Co., 128th st and Amsterdam av, owner: Max Bernheimer, president; Chas. Meyer, vice-president; Arthur G. Freeland, secretary. F. S. Keeler, 140 Cedar st, architect. Cost, \$60,000.

125TH ST.—Frank A. Rooke, 489 5th av, architect, is taking bids for alterations to the 6-sty brick bank and office building at the northwest corner of 125th st and Park av, for the Mt. Morris Bank, 81 East 125th st, owner, Louis M. Schwan, president; Frederick Livermore, vice-president. Cost, \$8,000.

15TH ST.—H. J. Hardenburgh, 47 West 34th st, is completing plans for the additional building to the office building at 130-134 East 15th st, including 136-140 East 15th st, for the Consolidated Gas Co., 15th st and Irving pl, George Bruce Cortelyou, president; Robert A. Carter, secretary; Jas. A. Bennett, treasurer.

BROADWAY.—Voss & Lauritzen, 65 De Kalb av, are preparing plans for alterations to the store at the northwest corner of Broadway and Warren st, for Smith Gray Co., on premises, owner. Cost, \$5,000.

42D ST.—Excavating has been completed for the 5-sty business building, 23x100 ft., at 218 West 42d st for the Coca Cola Co., Asa C. Candler, president, 297 8th av, owner. Willauer, Shape & Bready, 156 5th av, architects. Cauldwell Wingate Co., 381 4th av, is general contractor. Cost, \$72,000.

55TH ST.—Rouse & Goldstone, 38 West 32d st, are preparing plans for alterations to the 3-sty brick and brownstone stores and offices, 20x 48 ft., at 240 West 55th st for David Bandler, 42 Wall st, owner. Cost, \$15,000.

125TH ST.—Additional figures are being received for alterations to the 6-sty bank and office building, 90x56 ft., at the northwest corner of 125th st and Park av for Mt. Morris Bank, 81 East 125th st, owner, Louis M. Schwan, president, Frederick Livermore, vice-president. Frank A. Rooke, 489 5th av, architect. Cost, \$8,000.

BROAD ST.—Demolishing is under way for a 6-sty office building, 30x100 ft., at 41 Broad st for the Broad Exchange Co., William H. Chesebrough, 25 Broad st, president. Clinton & Russell, 32 Nassau st, architects. Moffat & Watson, 34 West 33d st, general contractors. Levering & Garrigues Co., 552 West 23d st, has structural steel work.

59TH ST.—Work has been started on alterations to the store at 137-167 East 59th st for Bloomingdale Bros., on premises, owners. Buchman & Fox, 11 East 59th st, architects. Frank Seery, 1453 Broadway, is general contractor.

A Private Plant Is False Economy

Let one of our representatives show you what Edison Service would cost you. Compare this with your own figures for your private plant. Balance the heavy incidental expenses of maintaining a private plant against the economy and efficiency of Central Station Service, then judge for yourself if Edison Service is not preferable.

Power From Central Station Is A Valuable Asset

Edison Service gives you *dependable* power—constantly reliable at any hour of the day or night. There is no risk of breakdowns, fire or explosion, cost is decreased—valuable floor space is saved—fuel supply is assured. Why not phone for one of our representatives to-day?

The New York Edison Company At Your Service

55 Duane Street

Phone Worth 3000

"Fair" Goods

Prompt Service

Low Prices

DOORS

SASH

TRIM

MILLWORK OF ALL KINDS

Iroquois Door Company

18 Broadway, Manhattan

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Canada	Atlanta
Winnipeg, Canada	Toronto, Can.

Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 BROADWAY
New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY ENGINEERS CONTRACTORS & BUILDERS

1 LIBERTY STREET, N. Y.
NEW YORK, HARTFORD, SALT LAKE, DENVER



VOIGTMANN FIREPROOF WINDOWS

Manufactured by
S. H. Pomeroy Co., Inc.
427 W. 13th STREET
Successors to Voigtman & Co., N. Y.

C. O. MAILLOUX - C. E. KNOX

CONSULTING
ELECTRICAL ENGINEERS

30 WEST STREET, NEW YORK

GREENWICH ST.—Jardine, Hill & Murdock, 3 West 29th st. have completed revised plans for alterations to the Hazen Building at 114 Greenwich st for the Equitable Assurance Co., on premises, owner.

127TH ST.—Additional figures are being received for the 5-sty brick loft building, 68x60 ft., at 423-7 West 127th st for the Bernheimer & Schwartz Brewing Co., 128th st and Amsterdam av. F. S. Keeler, 140 Cedar st, architect. Cost, \$60,000.

HUDSON ST.—Renwick, Aspinwall & Tucker, 320 5th av. have completed plans for an 8-sty office and loft building, 50x100 ft., to be erected at 455-457 Hudson st for the Trinity Construction Co., 631 Hudson st, owner. Ralph C. Peckworth, president, A. S. Comery, treasurer. Owner builds. Cost, \$90,000.

THEATRES.

8TH AV.—Louis A. Sheinart, 194 Bowery, has been commissioned to prepare plans for the erection of a moving picture theatre on 8th av, between 39th and 40 sts, on a plot 40x100 ft. Cost, \$10,000.

S1ST ST.—Ernest N. Adler, 1506 1st av, owner, is taking bids on subs and materials for a 3-sty moving picture theatre and loft, 24x102 ft., to be erected at 350 East S1st st from plans by Gronenberg & Leuchtig, 7 West 22d st, architects. Cost, \$18,000.

MISCELLANEOUS.

28TH ST.—The Municipal Art Commission has approved plans for the brick and stone bath house, 75x100 ft., to be erected in the north side of 28th st, 105 ft west of 9th av. Cost, \$180,000. William Emerson, 281 5th av, architect. Frank Sutton, 80 Broadway, engineer.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WESTCHESTER AV.—Koppe & Daube, 830 Westchester av, have completed plans for a 5-sty brick tenement, 41x103 ft., to be erected at the northwest corner of Westchester and Elder avs for Winnie & Co., 939 Intervale av. Cost, \$5,500.

174TH ST.—Excavating has been completed for two 5-sty brick tenements, 42x88 ft. and 37x90 ft., at the northwest corner of 174th st and Hoe av for the Trask Building Co., 1718 Southern Boulevard, owner. Chas. Schaefer, Jr., 401 Tremont av, is architect. Owner builds. Total cost, \$95,000.

FACTORIES AND WAREHOUSES.

BROOK AV.—Wallis & Goodwill, 346 4th av. have completed revised plans for a 3-sty brick, stone and steel warehouse, 85x85 ft., to be erected at the northwest corner of Brook av and 163d st for the H. J. Heinz Co., 256 West st, owner. Robert E. Moss, 126 Liberty st, steel engineer. Michael J. Gilleran, 322 East 197th st, contractor for foundations.

HALLS AND CLUBS.

BOSTON RD.—The proposed 1-sty brick amusement hall, 53x77 ft., to be erected on the west side of Boston rd., 60 ft. north of 166th st, for the estate of Geo. Sheppard, 1105 Boston rd, owner, has been abandoned. M. J. Garvin, 3307 3d av, architect. Cost, \$15,000.

STABLES AND GARAGES.

PARK AV.—Chas. L. Eldlitz, 1168 Broadway, has received the contract for switchboard wiring and electrical equipment necessary for alterations to the 3-sty garage on the east side of Park av, 91 ft. north of 138th st, for the American Express Co., 65 Broadway, owner, Renwick Aspinwall & Tucker, 320 5th av, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Cauldwell Wingate Co., 381 4th av, general contractor. Cost, \$40,000.

THEATRES.

WESTCHESTER AV.—Excavating is under way for the 2-sty brick moving picture theatre, stores and offices, 45x100 ft., on the north side of Westchester av, 18 ft. west of Union av, for the W. O. Construction Co., William Oppenheim, president, 73 Westchester av, owner. A. Baumgart, 886 Southern Boulevard, lessee. Goldner & Goldberg, 391 East 149th st, architects. A. Laddio, at site, has the mason work. Cost, \$30,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

MCDUGAL ST.—J. Henry Small Realty Co., 1104 Broadway, owner, is taking bids on subs for two 3-sty brick tenements, 25x73 ft., to be erected in the south side of McDougal st, 200 ft. west of Saratoga av, from plans by Shampan & Shampan, 772 Broadway, architects. Cost, \$40,000.

DE KALB AV.—G. Henry Small, 1104 Broadway, Brooklyn, owner, is taking bids on subs for a 4-sty brick apartment, 49x100 ft., to be erected on the south side of De Kalb av, 301 ft. east of Tompkins av, from plans by Shampan & Shampan, 772 Broadway, Brooklyn, architects. Cost, \$35,000.

FRANKLIN AV.—Pasquale Tagliardi, 239 Navy st, is preparing plans for a 4-sty brick tenement, 25x74 ft., to be erected on the east side of Franklin av, 250 ft. south of Montgomery st, for Carman Hendrickson, 246 Atlantic av, owner. Cost, \$10,000.

KOSCIUSKO ST.—Henry Small, 1104 Broadway, owner, is taking bids on subs for a 4-sty brick apartment, 49x100 ft., to be erected in the north side of Kosciusko st, 301 ft. east of Tompkins av, from plans by Shampan & Shampan, 772 Broadway, architects. Cost, \$35,000.

DWELLINGS.

75TH ST.—Eisenla & Carlson, 16 Court st, are preparing plans for a 2½-sty wood and stucco residence, 48x36 ft., to be erected in the south side of 75th st, 200 ft west of Ridge Boulevard, for Patrick J. Carley, 275 74th st, owner. Cost, \$25,000.

10TH ST.—The Craftsmen Architects, 1960 Coney Island av, architects, are taking bids for four 2-sty and attic frame residences, 24x45 ft., to be erected in the east side of East 10th st, 220 ft south of Av O, for Chas. T. Mauder, 536 East 8th st, owner. Cost, \$7,000 each.

13TH ST.—The Craftsmen Architects, 1960 Coney Island av, are taking bids on the general contract for two brick residences, 20x50 ft., to be erected on the west side of East 13th st, 520 ft south of Av N, for A. Lovy, care of architects, owner. Cost, \$5,000.

HERKIMER ST.—Foundations are under way for a 3½-sty brick and limestone rectory, 28x48 ft., at 927 Herkimer st, for St. Benedict's Church, Father F. Fraenkle, on premises, pastor. Reiley & Steinback, 481 5th av, N. Y. C., architects. Herman Veit, 258 Devoe st, is general contractor.

OCEAN PARKWAY.—The Craftsmen Architects 1960 Coney Island av, are taking bids on the general contract for ten 2½-sty bungalows to be erected on the east side of Ocean Parkway for S. Wilcox, owner, care of architects. Cost, \$9,000 each.

ST NICHOLAS AV.—William Mogk, 594 Decatur st, owner, is taking bids on subs for a 2-sty brick residence, 20x60 ft., to be erected on the northeast side of St. Nicholas av, 20 ft. southeast of Greene av, from plans by Snee & Bryson, 153 Montague st, architects. Cost, \$4,000.

AV P.—The Craftsmen Architects, 1960 Coney Island av, are taking bids on the general contract for two 2-sty frame residences, 22x57 ft., to be erected on the south side of Av P, 80 ft. west of East 15th st, for Chas. L. Lang, 220 Westminster rd, owner.

FACTORIES AND WAREHOUSES.

BROOKLYN.—W. S. Timmis, 1328 Broadway, N. Y. C., architect and engineer, is taking preliminary bids on the general contract for the erection of a 5-sty warehouse, 75x100 ft., to cost \$100,000. The location is undecided.

HALLS AND CLUBS.

72D ST.—Frank J. Helmle, 190 Montague st, architect, is taking bids on the 3-sty brick parish house, 33x54 ft., to be erected at the southeast corner of 72d st and 15th av for the Church of Our Lady of Guadalupe, R. C., 73d st and 13th av, Rev. John J. Durick, pastor.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—Excavating is under way for a 2-sty brick isolation pavilion, 126x33 ft., on the east side of Kingston av, between Hawthorne and Winthrop sts, for the Department of Health, Percy Griffin, 30 Church st, N. Y. C., architect. W. J. Baldwin and Ralph C. Taggart, 61 Park Row, N. Y. C., steam engineer. Colon & Hartnett, 81 East 125th st, N. Y. C., general contractors.

MUNICIPAL WORK.

MYRTLE AV.—The City of New York, Alfred E. Steers, president, is taking bids to close Sept. 25 at 11 a. m. for regulating and repaving with granite pavement and asphalt pavement on a concrete foundation, also for furnishing 200 tons of paving pitch on Myrtle av, East 16th st.

BROOKLYN.—The Department of Bridges, Arthur J. O'Keefe, commissioner, 13-21 Park Row, N. Y. C., is taking bids to close Sept. 26 for furnishing and delivering yellow and white pine lumber to the Brooklyn Bridge.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, September 16, for installing electric equipment in P. S. 174. The John P. Williams Co. was low bidder at \$9,800.

BROOKLYN.—Bids were received by the Board of Education, September 16, for the general construction of P. S. 90. Richard N. Henningham was low bidder, at \$147,423; for plumbing and drainage, John W. Sands was low bidder at \$11,995.

IRVING AV.—Bids were received by the Board of Education for electrical work on the 5-sty Bushwick High School, south side of Irving av, 260 ft. west of Putnam av, from plans by C. B. J. Snyder, 500 Park av, N. Y. C., architect. The Commercial Construction Co., 24 State st, was low bidder at \$33,733.

STABLES AND GARAGES.

ST. NICHOLAS AV.—William Lippold, 197 St. Nicholas av, owner, desires bids immediately for the 2-sty brick garage and residence to be erected at the northeast corner of St. Nicholas av and Greene av from plans by Snee & Bryson, 153 Montague st, architects. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

ROCKWELL PL.—J. F. Musselman, 17 Madison av, N. Y. C., steam and electrical engineer, has completed plans for the 7-sty office building to be erected at Rockwell pl and Flatbush av for Fred L. Cranford, 177 Montague st, owner. D. E. Waid, 1 Madison av, N. Y. C., architect.

MISCELLANEOUS.

GRIGGS AV.—Foundations have been completed for the 1-sty brick shelter house, 91x43 ft., at Griggs and Bedford avs, Lorimer and North 12th sts, for the Department of Parks, Arsenal Building, 5th av and 64th st. McKim, Mead & White, 160 5th av, N. Y. C., architects. Cockerill & Little Co., 1968 Broadway, N. Y. C., are general contractors. Cost, \$21,000.

THEATRES.

50TH ST.—Excavating has been completed for the 1-sty brick moving picture theatre, 40x100 ft., in the north side of 50th st, 90 ft. east of 5th av, for Barnet L. Price, 417 50th st, owner. J. C. Wandell & Co., 4-5 Court sq, architects. Kahn Bros., 771 Lafayette av, general contractors. Cost, \$15,000.

Would you endorse a note without value received?

CERTAINLY NOT!!

And it might be dangerous to ask a friend to go on your bond, for some day you might be called on to pay his note.

BE SAFE

And buy your bond of the

UNITED STATES FIDELITY AND GUARANTY CO.

49 CEDAR STREET

TOTAL RESOURCES OVER \$7,000,000

Special Agents

COLIHAN & COMPANY

METROPOLITAN BUILDING

1 MADISON AVENUE

Gramercy 3888, 3889

NEW YORK,

**CONTRACT BONDS
PROMPT SERVICE**

**LIABILITY INSURANCE
REASONABLE RATES**

Queens.

DWELLINGS.

GLEN COVE, L. I.—H. W. Rowe, 1123 Broadway, N. Y. C., and 161 Devonshire st., Boston, Mass., is preparing plans for a 3-sty residence and garage, 75x150 ft. Bids will be taken about October 1.

BELLEPORT, L. I.—Chas. A. Rich, 320 5th av., N. Y. C., is preparing plans for a 2½-sty frame cottage, 25x38 ft., for M. Harvey Underhill, owner, care of architect. Cost, \$7,000 to \$8,000.

LONG BEACH, L. I.—Bids are in for the 2½-sty hollow tile and stucco residence and garage, 48x70 ft., for A. W. Wright, owner, care of E. G. W. Dietrich, 118 East 28th st., N. Y. C., architect.

JAMAICA, L. I.—Thos. Koenan, 32 Mason pl., owner, is taking bids on the general contract for a 2½-sty frame residence, 25x34 ft., to be erected in the east side of Grand st., 40 ft north of Dugan av., from plans by A. E. Richardson, 100 Amity st., Flushing, L. I., architect. Cost, \$5,000.

BELLE HARBOR, L. I.—The Rellum Building Co., Louis Muller, president, 243 East 75th st., N. Y. C., owner, has plans prepared for two 2½-sty frame residences, 24x36 ft. Cost, \$6,000 each.

ST. JAMES, L. I.—Additional figures are being received for a 1 and 2-sty frame farm building for William Thompson, owner, care of Peabody, Wilson & Brown, 389 5th av., N. Y. C., architects.

EDGE MERE, L. I.—Max Heidelberg, 322 5th av., N. Y. C., is preparing plans for a 2½-sty brick residence and garage for Herman Josias, owner, care of architect. Cost, \$16,000. Bids Oct. 10.

CEDARHURST, L. I.—The Craftsmen Architects, 1960 Coney Island av., are taking bids on general contract for a 2-sty brick and stucco residence, 42x56 ft., for A. Armstrong, owner. Cost, \$22,000.

LOCUST VALLEY, L. I.—James W. O'Connor, 3 West 29th st., N. Y. C., is revising plans for a 2½-sty brick residence for George E. Fahys, 54 Maiden la, owner. Cost, \$50,000.

ISLIP, L. I.—Bids are in for the 2½-sty residence to be erected on South Country rd and Islip av for Mrs. Brune Brown, owner, F. R. Loney, 105 West 40th st., N. Y. C., architect.

BELLE HARBOR, L. I.—Louis Muller, 243 East 75th st., N. Y. C., is having plans prepared for two 2½-sty terra cotta blocks and stucco residences, 40x42 ft., to cost \$10,000. Owner builds.

DOUGLSTON, L. I.—Norman McGlashan, 1123 Broadway, are preparing plans for a 2½-sty frame and stucco residence, 25x35 ft., for G. W. Anderson, owner. Cost, \$5,000.

POWER HOUSES.

COLD SPRING HARBOR, L. I.—Peabody, Wilson & Brown, 389 5th av., N. Y. C., architects, are taking bids for a 2-sty brick power house, 37x55 ft., for the Carnegie Experimental Station, this place, owner.

MISCELLANEOUS.

LONG ISLAND CITY.—The Municipal Art Commission has approved plans for a terra cotta comfort station to be erected in the south side of Skillman st west of Jackson av., for the Department of Parks, Arsenal Building, 5th av and 64th st., N. Y. C. J. P. Powers Co., 60 North Fairview av., Rockaway Beach, L. I., architect. Cost, \$12,000.

Richmond.

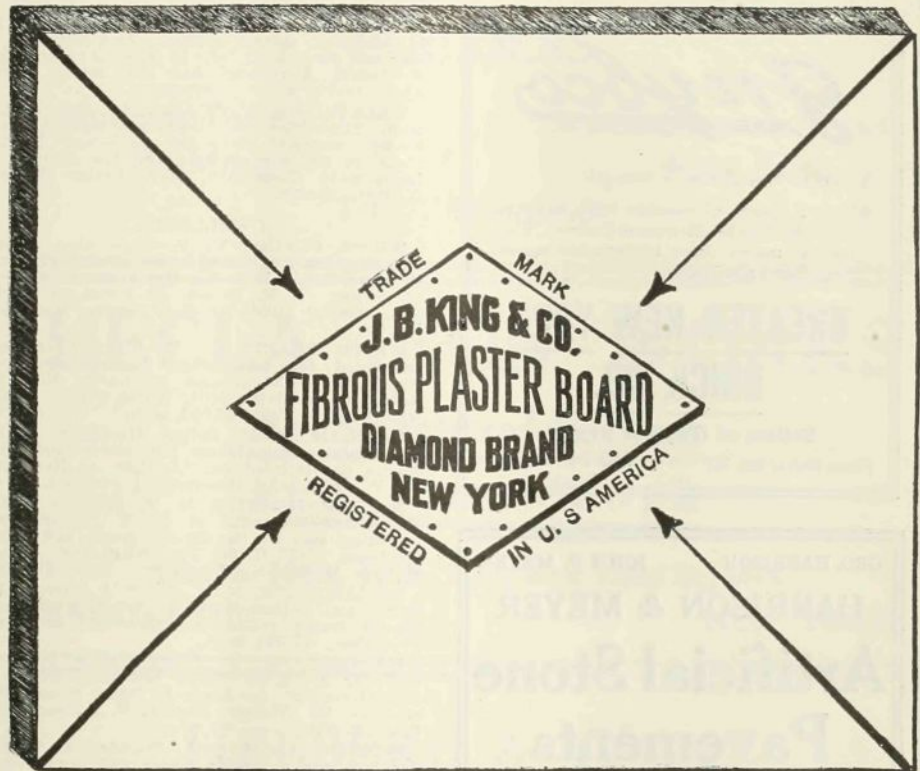
HOSPITALS AND ASYLUMS.

RICHMOND.—Additional figures are being received by the Department of Public Charities, foot of East 26th st., Michael J. Drummond, commissioner, for the laundry building at the New York City farm, from plans by Frank H. Quinby, 99 Nassau st., architect.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

POUGHKEEPSIE, N. Y.—Du B. Carpenter, 45 Market st., is preparing plans for a 3-sty brick flat, 34x62 ft., to be erected in Main st and Worrel av., for Sam Mendel, 522A Court st., Brooklyn, N. Y., owner. Cost, \$12,000.



LEADERS IN HOUSE WRECKING

Our years of experience in house wrecking have made us experts in the work and placed us at the head of our calling.

Modern equipment makes possible the greatest haste in our accomplishments. Our several corps of men, skilled in the occupation of razing, afford efficiency from foremen down.

Hauling is provided for by many trucks. Thus we are enabled to rid the premises of wreckage as rapidly as it is down and ready. No waiting and no second handling.

We carry to our extensive yards on Long Island where stock is assorted for future use.

Ample facilities enable us to conduct a dozen or more contracts at the same time.

Our promises as to time are kept, hence no disappointment. We are usually off the premises ahead of the promised time.

We accept contracts from the smallest to the largest and are always busy during the building season. Consult us at once.

JUMP HOUSE WRECKING COMPANY

OFFICE

45 West Thirty-fourth St., N. Y.
Telephone, 3332 Greeley

YARDS

Borden and East Ave., Long Island City
Telephone, 3750 Hunters Point

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St. Tel. 456 Melrose

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

MANHATTAN FIREPROOF DOOR CO.

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.

Manufacturers of Best Classes of

Tel. 911-912 Newtown

Kalameined and Metal Covered Work

High Grade Electrical Work For Investment Properties

SEND FOR ESTIMATE

DENNIS G. BRUSSEL
ELECTRIC
Engineering and Construction
39-41 WEST 38th STREET, N. Y.
Telephones, 189-190 Greeley

Gnybco
COPYRIGHT APPLIED FOR

☞ Gibraltar is symbolical of Strength.

☞ Gnybco brands of common brick have the fortitude of the Mediterranean Fortress. Their quality makes them impregnable against Time, Frost and Flood.

**GREATER NEW YORK
BRICK CO.**

Sellers of Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

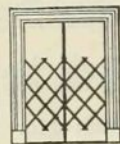
GEO. HARRISON JOHN P. MEYER

HARRISON & MEYER
Artificial Stone
Pavements

Telephone 16 E. 18th St.
3170 Stuyvesant

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures



Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron,
Bank and Office Railings

587 Hudson St., New York

Ross Bldg., Cor. Bank St.

T. L. 891 Chelsea

WINE BOTTLE RACKS

**ELEVATOR
REPAIRS**

(Electric-Steam-Hydraulic)

LORD ELECTRIC CO.

103 W. 40th St. Day and Night Telephones

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 East 20th Street
Telephone, 4 Gramercy NEW YORK

WM. H. OLIVER Late Hobbs & Oliver
Established 1846

PLAIN and
DECORATIVE **Painting**

Paper Hangings and Interior Decorations
104 and 106 UNIVERSITY PL., NEW YORK
Telephone, 833 Stuyvesant

NEWARK, N. J.—Excavating is under way for a 4-sty brick and limestone flat, 36x77 ft., at 492-494 Orange st., for John S. Crusier, 506 Orange st., owner. John A. Appgar, 246 North 7th st., architect. Fred Wolff, 19 Edmonds pl., has the mason work. Cost, \$24,000.

IRVINGTON, N. J.—A. M. Kleemann, 741 Broad st., Newark, N. J., has completed plans for a 3-sty frame flat, 22x54 ft., to be erected at 48 South 23d st. for Louis Kroupa, 431 Avon av., Newark, N. J., owner. Cost, \$5,500.

YONKERS, N. Y.—E. Frank, 21 Fernbrook st., is preparing revised plans for a 4-sty brick store and apartment house, 25x100 ft., on Riverdale av., between Pier and Morris sts., for R. E. Walde, 1149 Manhattan av., owner.

PORTCHESTER, N. Y.—W. S. Wetmore, 1 North Main st., has completed plans for a 3-sty frame and stucco apartment, 38x48 ft., to be erected in Townsend st. for Max Langer, 48 Traverse av., owner. Cost, \$7,000.

BANKS.

BELMONT, N. Y.—Esenwein & Johnson, Ellicott sq., Buffalo, are preparing new plans for a 1-sty brick bank, 42x49 ft., for the State Bank of Belmont, Dr. William H. Paul, this place, owner. Cost, \$20,000. Bids will be taken about Oct. 1.

CHURCHES.

ILION, N. Y.—Foundations have been completed for the 1½-sty brick and stone church, 70x100 ft., for the First Presbyterian Church, Rev. C. H. French, pastor. Thomas Suters, John Calder, S. G. Heacock, F. O. Harter, J. H. Rudd, and others, building committee. M. H. Hubbard, Georgetown Block, architect. F. O. Harter, East Main st., is general contractor. S. Hulín, Herkimer, has the mason work; Alex. Jarvis & Co., carpentry.

WELLSVILLE, N. Y.—Lansing, Bley & Lyman, 212 Prudential Building, Buffalo, have nearly completed plans for the central heating plant to be erected here for the Church of Immaculate Conception, Rev. Father Richard O'Brien, pastor.

DWELLINGS.

WHITE PLAINS, N. Y.—Excavating is under way for a 1½-sty frame bungalow, 28x30 ft., near Battle Hill, for Oscar Olsen, 5 Green pl., owner. I. R. Brown, 30 Depot sq., architect. Owner builds by days' work. Cost, \$4,500.

WHITE PLAINS, N. Y.—Plans have been completed for two 2½-sty frame residences, 20x26 ft., to be erected on Battle Hill, for Robert Coon, Battle Hill, White Plains, owner, who builds. Cost, \$3,500 each.

ILION, N. Y.—M. Deltry, Herkimer, N. Y., contemplates remodeling the stores and residences on Railroad av. J. Cole, of Herkimer, N. Y., will take the general contract.

PELHAM HEIGHTS, N. Y.—William E. Orchard, 122 West 42d st., N. Y. C., architect, is taking bids on the 2½-sty frame and stucco residence, 37x55 ft., for Mrs. William F. Johns, Pelham Manor, N. Y., owner. Cost, \$12,000.

MAMARONECK, N. Y.—T. F. J. Carroll, 135 Barry av., contemplates the erection of three 2½-sty frame residences, 29x40 ft., on Barry av. Cost, \$7,500 each.

HACKENSACK, N. J.—Excavating is under way for a 2½-sty frame residence, 25x25 ft., in Anderson st., for Louis L. Rohr, owner, care of Chas. W. Winters, Bogota, N. J., carpenter. Cost, \$5,000.

SOUTH ORANGE, N. J.—Foundations are under way for a 2½-sty frame and stucco residence, 28x32 ft., in Prospect st. near Parker av., for Max Stadelhofer, 332 Orange st., Newark, owner. E. H. Fougner, 800 Broad st., Newark, architect. Dreidler & Anderson, 191 Morris av., Newark, have the mason work, and William A. Hay, 245 Valley st., South Orange, the carpentry. Cost, \$5,000.

HACKENSACK, N. J.—Excavating is under way for a 2½-sty frame residence, 23x25 ft., on Elm av., for Emma A. Abrahams, owner, care of Chas. W. Winters, Bogota, N. J., general contractor. Cost, \$4,000.

GARFIELD, N. J.—Excavating is under way for a 2½-sty frame residence, 28x20 ft., on the land of the Saddle River Land Co., for Morris Levine, at site, owner. A. Preisel, Hobart Trust Building, architect. Cost, \$4,000.

NEWARK, N. J.—Work will soon start on three 2½-sty frame residences, 22x47 ft. each, at 591, 643 and 645 South Belmont av., for Morris Mintz, 160 19th av., Irvington, N. J., Cohen & Bessman, 89 Mercer st., architects. Cost, \$5,000 each.

CHATHAM, N. Y.—Foundations are completed for the 2½-sty tile and stucco residence, 32x40 ft., for Frank H. Wood, this place, owner. Cost, \$6,000. G. Rouse is general contractor.

GREENWOOD LAKE, N. J.—Excavating is under way for a 2½-sty cobbler stone or shingle summer residence, 16x20 ft., on Lake Front for M. S. Ely, owner, care of M. Houman, Central Building, Paterson, N. J., architect. F. B. Hall, Monroe, N. Y., is general contractor. Cost, \$9,500.

PATERSON, N. J.—Excavating is under way for a 2½-sty residence, 34x43 ft., for Robert J. Edwards, 804 14th av., owner and builder. Flavio B. Grosse, Silk City Bank Building, architect. Cost, \$8,000.

ARMONK, N. Y.—Plans have been completed for a 2½-sty frame residence, 30x34 ft., for Armenia A. French, Portchester, N. Y., owner. George Lundgren, 18 Maple pl., Portchester, N. Y., is general contractor. Cost, \$8,000.

NEW CANAAN, CONN.—A. H. Taylor, 138 West 65th st., N. Y. C., architect, is taking bids for an addition to the 2½-sty frame residence for R. M. Easley, owner, care of architect. Cost, \$5,000.

WESTFIELD, N. J.—E. R. Collins & Son, Westfield, N. J., are preparing plans for two 2½-sty residences, 28x43 ft., to be erected on Lenox av. for E. S. F. Randolph, owner. Cost, \$6,000 each.

YONKERS, N. Y.—Thos. Graham, 23 Villa av., has completed plans for a 2½-sty residence, 21x40 ft., to be erected at 493 Kimball av. for John F. Palemo, 3 Railroad av., Mt. Vernon, owner. Cost, \$3,500.

YONKERS, N. Y.—Theodore R. Heinrichs, 175 Yonkers av., owner, has plans for two 2-sty frame residences, 22x36 ft., to be erected at 87-89 Lockwood av. Owner builds. Cost, \$4,000 each.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, has the general contract to erect a 2½-sty frame and stucco residence, 43x26 ft., at Park Hill for E. K. Martin, Alta av., owner. E. S. Child, 29 Broadway, N. Y. C., architect. Cost, \$8,000.

AMSTERDAM, N. Y.—Fuller & Robinson, 95 State st., architects, are taking bids for a 2½-sty terra cotta and stucco residence to be erected on Guy Park av. for the Chalmers Knitting Co., 28-31 Washington st., owner.

ELBERON, N. J.—Julius F. Gayler, 225 5th av., N. Y. C., architect, is taking bids for fire repairs to the stone residence for Hamilton Fish Kean, 30 Pine st., N. Y. C., owner.

MILLBROOK, N. Y.—Haye & Hoadley, 2010 Broadway, N. Y. C., are preparing plans for a 2½-sty residence for Oakleigh Thorn, 299 Madison av., N. Y. C., owner. Cost, \$15,000.

WESTFIELD, N. J.—W. H. Taverner, this place, owner, will soon take bids for a 1½-sty frame bungalow, 33x56 ft., to be erected on the Mountain Side, from plans by E. R. Collins & Son, architects. Cost, \$6,000.

HIGHLAND PARK, N. J.—Alex. Merchant, 363 George st., New Brunswick, N. J., are preparing plans for a 2½-sty frame residence, 20x50 ft., for Thomas Cole, New Brunswick, N. J., owner. Cost, \$5,000.

YONKERS, N. Y.—E. J. Brogan, 23 Portland pl., has completed plans for a 2-sty frame residence, 22x31 ft., to be erected at 100 1st st., near Saw Mill River rd., for Jos. Cheski, 18 Garden st., owner. Cost, \$3,800.

NEAR ARTHURSBURG, N. Y.—Max Heidelberg, 320 5th av., N. Y. C., is preparing plans for an addition to the 2½-sty frame residence, garage, stable and ice house for Joseph Janowitz, owner. Total cost, \$20,000. Bids about Oct. 24.

YONKERS, N. Y.—A. J. Van Seutendael, 15 North Broadway, architect, is taking bids on the general contract for a 2½-sty frame residence, 30x40 ft., to be erected on Warburton av. for Chas. E. Gilmette, Point st. and Ravin av., owner. Cost, \$10,000.

ARLINGTON, N. J.—The Dwight L. Fuller Land Co., Kearney, N. J., contemplates the erection of three 2½-sty frame residences, 30x28 ft., at a cost of \$5,000 each.

MAMARONECK, N. Y.—Plans have been completed for four 2½-sty frame residences, 20x40 ft., to be erected on Barry av. for T. F. J. Carroll, 135 Barry av. owner. Alex. Morrison, this place, has the carpenter work. Cost, \$7,500 each.

RYE, N. Y.—D. H. Ponty, Portchester, N. Y., is preparing plans for a 2½-sty frame cottage, 27x39 ft., to be erected in Redfield st. for Jas. Geraghty, who will take bids on general contract. Cost, \$7,000.

YONKERS, N. Y.—L. M. Loeb, 37 East 28th st., N. Y. C., is preparing sketches for a 2-sty stone and brick rectory, 30x50 ft., for the Hungarian Presbyterian Church, Rev. Andrew Szilagyl, pastor, 22 Hawthorne av., owner.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Balch & Beardsley, 38 West 32d st., N. Y. C., have completed plans for the addition to the 5-sty reinforced concrete factory at Baldwin av. and Penna. R. R. near Summit av. for C. F. Mueller Co., 93 Boyd av., owner. Cost, \$100,000.

GLENS FALLS, N. Y.—W. J. Scales, Empire Building, is preparing plans for a brick storage building, 60x100 ft., for V. B. Colvin, president Glens Falls Trust Co., Glen st., owner. Cost, \$15,000.

PASSAIC, N. J.—John F. Kelly & Co., P. O. Building, architects, are taking bids for an addition to factory building "F," 70x90 ft., of the Manhattan Rubber Manufacturing Co., on Delaware av. Cost, \$8,000.

YONKERS, N. Y.—J. E. Birmingham, 45 Warburton av., architect, is taking bids on separate contracts for a 1-sty brick warehouse for Edward Shannon, owner, care of architect. Cost, \$6,500.

HALLS AND CLUBS.

MIDDLETOWN, N. Y.—The Hoffman Lodge, Fred B. Williams, secretary of building committee, is taking bids to close October 1 at 8 p. m., for a 4-sty brick Masonic building, 75x90 ft., from plans by E. P. Valkenburg, 42 North st., architect. Cost, \$50,000.

MIDDLETOWN, N. Y.—The Hoffman Lodge, Frank Harding, W. J. Adams, J. Galaway, Masonic Building, Fred B. Williams, secretary, owner, is taking bids to close Oct. 1 at 8 p. m. for a 4-sty brick Masonic building, 75x90 ft., to be erected at North and Cortland sts. from plans by E. P. Valkenburg, 42 North st., architect. Cost, \$50,000.

JERSEY CITY, N. J.—John Rowland & Frank Eurich, 98 Sip av., are preparing plans for a 4-sty brick and stone club house, 46x75 ft., to be erected at Warren and Grand sts. for St. Peter's College, 144 Grand st., owner, Rev. Father Joseph A. Mulry, president. Cost, \$35,000.

HOSPITALS AND ASYLUMS.

SKILLMAN, N. J.—George S. Drew, State House, Trenton, N. J., will soon start plans for the Patients' Building for the State Village for Epileptics, care of D. F. Weeks, this place, owner. Cost, \$30,000.

ALBANY, N. Y.—M. L. & H. G. Amery, Driland Block, Albany, are preparing specifications for a 3-sty brick and stone maternity house for the Sisters of Charity, Sister Gertrude, Mother Superior, Rt. Rev. Bishop T. M. A. Burke, 225 Madison av., owner. Cost, \$150,000.

NEWARK, N. J.—The Committee on Public Buildings and Common Council of the City of Newark, James F. Connelly, city clerk, Frederick J. Fischer, chairman of building committee, City Hall, owner, is taking bids, to close September 26 at 8.30 p. m., for the extensions to the Newark City Hospital at Camden and Bergen sts, from plans by H. J. & J. V. King, 22 Clinton st, architects.

HOTELS.

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, Fallkill Building, is preparing plans for a 6-sty hotel and two 5-sty office buildings to be erected at 239-253 Main st for a syndicate to be organized, John K. Sague, 21 Market st, owner. Cost, \$500,000. Figures will be taken about Oct. 10.

POUGHKEEPSIE, N. Y.—D. B. Carpenter, 45 Market st, is preparing plans for a 3-sty brick addition, 35x70 ft., to the hotel at 210 Main st for J. H. Cusack, on premises, owner. Cost, \$11,000.

BRIARCLIFF MANOR, N. Y.—H. J. Hardenbergh, 47 West 34th st, N. Y. C., architect, is taking bids for an addition, 32x61 ft., to the hotel for the Briarcliff Lodge Association.

MUNICIPAL WORK.

SPRINGVILLE, N. Y.—George C. Diehl, 575 Ellicott sq, Buffalo, N. Y., civil engineer, has completed plans for a sanitary and storm sewer system for the Village of Springville Board of Trustees, Erie County. Plans will not be figured until Spring 1913.

CORNING, N. Y.—C. C. Vermeule, 203 Broadway, N. Y. C., has nearly completed plans for a sewage disposal plant for the Board of Sewer Commissioners, this place, owner. Plans will be sent to the State Board of Health for approval, and it is expected that figures will be taken about Oct. 1.

RED BANK, N. J.—The Borough Council of Red Bank, A. C. Harrison, Borough Clerk, is taking bids to close Oct. 7 at 5 p. m. for the improvement of the sewer disposal plant here from plans by George D. Cooper, Patterson Building, Broad st, borough engineer.

BELLEVILLE, N. J.—The Board of Chosen Freeholders of Essex, Hudson and Bergen Counties, Christian Ahner, 426 Springfield av, Newark, Harry C. Jager, chairman, is taking bids to close Oct. 1 at 3 p. m. for constructing the bridge across the Passaic River on the Belleville turnpike, between the towns of Belleville, Essex Copunt, and the town of Kearny, Hudson County, and the borough of Arlington, Bergen County, from plans by James Owen, Court House, Newark, A. L. Moorehead, Arlington, N. J., and Ralph Earle, Jr., Court House, Hackensack, N. J., engineers. Cost, \$160,000.

PATERSON, N. J.—The Board of Public Works of the City of Paterson, T. Simpson Standeven, clerk, City Hall, owner, is taking bids to close Sept. 24 at 4 p. m. for paving with some durable pavement in Marshall st, from plans by N. J. Harder, City Hall, city engineer.

NEWARK, N. J.—The Passaic Valley Sewerage Commissioners, John S. Gibson, clerk, Essex Building, Clinton st, owner, is taking bids to close Oct. 3 at 2 p. m. for the construction of section 8 of the main intercepting sewer in the city of Newark.

WHITEHALL, N. Y.—The Town of Whitehall, N. Y., care of H. E. Sullivan or C. E. Holden, is taking bids for a 2-sty brick fire engine station, 49x54 ft., from plans by S. O. Burdick, Mead Building, Rutland, Vt., architect.

POWER HOUSES.

DUNELLEN, N. J.—The Central R. R. of N. J., 143 Liberty st, N. Y. C., is taking bids to close Sept. 24 for a 1-sty power house, 21x40 ft., from plans by J. O. Osgood, chief engineer, care of owner.

JERSEY CITY, N. J.—J. O. Osgood, engineer, care of owner, has completed plans for a 1-sty brick boiler house, 37x60 ft., to be erected on Johnson av for the Lehigh Valley R. R. Co., 143 Liberty st, N. Y. C., owner. Cost, \$8,000.

HARMON, N. Y.—The N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., is taking bids to close Sept. 24 for a 1-sty brick and steel power house, 100x125 ft., from plans by G. W. Kiltredge, care of owner, chief engineer. Cost, \$35,000.

PUBLIC BUILDINGS.

SCARSDALE, N. Y.—L. M. Loeb, 8 East 42nd st, N. Y. C., is preparing new plans for a 1-sty rubble stone post office building, 65x85 ft. for J. R. Simon, owner, care of J. R. Simon Co., 19 Greene st, N. Y. C., owner. U. S. Government Treasury Department, Washington, D. C., lessee. Cost, \$10,000.

GENEVA, N. Y.—L. P. Adams, Masonic Temple, is preparing preliminary sketches for the 3-sty and basement City Hall to be erected in Castle st near Post Office, for the city of Geneva, R. H. Gulvin, mayor, Harry Marshall, city clerk. Cost, \$75,000.

DEPEW, N. Y.—Harris & Merritt, 1 Erie County Bank Building, Buffalo, are revising plans for a new Village Hall, John Glade, Village Clerk. Cost, \$25,000. Bids about Oct. 1.

SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Gordon & Madden, 300 Sibley Building, are preparing plans for a 3-sty brick and stone school No. 21, to be erected in Colvin st, for the City of Rochester Board of Education, J. S. Mullan, secretary, Municipal Building, owner. Cost, \$50,000. Bids will be taken about October 1.

BAYONNE, N. J.—Guilbert & Bettelle, 665 Broad st, Newark, N. J., architects, are preparing preliminary plans for the addition to the 3-sty public school No. 6, in 38th st, for the Board of Education of Bayonne, N. J., owner Jas. Benny, 211 Av C, president. Cost, \$100,000.

MADISON, N. J.—Additional figures are being received for the stone and brick dormitory and dining hall for the Drew Theological Seminary, 53x135 ft, and a wing, 20x58 ft. Milton See & Son, 5 West 22d st, N. Y. C., architects. Cost, \$100,000.

ANDREW J. ROBINSON, President

DREW K. ROBINSON, Treasurer

Andrew J. Robinson Co. BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing Building Construction in its charge.

Telephones { 6970 } Gramercy
 { 6971 }
 { 6972 }

123 EAST 23D ST., NEW YORK

THOMAS J. STEEN CO. BUILDERS

Hudson Terminal Building

30 Church Street
New York

Tel. 2418 Cortlandt

HECLA IRON WORKS

Architectural Bronze
and Iron Work

North 10th, 11th, 12th and 13th Streets

BROOKLYN

NEW YORK

HEBERD & WENZ

INCORPORATED

STRUCTURAL STEEL
& ORNAMENTAL IRON

OFFICE AND WORKS
DIAMOND AND CALYER STS.
BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose

River Ave. and East 151st St., NEW YORK

IRON WORK

Structural and Ornamental
For Buildings

BUILDING CODE AND TENEMENT HOUSE
LAW VIOLATIONS CORRECTED

LASS & NETUSAK

Phone Harlem 4851 442 EAST 105th ST., N. Y. C.

VOGEL CABINET CO.

SPECIALISTS in Cabinets,
Store and Office Fixtures

HIGH GRADE TRIM FOR BUILDINGS
COMPLETELY INSTALLED

535-45 EAST 79th ST., N. Y. CITY

TELEPHONE, 2301-2302 FLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. & Ave. H, Brooklyn, N. Y.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., September 11, 1912.—SEALED PROPOSALS will be received in this office until 3 o'clock p. m. on the 22d day of October, 1912, and then opened, for the construction (complete) of the buildings for the United States quarantine station, San Juan, P. R., consisting of five one-story buildings, having a total ground area of approximately 11,500 square feet, with brick walls and stucco facing, concrete floors, and corrugated-iron roof covering. Drawings and specifications may be obtained from the custodian of site at San Juan, P. R., or at this office, at the discretion of the Supervising Architect.
OSCAR WENDEROTH,
Supervising Architect.

WOODBURY GRANITE COMPANY

Woodbury Granite
Hardwick White Granite
General Manager Main Office:
GEO. H. BICKFORD HARDWICK, VT.
New York Office: 1 MADISON AVE.
Pittsburg Office: 1101 FARMER'S BANK BLDG.

KNICKERBOCKER BLUE PRINT COMPANY

Removed to
No. 2 East 42nd Street
Telephone Bryant 5929

Reliance Blue Print Co.

Our Factory is Equipped with the Latest Type of Electrical Machinery which Enables us to Turn Out the Most Perfect BLUE AND BLACK PRINTS Day or Night

Phone 7946 Madison Sq. 373 Fourth Ave.

IRON FOUNDRY PATTERN SHOP

Brooklyn Vault Light Co.

Manufacturers of
VAULT LIGHTS, SKYLIGHTS
and Patent Light Work of Every Description
270 MONITOR STREET
Telephone Connection BROOKLYN

There never was a time in the history of business when the little things received so much consideration. Details that formerly escaped notice are carefully considered and weighed! By-products are paying the dividends in thousands of cases to-day! Method and system are being more and more brought into play! Everything counts—the game of life is keener and faster—time is a ruling factor—you can't stretch a business day beyond reasonable limits but you can pack it full of action and go. Dodge Reports may seem only a detail but they are a mighty potent factor in the busy man's day!

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

HIGH BRIDGE, N. J.—Bids close Sept. 28 at 2 p. m. for an addition to the 2-sty public school for the Board of Education of High Bridge, N. J. L. W. Dorland, clerk. Jordan Green, 16 Clinton st, Newark, is architect. George W. Knight, Firemen's Ins. Building, Newark, engineer. Cost, \$35,000.

ITHACA, N. Y.—The Ithaca Conservatory of Music, W. Grant Egbert, president, George C. Williams, secretary and treasurer, is taking bids for a 2-sty auditorium, 50x87 ft., from plans by Cady & Gregory, 6 West 22d st, N. Y. C., architects. Cost, \$14,000.

BUFFALO, N. Y.—Harris & Merritt, 1 Erie Co. Bank, Buffalo, are redrawing plans for an addition to P. S. 28 at the corner of Triangle st and Abbott rd for the Department of Public Works, Francis G. Ward, commissioner, Municipal Building, owner. Cost, \$40,000.

NEWARK, N. J.—The Board of Education of Newark, City Hall, E. F. Guild, president, R. D. Argue, secretary, is taking bids to close Sept. 24 at 4 p. m. for an addition to the 3-sty public school in Newton st from plans by E. F. Guilbert, City Hall, architect. George W. Knight, City Hall, engineer. Cost, \$180,000.

BALLSTON SPA, N. Y.—Breeze & Mallory, 422½ Broadway, Saratoga Springs, N. Y., have been selected architects for two 2-sty brick schools for the Board of Education of Ballston Spa, F. J. Wheeler, president, A. C. Andrews, clerk. Total cost, \$30,000.

STABLES AND GARAGES.

NEW CANAAN, CONN.—Ewing & Chappell, 345 5th av, N. Y. C., architects, are taking bids for an addition to the dairy barn for A. Z. Barnes, this place, owner. Cost, \$8,000.

ALBANY, N. Y.—Alexander Selkirk, 133 North Pearl st, architect, is taking bids to close Sept. 23 for a 1-sty garage, 54x75 ft., to be erected at 57 Liberty st for Abram Le Gallez, on premises, owner. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—Figures are being received for a 2-sty brick club-room and office building, 50x100 ft., on the east side of 5th av, 200 ft south of 6th st, for the Westchester Electric Railway Co., F. W. Whitridge, president; Edward A. Maher, vice-president, 54 East 1st st, owner. W. P. Seaver, 322 5th av, N. Y. C., architect. Cost, \$35,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for a 2-sty frame Japan shop, 36x90 ft., to be erected at 132 Frankfort st, for R. H. Nathan, on premises, owner. Cost, \$3,500.

SOUTH RIVER, N. J.—Alex. Merchant, 363 George st, New Brunswick, architect, is taking bids for an addition to the 2-sty brick stores, 11x60 ft., for Mrs. Lavinia Gordon, South River, owner. Cost, \$3,500.

POUGHKEEPSIE, N. Y.—G. R. Freeman, 62 Market st, is preparing plans for a 5-sty brick and stone mercantile building, 69x72 ft., to be erected in South Hamilton st for Geo. Hughes & Sons, 408 Main st, owner. Cost, \$20,000.

PORTCHESTER, N. Y.—W. S. Wetmore, 1 North Main st, is preparing plans for alterations to the 1-sty brick store at 103 Midland av for Pasquale La Rosa, on premises, owner. Cost, \$5,000.

BUFFALO, N. Y.—Colson & Hudson, 35 Dun Building, Buffalo, have nearly completed plans for a 4-sty and basement store, office and loft, 65x100 ft., to be erected in Main st, near Tupper st, for Allen E. Klopp, Erie County Bank Building, owner. Cost, \$75,000. Bids about Oct. 1.

AMPERE, N. J.—William P. Field, Prudential Building, Newark, engineer, is taking bids on the general contract for a 6-sty brick and steel office building, 50x140 ft., for the Crocker Wheeler Co., owner, Dr. Schuyler S. Wheeler, president, J. M. Smith, care of owner, chief engineer. J. T. Simpson, Essex Building, Newark, consulting engineer. Cost, \$100,000.

THEATRES.

SYRACUSE, N. Y.—E. A. Howard, Bastable Block, is preparing plans for a moving picture theatre to be erected at the corner of Warren st and East Water st for S. & F. Bastable Agents, Bastable Block, owner.

NEWARK, N. J.—Frank Grad, 137 Springfield av, architect, is taking bids on a 1-sty brick moving picture theatre, 25x82 ft., at 305 Market st for the Fleissner Realty Co., owner, care of Christian Fleissner, president. Broad and Market National Bank, 800 Broad st, M. & S. Amusement Co., Market st near Ward st, lessee. Cost, \$6,000.

MISCELLANEOUS.

CAMILLUS, N. Y.—The N. Y. Central & Hudson R. R. Co., Grand Central Station, William R. Brown, president, is taking bids on the general contract, to close September 24, for a 1½-sty brick and stone passenger station, 35x125 ft., to be erected on the Auburn Division, west of Syracuse, from plans by D. R. Collin, care of owner. G. W. Kittredge, care of owner, chief engineer. Cost, \$7,000.

DUNELLON, N. J.—The Central R. R. of New Jersey, 143 Liberty st, N. Y. C., owner, is taking bids, to close September 24, for a boiler house, from plans by J. O. Osgood, care of owner, chief engineer.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

150TH ST.—Thomas Mulligan Construction Co., 172d st and Shakespeare av, has received the mason work for the 10-sty apartment house, 97x100 ft., to be erected at the north-east corner of 150th st and Riverside dr, for the Riverside Drive and 150th St Construction Co., 501 5th av, owner, M. Goldberg, president. Geo. & Edward Blum, 505 5th av, architects. V. Contessa, 226 East 121st st, contractor for foundations. Owner builds. Cost, \$200,000.

WESTFIELD, N. J.—D. B. Currie, Westfield, N. J., has received the general contract to erect a 3-sty hollow tile and stucco store and

flat, 28x48 ft., on Central av for Pietro La Pia, North st, owner. E. R. Collins & Son, architects. Cost, \$6,000.

DWELLINGS.

PLAINFIELD, N. J.—William D. Bird, 309 East Front st, has received the general contract for a frame residence for Mary F. Waglow, 409 Park av, this place, owner. W. H. Clum, 152 Park av, architect. Cost, \$4,000.

KINGSTON, N. Y.—W. S. Green, 150 Fair st, has received the mason work; D. Griffin, 189 Tremper av, the carpentry; B. Loughran Co., 270 Fair st, the heating; Roswell Coles, 76 Maiden la, the wiring; and Eltinge Longyear, 635 Broadway, the roofing, for the 2½-sty brick residence, 25x58 ft., to be erected in Pearl st, for Delancy N. Mathews, president, N. Y. National Bank, 301 Wall st, owner. Teller & Betts, 280 Wall st, this place, architects. Cost, \$12,000.

BROOKLYN.—Antoni Cannella, 1139 St. Marks av, has received the general contract for a 3-sty brick residence, 25x90 ft., to be erected in the south side of Fulton st, 177 ft west of Buffalo av, for Morrae Bros., 1836 Fulton st, owners. C. P. Cannella, 60 Gramham av, architect. Cost, \$8,000.

CLIFFSIDE, N. J.—Alfred Casillo, Fairview, N. J., has received the general contract for a 2½-sty frame residence to be erected on Palisade av, for Luigi De Sciascio, at site, owner. E. L. Croissant, Hudson Heights, N. J., architect. Cost, \$5,500.

70TH ST.—John Gannon, 60 State st, Brooklyn, has received the painting contract for alterations to the 4-sty residence, 20x50 ft., at 134 East 70th st, for Leo Everett, 134 East 70th st, owner. Walker & Gillette, 128 East 37th st, architects. Bang & Fitz Randolph, 1328 Broadway, general contractors. Cost, \$3,500.

NEWARK, N. J.—D. E. Gould & Son, 346 Seymour av, have received the general contract to erect a 2½-sty frame and stucco residence at 13 and 15 Porter av for Harry M. Cox, Firemen's Building, owner. A. H. Thomson, 222 Market st, architect. Cost, \$4,000.

89TH ST.—H. O. Watson & Co., 16 West 30th st, has received the decorating contract for the 6-sty brick and marble residence, 25x74 ft., to be erected at 11 East 89th st for Lawrence L. Gillespie, owner, care of J. S. Bache & Co., 42 Broadway. A. C. Jackson, 346 4th av, is architect. Clark MacMullen & Riley, 80 Maiden la, electrical engineers. Jacob & Youngs, 1133 Broadway, general contractors. Southern & Marshall, 247 East 43d st, carpenter work. Cost, \$90,000.

VERONA, N. J.—Walter Watson, Little Falls, N. J., has received the general contract to erect a 2½-sty frame residence on Oakridge rd for Geo. Aschermann, owner. Cost, \$4,000.

DERBY, N. Y.—A. Lyth & Sons Co., 48 West Eagle st, Buffalo, N. Y., has received the mason work for superstructure, and the Buffalo Structural Steel Co., Dart and Letchworth sts, the steel, for a 2-sty and basement residence, 110x50 ft., to be erected on Shore Lake Erie for Edward Michael, 619 Brisbane Building, Buffalo, N. Y., owner. C. K. Porter & Sons, Hutchinson Building, Buffalo, architects. Foundations are done by day's work by owner. Cost, \$80,000.

HOBOKEN, N. J.—Blain Bros., 236 West 50th st, N. Y. C., have received the general contract to erect a 4-sty convent and academy in High and Charles sts for Our Lady of Rosary (Italian), Mo'her Superior Catherine, on premises, Rev. Monsig. Ferrante, on premises. N. Serracino, 1170 Broadway, N. Y. C., architect.

GREENWICH, CONN.—George Wanamaker, this place, has received the general contract for a 2½-sty frame residence to be erected in East Elm st for Dr. William Burke, Greenwich av, owner. Cost, \$5,000.

STAPLETON, S. I.—Chas. Lange, this place, has received the carpenter work for the 2-sty brick store and residence, 25x52 ft., to be erected in the south side of Broad st, 275 ft. south of Gordon st, for Jos. Frank, owner. James Whitford, St. George, S. I., architect, is taking bids. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

WATERTOWN, N. Y.—F. A. Caswell, 57 Public st, has received the general contract to erect a 2-sty and basement brick refrigerating plant, 60x100 ft., at 163 Anthony st, for Armour & Co., 30 Church st, owner, T. A. Stoutenburg, superintendent of construction. Cost, \$50,000.

JAMESBURG, N. J.—Perrine & Buckelew, Gatzner av, have received the general contract to erect a 1-sty brick factory for the Ex-cel Motor Truck Co., this place, owner. George M. Bartlett, 103 Park av, N. Y. C., architect.

MANHATTAN.—W. & W. F. Crockett, 306 East 59th st, have received the general contract for alterations to the 6-sty show room and manufacturing building at 691 Broadway, for Edward Tower, Sonoma, Cal., owner, Miller, King, Lane & Trafford, 80 Broadway, N. Y. C., agents. Stephen & Wheeler, 2 West 45th st, architects. Cost, \$20,000.

ELMIRA, N. Y.—F. H. Johnston, Newark, N. Y., and at site, has received the general contract to erect an addition to the factory of the American La France Co., this place, owner. Pierce & Bickford, 118 Lake st, architects. Cost, \$6,000.

HOTELS.

MADISON AV.—The Hale & Kilburn Co., of 30 Church st, have been awarded the contract for the hollow metal doors and trim for the new Biltmore Hotel, Madison av, 43d and 44th sts. Warren & Wetmore, architects, Geo. A. Fuller Co., general contractors.

MUNICIPAL WORK.

STAMFORD, CONN.—Genevieve Bros., this city, have received the contract for building 10,000 ft. of storm sewer in North Main st, between Green and Stillwater av, for the Town of Stamford, owner. H. A. Parsons, this place, city engineer.

CRANFORD, N. J.—The Weldon Contracting Co., Rahway, N. J., has received the contract for paving North av for the Board of Chosen Freeholders of Union County, Court House, Elizabeth, N. J., owner. J. L. Bauer, 120 Broad st, Elizabeth, architect.

POWER HOUSES.

CARTARET, N. J.—W. L. Crow Construction Co., 103 Park av, N. Y. C., has received the general contract to erect a 1-sty brick, steel and concrete power house, 60x160 ft, for the American Agricultural Chemical Co., 2 Rector st, N. Y. C. A. H. Nickerson, 92 State st, Boston, Mass., chief engineer. Cost, \$60,000.

PUBLIC BUILDINGS.

NORTH TONAWANDA, N. Y.—The Westchester Engineering Co., 103 Park av, N. Y. C., has received the general contract to erect the 2-sty post office building, 52x104 ft, for the U. S. Government, Treasury Department, Washington, D. C., owner, Frank A. McCoy, postmaster, this place. Oscar Wenderoth, Treasury Department, Washington, D. C., architect.

SCHOOLS AND COLLEGES.

LITTLE FALLS, N. J.—Abram Ver Duine, 111 York st, has received the mason work; Joseph A. Black, 234 Liberty st, the carpentry; Frank A. McBride, 331 Grand st, the heating, plumbing and roofing; Simmons & Reuter, 186 20th st, the painting; Reid & Brock, 61 Broadway, the electric work, and James Radcliffe & Son, 12 Dewey st, all of Paterson, the steel and iron work, for public school No. 3 to be erected at Little Falls Turnpike and West 36th st and Grover av, for the Board of Education of Little Falls Township, owner. William T. Fanning, Coit Building, Paterson, is architect. Cost, \$20,000.

WESTWOOD, N. J.—Evans, Almirall & Co. Dominick and Clark sts, N. Y. C., have received the heating and ventilating system contract for the heating plant to be installed here for the Board of Education of Westwood, Mr. Ackerman, clerk of Board. Frank Sutton, 80 Broadway, N. Y. C., heating engineer. Cost, \$3,500.

PEEKSKILL, N. Y.—E. G. Woolfolk & Co., 151-53 West 31st st, N. Y. C., has received the heating work for the school on Piermart av for the Board of Education of Peekskill, District 8, A. D. Dunbar, president, Oakside School Building, Thomas W. Lamb, 501 5th av, N. Y. C., architect. P. A. Drum Co. is general contractor. Cost, \$75,000.

4TH AV.—Ravitch Bros., 1182 Broadway, have received the structural steel contract for the 5-sty high school, 242x100 ft, on 4th av and 67th st for the Board of Education, 59th st and Park av, N. Y. C. B. J. Snyder, 59th st and Park av, N. Y. C., architect. Richard Carvel Co., 401 West 59th st, N. Y. C., general contractor. Cost, \$650,000.

ACQUACKANONK TOWNSHIP, N. J.—Jas. Radcliffe & Son, 12 Dewey st, Paterson, N. J., has received the steel and iron contract for P. S. 5 on Albion pl for the Board of Education of Acquackanonk Township. William T. Fanning, Coit Building, Paterson, architect. Abram Ver Duin, 111 York av, Paterson, has the mason work, and Leonard M. Breen Building Co., 433 East 14th st, Paterson, has the carpentry. Cost, \$32,000.

HAWTHORNE, N. Y.—Delafield & Co., 334 5th av, N. Y. C., have received the general contract to erect the new agricultural and trade school for the Jewish Protective and Aid Society of New York, from plans by Frederick W. Fischer, 32 Union sq, N. Y. C.

STABLES AND GARAGES.

JUMEL PL.—Frank Seery, 1453 Broadway, has received the general contract to erect the 2-sty brick stable and bottling department, 25x90 ft, on the west side of Jumel pl, 366 ft north of 167th st, for M. E. Williams, 39 Jumel pl, and S. Simmons, 320 Broadway, owners. John J. Kouhn, 353 5th av, architect. Cost, \$10,000.

42D ST.—Martin & Mandell, 1133 Broadway, have received the general contract to erect the 2-sty brick and stone garage, 25x100 ft., at 348 West 42d st for Fred B. Sewall, 1133 Broadway, owner. Wallis & Goodwillie, 349 4th av, architects.

JAMAICA, L. I.—Rupp Bros, 186 Remsen st, Brooklyn, have received the general contract to erect the 1-sty brick stable, 68x36 ft., at Gillen pl and Jamaica av for J. F. Byron, on premises, owner. J. S. Kennedy, 44 Court st, Brooklyn, architect.

LONG ISLAND CITY.—Thomas J. Steen Co., 39 Church st, N. Y. C., has received the general contract, including sprinklers, heating, electrical work and plumbing, for the 3-sty brick and steel auto service building to be erected in the north side of Freeman st, between 5th and 6th avs, for the Harold Motor Co., 233 West 54th st, N. Y. C., owner. Griffin & Wynkoop, 30 Church st, architects.

STORES, OFFICES AND LOFTS.

BROADWAY.—Irvin & Halstead, 3571 Broadway, have received the plumbing necessary for alterations to the 2-sty brick loft building, 10x150 ft, at Broadway and 112th st, for Slawson & Hobbs, 162 West 72d st, owners. Henry Ives Cobb, 53 Liberty st, architect. Alexander Brown, Jr., 33 East 20th st, is general contractor. Jennings & Welstead, 227 West 50th st, carpenters. Cost, \$25,000.

BROADWAY.—Thomas T. Hopper, 1326 Broadway, has received the general contract for alterations to the store at 2707½ Broadway for A. Van Horne Stuyvesant, 3 East 57th st, owner. Leo F. Knust, 105 West 40th st, is architect.

WILLIAM ST.—Erskine Van Houten, 201 East 68th st, has received the general contract for alterations to the building at 80-82 William st for the Liverpool and London and Globe Insurance Co., Limited, Liverpool, England, owners. H. J. Hardenbergh, 47 West 34th st, architect.

BROADWAY.—A. Perlman Iron Works, Inc., 1735 West Farms rd, has received the ornamental iron work necessary for the 2-sty store and office building at the southeast corner of Broadway and 48th st from plans by Shire &

CAULDWELL-WINGATE COMPANY

BUILDING CONSTRUCTION

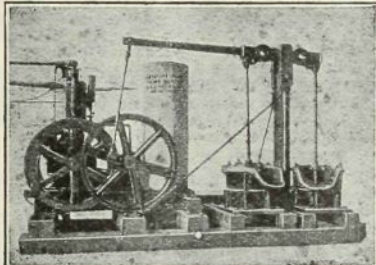
S. MILBANK CAULDWELL, President
WALTER S. FADDIS, Vice-President
ROY W. WINGATE, Sec'y and Treas.
FRANK C. POUCHER, Chairman
Board of Directors

381 FOURTH AVENUE **NEW YORK**
Tel. 4380 Madison Square



"REECO" Electric Water Pumps.
Large and Small. Latest Improved Designs. Built by
RIDER-ERICSSON ENGINE CO.
20 Murray Street, New York
Telephone 6415 Barclay for Estimates, etc.

Gasolene Engine Pump Outfits



for **CONTRACTORS** use
TO RENT
HOODED OR FREE PUMPS
as desired
E. GEORGE & CO.
Tel. 3889 John 194 FRONT ST., N. Y.

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.



Farnam Cheshire Lime Company

The Only Perfect **Lime Manufacturers** All Dealers Handle It
Finishing Lime for High-Class Work 39 Cortlandt Street All Plasterers Need It
NEW YORK

Always Call for **BLUE LABEL** The **"ORIGINAL" FARNAM'S "CHESHIRE" LIME**

JOHN C. ORR COMPANY

Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.
Factory: Brooklyn, N. Y.

BERGER'S METAL CEILINGS
 S. E. CORNER 11th AVENUE AND 22d STREET
 Telephone, 1409 Chelsea
 162d Street East of Third Ave.
 Telephone, 2853 Melrose
BERGER'S METAL LATH

WHEELING
 STEEL CEILINGS OF QUALITY
 Manufactured and erected at lowest competitive rates by
WHEELING CORRUGATING CO.
 14 DESBROSSES STREET, NEW YORK
 Telephones, Spring 5935-5936-5937

CEILINGS

METAL CEILINGS
 Some Exceptional Patterns Especially Adapted for Residences
STEEL TILING
 For Bathrooms, Kitchens, Shafts, Etc.
Northrop, Coburn & Dodge Co.
 Tel. 1481 Beekman 40 CHERRY ST.

Rapp Construction Co.
 PATENT FIREPROOF FLOOR ARCHES
 OFFICE, 600 WEST 110th STREET
 Warehouse 301 E. 94th St. Tel. Riverside 1139

THE NEW JERSEY TERRA COTTA CO.
 K. MATHIASSEN, President
 ARCHITECTURAL TERRA - COTTA
 Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

WILLIAM A. HAASE
Plumbing Contractor
 1513 SECOND AVE.
 Tel. Call, 2932-79th St. NEW YORK, N. Y.

HENRY MAURER & SON Manufacturers of
Fireproof Building Materials OF EVERY DESCRIPTION
 Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
 Office and Depot, 420 E. 23d STREET
 Works, Maurer, N. J. NEW YORK

CARTER, BLACK & AYERS
 FRONT BRICKS, ENAMELED BRICKS
 Architectural Terra Cotta Fireproofing, Roofing Tiles
 Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

A. KLABER & SON
MARBLE WORKS
 211 VERNON AVENUE, Foot of 11th Street
 LONG ISLAND CITY, N. Y.
 Telephone, 1805 Hunters Point

Kaufman, 573 4th av, architects. Cramp & Co., 25 East 26th st, have the general contract.

LIBERTY ST.—David Morrison, at site, has received the general contract for alterations to the office building at the northwest corner of Liberty and Nassau sts for the Liberty Tower. 55 Liberty st, owner. D. E. Waid, 1 Madison av, architect.

CENTRE ST.—The Hale & Kilburn Co., of 30 Church st, have been awarded the contract for the hollow metal trim, doors, base and picture moulding necessary for the new municipal building. McKim, Mead & White, architects; Thompson Starrett Co., general contractors.

THEATRES.

LEDFORD AV.—A. Perlman Iron Works, Inc., 1755 West Farms rd, has received the ornamental iron work necessary for the new theatre at the northwest corner of Bedford av and Bergen st for Levy Bros., 5 Beekman st, owners and builders. Thomas W. Lamb, 501 5th av, architect.

MISCELLANEOUS.

CRUGERS, N. Y.—Holbrook, Cabot & Rollins, 331 Madison av, N. Y. C., have received the contract for substructure, and the Toledo Bridge & Train Co., Toledo, Ohio, contract for superstructure for the grade crossing elimination, consisting of a 4-track railroad bridge about 100 ft. long, for the N. Y. Central & Hudson River R. R., 335 Madison av, N. Y. C. G. H. Kittredge, chief engineer, care of owners. Cost, \$50,000.

NEPONSIT, L. I.—J. & F. Kelly, 15th st and Hamilton av, Brooklyn, have received the contract for improvements at the water front for the Neponsit Realty Co., this place, owner. John Middleton, 2511 Atlantic av, Brooklyn, engineer. Cost, \$7,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

44TH ST., 425-427 West, 5-sty tenement, 50x88.4; cost, \$50,000; owner, Catherine C. D. Rogers, 29 West 57th st; architect, G. Atterbury, 20 West 43d st. Plan No. 543.

60TH ST., 42 East, 8-sty apartment house, 30.1x83.11; cost, \$100,000; owner, Jackson Realty Co., 54 East 9th st; architect, Emery Roth, 507 5th av. Plan No. 542.

128TH ST., n s, 75.1 e Convent av, three 5-sty tenements, 60x57.10; total cost, \$150,000; owner, Manchester Const. Co., 223 Wooster st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 552.

THOMPSON ST., 132-134, 6-sty tenement and store, 60x82.8; cost, \$60,000; owner, Citizens' Investing Co., 226 Lafayette st; architect, L. A. Sheinart, 194 Bowery. Plan No. 556.

FACTORIES AND WAREHOUSES.

23D ST., 516-520 East; 22d st, 517-529 East; 1-sty cement storage, 36x35; cost, \$500; owner, New York Railways Co., 165 Broadway; architect, Robert Klog, 745 7th av. Plan No. 555.

28TH ST., s e cor 13th av, 9-sty storage, 45.5x 99.7; cost, \$28,000; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 548.

HOTELS AND CLUBS.

GRAMERCY PARK, n w cor 20th st, 7-sty hotel, 110x52.6; cost, \$100,000; owner, N. Y. C. Mission & Tract Society, 105 East 22d st; architect, L. C. Holden, 103 Park av. Plan No. 544.

STABLES AND GARAGES.

PARK AV., e s, between 139th and 131st sts, 1-sty temporary stable, frame, 50x15; cost, \$300; owner, McMullen, Snare & Triest, Inc., 121 East 123d st; architect, W. J. R. Wilson, 121 East 123d st. Plan No. 546.

STORES, OFFICES AND LOFTS.

25TH ST., 135-137 West, 12-sty loft and stores, 50x56; cost, \$275,000; owner, New York-Chicago Realty & Const. Co., 39 East 27th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 545.

BROAD ST., 46-52, New st, 46-50, 20-sty office, 80.3x185.5; cost, \$1,500,000; owner, Fifty Broad St. Co., 2 Rector st; architects, Willauer, Shape & Bready, 156 5th av. Plan No. 549.

HUDSON ST., 455-457, 8-sty loft, 50.3x100; cost, \$90,000; owner, The Trinity Construction Co., on premises; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 547.

CHRISTIE ST., w s, 206.6 s Grand st, 6-sty store and loft; cost, \$25,000; owner, Nathan Harrison Realty Co., 61 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 553.

VANDEBILT AV., 2-11, 42d st, 51-53 East, 43d st, 52 East, Vanderbilt av, w s, 42d to 43d sts, 6-sty stores and offices, 68.5x200.10; cost, \$300,000; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st. Plan No. 551.

THEATRES.

AMSTERDAM AV., 1960-1968, 1-sty store, theatre and alleys, 99.11x125; cost, \$60,000; owner, Riverside Viaduct Realty Co., 420 West 119th st; architect, Norman Lederer, 1341 South Boulevard, Bronx. Plan No. 554.

MISCELLANEOUS.

PARK AV., e s, bet 49th & 50th sts, 6-sty sub-station & R. R. Y. M. C. A., 200x45.11; cost, \$250,000; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st. Plan No. 550.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOLLAND AV., w s, 75 s 215th st, 4-sty brick tenement, tin roof, 25x83.6; cost, \$25,000; owners, Berles Const. Co., E. B. Esolkoltz, 23 East 125th st, president; architect, Lorenz F. J. Welher, 271 West 125th st. Plan No. 717.

TIFFANY ST., e s, 425 s 163d st, 5-sty brick tenement, plastic slate roof, 50x98; cost, \$50,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, pres.; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 722.

WEBSTER AV., e s, 100.8 n 182d st, three 5-sty brick tenements, slag roof, 40.1x78; total cost, \$90,000; owners, J. Schwartz Const. Co., Jos. Schwartz, 201 East 40th st, pres.; architects, Graenberg & Leucntag, 7 West 22d st. Plan No. 724.

DWELLINGS.

PATERSON AV., n s, 75 w Beach av, 2-sty frame dwelling, shingle roof, 20.4x31; cost, \$3,500; owner, Willard Beach, Taylor and Patterson avs; architect, John Schwalbenberg, 2069 Westchester av. Plan No. 718.

BEACH AV., w s, 350 s Lacombe av, 2-sty frame dwelling, shingle roof, 20x33; cost, \$4,000; owner, M. Schwalbenberg, 2060 Westchester av; architect, J. Schwalbenberg, 2060 Westchester av. Plan No. 720.

VIRGINIA AV., e s, 53.9 s Watson av, three 2-sty frame dwellings, tin roof, 20x45; cost, \$12,000; owner, Elise Bentz, 2041 Watson av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 719.

172D ST., e s, 25 n Gleason av, three 2-sty brick dwellings, shingle roof, 20x54; cost, \$18,000; owner, Jacob Cohen, 1833 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 723.

FACTORIES AND WAREHOUSES.

LOCUST AV., s e cor 136th st, 1-sty brick factory, tar and gravel roof, 42x159.6; cost, \$7,000; owner, John H. Shipman & Bro., on premises; architect, L. A. Cramer, Hastings-on-Hudson. Plan No. 714.

3D AV., e s, 192.6 s 170th st, 1-sty brick factory, slag roof, 50x100; cost, \$12,000; owner, John J. Tully Co., 1603 Boston rd; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 716.

STABLES AND GARAGES.

BROOK AV., w s, 112.6 s 144th st, 1-sty brick garage, concrete roof, 11.10x16.10; cost, \$400; owners, Silk Finishing Co. of America, 137 Madison av; architect, L. H. Gager, Palmer, Mass. Plan No. 721.

STORES, OFFICES AND LOFTS.

VYSE AV., e s, 50 s Jennings st, 1-sty frame stores, tar and gravel roof, 25x35; cost, \$1,500; owner, Sophia V. Reynolds, 1304 Intervale av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 715.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

AMES ST., e s, 292.11 s Pitkin av, 4-sty brick tenement, 50x89, tar and gravel roof, 16 families; cost, \$20,000; owner, Ralph Sterling (inc.); architect, Cohn Bros., 361 Stone av. Plan No. 5576.

ST. JOHNS PL., n s, 125 e Underhill av, 4-sty brick tenement, 25x100, tar and gravel roof, 8 families; cost, \$15,000; owner, Emanuel Lieberman, 180 Martense st; architect, Cohn Bros., 361 Stone av. Plan No. 5575.

SPENCER ST., w s, 27.6 n De Kalb av, 4-sty brick tenement, 30.6x82.6, tar and gravel roof, 8 families; cost, \$9,000; owner, Anton Berberich, 551 De Kalb av; architect, Louis Allmendinger, 926 Broadway. Plan No. 5557.

ALABAMA AV., e s, 21 n Hegeman av, sixteen 3-sty brick tenements, 26x60, tar and gravel roofs, 6 families each; total cost, \$160,000; owner, Georgia Building Co., 318 New Lots av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5553.

WASHINGTON AV., w s, 102.1 s Gates av, 6-sty brick tenement, 75x106.6, tar and gravel roof, 36 families; cost, \$155,000; owner, Strathcona Const. Co., 4021 Broadway, N. Y. C.; architect, Slee & Bryson, 653 Montague st. Plan No. 5550.

ST. JOHN'S PL., n s, 340 e Classon av, 4-sty brick tenement, 20x91, tar and gravel roof, 8 families; cost, \$12,000; owner, Patrick McGivney, 584 Sterling pl; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 5566.

SNYDER AV., s e cor East 32d st, 3-sty brick tenement, 40x81.9, tin roof, 13 families; cost, \$20,000; owner, Jacob Mass, 133 East 32d st; architects, Farber & Merick, 1028 Gates av. Plan No. 5616.

GRAFTON ST., w s, 140.5 s Pitkin av, 4-sty brick tenement, 35x65.9, tin roof 12 families; cost, \$15,000; owner, Adolph I. Rudolph, Howard and Blake avs; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5641.

GRAFTON ST., w s, 100.5 s Pitkin av, 4-sty brick tenement, 40x65.9, — roof, 16 families; cost, \$20,000; owner, Adolph I. Rudolph, Howard and Blake avs; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5642.

HINSDALE ST., e s, 129.4 n New Lots av, 2-sty brick tenement, 20x44, tar and gravel roof, 4 families; cost, \$2,800; owner, Benj. Glzdev, 583 Hinsdale st; architect, Morris Rothstein, 627 Sutter av. Plan No. 5633.

CHURCHES.

AV G., s w cor Argyle rd, 1 1/2-sty frame church, 69.1x68.8, — roof; cost, \$18,000; owner, Wells Memorial Presbyterian Church, 584 East 19th st; architect, Ernest Green, 5 Beekman st, N. Y. C. Plan No. 5599.

DWELLINGS.

BARBEY ST., w s, 214 s Fulton st, 2-sty brick dwelling, 20x55, tar and gravel roof, 2 families; cost, \$4,500; owner, Geo. Schmidt, 23 Winton st; architect, Ernest H. Tatje, 658 Jamaica av. Plan No. 5532.

BAY 19TH ST., s w s, 143 s Bath av, eleven 2-sty brick dwellings, each 18x41, tar and gravel roofs; total cost, \$44,000; owner, Haskell Realty & Const. Co., 1828 65th st; architect, J. F. Haskell, same address. Plan No. 5529.

BAY 19TH ST, w s, 215 s Bath av, ten 2-sty brick dwellings, each 18x41, tar and gravel roofs, 1 family each; total cost, \$44,000; owner, Haskell Realty Co., 1828 65th st; architect, J. T. Haskell, same address. Plan No. 5556.

EAST 38TH ST, s w cor Av I, four 2-sty and attic frame dwellings, each 18x52, shingle roofs, 2 families each; total cost, \$10,000; owner, Robert S. Paris, 3623 Av I; architect, —. Plan No. 5540.

49TH ST, s s, 320 e 18th av, four 2½-sty frame dwellings, each 17x40, shingle roofs, 1 family each; total cost, \$15,200; owner, Metropolitan Realty Corp., 116 Nassau st, N. Y. C.; architect, W. H. Lamson, 65 Court st. Plan No. 5551.

75TH ST, s s, 200 w Ridge Boulevard, 2-sty and attic frame dwelling, 48x34, shingle roof, 1 family; cost, \$25,000; owner, Patrick J. Carley, 275 74th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 5546.

RIDGEWOOD AV, s s, 100.10 w Logan st, two 2-sty brick dwellings, each 20.6x44.7, tar and gravel roofs, 1 family each; total cost, \$6,000; owner, Henry Bieg, 185 Etna st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5552.

EAST 24TH ST, w s, 100 s Av M, 2-sty and attic frame dwelling, 25x41.4, shingle roof, 1 family; cost, \$4,500; owner, F. B. Norris Co., 188 Fenimore st; architects, Slee & Bryson, 153 Montague st. Plan No. 5580.

EAST 24TH ST, —, 260 s Av M, 2-sty and attic frame dwelling, 24x32.8, shingle roof, 1 family; cost, \$4,500; owner, F. B. Norris Co., 188 Fenimore st; architects, Slee & Bryson, 153 Montague st. Plan No. 5585.

70TH ST, n s, 260 w 20th av, 1-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$1,500; owner, Rocco Sabetta, 6314 New Utrecht av. Plan No. 5583.

14TH AV, s w cor 79th st, five 2-sty brick dwellings, 20x30, tar and gravel roof, 1 family each; total cost, \$17,500; owner, Sim Const. Co., 2045 Bath av; architect, C. Schubert, —. Plan No. 5596.

15TH AV, s e cor 72d st, 3-sty brick parish house, 33x54, slag roof; cost, \$8,000; owner, Church of Our Lady of Guadalupe, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 5586.

ELBERT LANE, w s, 351 n McKinley av, twelve 2-sty brick dwellings, 20x35, slag roof, 1 family; cost, \$38,400; owner, Rapelyea & Co., 281 Tompkins av; architect, Henry Vollweiler, 696 Bushwick av. Plan No. 5608.

ELBERT LANE, w s, 351 n McKinley av, 2-sty brick dwelling, 20x35, slag roof, 1 family; cost, \$3,200; owner, Rapelyea & Co., 281 Tompkins av; architect, Vollweiler, 696 Bushwick av. Plan No. 5607.

EAST 17TH ST, e s, 300 s Av W, two 2-sty brick dwellings, 18x55, tar and slag roof, 2 families each; total cost, \$6,500; owner, Louis Rosiello, 2017 East 17th st; architect, Michael M. Foley, 2251 Homecrest av. Plan No. 5598.

BAY 47TH ST, r e cor Cropsey av, 3-sty brick store and dwelling, 19.4x55, tar and gravel roof, 2 families; cost, \$3,000; owner, Jos. Ribando, 2725 Cropsey av; architects, McCloskey & Boyle, 367 Fulton st. Plan No. 5597.

74TH ST, s s, 350 e 4th av, six 2-sty brick dwellings, 26x41, slag roof, 1 family each; total cost, \$27,900; owner, Boyd Wood, 416 74th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 5609.

86TH ST, s e cor 16th av, 2-sty brick dwelling, 19.4x35, tar and gravel roof, 1 family; cost, \$5,000; owner, Koloke Realty Co., 215 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5621.

86TH ST, s s, 19.4 e 16th av, four 2-sty brick dwellings, 19.4x35, tar and gravel roof, 1 family; cost, \$20,000; owner, Koloke Realty Co., 215 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5622.

FOSTER AV, s e cor 17th st, two 2-sty and attic frame dwellings, 25x32, shingle roof, 1 family each; total cost, \$15,000; owner, Teresa M. Strong, 600 East 18th st; architect, Arthur H. Strong, 600 East 18th st. Plan No. 5629.

OCEAN AV, w s, 400 s Av L, two 2-sty and attic brick garages and dwellings, 36x33, tile roof, 1 family each; total cost, \$8,500; owner, Rufus H. Brown, 1357 Rogers av; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 5627.

FACTORIES AND WAREHOUSES.

SKILLMAN ST, 81, 2-sty brick storage, 25x100, tin roof; cost, \$2,500; owner, M. S. Kornblum, 166 Pulaski st; architect, Klein & Koen, 9 Debevoise st. Plan No. 5574.

38TH ST, n s, 100 w 13th av, 1-sty frame storage, 20x50, slag roof; cost, \$500; owner, Louis Brettschneider, —; architects, Eisenla & Carlson, 16 Court st. Plan No. 5603.

LIBERTY AV, n e cor Chestnut st, 2-sty brick storage, 92.10x34.8, slag roof; cost, \$15,000; owner, Vitagraph Co., 116 Nassau st, N. Y.; architect, W. L. Stoddart, 30 West 38th st. Plan No. 5605.


NORTH 10TH ST, n s, 100 w Kent av, 1-sty brick storage, 67x30, tar and gravel roof; cost, \$10,000; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, Otto L. Spanhake, 233 East 78th st, N. Y. Plan No. 5626.

STABLES AND GARAGES.

PRESIDENT ST, s s, 46.10 w Bond st, 1-sty brick stable, 28x40, tin roof; cost, \$3,500; owner, Philip Fluhr, Bond cor President st; architect, Wm. Stone, 328 President st. Plan No. 5547.


46TH ST, 1227, 1-sty frame garage, 11x17, shingle roof; cost, \$100; owner, Harry S. Draper, 1227 46th st; architect, I. A. Wellon, 1223 46th st. Plan No. 5538.

EAST 18TH ST, w s, 100 n Av J, 1-sty frame garage, 18x20, shingle roof; cost, \$750; owner, Louis Leverich, 1016 East 18th st; architect, Acutiny Realty Co., 1721 Av J. Plan No. 5586.



ATLAS

PORTLAND CEMENT



The standard by which all other makes are measured

THE ATLAS PORTLAND CEMENT CO.

30 BROAD STREET, NEW YORK

Productive Capacity Over 50,000 bbls. per day—Largest in the World.

CALMSEN

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

BROOKLYN BRIDGE BRAND

ROSENDALE HYDRAULIC CEMENT

STRENGTH DURABILITY
UNIFORMITY FINENESS

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., Fifth Ave. Bldg., N. Y. Phone, Gramercy 1000

The Kreisler Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded, HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street, HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, TEXTURE BRICK, PAVING BRICK, ETC. St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK

HOUGHTALING & WITTPENN

IMPERVIOUS FACE BRICKS

ALL COLORS

44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK

Barrett Specification Roofs

We are experts in laying roofs of coal tar pitch, tarred felt and gravel, slag or tile, and in the application of pitch and felt waterproofing for foundation and tunnel work.

Large "Barrett Specification Roof" Contracts a Specialty

BOOKLET ON REQUEST

Commonwealth Roofing Co.

17 BATTERY PLACE, N. Y.

Guaranteed JOBS

Get one from "BURR," it will save you money.

Estimates Free. No job too small, none too large. All kinds of alterations and repairs designed and executed. Valuable "Booklet of Information," all about repairs, etc. sent upon request. Call, phone or write and get acquainted, and remember that all our work is guaranteed.

WM. A. BURR & CO.

"The Efficiency Builders"
Masons and Plasterers

601 West 110th St., N. Y. Tel. {7090} River {7091}

Brooklyn Builders Supply Co.

Brick, Lime, Cement, Lath
Plaster Boards, Etc.

6th St. Basin and Gowanus Canal

Tel. 2000, 2001 South BROOKLYN, N. Y.

Atlanta Contracting Co.

EXCAVATING, DIRT and RUBBISH REMOVED
Sand, Gravel and Broken Stone, Filling Material
All Kinds of Trucking Done
General Contractors and House Wreckers
Telephone 846 Murray Hill
230 E. 42nd St. New York

COLLINS, LAVERY & CO.

LUMBER AND TIMBER

Comb Grain Y. P. Flooring a Specialty

New York Office Yards
32 Cortlandt Street Jersey City
Tel. 5450 Cort. Tel., 1180 Bergen

Telephone, 3583 Williamsburgh

EASTERN FIRE-PROOF SASH, DOOR AND CORNICE CO.

Fire-Proof Doors, Window Frames and Sash covered with Kalamain Iron, Brass or Copper
BOARD OF FIRE UNDERWRITERS DOORS
Doubling Sliding Elevator and Dumbwaiter Doors
109-111, COOK STREET, BROOKLYN, N. Y.

ESTABLISHED 1868
SKYLIGHTS HAYES & CO.
METAL LATHING & S
71 8TH AVE NEW YORK
FIREPROOF WIRE-GLASS WINDOWS

BURWAK ELEVATOR COMPANY
Elevators and Dumbwaiters
of every description
Phone, 8463 Cort. **ELEVATORS**
216 FULTON STREET

NEW LOTS AV, s e cor Alabama av, 1-sty frame garage, 22x24, gravel roof; cost, \$350; owner, Sarah Kapelje, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5594.

ETNA ST, s s, bet Lincoln and Nichols av, 1-sty brick garage, 17.6x38.2, slag roof; cost, \$5,000; owner, Thos. Hartan, 314 Etna st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5643.

EAST 19TH ST, e s, 125 n Av G, 1-sty frame garage, 12x18, shingle roof; cost, \$500; owner, W. Paine Phillips, 719 East 19th st; architect, A. H. Strong, 600 East 18th st. Plan No. 5630.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST, n s, 80 e Hanover pl, 3-sty brick stores and loft, 20x65, slag roof; cost, \$10,000; owner, Wm. H. English, 176 Montague st; architect, W. A. Strout, 366 Carlton av. Plan No. 5566.

62D ST, n s, 200 e 13th av, 1-sty brick store, 40x25, tin roof; cost, \$2,000; owner, Mario Marcuso, 176 Eldridge st, N. Y. C.; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 5545.

STORES AND TENEMENTS.

ALABAMA AV, n e cor Hegeman av, 3-sty brick store and tenement, 21x60, tar and gravel roof, 5 families; cost, \$10,000; owner, Georgia Building Co., 318 New Lots av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5554.

THEATRES.

BEDFORD AV, w s, 43.9 n Foster av, 1-sty brick moving picture theatre, 32.10x99.10, tar and gravel roof; cost, \$8,000; owner, John F. Mason, 199 Montague st; architect, Benj. Driesler, 153 Montague st. Plan No. 5593.

MISCELLANEOUS.

EAST 14TH ST, e s, 336 s Av N, 1-sty frame shop, 14x17, shingle roof; cost, \$200; owner, Cornelius M. Meyer, 1437 East 14th st; architect, A. White Pierce, 59 Court st. Plan No. 5537.

AV I, s w cor East 38th st, 1-sty frame tool shed and material storage, —x—; cost, \$150; owner, Robert S. Paris, 3623 Av I; architect, —. Plan No. 5541.

PACIFIC ST, s s, 120 e Carlton av, 1-sty brick coal vault, 58.8x50, concrete roof; cost, \$2,500; owner, C. Kenyon Co., 754 Pacific st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 5531.

SHORE RD, n s, 80 w 96th st, 1-sty frame shed, 12x16, iron roof; cost, \$150; owner, M. F. Ketcham, on premises; architect, — Springer, Ft. Hamilton. Plan No. 5615.

GREENPOINT AV, s s, 50 e Moultrie st, 1-sty frame open shed, 20x130, tar and gravel roof; cost, \$1,500; owner, Chas. M. Buirschenck, Greenpoint av and Provost st; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 5625.

Queens.

DWELLINGS.

COLLEGE POINT.—1st av, s s, 50 w 7th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$5,000; owner, Henry H. Scherb, 8th st near 1st av, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 2840.

COLLEGE POINT.—Av D, n s, 40 w 8th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,800; owner, C. W. Weddle, 321 13th st, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 2841.

ELMHURST.—Grandview av, n s, 325 e Warren st, 2-sty frame dwelling, 22x38, tin roof, 2 families; cost, \$3,000; owner, John Wisniewski, Division av, Elmhurst; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2844.

JAMAICA.—Atlantic st, n s, 75 e Framan av, 2½-sty frame dwelling, 16x32, shingle roof, 2 families; cost, \$2,500; owner, Staniston Sosjka, Brown av near Cumberland st, Jamaica; architect, Erick Erickson, Gaton av, Jamaica. Plan No. 2853.

LONG ISLAND CITY.—Putdy st, e s, 275 n Ditmars av, 2-sty brick dwelling, 22x53, tin roof, 2 families; cost, \$5,000; owner, Louis Buchner, 261 Albert st, Long Island City; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2845.

LONG ISLAND CITY.—14th av, w s, 400 n Broadway, 2-sty brick dwelling, 22x52, tin roof, 2 families; cost, \$4,000; owner, Frank Swetz, 566 Grand av, Long Island City; architect, Val. Schiller, 391 10th av, Long Island City. Plan No. 2852.

ARVERNE.—Vernon av, w s, 100 s Amstel boulevard, 2½-sty frame dwelling, 23x38, shingle roof, 1 family; cost, \$5,000; owner, F. G. Burkhart, Arverne, L. I.; architect, Philip H. Dejm, 242 Napier av, Woodhaven. Plan No. 2858.

BELLE HARBOR.—Montauk av, e s, 500 n Bayside av, 3-sty frame boarding house, 32x40, shingle roof; cost, \$5,000; owner, William Smal, 52 S. 2d st, Rockaway Park; architect, M. Crow, 29 No. Pleasant av, Rockaway Beach. Plan No. 2865.

COLLEGE POINT.—Monument av, n s, 133 w 13th st, 2½-sty frame dwelling, 20x50, shingle roof, 2 families; cost, \$3,500; owners, E. & M. DeLacey, 326 East 37th st, N. Y. C.; architect, Harry T. Morris, 609 14th st, College Point. Plan No. 2861.

FLUSHING.—Quince st, n s, 80 e Bowne av, 2½-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,500; owner, Chas. W. Steffen, 217 East 33d st, N. Y. C.; architect, Benj. Driesler, 153 Remsen st, Brooklyn. Plan No. 2855.

ELMHURST.—Remsen av, s s, 185 e Madison st, two 2-sty frame dwellings, 20x47, concrete roof, 2 families; cost, \$7,000; owner, Sarah Anne Monk, 282 Jansen av, Elmhurst; architect, Henry Davidson, 400 West 23d st, N. Y. C. Plan No. 2864.

JAMAICA.—Warwick av, w s, 60 n St. Albans pl, 2½-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$4,500; owner, S. P. Shlansky, 8 Elizabeth st, N. Y. C.; architect, R. E. Melton 5618 4th av Brooklyn. Plan No. 2854.

JAMAICA.—Flushing av, w s, 455 n Oceanview av, 2½-sty frame dwelling, 20x50, shingle roof, 2 families; cost, \$5,000; owner, Chas. A. Baker, 19 No. Washington st, Jamaica; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 2863.

NEPONSET.—Bannoch boulevard, n s, 288 s Washington av, 2½-sty brick dwelling, 34x33, shingle roof, 1 family; cost, \$7,000; owner, Neponset Building Co., Neponset, L. I.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 2866.

RIDGEWOOD.—Dill pl, w s, 80 n Millwood av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$16,000; owners, Masem & Breiner, 83 Irving av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2862.

CORONA.—Mulberry av, e s, 25 s Railroad av, 2-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$2,500; owner, Michale Palandro, 125 Elm st, Corona; architect, William McIntyre, 27 Grand st, Corona. Plan No. 2885.

FOREST HILLS.—Kelvin st, n s, 250 w Colonial av, 2-sty brick dwelling, 28x29, tile roof, 1 family; cost, \$4,000; owner, Cord Meyer Dev. Co., Forest Hills; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 2872.

JAMAICA.—Nebraska av, w s, 104 s Van Siclen av, seven 2½-sty frame dwellings, 17x38, shingle roof, 1 family; cost, \$14,000; owner, John Blum, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2874 to 2880.

JAMAICA.—Oceanview av, s s, 128 W Alsop st, 2½-sty frame dwelling, 26x40, shingle roof, 1 family; cost, \$6,000; owner, Edward W. Wade, 51 Clifton pl, Richmond Hill; architects, Hutchison & Cutler, Rochester, N. Y. Plan No. 2884.

JAMAICA.—Wine st, w s, 35 s Pacific st, three 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$6,000; owner, John Blum, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2881-2-3.

ARVERNE.—Meredith av, e s, 100 n Amstel boulevard, five 2½-sty frame dwellings, 20x38, shingle roof, 1 family; cost, \$2,000; owner, Meredith Realty Co., 5 Present av, Rockaway Beach; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 2886 to 2890.

DUNTON.—Otto pl, n s, 100 e Van Wyck av, two 2½-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$5,000; owner, Lucy Peterson, 211 Norris av, Jamaica; architect, John Peterson, 211 Norris av, Jamaica. Plan Nos. 2892-33.

DUNTON.—Blanco pl, s s, 100 e Van Wyck av, 2½-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$2,500 (2 buildings, cost, \$5,000); owner, Luck Peterson, 211 Norris av, Jamaica; architect, John Peterson 211 Norris av, Jamaica. Plan Nos. 2894-95.

JAMAICA.—Alsop st, w s, 48 s Grove st, 2½-sty frame dwelling, 20x63, shingle roof, 2 families; cost, \$6,000; owner, Jane V. Morris, 100 Shelton av, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2891.

SOUTH JAMAICA.—Harrison av, e s, 225 s 2d st, 1-sty frame summer dwelling, 12x20, rubberoid roof, 1 family; cost, \$200; owner, Theresa F. Schaul, 1556 Thadford av, Ozone Park. Plan No. 2899.

FACTORIES AND WAREHOUSES.

JAMAICA.—South st, n s, 416 w Hamilton av, 2-sty frame storehouse, 200x40, tar and gravel roof; cost, \$15,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2856.

STABLES AND GARAGES.

COLLEGE POINT.—12th st, w s, 200 n 6th av, 1-sty brick garage, 17x19, corrugated iron roof; cost, \$100; owner, Fred Hochlein, 119 12th st, College Point. Plan No. 2849.

FOREST HILLS.—Colonial av, s e cor Gown st, 1½-sty brick garage, 19x20, tile roof; cost, \$450; owner, Mary V. Buckley, premises; architect, Edward A. Maabton, 60 Jewel st, Forest Hills. Plan No. 2842.

MIDDLE VILLAGE.—Furman av, w s, 133 s Juniper av, 2-sty brick cow stable, 96x80, tar and gravel roof; cost, \$5,500; owner, Meyer Knout, Furman av, Middle Village; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2846.

WOODHAVEN.—Broadway, n w cor Canal st, 1-sty brick garage, 18x12, shingle roof; cost, \$250; owner, Fanastino Guarino, 2970 Broadway, Woodhaven. Plan No. 2857.

ARVERNE.—Gouveneur av, s s, 100 w Wave Crest av, 2-sty frame stable, 38x20, slag roof; cost, \$400; owner, Rose Schaeffer, Kane av & Boulevard, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 2867.

FOREST HILLS.—Kelvin st, n s, 250 w Colonial av, 2-sty brick garage, 18x18, tile roof; cost, \$400; owner, Cord Meyer Dev. Co., Forest Hills; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 2869.

JAMAICA.—Union av, e s, 150 n Highland av, 1-sty frame garage, 18x16, shingle roof; cost, \$150; owner, W. T. Wright, Jamaica. Plan No. 2873.

NAPIER PARK.—Napier av, s s, 150 e Poplar st, 1½-sty frame garage, 12x18, shingle roof; cost, \$400; owner, Ralph Dubreck, on premises; architect, W. J. Conway, 400 Union st, Brooklyn. Plan No. 2872.

STORES AND DWELLINGS.

JAMAICA.—New York av, s w cor Meyer av, 2-sty brick store and dwelling, 20x43, felt and slag roof, 1 family; cost, \$3,500; owner, Oscar Winzerling, New York and Meyer avs, Jamaica; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 2843.

JAMAICA.—Norris av, s e cor Cumberland st, 2-sty frame store and dwelling, 20x36, tin roof, 2 families; cost, \$3,500; owner, John Macono, Norris av, Jamaica; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 2859.

STORES, OFFICES AND LOFTS.

METROPOLITAN.—Grove st, n s, 225 e Forest av, 1-sty frame store, 13x25, tin roof; cost, \$100; owner, Fredk. Messinger, Forest av & Grove st, Metropolitan. Plan No. 2860.

WINFIELD.—Worthington st, No. 60, 1-sty concrete office, 10x9; cost, \$150; owner, N. Y. Connecting R. R., on premises. Plan No. 2898.

MISCELLANEOUS.

HOLLIS.—Fulton st, s s, 525 w Farmers av, 1-sty frame moulding mill, 60x300, gravel roof; cost, \$6,000; owner, James H. Stansbury, 49 Bergen av, Jamaica; architect, G. Llewellyn, 133 New York av, Jamaica. Plan No. 2850.

MASPETH.—Grand st, s s, opposite Perry av, erect brick toilet, 14x16; cost, \$500; owner, Mt. Olivet Cemetery Co., premises. Plan No. 2848.

MIDDLE VILLAGE.—Furman av, w s, 133 s Juniper Swamp rd., 2-sty brick milk house, 75x20, tar and gravel roof; cost, \$1,800; owner, Meyer Knout, Furman av, Middle Village; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2847.

WOODHAVEN.—Briggs av near Ridge av, erect farm tool house, 9x7; cost, \$30; owner, W. Meyer, Glen Morris, L. I. Plan No. 2851.

JAMAICA.—DeGraw av, n s, 100 e Kaplan av, 1½-sty brick laundry, 63x25, shingle roof; cost, \$6,000; owner, Ottilie Orphan Society of Greater N. Y., 232 Grove st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 2868.

FLUSHING.—11th st, n s, 110 w Hurd av, 1-sty brick filtration plant, 48x52, felt and gravel roof; cost, \$5,000; owner, City of New York, Dept. Water Supply, 21 Park Row, N. Y. C.; architect, owner's engineer. Plan No. 2896.

WOODSIDE.—Gosman av and Dryer st, 1-sty temporary boiler house, 30x16; cost, \$100; owner, Arthur McMillen Co., Jackson av, Woodside. Plan No. 2897.

CORONA.—Central av, s e cor Oak st, 1-sty frame shop, 24x12, gravel roof; cost, \$106; owner, John Humerjohn, Oak st, Corona. Plan No. 2870.

Richmond. DWELLINGS.

DECKER AV. cor Turnpike, Linoleumville, 2-sty frame dwelling, 26x26; cost, \$3,100; owner, Margaret Crabbe, Linoleumville; architect, Richard Crabbe, Linoleumville; builder, A. Ellis, Mariner's Harbor. Plan No. 604.

CRESCENT AV. e s, 100 s Boulevard, Great Kills, 1-sty frame bungalow, 42x16; cost, \$350; owner, Joel W. Pangborn, Great Kills; architect, P. P.; owner builds. Plan No. 606.

MAPLE AV. n e s, 65 n w 5th st, New Dorp, 2-sty brick dwelling, 23x32; cost, \$2,800; owner, Michael Sero, New Dorp; architect, James E. Grunert, 2010 Richmond rd, New Dorp; owner builds. Plan No. 601.

GARRETSON AV. n s, 306 s Amboy rd, Tottenville, 2-sty frame dwelling, 18x40; cost, \$3,000; owner, John Moore; architect, H. Thrane, Tottenville; architect builds. Plan No. 617.

METCALFE ST. n s, 250 e Van Duzer, Stapleton, S. I., two 2-sty frame dwellings, 22x42; cost, \$3,225 each; owner, Mrs. C. Johnson, Stapleton; architect, Thomas Cummings, Stapleton; architect builds. Plan No. 616.

EGBERT AV. s s, 50 w Colfax av, Dongan Hills, 2-sty frame dwelling, 18x24; cost, \$2,250; owner, Georgiana Marks, Dongan Hills; architect, James E. Grunert, New Dorp; builder, Adam Marks, Dongan Hills. Plan No. 605.

TURNPIKE. e s, 375 n Eddy st, Tompkinsville, 2½-sty frame residence, 64x45; cost, \$23,000; owner, Emma B. Heyn, St. Paul's av, Tompkinsville; architect, H. A. Smith and Wm. P. Miller, New York City. Plan No. 603.

MAIN AV. e s, 100 n Purdy av, West New Brighton, 1-sty frame barn, 16x45; cost, \$300; owner and builder, E. J. and R. J. Daudignac, West New Brighton. Plan No. 613.

DEWEY AV. s s, 50 e Schley av, Tottenville, 2-sty frame dwelling, 20x25; cost, \$2,000; owner, Mrs. Fred Vielbroch, Tottenville; architect, Emil Peterson, Tottenville; architect builds. Plan No. 615.

O'SHAUGHNESSY'S LA. n s, 100 w Tompkins av, Rosebank, 2-sty brick dwelling, 22x40; cost, \$3,000; owner, Frank Margino, Rosebank; architect, Charles B. Hewcker, New Dorp; owner builds. Plan No. 612.

FOX HILL TERRACE. w s, 84 n Fingerboard rd, Rosebank, 2-sty frame dwelling, 30x35; cost, \$5,900; owner, James Cora, Rosebank; architect, James Whitford, St. George; builder, John W. Woodland, Rosebank. Plan No. 621.

PALMER AV. n s, 130 w Herberton av, Port Richmond, 2-sty frame dwelling, 19x37; cost, \$3,500; owner, Sidney and Christina C. Welr, Port Richmond; architect, P. P.; builder, R. H. Leadley, Port Richmond. Plan No. 610.

MOUNTAINVIEW AV. e s, 100 s Turnpike, West New Brighton, two 2-sty frame dwellings, 23x32; cost, \$3,250 each; owner, Kate Corson, West New Brighton; architect, D. T. Corson, West New Brighton; architect builds. Plan No. 607.

FISHER AV. w s, 244 s Arents av, Tottenville, 2-sty frame dwelling, 28x26; cost, \$2,400; owner, Laura E. Paugh, Tottenville; architect, E. R. Paugh, Tottenville; architect builds. Plan No. 619.

STABLES AND GARAGES.

50 N STEUBEN ST & RICHMOND RD. Stapleton, 1-sty frame stable, 15x40; cost, \$650; owner, H. Mickel, Stapleton; architect, Hy. Spruch & Sons, Stapleton; architect builds. Plan No. 614.

HOUSEMAN AV. s s, 500 w Chestnut, Castleton Corners, 1-sty frame garage, 13x20; cost, \$150; owner, Elizabeth Bergeman, Castleton Corners; builder, E. Mormeuse, Castleton Corners. Plan No. 608.

STORES AND DWELLINGS.

GYFORDS LA. w s, 25 n Amboy rd, Great Kills, 2-sty brick store and dwelling, 25x49; cost, \$4,000; owner, James Mungoli, Great Kills; architect, Wm. P. Warren, Annadale (Sea Side); architect builds. Plan No. 602.

SIMONSON & VAN DUZER STS. s e cor, Stapleton, two 3-sty brick stores and dwellings, 49x48; cost, \$5,000 each; owner, George Kempf, Stapleton; architect, James E. Grunert, New Dorp; builder, R. Langen, Rosebank. Plan No. 611.

MISCELLANEOUS.

VAN PELT AV. w s, 225 s Division av, Mariner's Harbor, 1-sty frame shed, 12x20; cost, \$1,500; owner, Ralph Van Name, Mariner's Harbor; architects, Drake & Bush, Mariner's Harbor; architects build. Plan No. 622.

OLD STONE RD. e s, opposite Merrill av, Bull's Head, 1-sty frame shop, 15x20; cost, \$100; owner, Carl Fresco, Bull's Head; owner builds. Plan No. 609.

JERSEY ST. w s, 30 s Brighton av, New Brighton, 1-sty frame shed, 12x15; cost, \$50; owner, M. C. Ripley, West Brighton; builder, J. Segler, New Brighton. Plan No. 620.

C. W. HUNT PROPERTY. West New Brighton, 1-sty frame shed, 13x14; cost, \$200; owners C. N. Hunt Co., West New Brighton; owners build. Plan No. 618.

PLANS FILED FOR ALTERATION WORK. Manhattan.

BARCLAY ST. 8-10, change vault lights to two 4 and 5-sty stores and lofts; cost, \$450; owner, Wm. W. Astor, London, Eng.; architect, J. F. Burrowes, 410 West 34th st. Plan No. 2451.

BLEECKER ST. 61, stairs, walls, show windows to 4-sty loft; cost, \$1,000; owner, Jules F. Mermond, 58 East 8th st; architect, H. Regelmann, 133 7th st. Plan No. 2443.

BLEECKER ST. 13, alter stairs, walls to 3-sty loft; cost, \$300; owner, Estate Catherine E. Stewart, 32 Liberty st; architect, Robert Teichman, 22 Willam st. Plan No. 2438.

BROOME ST. 263, new stairs to 7-sty loft and stable; cost, \$2,000; owner, Louis Roossin, 5 and 7 Attorney st; architect, Harold L. Young, 1204 Broadway. Plan No. 2454.

CHAMBERS ST. 97, show windows to 5-sty store and loft; cost, \$3,000; owner, estate Rebecca Harvey, 20 Nassau st; architect, Wm. M. Leonard, 162 West 120th st. Plan No. 2476.

DIVISION ST. 251, toilets, windows to 3-sty tenement; cost, \$800; owners, Abraham Davis, 153 East 40th st; architect, Arthur Weiser, 37 Liberty st. Plan No. 2469.

GRAND ST. 580, alter moving picture show and dwelling; cost, \$1,500; owner, Joseph Geisler, 56 West 112th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2433.

GRAND ST. 547-549, partitions, toilets, windows to two 3-sty stores and dwellings; cost, \$600; owner, Chas. H. Hunter, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2414.

GREENWICH ST. 62, partitions, windows to 4-sty hotel; cost, \$800; owner, John Froelich, premises; architect, F. A. Soldwede, 347 Lexington av. Plan No. 2413.

HORATIO ST. 105-115, alter awning to 6-sty storage; cost, \$750; owner, Thomas A. Adams, 525 West st; architect, J. G. Glover, 166 State st. Plan No. 2452.

MORTON ST. 34-36, alter windows to two 5-sty tenements; cost, \$500; owner, J. L. Butteneiser, 220 Broadway; architect, Wm. A. Murphy, 353 East 50th st. Plan No. 2472.

MURRAY ST. 67, remove encroachments to 4-sty store and loft; cost, \$250; owner, Chas. Helton, 317 Broadway; architect, H. Paradies, 231 West 18th st. Plan No. 2426.

WILLIAM ST. 80-82, Maiden lane, 66, Liberty st, 13, alter windows, partitions to 12-sty office; cost, \$10,000; owner, U. S. Branch of the Liverpool & London & Globe Ins. Co., 45 William st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 2429.

10TH ST. 389 East, partitions, windows, toilets to 6-sty tenement; cost, \$300; owner, Morris Maas, 141 Pitt st; architect, O. Reissmann, 30 1st st. Plan No. 2431.

12TH ST. 35 East; **13TH ST.** 48-50 East, windows, partitions to 9-sty loft; cost, \$1,200; owner, The Falsom Estate, 40 East 67th st; architect, R. J. Mansfield, 135 William st. Plan No. 2421.

18TH ST. 24-26 East, Broadway, 867-869, alter show windows to 5-sty store and loft; cost, \$2,060; owner, Estate Isaac C. Delaplaine; architects, Townsend, Steinel & Haskell, 1328 Broadway. Plan No. 2422.

18TH ST. 45 East, partitions to 3-sty store and dwelling; cost, \$750; owner, Central Realty Co., 309 Broadway; architect, Charles Stegmayer, 168 East 01st st. Plan No. 2456.

19TH ST. 1-3 East, alter railing, steps to 8-sty store; cost, \$100; owner, James D. Gardner, 5th av and 43d st; architect, Starrett & Van Vleck, 45 East 17th st. Plan No. 2475.

23D ST. 405-407 West, partitions, windows, change front to two 4-sty stores and dwellings; cost, \$3,500; owner, Margaret V. C. McNutt, 191 9th av; architect, Henry Davidson, 400 West 23d st. Plan No. 2423.

32D ST. 15-17 East, change windows to 12-sty store and loft; cost, \$400; owner, 15 and 17 East 32d St Co., 49 Wall st; architect, L. C. Patton, 1170 Broadway. Pina No. 2459.

32D ST. 126-128 West, stairs, toilets, change front wall to 2-sty stable; cost, \$2,000; owner, Eldridge Gerry, 258 Broadway; architects, S. Millman & Son, 189 Montague st. Plan No. 2462.

34TH ST. 134 West, 2-sty rear extension, 25 x36.6, stairs to 4-sty studios and dwelling; cost, \$4,200; owner, J. B. Manning, 81 Riverside Dr; architect, B. W. Levitan, 20 West 31st st. Plan No. 2464.

34TH ST. 44 East, partitions, windows, to 4-sty dwelling; cost, \$3,000; owner, August Belmont, premises; architect, Thomas M. Robertson, 117 East 38th st. Plan No. 2467.

34TH ST. 46 East, partitions, windows to 4-sty dwelling; cost, \$2,000; owner, August Belmont, premises; architect, Thomas M. Robertson, 117 East 38th st. Plan No. 2468.

34TH ST. 18-20 West, girders, front wall to 8-sty store and office; cost, \$10,000; owner, estate J. J. Astor, 23 West 26th st; architects, La Farge & Morris, 25 Madison sq, North. Plan No. 2470.

34TH ST. 62-64 East, alter vaults, sidewalks, steps to two 5-sty offices; cost, \$1,200; owner, E. N. Dickerson, 141 Broadway; architect, Chas. H. Richter, 68 Broad st. Plan No. 2428.

37TH ST. 321 East, partitions, toilets, windows to 5-sty tenement; cost, \$500; owner, Louis F. McMahon, 314 East 37th st; architect, J. G. H. Harlack, 790 East 180th st. Plan No. 2417.

39TH ST. 609-611 West, partitions to 3-sty boiler and vent house; cost, \$50; owner, N. Y. Butchers' & Dressed Meat Co., 11th av and 39th st; architect, E. Glas, 198 Broadway. Plan No. 2412.

40TH ST. 439 West, partitions, plumbing, fixtures to 2-sty shop and tenement; cost, \$1,000; owner, Samuel Lustbader, Jr., 131 East 23d st. Plan No. 2460.

42D ST. 116-122 West, sign to 2-sty show rooms; cost, \$6,000; owner, Ashforth & Co., 11 East 42d st; architect, S. R. Lash, 101 West 42d st. Plan No. 2466.

45TH ST. 406-408 West, partitions, windows, interior changes to 5-sty studio; cost, \$8,000; owner, Oakleigh Thorne, 37 Wall st; architect, Thomas C. Perkins, Staten Island. Plan No. 2448.

47TH ST. 2-6 West, partitions, to 13-sty store and loft; cost, \$400; owner, Frederick Ayer, Boston, Mass.; architect, H. W. Paradies, 231 West 18th st. Plan No. 2463.

72D ST. 252 East, interior changes to church; cost, \$500; owner, Church of St. John the Martyr, 250 East 72d st; architect, F. J. Schefcik, 4168 Park av. Plan No. 2416.

74TH ST. 215-223 West, toilets to 4-sty store and office; cost, \$200; owner, Wm. H. Browning, 18 West 54th st; architect, J. Jaume, 37 Sullivan st. Plan No. 2455.

87TH ST. 11 West, partitions, windows, to 5-sty dwelling; cost, \$300; owner, Julius Oppenheimer, premises; architect, Wm. Wakeman, 331 Madison av. Plan No. 2447.

105TH ST. 136-138 West, 3-sty rear extension, 10.10x21.8, alter elevator shaft to 3-sty stable; cost, \$500; owner, Wm. H. Heddendorf, 136 West 105th st; architect, Chas. Schaefer, Jr., & Co., 401 Tremont av. Plan No. 2444.

118TH ST. 503-508 East, 2-sty side extension, 25.6x41, walls to 3-sty stable and storage; cost, \$3,200; owner, Tietjen Bros., 506 East 118th st; architects, B. & J. P. Walthers, 147 East 125th st. Plan No. 2440.

125TH ST. 239-241 West, partitions to 2-sty store and loft; cost, \$275; owner, Major A. White, 12 West 66th st; architect, J. J. Lawlor, 360 West 23d st. Plan No. 2434.

125TH ST. n e cor Lenox av, change show windows to 2 and 3-sty stores and offices; cost, \$500; owner, Peter J. McCoy, 414 West 149th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2457.

145TH ST. 600 West, sign to 1-sty store; cost, \$300; owner, G. A. Graman, 47 West 34th st; architect, L. R. Lash, 101 West 42d st. Plan No. 2465.

163D ST. 444-446 West, partitions, windows, toilets to two 6-sty tenements; cost, \$1,000; owner, Morris Steinberg, 531 West 151st st; architect, D. Stone, 127 Bible House. Plan No. 2418.

AV A. 117, partitions, windows, toilets to 4-sty tenement; cost, \$1,000; owner, O. Reissmann, 30 1st st; architect, same, Plan No. 2430.

AMSTERDAM AV. n e cor 63d st, partitions, windows, toilets to 5-sty tenement; cost, \$1,000; owner, Moses Selig, 607 West End av; architect, D. Stone, Bible House. Plan No. 2419.

BROADWAY. s w cor 47th st, windows, partitions, change fronts to 6-sty store and loft; cost, \$800; owner, Ella A. Gray, 38 Park Row; architect, Wm. Zepp, 72 West Broadway. Plan No. 2422.

BROADWAY. n w cor 90th st, change windows, partitions to 12-sty tenement; cost, \$250; owner, A. C. & H. M. Hall Realty Co., 2780 Broadway; architect, F. J. Schefcik, Park av & 176th st. Plan No. 2432.

BROADWAY. 1457-1461, pent house ton roof to 7-sty restaurant; cost, \$75; owner, Henry Phipps Estate, 787 5th av; architect, Henry C. Pelton, 8 West 38th st. Plan No. 2436.

BROADWAY. 1437, sign to 3-sty store; cost, \$240; owner, Childs & Co., 200 5th av; architect, Frank Sutton, 158 West 65th st. Plan No. 2450.

BROADWAY. 1914, toilets, partitions, stair-case to 3-sty store and loft; cost, \$1,200; owner, Henry Hellman, 159 West 26th st; architect, George Dress, 1436 Lexington av. Plan No. 2458.

BROADWAY, 886-892, tank to 8-sty loft; cost, \$7,000; owner, Almy G. Gallatin; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2471.

CENTRAL PARK, n w cor 66th st, plumbing fixtures, windows to 7-sty tenement; cost, \$1,400; owner, Geo. B. Leonard, 31 East 27th st; architect, L. U. Bruyere, 11 West 36th st. Plan No. 2435.

LEXINGTON AV, 1412-1414, sign to 1-sty stores; cost, \$325; owner, Dr. Marcus Franklin, 1518 North Broad st, Philadelphia, Pa. Plan No. 2425.

MADISON AV, 142, cut doors, openings to 4-sty dwelling; cost, \$500; owner, Wm. F. Mittemdorff, 140 Madison av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2441.

MORNINGSIDE AV, w s, 119th to 120th sts, partitions to 5-sty tenement; cost, \$300; owner, West Side Construction Co., 322 West 100th st; architect, George F. Pelham, 507 5th av. Plan No. 2449.

WEST END AV, n e cor 59th st, elevator shaft, skylights, to 4-sty brewery; cost, \$5,000; owner, National Gum & Mica Co., 502 West 45th st; architect, H. P. Morrison, 21 Park Row. Plan No. 2427.

1ST AV, 384, toilets, partitions, windows to 4-sty tenement; cost, \$500; owner, Joseph Kruppenbacher, 384 1st av; architect, Wm. Schoen, 771 Forest av. Plan No. 2473.

3D AV, 45, toilets, windows, heating to 3-sty hotel; cost, \$6,000; owner, estate Jacob Cohn; architect, Richard Rohl, 128 Bible House. Plan No. 2461.

3D AV, 712, 1-sty rear extension, 16.9x14, windows, partitions to 5-sty tenement; cost, \$1,000; owner, estate Morris Goldstein, 61 East 92d st; architect, B. W. Berger & Son, Bible House. Plan No. 2453.

3D AV, 253, sign to 5-sty store and tenement; cost, \$250; owner, Bryant L. Kennelly, 156 Broadway. Plan No. 2445.

3D AV, 1407, 1-sty rear extension, 20x11, show windows, beams to 5-sty tenement; cost, \$2,000; owner, N. G. Bozeman, 162 East 71st st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2439.

5TH AV, s w cor 14th st, change curb to 16-sty store and loft; cost, \$5,000; owner, Van Schaick Realty Co., 100 Broadway; architects, Buchack & Fox, 11 East 59th st. Plan No. 2445.

5TH AV, 130-132, alter vault to 11-sty store and loft; cost, \$4,000; owner, O. B. Potter Trust, 71 Broadway; architect, Wm. J. Larch, 489 5th av. Plan No. 2437.

5TH AV, s e cor 125th st, partitions, windows, store fronts to 3-sty store and office; cost, \$1,000; owner, Isidor Lewkowitz, 40 East 67th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 2420.

8TH AV, 462, toilets to 3-sty residence; cost, \$75; owner, Auerbach Realty Co., 386 Central Park West; architect, Henry S. Lion, 38 West 32d st. Plan No. 2474.

10TH AV, 295; 27TH ST, 500 West, partitions, show windows, stairs, toilets to 4-sty store and tenement; cost, \$2,000; owner, Francis J. Maikham, 123 West 123d st; architect, J. C. Cocker, 2017 5th av. Plan No. 2424.

Bronx.

CAMBRELLING AV, 2489, 1/2-sty added to 1 1/2-sty frame dwelling; cost, \$500; owner, Jos. Moerino, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 422.

FRANKLIN AV, No. 1200, 1-sty frame extension, 11x12.6, new stairs to 2-sty frame dwelling; cost, \$800; owner, John E. Byrne, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 428.

BATHGATE AV, No. 1602, new store front to 2-sty frame stores and dwelling; cost, \$100; owner, Sarah Ruth, on premises; architect, Ike Ruth, on premises. Plan No. 426.

LUDLOW AV, s s, 179.4 e Castle Hill av, 1-sty frame extension, 8x15, new floors, etc., to 2-sty frame dwelling; cost, \$2,000; owner, Geo. J. Shapiro, 2997 3d av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 423.

ST. LAWRENCE AV, n e cor Merrill st, 1-sty brick and frame extension, 17.8x28.11, and 1-sty built under 2-sty frame dwelling; cost, \$2,000; owner, Naomi Federman, 450 Amsterdam av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 425.

TIEMANN AV, e s, 300 s Tillotson av, move 2-sty frame dwelling; cost, \$500; owner, Jane Killian, on premises; architect, J. B. Franklin, 25 West 42d st. Plan No. 424.

WHITE PLAINS AV, 3453, 1-sty brick extension, 37x31.10, to 3-sty brick store and tenement; cost, \$4,000; owner, John W. Fincke, 3641 White Plains av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 421.

WHITE PLAINS AV, n w cor 221st st, 1-sty frame extension, 22.4x21, to 2 1/2-sty frame store and dwelling; cost, \$400; owner, Barbara Trumpler Estate, 681 East 221st st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 427.

Brooklyn.

AMITY ST, 98, new doors, etc.; cost, \$800; owner, Dr. H. A. Fraser and another, 20 South Portland av; architect, C. H. De Leon, 120 Berkeley pl. Plan No. 5527.

BARBEY ST, w s, 100 n Liberty av, interior alterations; cost, \$600; owner, Christian Eichele; architect, L. F. Schillinger, 167 Van Sicten av. Plan No. 5536.

DAHLGREN PL, w s, 100 n 90th st, interior alterations; cost, \$500; owner, John Crowell, 85 Dahlgren pl; architect, Harry Rocker, 9109 4th av. Plan No. 5535.

FULTON ST, s w cor Pierrepont st, replace window, etc.; cost, \$200; owner, Kate Dur-yea, Lake Montauk, Ulster Co., N. Y.; architect, J. Schulman, 171 Bowery, N. Y. C. Plan No. 5562.

FULTON ST, 527, interior alterations; cost, \$150; owner, Clarence Fleet, 539 Fulton st; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 5548.

FULTON ST, s e cor Cumberland st, new store front; cost, \$150; owner, E. E. Meyer, 154 Bainbridge st; architect, H. T. J. Fuhrmann, 544 East 26th st. Plan No. 5601.

HOPKINS ST, n s, 150 e Nostrand av, new elevator, etc.; cost, \$2,000; owner, Edgar Impt. Co., 153 Remsen st; architect, Manhattan F. & R. El. Co., 63 Clymer st. Plan No. 5631.

JACKSON ST, 93, new store front, etc.; cost, \$125; owner, Emilie Giardini, on premises; architect, Laspia & Solvati, 525 Grand st. Plan No. 5534.

LOCUST ST, No. 11, interior alterations; cost, \$200; owner, Dora Nass, 580 Crescent st; architect, Max Cohn, 43 Glenmore av. Plan No. 5623.

MALBONE ST, n s, 379.3 w Bedford av, new interior alterations; cost, \$250; owner, Michael Murphy, on premises; architect, Chas. Palagonia, 1262 60th st. Plan No. 5602.

NASSAU ST, Nos. 196-8, interior lot; cost, \$800; owner, Hyman Neugarden, 179 Nassau av; architect, E. J. Meisinger, 394 Graham av. Plan No. 5526.

POWERS ST, No. 292, new partitions, etc.; cost, \$125; owner, Saul Goldberg, 6 East 32d st, N. Y.; architects, Strauss & Co., 442 West 42d st, N. Y. Plan No. 5589.

PROSPECT PL, No. 1836, interior alterations; cost, \$350; owner, Meyer Kenin, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5614.

RODNEY ST, No. 347, rebuild walls, etc.; cost, \$800; owner, Philip Engelhardt, on premises; architect, Benj. Finkensieper, 134 Broadway. Plan No. 5592.

VARET ST, No. 146, interior alterations; cost, \$600; owner, Harris Kaplan, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 5599.

WALWORTH ST, Nos. 164-6, interior alterations; cost, \$600; owner, Vincenzo Delyvechio, 164 Walworth st; architects, Brook & Rosenberg, 44 Court st. Plan No. 5582.

SOUTH 3D ST, Nos. 106-12, new elevator, etc.; cost, \$1,500; owner, Brooklyn E. D. Hospital, on premises; architect, Manhattan F. & R. El. Co., 63 Clymer st. Plan No. 5632.

NORTH 4TH ST, sec Berry st, new plumbing, etc.; cost, \$100; owner, E. Johnson, 280 Bedford av; architect, Otto Goodman, 68 E 116th st, N. Y. Plan No. 5567.

7TH ST, s s, 214.4 w 5th av, new extension, 42.6x98.4; cost, \$3,500; owner, Pauline E. Heberlein, 302 7th st; architects, Chas. Infanger & Son, 2634 Remsen st. Plan No. 5595.

EAST 8TH ST, No. 604, new extension; cost, \$500; owners, Mattie W. Kaufman and ano, on premises; architect, Grace S. Cohen, same address. Plan No. 5543.

NORTH 8TH ST, No. 68, new plumbing, etc.; cost, \$100; owner, John Bardrovsky, 162 So. 4th st; architect, Jos. McKillop, Jr., 154 India st. Plan No. 5578.

NORTH 5TH ST, No. 70, new plumbing, etc.; cost, \$100; owner, John Bardrovsky, 162 So. 4th st; architect, Jos. McKillop, Jr., 154 India st. Plan No. 5579.

SOUTH 7TH ST, No. 413, new plumbing, etc.; cost, \$100; owner, Wm. Pfeffer, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 5610.

29TH ST, ns, 335 West 4th av, new foundation, etc.; cost, \$600; owner, Pasquale Marino, 59 Garfield pl; architect, Thos. Bennett, 3d av corner 52d st. Plan No. 5531.

47TH ST, s s, 120 w 3d av, new extension, 20x80; cost, \$1,000; owner, Nells P. Severinsen, 69th st & 13th av; architect, M. D. Foot, 1422 75th st. Plan No. 5606.

61ST ST, n s, 220 w 14th av, new extension, 17x12; cost, \$500; owner, Nicolo Tipaldo, 1356 61st st; architect, Angelo Adamo, 64th st & 15th av. Plan No. 5584.

65TH ST, No. 1352, interior alt; cost, \$100; owner, Anna Buongara, on premises; architect, Elia G. Crascia, 147 Hamilton av. Plan No. 5564.

65TH ST, No. 1406, add new story to present building, etc.; cost, \$4,000; owner, Peter Bressi on premises; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 5572.

70TH ST, n s, 230 w 15th av, new extension, 27x15.3; cost, \$500; owner, Michael DiLeva, 162 Grand st, N. Y.; architect, Jos. Monda, 372 Broome st, N. Y. Plan No. 5620.

74TH ST, s s, 160 w 3d av, new porch, etc.; cost, \$200; owner, C. R. Larson, on premises; architect, —. Plan No. 5588.

EAST 89TH ST, es, 144.8 s Av K, interior alterations; cost, \$100; owner and architect, Geo. Dickens, on premises. Plan No. 5528.

DRIGGS AV, n s, 25.11 w Newell st, interior alterations; cost, \$150; owner, T. Tieffenbrunn, 26 Diamond st; architect, Christian Baur, Jr., 6 Bedford av. Plan No. 5624.

FLUSHING AV, No. 24, new store front; cost, \$150; owner, Emil Baranello, 86 Park av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 5600.

GATES AV, No. 1495, new windows, etc.; cost, \$500; owner, Eva Metzger, 1337 Greene av; architect, L. Berger & Co., Myrtle av corner Cypress av. Plan No. 5570.

HUDSON AV, No. 70, new store front, etc.; cost, \$1,000; owner, Giuseppe Tuoti, President, 1133 Broadway, N. Y.; architect, M. W. Del Gaudin, 401 East Tremont av, N. Y. Plan No. 5544.

KNICKERBOCKER AV, No. 322, new store front; cost, \$500; owner, Isaac Schlossberg, on premises; architect, L. Berger & Co., Myrtle av corner Cypress av. Plan No. 5571.

LEWIS AV, w s, 50 s Lexington av, new plumbing, etc.; cost, \$150; owner, Jesse S. Brown, South Branch, N. J.; architect, Jos. J. Sley, 4805 6th av. Plan No. 5604.

LOUISIANA AV, ws, 220 s Hegeman av, repair fire damage; cost, \$200; owner, Fannie Cohen, 72 Louisiana av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5563.

MYRTLE AV, No. 1290, interior alts; cost, \$150; owner, Saml. Friedman, on premises; architect, L. C. Holden, 103 Park av. Plan No. 5559.

NEW YORK AV, No. 9, interior alterations; cost, \$500; owner, Max Wohl, 201 New York av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5611.

NOSTRAND AV, s w cor Tilden av, exterior alterations; cost, \$500; owner, Consumers Bwy., East 54th st, N. Y.; architect, L. Muelbe, Av and East 28th st. Plan No. 5636.

SCHENECTADY AV, s e cor St. John's pl, new toilet, etc.; cost, \$300; owner, James Aylmer, 16th st & 7th av; architect, Benj. Drieselr, 153 Remsen st. Plan No. 5613.

SURF AV, s w cor West 17th st, erect seats, etc.; cost, \$1,580; owner, Steeplechase Park Co., on premises; architect, E. K. Warren, same address. Plan No. 5628.

THROOP AV, No. 655, new windows, etc.; cost, \$300; owner, Natin Siriski, 65 McKibben st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5533.

3D AV, Nos. 789 and 791, new plumbing, etc.; cost, \$200; owner, Karoline Burghard, 655 3d av; architects, Brook & Rosenberg, 44 Court st. Plan No. 5549.

EAST 8TH ST, w s, 300 s Av J, extend porch, etc.; cost, \$200; owner, — Schiff, 1134 East 7th st; architect, Olaf Tameoor, 1839 58th st. Plan No. 5555.

4TH AV, No. 220, new piers, etc.; cost, \$100; owner, John Volpe, 220 4th av; architect, W. J. Conway, 400 Union st. Plan No. 5560.

4TH AV, No. 924, new store front, etc.; cost, \$500; owner, Francesco Farnetto, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5561.

5TH AV, No. 416, store front; cost, \$300; owner, Jas. Stolworth, 273 8th st; architect, Pericles Kenakis, 40 New Bowery, N. Y. Plan No. 5634.

7TH AV, No. 431, new chimney, etc.; cost, \$150; owner, B. Traktman, 415 7th av; architect, J. A. Boyle, 367 Fulton st. Plan No. 5542.

14TH AV, s w cor 65th st, new extension, 21x17; cost, \$1,000; owner, Raffaele Salatino, 1374 65th st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 5637.

18TH AV, s e s, 170 n e 3d st, new extension, 18x7; cost, \$200; owner, Geo. F. J. Karges, 1959 84th st; architect, Adolph W. Gotthiel, 8758 24th av. Plan No. 5638.

Queens.

CORONA.—Irving st, w s, 25 n Main st, 1-sty concrete tile extension on rear, 50x32, corrugated iron roof; cost, \$2,000; owner, Tiffany Furnaces, Corona, L. I.; architect, owner. Plan No. 946.

CORONA.—Smith st, No. 154, 2-sty frame extension, front, 15x12, shingle roof; cost, \$400; owner, Jos. Serino, 160 Smith st, Corona. Plan No. 952.

CORONA.—Locust st, w s 200 w Central av, 2-sty frame extension on rear, 14x20, tin roof; cost, \$500; owner, Jas. H. Fleind, Locust st, Corona. Plan No. 947.

FLUSHING.—Grove st, 102 e Lawrence st, 1-sty frame extension on front, 8x20, tin roof; cost, \$500; owner, Rocco Evola, 9 Grove st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 948.

GLENDALE.—Glasser av, s s, 125 e Harman av, install new pumbing; cost, \$65; owner, Henry Abecy, 4 Glasser st, Glendale. Plan No. 953.

JAMAICA.—Hillside av, w s, 268 n Fulton st, 1-sty frame extension on side, 11x24, tin roof, new foundation; cost, \$450; owner, Leonard A. Barthel, Hillside av, Jamaica. Plan No. 945.

JAMAICA.—Fulton st, No. 365, general repairs; cost, \$200; owner, L. E. Anderson, 32 Union av, Jamaica. Plan No. 965.

JAMAICA.—Old South rd, s s, 100 w Smith st, change roof from flat to peak; cost, \$150; owner, F. Schambach, Old South rd, Jamaica. Plan No. 939.

L. I. CITY.—Front st, w s, 150 n Borden av, repair section of wall damaged by fire; cost, \$25; owner, L. I. R. R., Penn. Terminal, N. Y. Plan No. 944.

MASPETH.—Grand st, No. 61, repairs to store front; cost, \$25; owner, Louis Sawalsky. Plan No. 940.

METROPOLITAN.—William st, No. 184, 1-sty frame extension on rear, 6x8, tin roof; cost, \$250; new plumbing; owner, Henry Rensch, 395 Melrose st; architect, John H. Vandervegt, 47 Butler st, Evergreen, L. I. Plan No. 943.

RIDGEWOOD.—Cornelia st, s s, 320 w Cypress av, 1-sty frame extension on rear, 9x8, tin roof and interior repairs; cost, \$500; owner, A. Frank Wilson, 1035 Bushwick av, Brooklyn; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 941.

ROCKAWAY PARK.—1st av, w s, 260 s Washington av, 2 1/2-sty frame extension, rear, 23x12, shingle roof, new plumbing; cost, \$1,800; owner, Daniel Levall, 21 1st av, Rockaway Park; architects, Colton Bros., 133 Washington av, Rockaway Beach. Plan No. 951.

ROCKAWAY BEACH.—Dodge av, No. 25, 1-sty to be added to top, tar and gravel roof; cost, \$500; owner, Mrs. Sasso, on premises; architect, Phillip Caplan, 477 Boulevard, Rockaway Beach. Plan No. 950.

FLUSHING.—Main st, No. 109, erect new steel electric sign; cost, \$81; owner, Estate of E. Walsh, on premises. Plan No. 969.

ROCKAWAY BEACH.—Academy av, w s, 587 s Boulevard, 1-sty added to top, shingle roof; cost, \$2,000; owner, E. Scully, 47 Academy av, Rockaway Beach; architect, W. T. Kennedy & Co., Rockaway Beach. Plan No. 949.

WOODHAVEN.—Dennington av, e s, 750 n Jamaica av, erect new dormer window; cost, \$50; owner, L. Springer, 34 Dennington av, Woodhaven. Plan No. 942.

CORONA.—East Grove av, s e cor Garnd av, 2½-sty frame extension, rear, 27x12, tin roof; cost, \$250; owner, John Schell, Grand av, Corona; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 970.

ELMHURST.—National av, e s, 157 s Flushing av, 1-sty frame extension over present extension, tin roof; cost, \$350; owner, Mary L. W. White, East Elmhurst. Plan No. 959.

JAMAICA.—Jay st, w s, 125 n South st, 1-sty frame extension, rear, 16x16, tin roof; cost, \$300; owner, E. Dorst, Jamaica. Plan No. 961.

JAMAICA.—Welling st, e s, 100 s Atlantic av, 2-sty frame extension, 18x12, shingle roof; cost, \$800; owner, E. V. Carter, 35 Greenwood av, Richmond Hill. Plan No. 962.

JAMAICA.—Washington st, No. 10, erect new steel electric sign; cost, \$36; owner, R. Hoffmann, Jr., on premises. Plan No. 967.

LONG ISLAND CITY.—4th av, w s, 125 n Washington av, erect new store front; cost, \$150; owner, Michael Delessandro, on premises. Plan No. 972.

LONG ISLAND CITY.—Pierce av, s e cor Hamilton st, 1-sty concrete extension, side, 39x64, corrugated iron roof; cost, \$9,000; owner, Prospero De Nobila Co., on premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 960.

RIDGEWOOD.—Myrtle av, No. 1825, erect new steel electric sign; cost, \$40; owner, Gustave Kriofsky, on premises. Plan No. 968.

RIDGEWOOD.—Harman st, s s, 400 w Forest av, erect new brick foundation; cost, \$250; owner, John Ernest, on premises. Plan No. 964.

RIDGEWOOD.—Doscher av, s e cor Silver st, repair store front; cost, \$75; owner, Andrew Weidner, 39 Doscher av, Ridgewood. Plan No. 971.

ROCKAWAY BEACH.—Boulevard, s s, 50 w Mehrtens av, 1-sty frame extension, front, 62x85, slag roof; cost, \$600; owner, Morris Freidlander, 607 Boulevard, Rockaway Beach; architect, J. P. Powers Co., Rockaway Beach. Plan No. 958.

ROCKAWAY BEACH.—Ward av, w s, 400 s Boulevard, 1-sty frame extension, side, 18x50, new plumbing, paper roof; cost, \$500; owner, Grace Allen, on premises; architect, J. W. Smith, 58 No. Fairview av, Rockaway Beach. Plan No. 965.

ROCKAWAY BEACH.—Atlantic av, e s, 300 s Boulevard, building to be raised, new cellar dug, and new brick foundation; cost, \$500; owner, Martin Meyer, Atlantic av, Arverne; architect, E. F. Cojean, Park av, Arverne. Plan No. 963.

ROCKAWAY BEACH.—Hammels av, s e cor Boulevard, 1-sty frame extension, front, 19x12, shingle roof; cost, \$250; owner, B. Lechtman, Boulevard, Rockaway Beach; architect, K. J. W. Smith & Son, Rockaway Beach. Plan No. 966.

Richmond.

METCALFE ST., n s, 150 w Vanderbilt av, Stapleton, frame alterations to dwelling; cost, \$475; owner, Jacob Brauir, Stapleton; builder, H. Spruch & Son, Stapleton. Plan No. 349.

AMBOY RD., e s, 900 n Station, Eltynville, frame alteration to church; cost, \$225; owner, Church Holz Comfotee, site; architect, Gustav Litsche, Eltynville; architect builds. Plan No. 345.

MONTGOMERY AV., No. 50, Tompkinsville, frame alterations to dwelling; cost, \$1,350; owner, B. P. Olsen; architect, C. B. Hewcker, Tompkinsville; builder, Peter Larsen, Tompkinsville. Plan No. 346.

NEW YORK AV., No. 1230, cor Maryland av, Rosebank, brick alterations to wagon shed; owner, Michael Phillips, Rosebank; builder, Wm. Larkins, Rosebank. Plan No. 348.

BAY & HANNAH STS., Tompkinsville, brick alterations to boiler room; cost, \$60; owner, T. F. Santry, Tompkinsville; builder, N. O. Olsen, Tompkinsville. Plan No. 350.

RICHMOND TERRACE., w s, 200 s Broadway, West New Brighton, frame alterations to store and dwelling; cost, \$50; owner, Mrs. McHugh Nest, New Brighton; builder, Wm. J. Keeley, Rosebank. Plan No. 351.

TERRACE., s s, 100 e Jersey st, New Brighton, brick alterations to garage; owner, Geo. R. King, New Brighton; builder, J. O. Helzel, West New Brighton. Plan No. 347.

Personal and Trade Notes.

LAWSON & MacMURRAY. retailers, Hoboken, N. J., specialists in yellow pine lumber and timber, have completed additions to their mill.

ROYAL SCOTT GULDEN., 542 5th av, desires samples and quotations on front brick, tile bath fixtures and patent store fronts to be used in the construction of a bachelor apartment.

A. W. BOOTH & BROTHERS. large retail lumber and millwork house of Bayonne, N. J., whose premises were partly destroyed by fire some months ago, have completed plans for rebuilding.

EDWIN J. FORT. chief engineer of the Brooklyn Bureau of Sewers, addressed the 28th Ward (Brooklyn) Taxpayers' Protective Association on Wednesday night. Engineer Fort recently returned from a two months' tour in Europe.

FRANCIS F. LONGLEY. who has been connected with the work of Hazen & Whipple, consulting engineers at Watertown, Washington and Toronto, has been admitted to partnership in the firm at the local headquarters. George C. Whipple of this firm was recently

elected professor of sanitary engineering in Harvard, but retains his membership with the firm.

JAMES G. GARDINER. a local civil engineer, died at North East Harbor, Maine, September 10. Mr. Gardiner was government inspector of harbor defences at San Francisco during the Civil War and in later years was connected with the United States Geological Survey, in which capacity he was in charge of the survey of New York State, and was also in the service of the State Board of Health.

EXAMINATION POSTPONED.—The U. S. Civil Service Commission announces the postponement to October 16-17, of the open competitive examination for engineer draftsman for men only, announced to be held on September 11-12. From the register of eligibles resulting from this examination certification will be made to fill six vacancies in the office of the Supervising Architect, Treasury Department, at entrance salaries ranging from \$1,600 to \$2,000 per annum.

TIMOTHY GIBSON SELLEW. 79 years old, died Sept. 19 from pneumonia at his home, 462 Park street, Montclair. Mr. Sellew was born in New York City, and when a young man engaged in the business of manufacturing office furniture. His office in New York has been at 111 Fulton street since the beginning of his commercial career. Mr. Sellew gave the land for the church and parsonage of the Upper Montclair Presbyterian congregation and provided the funds for building. He is survived by his wife.

THE BERGER MANUFACTURING COMPANY and guests gathered at the offices of the company at 22d street and 11th avenue last Saturday afternoon at a dinner in honor of the sales force, and later proceeded by automobile to College Point, where an outing and clam-bake was enjoyed. Games, including baseball, in which the benedicts defeated the unmarried men, were indulged in. The invitations were in the form of subpoenas to attend a trial in "The Court of Eats" in the issue of "Berger vs. Berger," and were handsomely done in pen and ink sketches.

JAMES H. PITTINGER. for many years prominent in the retail lumber trade of the Metropolitan district and principal until recently in the retail lumber house of Watson & Pittinger, with yards at Carroll street and Cwawan Canal, Brooklyn, died suddenly on September 11, at Branchville, N. J., where he had been spending the summer. He was a trustee of the New York Lumber Trade Association, and the board appointed the following to attend the funeral: Albro J. Newton, William R. Creed, Frederick W. Starr, Charles B. Thomson, Guy Loomis, Hammond Talbot, Alexander C. Snyder, David M. Ressegue, Frederick W. Cole, John R. Glover.

GEORGE D. HENDRICKSON. as trustee in bankruptcy of the Charles R. Partridge Lumber Company, sold, through Edwin M. Farrier to the Interstate Lumber Company, its plant in Jersey City, consisting of twenty-five lots, located in Canal and Van Horne streets; also a plot, 350x228 feet, fronting on Pacific avenue. The sale also includes all the stock and fixtures, also the lumber business carried on in Newark under the name of W. H. & H. M. Partridge, and in Brooklyn under the name of George J. Kummerle and the George J. Kummerle Lumber Company. The price paid is reported at \$126,150, subject to all outstanding taxes, mortgages and other claims.

Big Call for Pumps to Rent.

Subway and sewer construction work, not to mention numerous large building excavations in and out of the city, have made serious inroads upon the number of available rentable pumps during the last six months. Three large pumps, for instance, are kept in operation by E. George Company for the Union Building & Construction Company, which is laying a 24-inch sewer in West Side Park and Totowa, in Paterson. This work is requiring the most powerful pumps procurable, because it has to take care of a running brook by making for it a new channel and keeping the sub-surface water free of the excavations.

Another reason for the scarcity of pumps is shown in the fact, in the case of the Edison Building, at 140th street and Ryder avenue, five pumps were required in constant night and day operation for four months out of seventeen months in which the company was employed to keep the excavation for the big power house dry.

The resources of the E. George Company in the matter of pumps are such as to enable it to supply pumps of any capacity on very short notice, both for subway work and sub-surface construction, including sewer-pipe laying and subway work.

Important for Builders to Know.

A prominent broker says there is an unsatisfied demand on the East Side for apartments renting under \$2,500 a year. The problem of the operator and builder is to understand the nature of the demand in any given section. There may be an oversupply of medium-priced apartments in any given quarter, and not enough of a higher or even of a lower grade.

This is said to be true on Park avenue at the present time. New houses containing apartments variously rated have easily rented the best and the cheapest, and have found the medium-priced apartments to be least in demand.

Damp Walls in Buildings.

The problem of securing dry, warm and comfortable rooms is now recognized as one of the utmost importance principally on the score of the health of the inmates. It should appeal to the owner and the renting agent from a financial and hygienic standpoint.

As many firms have adopted the policy of rendering their buildings waterproof, the public is realizing in increasing measure that they need not submit to unhealthy and disfigured conditions of their living rooms and offices.

The invention of the Caffall process for waterproofing has placed the remedy for damp and unwholesome buildings within the reach of all those troubled with these conditions. The chief recommendation of this process is its permanence and its adaptability to all building materials. Particulars may be obtained by addressing the Obelisk Waterproofing Co., 1 Madison avenue.

The Wells Company to Expand.

James Wells, proprietor of the Wells Architectural Iron Company, plans extensive additions to his new plant at River avenue and 151st street. Mr. Wells has not yet worked out the full details, but the extension will be sufficiently large not only to take care of his present increasing business, but to provide for additional requirements of the future.

This company has been specializing in ornamental iron work. The equipment of its plant is such as to execute the highest grade of business, notable among them being the following recent contracts: The new terminal buildings of the New York, Westchester & Boston R. R. at Bronx Park, for which Reed & Stem were architects; Y. W. C. A. headquarters at 52d street and Lexington avenue, for which Donn Barber was architect; Ritz-Carlton Hotel, Philadelphia, for which Horace Trumbauer is the architect; the Garden City Hotel, for which Ford, Butler & Oliver were architects; Jamaica Railroad station, for which Kenneth M. Murchison is architect, and the Durand Ruell Building, in East 57th street, for which Carrere & Hastings are architects.

TRADE LITERATURE

Patent Laws.

The gist of the Supreme Court decision in the Dick Patent Case, and of the proposed patent law amendments prepared by Gilbert H. Montague, of the New York Bar, recently published in the "Engineering Magazine" for May and June, 1912, has been published in a booklet form and may be obtained by addressing the "Engineering Magazine," 140 Nassau street, New York.

New Fireproofing Catalogue.

Architects and builders should write to the General Fireproofing Company, of Youngstown, Ohio, for the new catalogue just issued describing the new catalogue "Self-Sentering." This firm manufactures the Herringbone Ingot Iron Lath, expanded steel lath, Diamond Mesh expanded metal lath, wire fabric reinforcement, steel furniture and store equipment.

Elevator Shaft Construction.

What is said to be the only book extant on the subject of elevator shaft construction is contained in a work just from the press of the William T. Comstock Company, and written by H. Robert Cullmer, assisted by Albert Bauer, with an introductory note by Reginald Pelham Bolton. This work is a treatise for the architect and builder covering the surveying and preparing of detailed drawings for elevator shafts, machine rooms, elevator bulkheads, and tables and formulae for calculating the size and capacity of passenger, freight, sidewalk elevators and dumb-waiters. It also contains specification outlines for elevator installations, elevator shaft doors and appliances, besides presenting existing building regulations covering building installations. The work is complete in five chapters, and contains a mass of detailed drawings showing proper elevator shaft construction.

The author in the preface says it has been his object to present the subject in such a manner as to make the details of practical value to the architect, builder, or building superintendent representing either, having to do with work in and about elevator shafts. This work should be a part of the library equipment of every architect, not only because it is antique as being the only one of its kind so far as we know, but because it gives a great deal of information on this subject not otherwise easily procurable.

CLASSIFIED LIST OF ADVERTISERS

The following list is an Index of Record and Guide advertisers, classified under their respective business heading, together with the address.

Awning Fittings

John Simmons Co., 110 Centre st.

Blue Prints

Knickerbocker Blue Print Co., 2 East 42d st.
Relliance Blue Print Co., 373 4th ave.

Boilers

Lord & Burnham Co., 1133 Broadway.

Brick

Carter, Black & Ayres, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Houghtaling & Wittmann, 44 East 23d st.
Kreischer Brick Mfg. Co., The, 119 E. 23 st.
Pfothner-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')

Brooklyn Builders Supply Co., 6th St. Basin
and Gowanus Canal, Brooklyn.
Candee, Smith & Howland Co., Foot E 26 st
Heaney Co., P. J., 172d st & West Farms Rd
Kane Co., J. P., 103 Park ave.
Peck Co., N & W. J., 103 Park ave.

Building Reports

Dodge Co., F. W., 11 East 24th st.

Cement

Aisen's Am. Port. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50
Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Thelle, E., 99 John st.
Vulcanite Portland Cement Co., 5th Ave. Bldg.

Cement Work

Harrison & Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th st.

Contractors' Bonds

Collhan & Co., 1 Madison ave.
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)

Burr & Co., Wm. A., 606 West 110th st.
Cauldwell-Wingate Co., 351 4th ave.
Corning Co., E., 100 William st.
Egan, J. F., 162 West 20th st.
Fuller Co., G. A.,
Grant Contracting Co., 1123 Broadway.
Robinson Co., A. J., 123 East 23d st.
Sawyers & Murphy, 112 W. 42d st.
Steen Co., Thos. J., 30 Church st.
Schlesinger, J., 1265 Broadway.
Vogel Cabinet Co., 535 East 79th st.
Whitney Co., The

Consulting Engineers

Maillox, C. O.-Knox, C. E., 90 West st.

Cornices and Skylights

Hayes, Geo., 71 8th ave.

Cypress

Southern Cypress Mfr. Assoc., 1213 Hibernia
Bank Bldg., New Orleans, La.

Doors and Sashes

Iroquois Door Co., 18 Broadway.
C. R. Macaulay, 18th st & 5th ave.
Weisberg-Baer Co., Astoria, L. I. City.

Electrical Contractors

Brussel, D. G., 39 West 33th st.

Electrical Service

N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st.
Otis Elevator Co., 26th st and 11th ave.
See Electric Elevator Co., A. B., 220 Bway.
Welsh Machine Works, 276 West st.

Fire Extinguishers

The Safety Fire Extinguisher Co., 291 7th
ave.

Flooring

Metropolitan Flooring Co., Flatiron Bldg., N.Y.

Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 109
Cook st, Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 110th st.

Glass

Werbalevsky, J. H., 38 Mezerole st. Bklyn.

Granite

Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer

Vorndran's Sons, C., 412 East 147th st.

Insurance

Collhan & Co., 1 Madison ave.
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork

Empire City-Gerard Co., 40 East 23d st.

Iron Grille Work

Batallie & Co., A., 537 Hudson st.

Iron Work (Arch. and Struc.)

Cornell Iron Wks., 26th st & 11th ave.
Grand Central Iron Works, 212 East 52d st.
Hebberd & Wenz, Diamond & Calyer, Bklyn.
Hecla Iron Works, North 10th st, Bklyn.
Lass & Netusak, 442 East 105th st.
Manhattan Rolling Mill, 315 East 97th st.
Perلمان Iron Works, 1735 West Farms Rd.
Schwenn, Wm., 323 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave & E. 151 st.

Lime

Farnam Cheshire Lime Co., 23 Cortlandt st.

Lumber

Collins, Lavery & Co., 32 Cortlandt st.
Finch & Co., Chas. H., Coney Is. ave & Ave.
H., Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st & East River, Bklyn.

Marble

Klauer & Son, A., 211 Vernon ave., L. I. City.

Metal Ceilings

Berger Mfg. Co., 11th ave. & 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.
Wheeling Corrugating Co., 14 Desbrosses st.

Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I.
Modern Fireproof Constr. Co., 1265 Bway.
Pomeroy Co., Ins., S. H., 427 West 13th st.

Mortgages

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Lawyers' Mortgage Co., 59 Liberty st.
McLaughlin & Co., A. W., 123 Broadway.
McMahon, J. T., 183 Montague st, Bklyn.
N. Y. Real Estate Security Co., 43 Bway.

Paint

Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.

Painting

Oliver, W. H., 104 University pl.

Plumbers

Haase, W. A., 1513 2d ave.

Pumps (Electric)

George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 30 Murray st.

Real Estate (Manhattan and The Bronx)

American Real Estate Co., 537 5th ave.
Ames & Co., 26 West 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 West 23d st.
Archibald, Wm. H., 316 West 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 10 East 33d st.
Bailey, F. S., 152 East 23d st.
Bechmann, A. G., 1055 So. Boulevard.
Boylan, J. J., 402 West 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 West 40th st.
Brown, Inc., W. E. & W. I., 3428 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 796 6th ave.
Cokeley, W. A., Grand Central Term., Manhtn
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 West 23d st.
Davies, J. C., 149th st and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 123 Broadway.
De Walleteras & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duff & Conger, Madison ave and 86th st.
Duroess Company, 155 West 14th st.
Eckerson, J. C. R., 35 West 30th st.
Eckhardt, P. C., 693 9th ave.
Edgar, Herman, L. R., 81 Nassau st.
Elliman & Co., D. L., 431 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finnegan, A., 85 Nassau st.
Fischer, J. A., 690 8th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 West 40th st.
Frost, Palmer & Co., 1123 Broadway.
Geoghagan, P. A., 484 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave & 123d st.
Harft, Chas., 58 East 8th st.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 38 Liberty st.
Jackson, H. C., 1419 Wilkins ave.

Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 West 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 West 42d st.
Lumms, E. R., 25 West 33d st.
McLaughlin, T. F., 2687 Broadway.
McNally, G. V., 47 West 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 West 30th st.
Ogden & Clarkson, 17 West 30th st.
O'Hara Bros., Webster ave & 200th st.
Palmer, E. D., 179 Columbus av.
Payton, Jr., P. A., 67 West 134th st.
Pease & Elliman, 340 Madison ave.
Pfommm, F. & G., 9 West 29th st.
Polak, E., 149th st and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 West 125th st.
Price, George, 138th st and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Roome & Co., W. J., 177 Madison ave.
Royal Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 West 34th st.
Schrag, L., 142 West 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 East 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 East 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Wilcox & Shelton, 245 West 125th st.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st., Bklyn.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 839 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 139 Montague st.
Tyler, Frank H., 1133 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.

Real Estate Operators.

Alliance Realty Co., 115 Broadway.
City Investment Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 West 42d st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 125 Broadway.
Wallach Co., R., 68 William st.

Reports (Building)

Dodge Co., F. W., 11 East 24th st.

Roofers and Materials

Commonwealth Roofing Co., 17 Battery Pl.

Slate

Johnson, E. J., 33 Park Row.

Stone Renovating

Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Trucking

Atlantic Contracting Co., 230 East 42d st.

Vault Lights

Berger Mfg. Co., 11th ave. & 23d st.
Brooklyn Vault Light Co., 270 Monitor st, Bkl.

Wall Paper

Celestial Wall Paper Co., 38 DeKalb ave., Bkl.

Waterproofing

Atlanta Contracting Co., 230 East 42d st.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned, (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

SEPT.

- | | | | | | |
|--|-------------|---|--------------|--|---------------|
| 14 Aronowitz, Louis—S Bisgaer | 139.41 | 14 Curgio, Eugene—Lion Bwy of N.Y. | 6,141.97 | 17 Epter, Benj—J A Nelson | 174.01 |
| 14 Azzura, Geralamo—People, &c. | 20.00 | 14 Catts, Benj S—A Goldschmidt et al. | 163.33 | 17 Eckhoff, Jno—G H Tammany | 535.23 |
| 17 Amsterdam, Edw—J Kohen | 79.65 | 14 Cabot, Chas A—W R Ostrander & Co | 228.47 | 18 Ely, Richd F—C W F Ely | 1,676.20 |
| 17 Appleton, Robt—A A Graff | 44.41 | 14 Cohen, Morris—J Lipschitz et al. | 30.75 | 18 Eckel, Chas E—Marshall Field & Co | 141.31 |
| 17 Ackerman, Wm M—M Radin | 39.06 | 14 Chaims, Edw—National Nassau Bank of N Y | 521.01 | 18 Erdman, Chas E—L Oppenheimer | 26.18 |
| 18 Apy, Edw—M S Hotaling | 196.74 | 14 Cornell, Eric E & Saml Rauch—People, &c | 1,000.00 | 19 Edmiston, Robt J—M Edmiston | costs, 100.40 |
| 18 Aronowitz, Philip—Harlem Wall Paper Supply | 124.16 | 16 Clayton, Eugene—A H Atterbury | 79.41 | 19 Egan, Michl or Michal Eagan—M B Klein | 250.10 |
| 19 Anderson, Fredk M & Wm J Atwood—A Petter | 197.80 | 16 Cummings, Jas F—City Account Co, Inc | 66.25 | 20 Ebell, Francesco—G W Schwinn | 77.25 |
| 19 Abraham, Benj M—A A Solomon Jr & Co. | 74.16 | 16 Cahill, Jno A—same | 76.38 | 20 Engert, Jno—A Ehlers | 63.41 |
| 20 Altman, Saml—N Y Edison Co. | 10.92 | 16 Clancy, David A—same | 65.95 | 20 Eskeles, Abr—E J Gillies et al. | 16.91 |
| 20 Appel, Saml* & Jno—S Samodovitz et al. | 30.55 | 16 Cassebeer, Eleanor J—M A Kirk | 154.55 | 16 Fleming, Jno—Darre Co | 152.51 |
| 14 Brennan, Bernard—Hannis Distilling Co | 88.86 | 16 Cohen, Geo—L Tendler et al | 79.06 | 16 Feldblum, Gustave—J Wellens Jr | 47.91 |
| 14 Bunnell, Jno—C J Hirsch | 138.54 | 16 Cuzio, Eugene—Lion Brewery of N Y City | 6,141.97 | 16 Freedman, Benj—F W Geiler | 141.15 |
| 16 Becker, Julius—H H Cording et al. | 48.51 | 16 Carroll, Chas C & Jas W—L H Heyman | 527.68 | 16 Fhrer, Rebecca—Curtis Blaisdell Co. | 155.61 |
| 16 Bronx Heights Land Co—H P Velte | 6,209.02 | 16 Cohen, Jos—M Wagman et al. | 26.65 | 17 Free, Geo H—American Play Co | 150.00 |
| 16 Brunell, Jno—C J Hirsch | 138.54 | 16 Cassidy, Wm J—J Back | 52.66 | 17 Fowler, Chas N—C B Hobbs | 5,671.77 |
| 16 Brinckmann, Henry—D W Smyth | 927.32 | 16 Cully, Esther C—K Olenberg | 139.34 | 17 same—same | 48,929.48 |
| 16 Blaesser, Henry G—City Account Co, Inc | 66.25 | 16 Clark, Bessie C—G Bock admx | 2,659.26 | 17 Farley, Adrian M—Willard's Hotel Co. | 75.16 |
| 16 Bruce, Thos—A M Moses | 1,080.55 | 16 Courtney, Wm J—T A Desmond | 3,378.72 | 17 Fuehmann, Henry T J & Dora—Corn Exchange Bank | 138.77 |
| 16 Boyce, Myron J & Morris J Bernstein—M Hecht | 138.33 | 16 Curran, Harry L—Auto Supply Co. | 70.82 | 17 Fort, Frank A—Acker, Merrall & Condit Co. | 150.80 |
| 16 Burton Dry Goods Co—I Levison et al. | 411.19 | 16 Cohen, Geo—C Gluck | 83.16 | 17 Fuhsberg, Mechel & Nathan Lifshitz—M Grillias | 85.20 |
| 16 Baxt, Barnet & Max Freed—F Osborne et al. | 112.51 | 16 Cooper, Geo—J Fleischman | costs, 77.75 | 17 Feldman, Minnie—A L Wood et al. | 244.62 |
| 16 Bohlkin, Geo N—Berghoff Co of N J. | 28.87 | 17 Curci, Civo—L De Maio | 94.67 | 18 Fuller, Fred J—H Farmer et al. | 73.67 |
| 17 Block, Merwin S C—Jno C Wiarda & Co. | 352.86 | 17 Cutler, Abner S—J Cohn et al. | 47.73 | 18 Freiman, Jos—B Wardinger et al. | 169.86 |
| 17 Booth, Winifred C & Barnabas H Butler Bros | 214.92 | 17 Cohen, David & Saml—L & L Cloth Examiners, Shrinkers & Refinishers | 42.14 | 18 Finkelstein, Louis—J E Bates et al. | 169.85 |
| 17 Baloge, Elias—C Biskinty | 139.65 | 17 Cooper, Chas H—Consolidated Dental Mfg Co | 353.70 | 18 Farrington, Irving K—Postal Telegraph Cable Co | 138.86 |
| 17 Birnbaum, Morris & Abr Levy—N Vlodinger | 63.65 | 17 Cavanaugh, Matilde—Waldorf-As-toria Hotel Co. | 489.05 | 18 Fisher, Alfred & Faustino—E Badt. | 229.77 |
| 17 Barr, Wm—S Halpern | 34.41 | 17 Carns, Edmund B—Paterno Bros | 133.71 | 15* Finn, Patk & Jos Leonard—Empire State Liquor Co. | 178.91 |
| 17 Bauer, Saml* & Paul—Angldle Computing Scales Co. | 41.50 | 17 Chester, Philip—Lion Brewery of N Y City | 382.56 | 18 Friedman, Amelia—L Bronner | 75.41 |
| 17 Beck, Maks—M C Addoms | 86.99 | 17 Curtin, Frances—Hannis Distilling Co. | 121.51 | 18 Fleury, Jas A—L Oppenheimer | 70.91 |
| 17 Bowsky, Regina extrx—A Hutter et al. | 401.07 | 17 Curtiner, Aaron—A Goldsmith et al. | 124.68 | 18 Frank, Rose—N Schweltzer | 40.30 |
| 17 Brennan, Jas—Henry H Heert & Co. | 35.15 | 17 Cruice, Danl—Morgan & Wright. | 208.67 | 18 Fowley, Danl—S Levy | 573.90 |
| 17 Barry, Wm J—Jno Wanamaker, NY. | 41.56 | 17 Chrysler, P C—W M Morrison | 419.41 | 18 Frees, Longin P—E A Hayden & Westcott Lumber Co. | 146.01 |
| 18 Baum, Saml—D Meyer | 171.55 | 18 Coleman, Thos L—Republic Rubber Co of N Y | 606.97 | 18 Frees, Longin P—Hayden & Westcott Lumber Co. | 147.96 |
| 18 Bloch, Merwin S C—Roosevelt Hospital | 308.92 | 18 Csolkovits, Eugene B—E Callaghan. | 317.17 | 19 Felch, Frank W—E Shaw | 112.71 |
| 18 Baum, Jake—Romer Cloak Co. | 186.91 | 18 Caroniti, Filadelfio & Cirino Caroniti—S Maida | 197.90 | 19 Fiore, Jos—N Y Edison Co. | 14.47 |
| 18 Braffett, Wm J & Martin P Lynch—First Natl Bank of Town of Union. | 1,033.86 | 18 Cohen, Saml & Abr Schor* & Saml Feigenbaum—M Moskowitz | 40.90 | 19 Franklin, Jno J—Runkel Bros. | 112.91 |
| 18 Ballantine, Duncan—J G M Bullowa. | 111.91 | 18 Contantine, Saml—J Albert. | 297.50 | 19 Fries, Longin P—E A Cornelius et al. | 337.06 |
| 18 Berend, Harry—F Chotinsky. | 1,264.86 | 18 Couden, Elliott R—C F Hickey. | 801.52 | 19 same—Dutchess Finance Co. | 443.38 |
| 18 Browal, Chas—Strohmeyer & Arpe Co. | 22.17 | 18 Callahan, Jno J—S L Parsons & Co. | 22.72 | 20 Falco, Michele—M A Valli | 93.67 |
| 18 Bolitho, Saml—City Account Co, Inc. | 91.60 | 18 Cohn, Hugo—L D Sealy | 93.90 | 20 Frantzman, Jacob—S Somodovitz et al. | 68.89 |
| 18 Brawley, Thos—City Account Co, Inc. | 66.12 | 18 Cirkir, Michl—J Kolb | 49.41 | 20 Forrester, Frank—N Y Edison Co. | 11.41 |
| 18 Brandner, Jno & Fredk J Davison—Libman Contracting Co. | 272.60 | 18 Cox, Harry W—L Oppenheimer | 265.09 | 20 Fischer, Alex—same | 18.33 |
| 18 Bergin, Albt E—J G Denny et al. | 38.21 | 18 Cadmus, Geo W—City Account Co, Inc. | 66.27 | 20 Fordon, Jos—Hamilton Holding Co. | 121.91 |
| 18 Biscov, Harry B—M Martin. | 119.72 | 19 Connolly, Della—H Samuels et al. | 380.30 | 20 Fensterheim, Saml—S Skovereinsky. | 329.41 |
| 18 same—J Martin | 89.72 | 19 Cuff, Wm—H Heins | 7,404.14 | 14 Gottlieb, Leopold—M Meyer | 39.41 |
| 19 Block, Merwin S C—Wm Ladow Feid Co. | 128.62 | 19 Carrillo, Mario Y A admr—H L Ungrich | 2,431.20 | 14 Gogin, Ernest B—Vacuum Oil Co | 74.09 |
| 19 Brockman, Marion—Bohlen Bros. | 135.47 | 19 Cobert, Nathan & Morris N Walzer—Eastman Machine Co. | 278.34 | 14 Grier, Franklin—C R Bradbury | 35.51 |
| 19 Bloch, Merwin S C—William Hall Co. | 148.57 | 19 Collins, Josie—H B Marinelli, Ltd. | 369.97 | 14 Gollubier, Julius W—S Weltzenblum | 32.72 |
| 19 Bernascheff, Josefa—M M Menken. | 274.41 | 19 Coney, Flora A—M Haines | 482.36 | 16 Glander, Henry A—A Mangels et al. | 676.42 |
| 19 Braun, Julius—D Braubacher. | 2,384.12 | 19 Caufford, Eugene J—G Schard Jr. | 39.11 | 16 Goldstein, Jacob H—E H Paul | 29.41 |
| 19 Brodsky, Louis B—West Pub Co. | 46.11 | 20 Clifford, Wm L—W R Ellison et al. | 276.32 | 16 Goldman, Abr—H L Munter et al. | 276.03 |
| 19 Bilsky, Aaron—L Greenberg. | 135.45 | 20 Clapper, Ray—T M Reid et al. | 46.36 | 16 Golden, Israel—N Lauzet et al. | 336.59 |
| 19 Breitenbach, Adolph & Wilhelmina—B Lubetkin | 74.41 | 20 Cebulsky, Jacob—L P Novik et al. | 118.15 | 16 Gaus, Nathan—Clausen-Flanagan Bwy Co. | 396.99 |
| 20 Brunning, Henry—Thos J Plunkett's Sons | 12.68 | 20 Corrado, Constantine, Raffaele Mag-nette, Fredk Weller & Ernest L Meeker—L Oppenheimer | 119.43 | 16 Gilmore, Mary E—Standard Fashion Co. | 539.49 |
| 20 Brenack, Richd G—Story & Flickinger | 279.07 | 20 Caplan, Jacob—Jefferson Bank. | 38.98 | 17 Graham, Josephine—Minnie G Frank Realty Co. | 139.21 |
| 20 Berger, Saml E—W T Churchill. | 477.51 | 20 Cooley, Hollis E—M L Dunham | 96.95 | 17 Grant, Chas B—A R De Grath | 27.90 |
| 20 Blum, Ray, Calman Blum & Calman Blum—Jefferson Bank | 443.64 | 20 Collins, Jno & Adolph Bruckenstein—People, &c | 500.00 | 17 Greenberg, Wolf & Mary Fried—J W Gastiger et al. | 442.20 |
| 20 Boehm, Max S—M S Hyman | 459.31 | 14 Dunne, Ellenora F—B Fox | 151.91 | 17 Golden, Robt—S Arnstein | 79.61 |
| 20 Bunnell, Geo A—G G Bunnell | 121.14 | 16 Dorsey, Thos A—National Cascket Co, Inc | 152.42 | 17 Gunning, Jno—R Levers | 216.11 |
| 20 Baxter, Jno W & Chas B Du Moulin—W N Smith | 232.98 | 16 Donovan, Danl J—City Account Co, Inc | 66.25 | 17 Gibbons, Mrs Jas F—F Goldner. | 181.22 |
| 20 Bassino, Guiseppe—L Bernasconi. | costs 27.41 | 16 Daly, Frank V—City Account Co Inc | 81.60 | 17 Gross, Frank—A F Kingsland | 74.25 |
| 20 Berson, Jos & Harry A Westerman—Romm & Halper | 95.58 | 16 Danzig, Max & Philip Miller—M Pal-linger | 434.65 | 17 Garner, Eliz & Jacob Levinson—L Greenberg | 49.25 |
| 20 Berkowitz, Jos—M J Dryfoos et al. | 87.51 | 16 Devine, Patk F—Thos J Plunkett's Sons | 65.88 | 18 Groll, Chas Jr & Henry G Buchholz—Schaefer Co. | 535.90 |
| 20 Brunner, Fredk C trste—Pepper Real Estate & Finance Co. | 2,611.49 | 17 Durant, Paul—Sacks & Co. | 141.06 | 18 same—F & M Schaefer Bwg Co. | 576.56 |
| 20 same—Commonwealth Trust Co. | 4,943.34 | 17 Dyetz, Jas N—T Conyngton | 540.59 | 18 Gardiner, Ray G & Geo H Burton—M Heyman | 61.06 |
| 20 Baldwin, Geo E—Sterling Piano Co. | 64.31 | 17 Dorfman, Louis—S B Pollak | 74.97 | 18 Goss, Patk—J Donnelly | 192.31 |
| 14 Cohen, Max—B Schlesinger et al. | 73.41 | 18 Denzer, Sydney W—L L Lorrillard et al. | 265.88 | 18 Goballo, Isidor H—M Gotha | 757.43 |

20 Gellman, Isaac—B Horn et al. .20.34
 20 Garfield, Mary—S Samodovitz et al. .40.25
 16 Hanson, Theo—Herbert & Heusgen Co. .65.90
 16 Hines, Edw P—City Account Co, Inc. .66.25
 16 Herburger, Philip Jr—same .66.25
 16 Head, Wm J—same .66.22
 16 Hoag, Adeline K—O Stegemann. .79.19
 16 Horman, Jno E—H N Beggs. .415.40
 17 Howell, Mildred—I Kaufman. .474.71
 17 Hacinbotham, Geo—R Foster. .44.75
 17 Hiller, Walter L & Xhris Stavron—M Aronson .94.41
 17 same—same .159.41
 17 Hende, Charlotte L—Century Holding Co. .84.65
 17 Hutchins, Thos A—Equitable Trust Co of NY. .101.95
 17 Hasey, Wm H—Raynor & Perkins Envelope Co. .149.21
 17 Healy, Wm—Kerin & Dunn. .164.85
 17 Hall, Chas M—A Messenger. .277.82
 17 Hodkin, Morris—B Fischer & Co. .375.98
 17 Hayzer, Jos—M Last .534.90
 18 Holland, Thos G—M K Look. .33.03
 18 Harder, Harry C—G Miller. .39.41
 18 Howe, Roy S—J A Frame. .444.41
 18 Hirschhorn, Abr—A M Stein Co. .387.25
 18 Hough, Walter B—L Oppenheimer. .60.52
 18 Hopkins, Chas—H B Hardenburg et al. .41.42
 19 Hookey, Wm T—N Y Edison Co. .20.99
 19 Hutchinson, Saml J—same. .44.35
 19 Hoffman, Carl H—King & Muller Co. .30.28
 19 Holst, Christ—R Friede .1,041.29
 19 Head, Eliz & Republic General Contracting Co—Maryland Casualty Co. .1,988.16
 20 Hartman, Fred G—N Y Edison Co. .20.97
 20 Hartwell, Horace E—same .15.93
 20 Harriman, Herbert M—A M Skillin. .43.17
 20 Hallenbeck, Emanuel—D Grieme Coal Co. .124.15
 16 Isgro, Nicholas—F M Conte. .27.85
 14 Jacobs, Mildred—Luytjes Bros. .269.04
 14 Jungman, Julius—Chatham National Bank of N Y. .3,178.75
 16 James, Walter—B Levine .2.00
 17 Jones, Lewis A—Federal Brass & Bronze Co. .97.64
 18 Jung, Geo—Empire Brick & Supply Co. .488.02
 18 Jump, Geo W—Seaside Bank. .566.91
 18 same—same .425.24
 18 Jacobson, Albt—M Witmark & Son. .38.61
 19 Jacob, Henry—M Jaffe et al. .179.65
 19 Jacobson, Harry—M Epstein et al. .37.71
 19 Jackson, Abr—I A Levitt. .247.93
 14 Kahn, Isaac—M B Horowitz. .111.81
 14 Krulewitch, Isaac—F Gens. .1,046.80
 14 Katz, Bertha & National Surety Co—People, &c. .3,000.00
 16 Kreigel, Chas—Standard Woolen Co. .37.91
 16 Krauss, Max—S Kraus et al. .1,811.78
 16 Kennedy, Mary G—Thos Stokes & Son .30.02
 16 Kazanjian, Krikor G—S Telfeyan. .256.32
 17 Kamen, Harry & Saml Forman—Jno A Roebblings Son Co of NY. .38.00
 17 King, Richd E—E V Harman & Co. .92.66
 17 Katzen, Saml G—B L Singer. .126.41
 17 Kamen, Harry & Saml Forman—Kahn & Feldman .66.63
 17 Kennedy, Jos F—M Herman. .25.72
 17 Karlson, Karl J F—Lyn Oil & Varnish Co. .72.41
 17 Kulok, Abr—A Goldschmidt et al. .124.68
 17 Kardos, Julia—H Csank .563.92
 18 Kahn, Isaac—M B Horowitz. .120.81
 18 Klanko, Jno—M D Rosenblum. .39.83
 18 Klein, Jacob—German Exchange Bank .514.19
 18 Kansaa, Sidney & Jos—W I Cohn et al. .53.91
 18 Kaplitz, Leo—Art Leather Goods Mfg Co. .33.93
 18 Kelly, Thos—City Account Co, Inc. .66.24
 18 Koening, Chas F—L Oppenheimer. .36.11
 18 Krulewitch, Julius—J Jerski. .1,076.51
 18 Klushmeier, Fred D H—S Siegel. .84.72
 18 Kirnan, Mary—N Y Tel Co. .54.17
 19 Kennedy, Nellie W—J Wielar. .3,015.60
 19 Kern, Jno—M Gumpel .100.26
 19 Kaufman, Saml—S Breslau .209.40
 19 Katcham, Geo W—Pel Bros. .26.91
 19 Kind, Saml—A A Solomon Jr & Co. .70.84
 19 Kaplan, Morris—N Y Edison Co. .11.34
 19 Korstein, Joe—G Rubin .119.65
 19 Karlberer, Chas—A R Meyers & Co. .179.08
 19 Konigstein, Sigmund—Hitchcock Military Academy .319.36
 20 Kjeldsen, Stephen G—J R Westfield .189.59
 20 Kovner, Jos—L Greenberg et al. .265.92
 20 Kaplitz, Leo—A Weisberg et al. .35.56
 20 Kaufman, Michl—Zachary P Taylor Co. .41.31
 14 Licht, Herman S—Oppenheim Collins & Co. .155.72
 16 Levitan, Benj—Wm Levine & Co. .53.61
 16 Lubarsky, Simon—Cuno Perlmutter & Co. .144.96
 16 Lewis, Minnie—A H Atterbury. .costs, 17.41
 16 Lasher, Geo M—Natl Casket Co. .359.59
 16 Lee, Alfrd—Thompson Wood Finishing Co .148.31
 16 Levy, Sigmund D—F W Geller. .84.96
 17 Littman, Saml—J A Strauss et al. .64.66
 17 Leibelson, Herman & Eri—J W Place & Co. .86.14
 18 Lunenfeld, Julius—J Erlich & Sons .257.97

18 Levy, Jno—A V H Stuyvesant. .346.01
 18 Lichtenauer, Moses—Tinkler & Co. .96.57
 18 Lexenberg, Harry—C E Biellitz. .113.31
 18 Levine, Saml—N Schweitzer. .86.75
 18 Lessin, Merkus—M Rapaport .31.91
 18 Lyons, Jno & Sadie A Benevy—N Y Tel Co. .49.03
 19 Levine, Jacob & Hyman—M Pfeiffer. .119.72
 19 Leffler, Sol—N Y Edison Co. .11.65
 19 Lowe, Chas E—W H Dewey. .36.66
 19 Lehner, Adolph—J Seeman et al. .47.57
 19 Lichtenstein, Milto—J Alexander et al. .59.79
 19 Leon, Isaac—W Salomon .13.69
 17 Levenson, Keva—S A Kors. .37.65
 20 Landau, Mattlia—L M Littauer. .117.69
 20 Lore, Frank P—C Hecht .75.41
 20 Landeker, Adolf H—Hoerner & Miller .179.11
 20 Locker, Barney—I W Romm et al. .37.30
 20 Lent, Smith—A F Bundschuh. .36.66
 20 Leiser, Jay—V C Bell .94.65
 14 Mesa, Albt R—J J Fitzhenry. .276.66
 14 McCabe, Alex—Fletcher Stanley Co. .214.76
 14 Marlow, Walter D—C H Snyder. .1,631.14
 16 McNay, Anna—A Kneeland .2,273.70
 16 Meyer, Fred—Armour & Co. .184.29
 16 Margolis, Herman—Star Chandelier Co. .330.74
 16 McPherson, Donald—C Adler. .139.67
 16 McLoughlin, Eliz M—E J Richards. .243.72
 16 Marks, Jos F—German Exchange Bank .490.31
 17 Martine, Antonio & Agnesa—E R Stabile .318.76
 17 Miller, Sampson I—J H Low. .298.16
 17 Marshall, Wilbur A—H Citret. .563.74
 17 McMahon, Roderick—Nerub Amusement Co. .520.33
 17 McDonough, Mary—M Schmick. .182.32
 17 Macy, Cromwell G Jr—Lawyers Title Ins & Trust Co. .62.01
 17 McLean, Chas J—Pembroke Process Co Inc .29.25
 18 McLeod, Wm A—C Ludwig Baumann & Co, Bklyn .29.52
 18 McDermott, Roderick—Colwell Lead Co. .81.97
 18 McCallum, M Irene—Mrs H Suthann. .costs, 23.74
 18 Mullaly, Michl J—Central Consumers Wine & Liquor Co. .128.42
 18 Meyer, Ada E or Ada E Cantwell—S Stein et al. .558.22
 18 Miscerendino, Vincenzo—J Best. .30.32
 18 same—same .30.32
 18 Martin, Geo J & Wm—Atkins Iron Works .370.95
 18 Mueller, Oscar—H E Sanson. .309.84
 18 Mullen, Edw J—Chas Schlessinger. .206.58
 18 McHugh, Michl E—B S Guinness et al. .149.94
 18 McKenna, Timothy J—A W Joseph et al. .15,155.68
 18 Metzler, Wm H—J Purcell .89.35
 18 Murphy, Edw J—Wm H Henry & Co. .45.62
 18 MacDermaid, Archibald—Wm H Henry & Co. .43.62
 19 Martin, Jos—C Hughes .116.14
 19 McMahon, Jno—J Pluket et al. .67.31
 19 McCoy, Jno E—W N Compton. .26.31
 19 Marquart, Fred—Piel Bros. .48.16
 19 Malcolm, David & Annie—G Scheidler .702.58
 19 Magee, Aolonzo H & Wm Kerby—Rathbone Sard & Co. .195.67
 19 Mulligan, Jno—Citizens Central Bank of N Y .28.79
 19 Meyer, Conrad D—A Gobel .315.39
 19 McClosky, Louis J & Frank K—Newmark & Jacobs .costs, 27.67
 19 Mulally, Sarah L—Josephson Bros. .36.65
 19 Martonne, Herman—Cloyson Lyon Co. .47.52
 19 Morrison, Sophie F—J H Morrison. .costs, 101.60
 20 Millstein, Harry M—N Y Wire & Spring Co. .92.89
 20 same—M H Rogers .105.64
 20 Mische, Thos—J Vicori .241.71
 20 Morrison, Clara B—County Holding Co. .219.64
 20 Moser, Jos—Lachman & Jacobi of N Y .228.59
 20 Morton, Chas A—W J McGinnis. .136.57
 20 Muller, Francis—Wm H Henry & Co. .69.87
 20 Monahan, Jos—Curtis Blaisdell Co. .17.90
 16 Niemela, Matti & Jane—H Rojala. .465.91
 16 Newmann, Saml—Silverstein & Kahn .118.91
 16 Nester, Geo—J J Silverstein. .18.89
 16 Nalick, Harry—P M Friedlander et al. .90.91
 16 Newman, Nedham & Park Novelty Co—Natl Nassau Bank of NY. .290.05
 17 Nolker, Eleanor—Ludwig Baumann & Co. .913.15
 17 Nektou, Towo—M Seppala .311.17
 20 Nathanson, Louis & Nathan—A Cohen .792.53
 20 Noble, John—C C Stahl. .688.45
 20 Nichols, Geo A—Manhattan Leasing Co. .257.94
 14 O'Rourke, Tim—N Y Edison Co. .26.61
 16 O'Malley, Francis J—City Account Co, Inc .91.56
 16 O'Brien, Phillip J—E F Bushnell et al. .21.11
 17 O'Donnell, Wm J—Union Import Co. .375.83
 17 same—same .336.60
 18 O'Malley, Jos F—City Account Co, Inc .86.50
 19 O'Reilly, Mark T—H Bruckner. .174.22
 19 Olson, Aric—E Lowenstein. .58.60
 20 O'Shaughnessy, Michl—Julius Kessler & Co. .136.89
 14 Paulin, Jno—C Ludwig Baumann & Co. .26.73
 16 Pigot, Jos N—M H Pigot. .costs, 39.93

16 Poulos, Geo E Toulos—T Caracheolis .127.78
 16 Pawell, Chas S—Reliable Upholstering Furniture Co .68.31
 16 Pomfret, Wm C—B Morris. .835.60
 16 Prenskey, Saml—Hermitage Co. .27.72
 16 Parker, Ben F—City Account Co Inc. .66.25
 16 Pastine, Albt—same .66.25
 16 Pettit, Patk F—same .76.25
 17 Perlman, Morris—S Kaplan et al. .72.04
 17 Polychron, Anton & Michl—Vaughans Seed Store Inc .306.28
 17 Pianisani, Cesaer—L De Maio .66.91
 19 Peckham, Wm H—Acker, Merrill & Condit Co. .51.19
 19 Powers, Thos & Mary—M Rambow & Co. .207.31
 19 Pepper, Thos—Olney & Warren. .77.40
 20 Portman, Isaac—Central Tire Repair Co. .211.19
 20 Parsons, Geo S—Zachary P Taylor Pub Co .25.13
 20 Perry, Frank—A Davis .58.43
 20 Pyatt, Chas H—B Breier .60.87
 20 Pette, Michl—R Nicolette et al. .61.41
 20 Potter, Geo W—E David et al. .45.10
 18 Roger-De Bruyn, Max—Charter Construction Co. .37.74
 14 Rodd, Edgar R & Geo H Larson—A Strauss Printing Co. .334.60
 16 Renz, Wm F—City Account Co, Inc. .66.25
 16 Reycraft, Jno J—same .65.96
 16 Ruggerio, Pasquale—M Breiner. .137.39
 17 Rakowitz, Ignatz—M Bartos. .56.13
 17 Rheini, Jno—G S McDougal. .224.84
 17 Rehfeld, Morris, Jos Barsy or Josef* & Michl Goldberger—E Freund et al. .69.41
 18 Russell, H Everett—Duffy Carney Co. .507.40
 18 Rothschild, Isaac D—A E Lefcourt. .168.86
 18 Rump, Geo* & Walter Veit—L Oppenheimer .101.77
 18 Roth, Henry—L Oppenheimer. .63.60
 18 Ryan, Edw H—Julia Bacon Co. .145.41
 18 Ryan, Arthur J—same .156.91
 18 Richman, Sol—M E Pritchett. .costs, 38.82
 18 Riedinger, Auguste T—F Kolb. .560.88
 18 Rosenfeld, Chas & Joe—S Blumenfeld .43.29
 19 Riordan, Bartholomew—St Anns Home for Destitute Children. .82.61
 19 Robinson, Jno—N Y Edison Co. .12.91
 19 Robinson, Fredk & Geo Horn—S L Snyder .214.65
 19 Rouss, Morris W—Federman Bros. .135.30
 19 Rabl, Anton—Kerin & Dunn. .61.96
 20 Rosendorff, Louis J—20th Century Briquette & Coal Co. .73.16
 20 Ruenger, Julius—A Ruenger .costs 48.83
 20 Ryan, Daniel J—Otis Elevator Co. .1,472.37
 20 Rosentover, Isidor, Charles Rosentover & Abraham Neuschatz—M Wachsman .123.33
 20 Richman, Lizzie & Simon Bern—M Wachsman .236.59
 20 Rosenfeld, Samuel D—Leonard Bros .383.35
 20 Rebbe, William—Hudson Trust Co. .327.21
 20 Richards, Alfred J & Wm C—Doubleday, Page & Co. .143.49
 20 Rodenberg, Philip & Pauline—Neubenzahl & Munk .303.13
 14 Spencer, Jno H—Vacuum Oil Co. .48.84
 14 Swan, Kingsley—W A Tyson. .34.90
 14 Smith, Louis—D Jacuk .23.34
 14 Shanley, Agnes—P Shanley .1,179.75
 14 Sacco, Domenico—S Latone et al. .95.28
 14 Scalesi, Gennaro—People, &c. .20.00
 14 Sudansky, Harry L—N Rosenberg. .99.41
 14 Smith, Francis E—S S Weitzenblum. .190.01
 16 Spenadel, Max—J Neadle et al. .costs, 13.55
 16 Steinmann, Theresa—F Honings. .126.11
 16 Street, Arthur I—J Stracker. .98.79
 16 Schoenberg, Max—V Thoener et al. .25.41
 16 Spozialnte, Saverio—L Press et al. .179.14
 16 Spanzalt, Hans A—W Weiner et al. .40.05
 16 Spenadel, Max—M L Tahys. .costs, 13.56
 17 Steele, Geo D—B Da Silva .88.80
 17 Schneider, Fred P—Commercial Advertiser Assn .92.21
 17 Schneider, Pincus—L F Schwartz. .27.90
 17 Sosnowitz, Hymen S & Leo Greenbaum—S Kaplan et al. .53.26
 17 Studman, Emory A—P Livingston. .391.91
 17 Savage, Jas R—Gibson Distilling Co. .88.51
 17 Schwartz, Philip & Morris—S Katz. .59.65
 17 Sawyer, Geo E—103 Park Ave Co. .437.33
 17 Schneeweiss, Saml—Empire Tin Ware Co. .25.46
 17 Sutherland, Fredk—E Freund et al. .282.11
 17 Simeon, Leumoro* & Mike De Jono—L De Maio .91.56
 17 Schwartz, Martin—Philipp Zellenker & Son Inc .39.41
 17 Stirrup, Chas H & Frank A—E E Trafton .47.01
 18 Schatz, Adam E—J Patterson. .60.16
 18 Sullivan, Charlotte L—E B Riblet. .15.65
 18 Schmacka, Fred—Empire State Liquor Co. .111.91
 18 Segelbohn, Louis—Goldsmith Bros Smelting & Refining Co Inc. .96.51
 18 Sorkvin, Hymen & Saml Birn—People, &c. .500.00
 18 Sturm, Fredk—M B Wolowitz. .226.16
 18 Shay, Laura B & Harold A O'Neill—H Blendermann .104.67
 18 Shaw, Jno—City Account Co, Inc. .81.44
 18 Smith, John J—M Martin. .658.68

18 Shea, Francis J—F & M Schaefer Bwg Co.....890.46
 18 Selig, Morris—I Ament.....91.16
 18 Slosberg, Saml H—E Kaufman et al.....65.61
 18 Sachs, Emanuel—A N Leventhal.....630.73
 18 Sire, Meyer L—H Jones.....28.19
 18 Stowell, Jno S—Lehn & Pink.....95.05
 18 Seidnick, Harris—B D Meyer.....127.18
 18 Slutzkin, Harry—M Gudis.....60.76
 19 Shipman, Jos T—Bway Bldg Co.....76.09
 19 Smith, Gouverneur E, Stuart D Walker & Geo J Dittmar—First Natl Bank of Amityville.....1,544.92
 19 Schwartz, Max—N Y Edison Co.....153.86
 19 Stuart, Catherine—M Herzog.....131.91
 19 Slater, Frank—L P Holzwasser.....costs, 27.41
 19 Segelbohn, Louis—L Stern.....138.78
 19 Seeley, Geo C—J L Taylor & Co.....39.25
 19 Spingarn, Israel—National Surety Co of N Y.....costs, 182.62
 19 Schiff, Max—Maxlow Realty Co.....142.55
 19 Smith, Wm N—H B Simmons.....216.65
 19 Schmeidler, Isaac & Irving Bachrach—Hudson Trust Co.....4,208.77
 19 Steffens, Ernest—H Medow.....238.36
 19 Steinberg, Hyman—M Scheinberg.....75.95
 19 Simon, Roe—M Phillips.....219.01
 20 Sterlino, John—J Moffitt.....96.73
 20 Sullivan, Daniel P—G W Pennell.....105.91
 20 Selbowsky, Isaac—L Pulvermacher et al.....25.51
 20 Smith, Bertrand C—H F Smith.....3,670.43
 20 Santry, John—E Bauman.....60.11
 20 Schrieder, August & George H Groening—J N Kohlsdorf.....741.66
 20 Shaheen, Assy & Leading Mfg Co—M L & C Ernst.....313.33
 20 Simons, John T—59th St Madison Avenue Co.....252.25
 20 Settle, Philip—Lowell Textile Co.....927.28
 20 Strathmann, Charles—M P Ohmeis & Co.....36.06
 20 Schneider, David—Chicago Varnish Co.....74.81
 20 Sharpe, Thomas E—H S Eckels & Co.....34.41
 20 Stoutenburgh, Gilbert—G Young.....229.31
 20 Sondheim, Leopold—Brooks Bros.....138.97
 20 Spear, David—N Y Sporting Goods Co.....175.63
 20 Schumacher, Wm A—Zachary P Taylor Pub Co.....19.25
 14 Temmler, Ferd W—E E Redick.....147.56
 16 Throckmorton, W Irving—H A Bartlett.....31.91
 16 Tormey, Sylvester J—City Account Co, Inc.....92.50
 16 Tousey, Frank R—Champion Coated Paper Co.....1,177.13
 16 Thompson, Roscoe C—Butler Bros.....200.42
 17 Trotta, Enrico—Allwyn Hall Realty Co.....153.96
 17 Troy, Jas, Edw & Margt J Cannon exrs—Broadway Savgs Institution of City of NY.....1,902.99
 18 Thul, Frank E—S Davis.....60.28
 18 Townsend, Richd E—F M Wallace.....1,792.45
 18 Tubridy, Michl F—T J Loughlin.....228.72
 18 Talmud, Saml & Leon Weidenbaum*—N Y Tel Co.....37.03
 18 Thaw, Evelyn N—E Margolies.....216.16
 18 Thompson, Jos H Jr—Postal Telegraph Cable Co.....44.41
 18 Tice, Chas E—American Bonding Co.....31.31
 19 Thayer, Clara C—M J Elgas Jr.....154.56
 19 Tyrony, Francis J—E F Cary.....165.71
 19 Troska, Alphon P—J Schlamp.....406.75
 20 Tuppack, Paul E—N Y Edison Co.....26.45
 20 Twist, Earl B—E Weill.....106.97
 19 Ugrich, Martin—C V Schmidt Jr.....1,533.88
 14 Van Allen, Wm W—W S Lee.....371.16
 14 Vaughn, Jno W—D M Levy.....53.51
 16 Virgilio, Salvatore—Josephson Bros.....84.59
 17 Van Nostrand, David L—M L Zborowski.....486.31
 16 Vieth, Fredk G—City Account Inc.....66.25
 18 Von Bergen, Teressa C—Gramery Co.....612.50
 18 Van Clief, Harry—Paul Runiart Champagne Co.....81.50
 19 Valenza, Giovanni—Jos Doelgers Sons.....219.75
 20 Volckhausen, Geo V—W H Jacobus.....219.67
 20 Vaughan, William—Nathan Anklet Supporter Co.....61.01
 20 Van Campen, Otto W—W D Tyndall.....60.66
 16 Wilson, Ralph—Atchison & Co.....388.72
 16 Willett, Geo—City Account Co, Inc.....66.24
 16 Werner, Chas—C F De Lorris.....15.21
 17 Wallach, Sol & Dora—N Wallach.....604.30
 17 Wilson, Annie—O Horowitz et al.....144.41
 17 Waldo, Wm B—G F Wilcoxon.....658.64
 17 Winseman, Louis C—L Oppenheimer.....554.61
 17 Walsh, Patk—A J Ferguson.....165.07
 17 Ware, Frances—Jno Wanamaker, N Y.....241.71
 18 Wolff, Edmund & Armand—J Kuhlmann.....542.52
 18 Wilkins, Van Dorn S—M F Loughman.....356.08
 18 White, Whitman V—Manhattan Leasing Co.....208.06
 18 Wolfe, Wm B—Title Guar & Trust Co.....89.02
 18 Warsawiak, Helen—'Jesette'.....47.12
 18 Wallace, Dana—N Y Tel Co.....31.43
 18 Weiss, Jos & Saml J Lazarovitz—N Y Tel Co.....30.26
 18 Wilk, Louis—S Ershowky.....178.89
 18 Wallach, Havman & Annie—German Exchange Bank.....1,529.31

19 Weinberg, Harris & Louis Fresco—N Y Edison Co.....112.36
 19 Wolf, Louis—same.....15.92
 19 Whisten, Stephen A—W J Dergeon, Inc.....35.05
 19 Walsh, Patk—J Taylor.....332.66
 19 Woodward, Edw L—F M Finn et al.....69.91
 20 White, Charles—J R McGill.....costs, 10.50
 20 Wagner, Carl F—J Browne.....59.77
 20 Same—H Lorge.....70.60
 20 Westerman, Harry A & Joseph Ber-son—I W Romm et al.....95.58
 20 Wilson, Isaac—A Harf.....335.91
 20 Weiss, Leopold—A H Reich.....359.49
 20 Watkins, Wm E—F W Hamlin.....780.24
 14 Young, Werner S—J Young.....45.48
 16 Zimmern, Barbethe—H J Sampson et al.....29.41
 16 Zitzler, Geo—Stock Quotation Telegraph Co.....39.89
 18 Zuellich, Herman—Upjohn Co.....149.00
 18 Zimet, Saml & Isidor*—A Mandel.....99.65

CORPORATIONS.

14 Benfra Realty & Holding Co, Geo Brown & Rosa Brown—Jno Bell Co.....251.32
 14 Consolidated Concentrating Co—J L Cameron.....271.81
 14 Motor Car Exchange Inc & Fredk F Goodman—W Wallach.....425.20
 14 Motor Car Exchange Inc—Gotham Motor Car Co.....763.91
 14 Nulaw Realty & Constn Co & Henry G Guttman—Noonan & Price Co.....490.47
 14 Nulaw Realty & Constn Co & Henry G Guttman—Furnum Cheshire Lime Co.....836.61
 14 National Yacht Club—Acker, Merrall & Condit Co.....2,164.27
 14 N Y Life Ins & Trust Co ex—W Philbrick.....1,174.37
 14 P & S Purchasing & Distributing Assn—Prometheus Electric Co.....21.91
 16 City of N Y—P H McNulty.....5,002.88
 16 Ducker Co & Wm M Ducker—Greenwich Bank of the City of N Y.....1,553.26
 16 E Soter & Co—C Cokinis.....252.85
 16 Export Trucking Co & Julius Mentzle—W H Caldwell.....2,540.08
 16 Eldorado Cafe Co—Orchard Spring Water Co.....87.27
 16 Gingold Realty Co, Abr I Goldstein, Moses A Goldstein & Harry Ginsburg—I Greenberg et al.....252.03, 459.67, 517.13, 250.89
 16 Hotel Jefferson—W T White et al.....192.37
 16 Jas D Murphy Co—P H McNulty.....5,002.88
 16 Modern Woodman of America—J Lenz et al.....650.00
 16 Patrick Ward Contrg & Trucking Co—Quaker Oats Co.....156.76
 16 Switzerland General Ins Co of Zurich—N Y Central & H R R Co.....costs, 245.90
 17 Duntun Lodge Realty Co—Le Clare Nurseries Co.....312.20
 17 N Y Press Club—C F Boel & Co.....216.86
 17 Whitehall Pub Co—P Overhage.....371.98
 17 Wm E Leuchtenberg Co—A Lourie.....519.41
 17 Wyanak Co—F M Randall.....471.19
 17 United Parquet Flooring Co—M Bowsky Fur Dressing & Dyeing Co.....71.78
 17 Board of Education of the City of N Y—M K Stoll.....825.68
 17 Continental Sales Co—M Botwen.....167.92
 17 Ciccone Constn Co—L De Maio.....352.49
 17 Hicks-Johnson Constn Co—Long Island R R Co.....84.67
 17 Bellows & Avery Co—Eidality Electric Co.....135.41
 18 Temple Forum Club No 2—Reproduction Co.....74.06
 18 N Y Electrical Trade School—M P Hicks.....864.35
 18 Teichman Engineering & Constn Co—L Oppenheimer.....222.13
 18 Morrisania Silk Mills—Cramer & King Co.....812.25
 18 Jno Massimino Co—L Oppenheimer.....37.77
 18 Litholia Color Co—F A De Vow & C T Reynolds Co.....281.63
 18 Lion Brand Celery Tonic Co—N Y Tel Co.....36.33
 18 Globe Chair Co—same.....24.60
 18 White House Lunch Co—Fred Hollender & Co.....255.72
 18 same—H J Heins Co.....138.51
 18 Enterprizes of Max Rabinoff—A Valinine.....2,725.80
 18 Stevenson & Swits Co—Indian Refining Co of N Y.....328.18
 18 Broadway Ladies Neckwear Co—H Bauman et al.....180.55
 18 Ivy Realty Co & Wm J Splachhavar—A W Linton.....65.66
 18 Laurelton Hotel Co—A Doctor et al.....385.05
 18 Jones, Keyser Co—Mallinckrodt Chemical Works.....104.31
 18 James M O'Dea Trucking & Stabl Co—N Y Edison Co.....144.72
 19 Brocaval Realty & Holding Co—J D Tobias.....541.72
 19 Board of Education of City of N Y—F W Monckmeyer.....796.70
 19 Cobern Constn Co—C Denier.....115.66
 19 Draper Realty Co—W Slaviz.....5,633.91
 19 Elmer P Morris Co—Kemble & Mille of Pittsburgh.....70.41
 19 Edwards, Inc—W Salomon.....19.16
 19 Excelvalve Co—Camden Pottery Co.....36.49
 19 G E McLean Co—Rockland & Rockport Lime Co.....95.07
 19 Leigh Clay Working Co—E M Freese.....487.13
 19 Savoy Dress Co—N Y Edison Co.....48.75
 20 Hotel Jefferson, Inc—Stern Bros.....1,089.78
 20 Bohemian Slavonian Realty Assn, Prague—F Cech.....1,990.70
 20 Conville, Thomas, Brewing Co—Bank

for Savings in the City of N Y.....7,688.65
 20 Peerless Book Binding Co—Market & Fulton Natl Bank of N Y.....94.10
 20 F C Barton Co—K Montlack.....329.41
 20 Wm H Bingham Plumbing & Contracting Co—H A Heydt.....2,106.88
 20 B H Shaftels & Co—H J Hobbs.....92.23
 20 West 134th St Realty Co—M Feldstein et al.....72.30
 20 C K Realty Co—Pratt & Lambert.....64.92
 20 Diva Realty Co & Barnett Hamburger—Lee Heating Co.....217.61
 20 Finkelstein Cloak & Suit Co—W R Walker.....73.29
 20 Audubon Mortgage Co & Saml Fensterheim—S Skovereinsky.....329.41

Borough of Brooklyn.

SEPT.
 14 Altman, Abram—Barbara A Schwiller.....D2,854.27
 16 Acker, Jno D—F & M Schaefer Bwg Co.....1,203.25
 16 Attix, Thos F & Albt A, doing business as Attix Electrical Engineering Co—Fullerton Electric Co.....428.07
 17 Ambrosino, Nunzio—Dixon Metal Ceiling Co.....61.34
 17 Andrews, Albt—G Kamen.....24.97
 18 Abanowitch, Vasil—Aciescko & ano.....101.90
 12 Baumann, Anna S—J Natter.....114.88
 12 Brestlin, Louis—Rock Island Butter Co.....100.82
 13 Bardell, Roland P—E J Beggs et al.....195.26
 13 Brown, Archibald D—Church Charity Foundation L I.....1,350.72
 13 Busch, Matthias—A Metz.....534.40
 14 Baar, Jacob doing business as L I Soap Works—A W Barnes.....937.85
 16 Ballance, Wm A—J G McIlvain et al.....238.85
 16 Baumil, Saml—D Mauer.....171.55
 16 Brewster, Herbert R—W K Aston.....870.00
 16 Bruno, Michl—State N Y.....500.00
 17 Baar, Jacob, doing bus as L I Soap Works—J Jackson & ano.....406.05
 18 Bastian, Luise M—Wissemann Bros.....177.33
 18 Beck, Jacob—Dicker Hotel Co.....370.40
 18 Beaupre, Lillian H—Dorothy Helsenbuttel & ano.....174.48
 18 Bergeson, Lily—C P Byron.....430.01
 18 Brighthaupt, Frank A—Cornelia Brighthaupt.....70.03
 18 Brown, Doris—Tomes, Sherk & Palmer.....284.20
 18 Burke, Jno J—Eureka Glass Works (Inc).....25.45
 12 Connoll, Jno J—De Caballero & Conrady.....134.55
 12 Carrino, Lawrence—same.....171.02
 12 Caroniti, Filadelfio & *Cirino—S Malda.....197.90
 12 Cleverly, Nelson T—Mason Av & Magenheimer Confectionery Mfg Co.....290.99
 12 Carabba, Julian V—Annie M Bythrow.....384.90
 13 Carlin, Joanna F & Fredk W—Mechanics' Bank.....6,127.74
 13 Cuzzo, Paulina—M Briglio.....100.30
 16 Callaghan, Winfred—Lefstein & Rosenfeld.....31.40
 16 Ciancimino, Peter—C C Jacobs.....105.50
 16 Coleman, Thos L—Republic Rubber Co.....606.97
 17 Citro, Jos—Welz & Zerweck.....34.90
 17 Conzen, Fred J & Lawrence, doing bus as Conzen & Son—R W Anderson, Mary F as exr & Lawrence Conzen Sr—same.....104.04
 17 Curran, Harry L—Auto Supply Co.....70.82
 17 Cusick, Jas J—C Rosen et al.....185.62
 18 Clapper, Ray—T M Reid & Co.....46.36
 18 Cole, Anson B—E M Thompson.....101.40
 18 Chrysler, P C—W M Morrison.....419.41
 18 Conroy, Annie, Michl, & Jos—C P Byron.....430.01
 12 Decker, Cornelius Jr—Alice L Decker.....79.50
 13 Dale, Chalmers—Ajax Grieb Rubber Co.....116.17
 16 Ducker, Wm M—Greenwich Bank.....1,553.26
 17 Dennehy, Thos J—Estella M Powers.....192.15
 18*Derby, Andw & Jas, doing business as A Derby & Son—Protzmann & Seaton.....335.33
 18 Doyle, Helen—E A Harrysman.....64.40
 14 Eisenhut, Otto F & Harry—Peoples Natl Bank.....625.93
 13 Entermann, Chas—Pauline Nesselhauf.....71.57
 13 Export Trucking Co—W H Caldwell.....2,540.08
 17 Ellis, Fredk G—H M Cummings.....124.00
 17 Ewell, Jas L—Singer Sewing Mach Co.....34.59
 17 Edwards, Richd L Jr—same.....115.97
 18 Edelman, Jacob M—S Kaplan & Co.....82.06
 18 Ellis, Hampton C—Seguine-Runyon Stiles Co.....879.27
 18 Ericsson, Chas G—W A Sherwood.....144.50
 18 Edgar, Agnes C—Susan W Patterson.....111.90
 12 Fitzgibbon, Bert—M Witmark & Sons.....129.69
 12 Fish, Jacob—W W Travis as trste.....66.26
 13 Fried, Mary—J W Gastiger & ano.....442.20
 14 Friedman, Philip—A Ratkowsky.....440.91
 16 Ferchland, Chas—Riley Machine Wks.....174.09
 16 Fleming, Wm H—W Wolf & ano.....37.27
 16 same—G W Burns.....191.01
 16*Frankfort, Jos—Western Elec Co.....257.62
 17 Flynn, Ellen—Burden & Co.....124.23
 18 Fenn, Emory W—Singer Sewing Machine Co.....23.17

18*Freund, Theo F—same23.17
 18 Fleischer, Chas F—Natl City Bank.....3,673.36
 18 Fox, Jno A—W Livingston (an infant).....85.53
 18 Finfer, Harry—American Glass Specialty Co.....41.97
 18 Frozen, Julius H—J F Brewster.....821.99
 18 Fuehmann, Henry T J & Dora—Corn Exchange Bank.....138.77
 12 Gault, Jno H—W M Golden Jr.....61.98
 12 Gault, Wm J—Ronalds & Johnson Co.....823.67
 12 Gordon, Benzion M—W W Travis as trustee.....177.88
 13 Gerjansky, Jacob—H I Moyer & ano.....D4,863.27
 13 Green, Wm—J Blumberg & ano.....86.47
 13 Greenberg, Wolf—J W Gastiger & ano.....442.20
 16 Geld, Abr—J P Sauer.....297.10
 16 Griffin, Wm—S Goldenblum.....65.40
 16 Gross, Frank—A F Kingsland.....74.25
 18 Gerhardt, Frank & Elsa A—A Mauritsch & ano.....215.11
 18 Greenbaum, Leo—H R Levy.....129.37
 18 Goldberg, Bernard—Natl City Bank.....3,763.36
 12 Huber, Chas D—Hannis Distilling Co.....348.49
 12 Hecht, Anton—A B Mills.....292.48
 13 Herman, Frank—Olney & Warrin (Inc).....195.05
 13 Hinsdale, Abram D—G K Day.....224.40
 14 Hirsch, Alfonse—Realty Associates.....29.40
 14 Horowitz, Alex—Sason Bros.....45.64
 16 Hazell, Arthur M—A N Cole.....160.18
 16 Horman, Jno E—H N Beggs.....415.40
 17 Hipkins, Chas—H B Delatour.....105.92
 18 Healey, Wm—Kerin & Dunn.....164.35
 18 Hirschhorn, Abr—A M Stein Co.....387.25
 18 Henry, Jno E—Meyer & Thompson Co.....44.44
 13 Ingalls, Leonard D—Florence A Clark.....1,127.32
 14 Isaacs, Chas—W Holzwasser.....68.38
 16 Isebel, Jos—State N Y.....500.00
 16 Jacobs, Wm S—Western Electric Co.....257.62
 17 Janowitz, Joe & Annie—A L Dubowsky.....124.90
 18 Joseph, Wm—Natl City Bank.....3,673.36
 12 Kravitz, Saml—M Shapiro.....27.10
 12 Koellsted Contracting Co—Wm M Golden Jr.....61.98
 12 Koellsted, Edw J—Wm M Golden Jr.....61.98
 12 Kahn, Leopold—F Schumacher.....516.14
 12 Kenny, Michl—De Caballero & Conrady.....218.27
 13 Keyes, Mary S—Abraham & Straus.....37.89
 14 Kalet, Sarah as admrx, &c Israel Kalet—L Salkin.....519.40
 14 Kayfetz, Herman—Colwell Lead Co.....458.92
 16 Koch, Mary—Libbey & Ryker (Inc).....663.02
 16 Komoski, Francis—N Y Dock Co.....22.08
 16 Kroenke, Herman F—H Ellinghausen.....299.40
 17 Kilby, Ralph L—H M Cummings.....124.00
 18 Kennedy, Nellie W—J Wielar.....3,015.60
 18 Kotcher, Rachmial—Metropolis Lumber Co.....113.20
 12 Lubin, Max—A E Mills.....292.48
 12 Link, Geo L—P Cullman.....39.41
 13 Littlefield, Jno R—A E Beh.....434.15
 14 Lang, David—W Holzwasser.....68.38
 16 Lee, Ald—Thompson Wood Finishing Co.....148.31
 17 Lynch, Martin P—B F Stephens.....515.40
 18 Livoti, Baldassari & Fannie—A Weinstein.....66.92
 18 Lyons, Frank—Chas H Eggert & Bros (Inc).....40.45
 12 Mitchell, Robt B—Herrman & Grace Co.....124.31
 12 Maynard, Jno—J R Godfrey.....151.90
 12 Mack, Andw T—Albro J Newton Co.....216.66
 13 McCaffrey, Jas S—Bklyn Union Publishing Co.....86.47
 13 Mentzel, Julius—W H Caldwell.....2,540.08
 13 Methling, Otto C—A Metz.....534.40
 16 Martori, Peter—J Carneval.....127.16
 16 McAveney, Bernard E—Estey Wire Works Co.....97.98
 16 McCann, Patk—P J Duffy.....108.50
 16 McCarthy, Jas—Lefstein & Rosenfeld.....47.21
 16 McDermott, Jno—same.....36.90
 16 McLarren, Andw—Anna Hundenburg.....173.97
 16 McNulty, Harold C—Title Ins Co, N Y.....252.05
 17 Moltz, Abr, doing bus as A Moltz & Co—A H Sohl.....60.39
 18 Martin, Geo J & Wm, doing business as Geo J & Wm Martin—Atkins Iron Works.....370.95
 18 McLeod, Willard A—C L Bauman & Co.....29.53
 18 Millar, Gerald—E M Thompson.....47.69
 14 Norris, Richd J—H B Hardenburg & ano.....25.57
 17 Nalick, Harry—P M Friedlander & ano.....70.91
 18 Nekton, Toivo H—M Seppala.....311.17
 18 Novelli, Rudolph—F Garofalo.....41.35
 12 O'Rourke, Timothy—N Y Importation Co.....103.79
 16 Osceone, Francesco—Lefstein & Rosenfeld.....26.90
 12 Olson, Olof—Anna Bengston.....523.90
 12 Palmer, Winfield S—Keasbey & Matson Co.....26.33
 14 Paulen, Jno—C L Baumann & Co.....342.91
 16 Pelsinger, Jacob—A Cohen.....89.41
 16*Presto, John—J Carneval.....127.16
 17 Pettit, Wyllys E & Bert S as exrs &c of Lina S Pettit—Bklyn Development Co.....68.52
 17 Phillips, Geo G—Singer Sewing Machine Co.....421.74
 18 Phillips, Geo G—Singer Sewing Machine Co.....286.41
 17 Potter, Sadie—B Friedman.....96.90
 16 Quinn, Jos—F H Tiedemann.....32.70

13 Quaid, Clarence D—E J Beggs et al.....195.26
 16 Robinson, Fred N—Kniffin & Demarest Co.....190.53
 16 Rudolph, Otto—Patchett Worsted Co.....480.50
 17 Ruggiero, Pasquale—M Breiner.....137.39
 18 Richter, Chas—S J Kornblum & ano.....39.00
 12 Simmonds, Fredk—B J Conroy.....20.40
 13 Schwartz, Jacobs & Rose—G Borzick et al.....119.65
 13 Schultz, Tony—Wm Ulmer Bwy.....1,139.84
 13*Schwitter, Martin—E J Beggs et al.....195.26
 14 Solomon, Sam—Northern Bank.....661.48
 16 Saunders, Fredk W—S A Weeks Co.....115.90
 16 Serocco, Jno—State N Y.....500.00
 16 Schoppe, Albt W & Albt W Jr, doing business A W Schoppe & Son—O E Barene.....340.55
 16 Serocco, Jno—State N Y.....500.00
 16 Smith, Phillip—C F White.....556.90
 16 Stemmer, Sam—Margt Schwarz.....72.96
 16 Studnitz, Annie—B H Rubin & ano.....48.07
 16 Swinslow, Mary—M Epstein.....90.40
 17 Shipman, Harry—J Greason et al.....32.74
 17 Stirrup, Chas H & Frank A—E E Trafton.....47.01
 17 Silberberg, Otto—F Walker.....182.70
 17 Strho, Wm—A L Dubowsky.....69.40
 18 Sauter, Gottlieb—J Edwards & wife.....27.50
 18 Slavinski, Frank T—J Moran.....170.80
 18 Smith, Fred M—Mary Cusick.....171.90
 18 Straub, Fredk—Cudahy Packing Co.....233.89
 18 Swan, Kingsley—W A Tyson.....34.90
 18 Swenson, Albt—B Friedman.....64.40
 12 Tuttle, Herb F—Mabel A Thake.....55.00
 16 Vaughn, Jno W—S M Levy.....53.51
 18 Van Norden, Eric B—Singer Sewing Machine Co.....286.41
 12 Walker, Grover C—J Seeman et al.....87.43
 12 Whitmore, Sarah P—F Shlenburg.....52.57
 16 Wilkenloh, Fredk as exr & Ernest Wilkenloh (dec'd)—Anna M Schumacher.....329.40
 17 Wendle, Daisy—W Shaw (D).....1,210.89
 17 Williams, Edith L—J K Alexander.....115.65
 17 Winterer, Louise—Singer Sewing Machine Co.....162.36
 17 Wolffe, Wm B—Title G & T Co.....79.02

CORPORATIONS.

12 City N Y—Thos Jarowski.....250.00
 13 F W Carlin Constn Co—Mechanics Bank.....6,127.74
 13 Olympia Candy Co—Maldurmin Importing Co.....38.56
 13 Union Fire Proof Sash & Door Co—Olney & Warrin Inc.....195.05
 16 Brooklyn Union Elevated R R Co—Clara Fester.....97.64
 16 City N Y—Lillian Cantwell.....78.70
 16 same—Mary Carew.....63.60
 16 El Van Constn Co—Union Stove Wks.....407.34
 16 Frankfort & Co—Western Electric Co.....257.62
 16 Presto, Martori—J Carneval.....127.16
 16 Waterbury Co—G A Schultes.....187.00
 17 Chartered Bond Co—Singer Sewing Machine Co.....399.23
 17 Chartered Bond Co—Singer Sewing Machine Co.....399.23
 17 City N Y—T Murecotti et al.....125.10
 17 Hotel Jefferson (Inc)—Lord Electric Co.....1,530.28
 17 Surrell Double Draft Boiler Co—Singer Sewing Machine Co.....187.71
 17 Youells Exterminating Co—Singer Sewing Machine Co.....85.66
 18 Brooklyn Union Elevated R R Co—W C Game as admr, &c, Thos P Game (dec).....102.57
 18 Joseph & Goldberg—Natl City Bank.....3,673.36
 18 National Yacht Club—Acker, Merrill & Condit Co.....2,164.27
 18 Ph Kramer Diamond & Jewelry Co—S Kaplan & Co.....82.06
 18 Phillips & Van Norden—Singer Sewing Machine Co.....286.41

SATISFIED JUDGMENTS.

Manhattan and Bronx.

SEPT. 14, 16, 17, 18, 19 & 20.

Alper, Adolph—J E Austrian; 1912.189.08
 Same—Martin L Cohn Co; 1911.....170.01
 Alper, Adolph & Rubin Harris—L Hess et al; 1912.....218.56
 Anspacher, Mortimer L—N Y Tel Co; 1912.....19.98
 Alper, Adolph—V E Meyer; 1912.193.46
 Bernsweig, Benj—A Orzag et al; 1910.....138.32
 Boran, Michl F—J R Potter; 1912.....79.82
 Bernhardt, Wm & Jno Becker—D Vogel 1906.....55.01
 Cohen, Ida—S Friedler; 1911.....91.65
 Craig, Howard D—J Wachtel; 1912.....80.41
 Chrusk, Abr—M Goldberg; 1911.....187.55
 Currie, Fredk, Alan E Philbrick & Henry R Sadler—D Holland; 1912.50.00
 Carroll, Mary E—D Carroll et al; 1912.....117.22
 Charlton, Robt H—Lawyers Title Ins & Trust Co; 1912.....123.61
 Dixon, Louise—M Maidhof; 1912.....33.45
 Dieterich, Chas F—J C Fargo; 1907.....4.56
 D'Ursie, Caroline R—A Plescia; 1910.....383.06
 Edelman, Keve & Isidore Berliner—L Sher; 1912.....156.20
 Francolini, Matilda—A Loscalzo; 1912.....358.74
 Fruchtenhandler, Benj—Coperman & Springer; 1909.....321.23

Fleming, Jno—Darre Co; 1912.....152.51
 Farley, Adrian M—Willards Hotel Co; 1912.....75.16
 Frankel, Abr—L Weisberg; 1911.....34.40
 Grieve, Geo & Saml R Mackay—J L Conway; 1897.....5,050.99
 Gutinsky, Max or Max Gustin—A Harris; 1912.....38.83
 Gutinsky, Max or Max Gustin—A Harris; 1912.....63.03
 Harris, Benj—H B Duryea; 1907.....321.38
 Haughey, Joseph P—L Clark, Jr; 1901.....448.08
 Jennings, W Smith, Louis E Jennings & Wm H Foss—W Reimers; 1912.600.00
 Law, H Robert—G Howe; 1909.....107.81
 Laing, Chas J—Maxim's Hotel & Restaurant Co; 1912.....84.62
 Lesser, Bertsch A—S Adelman; 1908.....49.79
 Levinson, Harris—J Gottlieb; 1910.800.35
 Mishkin, Hyman—M Newman; 1911.523.30
 Magee, David R—L Gottlieb; 1912.....41.31
 Marx, Jno, Magdalena Marx & M Kempf Realty Co—G Fiencke; 1912.....109.72
 Margolles, Saml—L Scherer; 1911.1,000.00
 Same—M Scherer; 1911.....1,000.00
 Morizio, Nicola—M Bongiorno; 1902.....1,586.18
 Nellenbogen, Isidore & Michaelis Norchardt—L Grinberg; 1912.....843.18
 Neumuth, Adolf—J Bie; 1909.....340.15
 Oehl, Frieda M—Hannis Distilling Co; 1912.....302.15
 O'Sullivan, Margt—E S Auchmuty; 1909.....180.00
 Rinaldo, Louis—Tenement House Dept; 1911.....57.00
 Roberts, Edw—A H Sohl; 1912.....26.83
 Rosenzweig, Wm—E Werner; 1909.671.61
 Sandberg, Saml—J Spier; 1911.....188.81
 Silverman, Arthur E—O'Neill-Adams Co; 1911.....183.63
 Schwartz, Alex M & Abr Kaufman—Tenement House Dept; 1909.....55.17
 Simon, Henrietta—J Etgen et al; 1911.....58.57
 Schneider, Ignatz—D London; 1912.504.06
 Seril, Raphael—M Garson; 1912.....330.61
 Same—G Wedden et al; 1912.....196.81
 Schiffman, Abr—E Heller & Co; 1904.....168.91
 Sellinger, Harry—J Medwin; 1911.361.65
 Schumacher, Edw C—Kurz & Uren, Inc 1912.....132.37
 Schwenke, William—H Hugo; 1912.....1,387.74
 Thorpe, Adele—B S Beach; 1910.....47.16
 Vondrann, Minnie & Paul—M Kinstler; 1912.....98.06
 Wright, Bartholomew O—Commercial Envelope & Box Co; 1905.....222.05
 Warnock, David K—F Klein; 1904.447.98
 Wilson, Ralph—Atchieson & Co; 1912.....388.72
 Wallace, Frances—Mercedes Millinery Co; 1912.....59.91
 Wormwood, Chas P—U S Tire Co; 1912.....30.12
 Walker, Andw N—Phillips & Crew Co; 1912.....159.20
 Woolner, Henry—W C Turner; 1912.78.00
 Walsh, Patrick & James G Taylor—F Koberlein; 1912.....90.16
 Same—same; 1911.....251.48
 Same—same; 1912.....84.64
 Same—Henry Maurer & Son; 1911.256.45
 Same—Cross, Austin & Ireland Lumber Co; 1912.....478.52
 Same—same; 1912.....472.94
 Same—J W Conlon; 1912.....551.41
 Walsh, Patrick—D Darrow et al; 1911.....457.80
 Same—Patterson Bros; 1912.....267.89
 Zeitz, Max & Chas Horowitz—People, &c; 1912.....3,000.00
 Zanick, Nich—A Seraphic; 1912.....414.30

CORPORATIONS.

Orchard Spring Water Co—M Mekeel et al; 1912.....1,118.96
 Hasbrouck Piano Co & Geo Hasbrouck—Premier Pneumatic Action Co; 1912.....99.98
 New England Casualty Co & Henry Dixon—People of the State of N Y; 1912.....3,000.00
 Dooley, Smith & Co & Henry W Dooley—Chase, Talbot & Co; 1912.....4,776.97
 Pulvola Chemical Co, Paul H Fairchild & Abr Bancker—Medical Times Co; 1909.....142.39
 Tangiers Manors Corp—G M Brooks; 1912.....3,238.85
 Broadway Millinery & Supply Co—R S Arbit; 1912.....130.06
 Ducker Co & Wm M Ducker—Greenwich Bank; 1912.....1,553.26
 H H Dean Co—E F Bushnell et al; 1912.....277.87
 N Y Railways Co—M Iacovone; 1912.....274.72
 John P Milliken Co—First National Bk of Kane; 1912.....1,033.03
 John P Milliken & Co—H A Fluckiger; 1912.....1,957.92
 American Radiator Co—Illinois Surety Co; 1910.....111.95

Borough of Brooklyn.

SEPT. 12, 13, 14, 16, 17 & 18.

Adinolfi, Alex—Tenement House Dept; 1909.....58.00
 Appleton, Mary H—Powell & Titus; 1910.....146.16
 Bershadsky, David—B L Cohen; 1911.....265.30
 Bohnet, Christian W—H Morris; 1912.....191.59
 Capone, Thos C—Aisenstein & Woronock; 1908.....194.04
 Finn, Gerhardt—Tenement House Dept; 1910.....58.00
 Gilman, Wm W—Union Bank; 1908.284.07
 Gold, Robt & Joshua Shapiro—D Shorwitz; 1908.....122.40
 Goldberg, Jos—Theresa Joseph; 1912.551.98
 Gottlieb, Louis—D R Magee; 1912.41.31
 Harwood, H Harvey—Robt W Gormly; 1912.....74.44

Table listing names and amounts, including 'Same—same; 1911', 'Horowitz, Chas & Max Zeitz—State N Y; 1912', 'King, Robt R—H H Mosher; 1911', etc.

CORPORATIONS.

Table listing corporations and their details, including 'Drucker Co & Wm M Drucker—Greenwich Bank; 1912', 'H H Dean Co—E F Bushnell et al; 1912', etc.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

SEPT. 12.

3D st, ns, 88.9 w Macdougall, 23x100; West Side Savgs Bank agt Wm S McCotter; Jos Rowan (A); Jacob A Cantor (R); due, \$15,710.41.

SEPT. 13 & 14.

No Judgments in Foreclosure Suits filed these days.

SEPT. 16.

Bailey av, es, 154.5 s 238th, 20.1x83.5x irreg; Louis H Bode agt Tessier Bldg Co; Jos H Hayes (A); Walter B Walker (R); due, \$7,869.05.

13TH st, 8-10 W; Jeremiah W Dimick agt Lordi & De Respiris Constn Co; Duncan & Duncan (A); Alfred J Talley (R); due, \$55,106.17.

SEPT. 17.

College av, es, 109.10 s 170th, 100x100; Wilhelmina C Popck agt Leland S Osmun et al; Marsh & Weaver (A); S Howard Cohen (R); due, \$3,906.55.

Findlay av, ws, 209.10 s 170th, 75.6x 100; same agt same; same (A); Jas A Foley (R); due, \$3,041.55.

College av, sec 170th, 109.10x50; same agt same; same (A); Karl S Deitz (R); due, \$3,220.60.

SEPT. 18.

108TH st, ns, 175 w Bway, 25x100.11; City Real Estate Co agt Alfred C Bachman et al; Harold Swain (A); Saml Strasbourger (R); due, \$42,315.

Hughes av, es, 112.10 s Pelham av, 25x 87.6; Rosalie Ulmer agt Giovanna Damiano; Wolf & Kohn (A); Max S Levine (R); due, \$6,237.35.

LIS PENDENS.

Manhattan and Bronx.

SEPT. 14.

85TH st, 450 E; Eva Geib agt Godfrey M Lahn; partition; C Brandt, Jr, atty.

SEPT. 16.

No Lis Pendens filed this day.

SEPT. 17.

71ST st, 168-70 E; P & F Corbin of NY agt Manning-Noble & Co et al; action to foreclose mechanics lien; Phillips & Avery, attys.

106TH st, 302-4 E; also 105TH ST, 218 E; also 2D AV, 2026-62; Adelaide Helma agt Martha Armstrong et al; partition; H L Franklin, atty.

97TH st, 26 W; Eliz Q Gedney agt Josephine G Hathaway et al; partition; F M Harris, atty.

Broadway, 627-9; Pruslin Bros Inc agt Windsor Constn Co et al; action to foreclose mechanics lien; Moos, Prince & Nathan, attys.

Lenox av, ws, 75.11 n 121st, 25x100; Jacob Perlman agt Bernhard Goodman et al; action to foreclose mechanics lien; J A Whitehorn, atty.

SEPT. 18.

Front st 252; Henry C Knudson agt Margt J O'Reilly et al (action to foreclose mechanic's lien); Wilson, Barker & Wager, attys.

SEPT. 19.

108TH st, ss, 575 w Ams av, 25x100.11; Louise Lenz agt Jacob Fippinger et al (partition); G C Buechner, atty.

Greene st 142-4; also GREENE ST, e s, 150 s Houston, 25x100; also MERCER ST, 19, & property in Nassau County; Wm H Kelly agt Marie L Althouse et al (partition); J Offenbach, atty.

SEPT. 20.

No Lis Pendens filed this day.

Borough of Brooklyn.

SEPT. 12.

Gates av, ns, 391 w Marcy av, 34x100; also ST MARKS AV, ns, 418 e Classon av, runs e—xn70xe99.6xn56xw31.11xnw44.11x sw—xsl.4xe15.3xs70 to beg; Julia Toulmin agt Lemuel L Phipps & ano; to set aside deed; G C Fox, atty.

Bay Ridge pkwy, es, bet Bay Ridge av & 70th st; Mary M Cutler agt Sarah E Wardell et al; partition; L F Moynahan, atty.

87TH st, nc 4 av, 100x100; Title Guar & Trust Co agt Rocco Marasco et al; T F Redmond, atty.

Maujer st, swc Manhattan av, 55.11x100; Natl Savgs Bank of Albany agt Carrie Realty Constn Co; T F Redmond, atty.

E 5TH st, ws, 190 n Av D, 30x100; Jas S Alexander as gdn Clinton D Backus agt Emily E Hillebrand et al; H J Davenport, atty.

Av H, sec Ocean pkwy, runs s140xe150 xn40xw40xn100xw110 to beg Louis Biedermann & ano agt Hiller Constn Co et al; H L Thompson, atty.

Kosciusko st, ss, 300 w Sumner av, 18.9 x100; Jos A Burr agt Carrie A Jones et al; J T Bladen, atty.

SEPT. 13.

Bay 22D st ses, 160.4 ne Cropsey av, 60x96.11; Sophie D Smith agt Margt Sullivan et al; H L Thompson, atty.

74TH st, ss, 300 e 10 av, 20x100; Gertrude C Goodspeed agt Werner Stumann Bldg & Constn Co et al; amended; H S Goodspeed, atty.

Mermaid av, ss, 60 e W 31st, 20x100; Helen J Jordan agt Annie Dillon et al; W J Pape, atty.

Jay st, es, 70 n Johnson av, 24x30; Sarah M Chapman & ano as extrs, &c, Amelia A Corse agt Geo W Heatley et al; A Wilson, atty.

2D av, es, 50.7 s Bay Ridge av, 20x90; Bond & Mtg Guarantee Co agt Florence J Maxwell et al; H L Thompson, atty.

Woodruff av, swc St Paul's pl, 126.3x 127.3x125x145.3; Paul F Lahm agt Westwood Realty Co et al; P F Lahm, atty.

New Lots av, swc Wyona av, 99x100x98 x100; Georgia Bldg Co agt Wyona Bldg Co et al; amended; D V D Reiley, atty.

4TH av, ws, 68 n 13th, 16x80; Henrietta M Schwab agt Francis M Basuino et al; Cary & Carroll, atty.

14TH av, ec 41st, 20x80; Henry R Wright agt Domenica Verginella et al; C W Wright, atty.

Village rd, sec Lake, 83.2x133.8x83x140; Title Guar & Trust Co agt Sarah V Tremper et al; T F Redmond, atty.

SEPT. 14.

Pacific st, ns, 262 e Albany av, 18x100; Dime Savings Bank agt Grennell A Pullis et al; Dykman, Oeland & Kuhn, attys.

E 7TH st, ws, 205.11 n Greenwood av, 25x100; Christina C George agt Marvin G Pearsall & wife; K C & M V McDonald, attys.

Kings pl, es, 266.10 s Kings Highway, 40x100; Marie H Wedemeyer agt Milton S Kistler; Jonas, Lazansky & N, attys.

E 32D st, es, 320 s Av F, 40x102.6; Gustav A Prietsche agt Wm G Hannah et al; Watson & Kristeller, attys.

Prospect av, ws, 548.6 n Greenwood av, 12.6x125; Harriet C Phillips agt Jno A Phillips et al; partition; Kiendl, Smyth & Gross, attys.

Prospect pl, 920; Wm P Knowles agt Helen Hartmann et al; H O Dobson, atty.

73D st, ns, 220 e 10 av, 30x100; Anna C Vittichen agt Anna McClain et al; H M Bellinger, Jr, atty.

Logan st, ws, 110 n Sutter av, 40x100; also MILFORD ST, es, 190 s Logan av, runs e200xs20xw100xs20xw100xn40 to beg; Sinclair Tousey & ano as exrs & trstes agt Nathan Drucker et al; H L Thompson, atty.

Varet st, nec White, 100x200 to Moore; also MOORE ST, nwc White, 76x100x—x 100; U S Title Ins Co agt Lasar Lurie et al; T F Redmond, atty.

E 26TH st, ws, 100 n Clarendon rd, 20x 100; Rose Feldman agt Jacob D Ranck et al; H J Sokolow, atty.

Albany av, ws, 100 n Pacific, 20x87; also WAVERLY AV, es, 111.4 s Lafayette av, runs e75xs65.4xw75xn— to beg; also CHURCH AV, ss, 79.6 e E 16th, 136.8x148.4 x136.6x148.10; Sarah Everett et al agt Mary Black et al; set aside deed; Waldo & Ball, attys.

SEPT. 16.

St John's pl, ss, 399.2 e Rochester av, 80x120.3; Robt M Curry & ano agt White Rock Realty Co et al; A A Hovell, atty.

Nostrand av, ws, 720 n Av F, 31.2x100.1 x27.1x100; Preston J Searing as gdn agt Harriet T Banta et al; H L Thompson, atty.

Shepherd av, es, 150.9 n Dumont av, 25 x100; also SHEPHERD AV, es, 176 n Dumont av, 49x100; Louis Moore agt Maurice Mayrsohn et al; to establish ownership; J J Schwartz, atty.

Tillary st, nec Hudson av, 20x52.1x25.5x 48.6; Hamilton Trust Co agt Peter Rooney et al; McGuire, Delany, Niper & Connolly, attys.

Hudson av, ws, 50.8 s Concord, 37.7x89x 37.1x83; Katharine Journeay agt Paul B Smith et al; P Bonyng, atty.

Vanderbilt av, es, 25 n from int sec 95, map of property of Geo W Pine, 25x70; Harriet C Dunlap as extrs, &c, Amelia S Drew agt Sarah P Williams et al; Lloyd & Maddox, attys.

SEPT. 17.

McDonough st, ns, 100 e Marcy av, 40x 100; Catskill Savgs Bank agt D Clinton Mackey et al; H L Thompson, atty.

Bayard st, ns, 300 e Lot 1 map of prop belonging to Saml Willets, 27.4x101; Alice S Champlin agt Rosario Amen et al; H L Thompson, atty.

81ST st, ss, 151 w 17 av, 17x100; Regina D Bailey agt Vincent Plantamura et al; Cary & Carroll, attys.

E 12TH st, es, 240 n Av K, 35x100; Friedie Holm agt L I Investment & Impt Co et al; Cary & Carroll, attys.

Chauncey st, ss, 273 w Saratoga av, 26 x100; Title Guar & Trust Co agt Beatrice R Strahl et al; T F Redmond, atty.

Chauncey st, ss, 299 w Saratoga av, 26 x100; same agt same; same atty.

Bay Ridge pkwy, es, bet Bay Ridge av & 70th st; Mary M Cutler agt Sarah E Wardell et al; amended; partition; L F Moynahan, atty.

President st, ns, 83.4 w Rochester av, —x—x92.2; Carl Upmann agt Carl G Wilhelms et al; F C Haven, atty.

70TH st, ss, 460 e 8 av, 20x100; Cath S Barteld agt Walter Bevan et al; O F Struse, atty.

70TH st, ss, 480 e 8 av, 20x100; same agt same; same atty.

Central av, nes, 40 se Noll, 40x100; Germania Savgs Bank agt Henry Matheis et al; Wingate & Cullen, attys.

61ST st, ns, 120 e 9 av, 20x100; Kate Schaffner agt Otto Singer et al; A C Schaffner, atty.

Lot 179 blk 9 map of 1197 lots belonging to Wm Ziegler, Chandler Smith as trstes will Betsey A Hart decd agt Martin F Mulligan et al; Reeves & Todd, attys.

Lot 180 blk & map as above; same agt same; same attys.

SEPT. 18.

Lake st, es, 193 s Kings Highway, 20x 75; Bklyn Associates agt Anna E Cuttingham et al; I Roth, atty.

E 13TH st, ws, 260 n Av K, 40x100; Spencer C Cary & ano agt Marin Sigel Realty & Constn Co & ano; D F Manning, atty.

E 13TH st, ws, 300 n Av K, 40x100; same agt same; same atty.

Pulaski st, ns, 280 w Tompkins av, 20x 100; Dime Savgs Bank agt Saml C Peddy et al; Dykman, Oeland & Kuhn, attys.

Bay 13TH st, ses, 117 sw Bath av, 29x 108.4; Dime Savgs Bank agt Jno S Marcellus et al; Dykman, Oeland & Kuhn, attys.

Atlantic av, swc Beach 40th, 240x100; also W 37TH ST, nwc Mermaid av, 100x 220; also PROPERTY in Richmond Co; Sidney Kimmonth agt Equitable Realty Co et al; M Davidson, atty.

Suydam st, ns, 315.10 e Wyckoff, 25x100; Georgiana Shannon agt Mary Welmer et al; H L Thompson, atty.

33D st, sws, 282.11 nw 5 av, 17.1x100.2 Minnie L Greason agt Helina Olsen et al; H L Thompson, atty.

Rogers av, es, 25 n Lefferts av, 25x106.6; Mary Reese agt Thos F Martin Realty Co & ano; R K Jacobs, atty.

Ocean av, es, 264.11 n Av A, 72.1x240; Marquette Co Savgs Bank agt Grant R Pitbladdo & ano; Steele & Otis, attys.

W 5TH st, es, 150 s Av S, 50x100; Giuseppe Beltrone agt Raffaele Beltrone & ano; to set aside deed; C J Ryan, atty.

Christopher av, ws, 125 s Blake av, 25x 100; Chas Sayitz & ano agt David Berlin et al; S S Schwartz, atty.

Nostrand av, ws, 72.3 s Hawthorne, 16.8 x90; Title Guar & Trust Co agt Arthur J Waldron et al; T F Redmond, atty.

Av E, ns, 62.6 w E 28th, 20x80; Oneida Co Savgs Bank agt Stone Constn Co & ano; T F Redmond, atty.

Parkside av, nwc Parkside ter, 41.7x 104x40x95.5; Bklyn Kalamein Door Co agt Parkside Court Realty Co et al; foreclosure Mechanics liens; E E Rosenblume, atty.

St Johns pl, sws, 137.9 nw 8 av, 18.10x 100; Rector, Church Wardens &c St Matthews P E Church agt Anna F McGovern et al; T F Redmond, atty.

40TH st, ss, 200 e 7 av, 125x100.2; Bernard Glucksmann agt Ero W Helin et al; Weed, Henry & Meyers, attys.

FORECLOSURE SUITS.

Manhattan and Bronx.

SEPT. 14.

Suffolk st, 57; Herman Meltzer agt Louis Tanz et al; J G Abramson, atty.

Sedgwick av, ws, 510.11 s Kingsbridge rd, 37.6x118.5; Arthur D Lyons agt Fordham Realty Co et al; R S Patterson, atty.

Av A, 218; M W Realty Co agt Regina Bleiman et al; S C Steinhardt, atty.

59TH st, 222-6 W; Judd E Wells agt Chas W Buckham et al; G C Beach, atty.

SEPT. 16.

Mitchell pl, ns, 54 e 1 av, 18x8.10; U S Trust Co of NY, committee, & agt Babetta Weil et al; Stewart & Shearer, attys

Prospect av, es, 155.6 n Fox, 40x100; Gerard B Lambert agt Sol Silverman et al; amended; S T Carter, Jr, atty.

12TH st, 722-8 E; & Dry Dock st, 19; Marie J Myers agt Sallie Weil et al; C W Bennett, atty.

23D st, ns, 261.1 e centre line of blk bet 9 av and 10 av, 22.4x117.6; Katharine T Moore agt L Edwalyn de Kay; F L Holt, atty.

100TH st, 215-17 E; two actions; Harry Hardesty agt Saml Epstein et al; J L Bernstein, atty.

92D st, ns, 350 e 2 av, 25x100.8; Cora Ros agt Sofie Davidson et al; Allen & Sabine, attys.

2D av, ws, 48.1 n 2d, 48.1x100; Anna C S Hassey agt David Perlman et al; R C Birkhahn, atty.

Amsterdam av, es, 236.1 n 167th, 75x 100; two actions; Clara Bloomingdale et al trstes agt Robt Taylor et al; E E Spiegelberger, atty.

SEPT. 17.

139TH st, 495 E; Edw N Tailer trste agt Wm J O'Gorman et al; Cary & Carroll, attys.

Valentine av, nwc 200th, 9.6x25; Walter H Mead et al agt Mary A Costello et al; J B Stevens, atty.

122D st, 60 E; Alice C Williams agt Pin-cus Winter et al; Alexander & Green, attys.

SEPT. 18.

19TH st, 37 W; Mary A McC Jones agt Henry M Ecker et al; Cary & Carroll, attys.

Lexington av, 51-5, & 25TH st 136 E; Alfd M Heisheimer agt Empire Trust Co et al; Simpson & Cardozo, attys.

47TH st, ns, 60 w 6 av, 20x80; Bernhard Mittelstaedt agt Agnes Wolf et al; U W Tompkins, atty.

Fairmount pl, ss, 322.9 w Marmion av, 25x69.2x irreg; Kate B Belloni agt Bernhard Ebeling et al; Reeves & Todd, attys.

34TH st, ss, 132.10 w 3 av, 23.8x98.9x irreg; Metropolis Mortgage Co agt Jas Corkery et al; Corbett & Stern, attys.

115TH st, 63 W; Herman Gotthelf agt Isaac Goodstein et al; A F Silverstone, atty.

100TH st, ns, 120 w Park av, 30x100.11; Anna E Donald agt Lena Bayer et al; J C Meyers, atty.

SEPT. 19.

Decatur av, ns, 220.1 w 205th, 25x100; Karl Riese agt Annie M J Muller et al; S S Terry, atty.

Bronx & Pelham pkwy, ss, adj lands of Harlem Branch of N Y, N H & H R R Co, 475.9x150x irreg, except parts re-leased; Emma G Auchincloss agt Percival E Nagle et al; E Berry, atty.

206TH st, ss, lot 553, prop of Geo F & Henry B Opydke, 25.6x92.6; Fanny Behlen et al agt Maria G Del Giazio et al; T Hansen, atty.

Madison av, 2166; Mary J Mackay agt Annie M Jennings et al; R & E J O'Gorman, attys.

101ST st, 57 E; Edw Goldschmidt agt Isabel A McKinsey et al; D F Toumey, atty.

136TH st, ss, 126.6 e Alex av, 17.6x100; Emily Fowler et al agt Jos Struthers; H Kelly, atty.

Eastern Blvd, lots 588 & 589, map of Lohbauer Park, Bronx; Rose Apt agt Luciens Soyer et al; W T Matthes, atty.

SEPT. 20.

120TH st, 239 E; Annie Maguire agt Angelo Mottola et al; H M Goldberg, atty.

121ST st, 224 W; Rose Heyman et al agt Wertheim Realty Co et al; H K Heyman, atty.

Varick st, ws, 84.3 n Canal, —x20.6x irreg; August L Martin agt Janet L Gibb et al; L Hartman, atty.

131ST st, 632 W; Isidor J Pocher agt Lawrence E Brown et al; Feiner & Maass, attys.

Road leading from Westchester to Eastchester, es, intersec cl of "Drive," 202.10x —; also "DRIVE," cl, 397.7 e road leading from Westchester to Eastchester 253.3x173; also HIGHWAY leading from Westchester to Eastchester, ses, 285 n Grove, 350.6x363; Mary F Walsh agt Emma L Davis et al; C H Beckett, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

SEPT. 14.

No Building Loan Contracts filed this day.

SEPT. 16.

Anthony av, es, 150 n 181st, 50x100; New York Co-operative B & L Assn loans Sarah Taub to erect a — sty bldg; — payments, 9,000.00

Park av, nec 40th, 98.9x151; Metropolitan Life Ins Co loans Fortieth St Co to erect a — sty bldg; — payments 1,400,000

30TH st, ns, 150 e 7 av, 75x98.9; Metropolitan Life Ins Co loans Karnack Realty Co to erect a — sty bldg; — payments, 290,000

Lind av, es, 732.3 s 165th, 100x100; City Mtg Co loans High Bridge Bldg Co to erect a — sty bldg; — payments, 26,000

Elder av, ws, 103.10 n Westchester av, 200x100; City Mtg Co loans Winnie Co to erect a — sty bldg; — payments, 30,000

179TH st, nec Park av, 141x25; City Mtg Co loans Convent Park Constn Co to erect a — sty bldg; — payments, 30,000

SEPT. 17.

165TH st, ns, 107.3 e Kelly, 25x98.3; Manhattan Mtg Co loans Margt & Wm Sinnott to erect a — sty bldg; 12 payments, 22,000

25TH st, ns, 400 w 6 av, 50x98.9; Metropolitan Life Ins Co loans N Y-Chicago Realty & Constn Co to erect a — sty bldg; — payments, 200,000

SEPT. 18.

Beaumont av, es, 170 s 187th, 100x100; Jas G Wentz loans Wm Slattery Constn Co; to erect two 5-sty apartments; 8 payments, 62,000

SEPT. 19.

Grand Blvd & Concourse, nec 179th, 88.7 x46.6; Manhattan Mortgage Co loans Phelan Bros Constn Co; to erect a 5-sty apartment; 13 payments, 25,000

SEPT. 20.

Mulliner av, es, 225 s Brady av, 75x100; Herbert S Ogden atty loans Fred L Hahn & Robt L Moran; to erect a —sty bldg; — payments, 13,500

174TH st, ss, 125 e Nelson av, 50x100; City Mortgage Co loans Stewart Constn Co; to erect a 5-sty apartment; 6 payments, 30,000

ATTACHMENTS.

Manhattan and Bronx.

SEPT. 12.

Kampfe, Otto; Consolidated Fruit Jar Co; \$952.17; R C Durland.

SEPT. 13, 14, 16 & 17.

No Attachments filed these days.

SEPT. 18.

Martin & White Co; Continental Export Co; \$1,666.66; Aronson & Salant.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

SEPT. 12, 13, 14, 16, 17 & 18.

Carmine Constn Co. 167th st, ss, 69 ne Stebbins av..Peter Sinnott. Radiators, 1,650

Fine & Falk Constn Co. 10 houses. Dyre av, Bronx..Union Stove Works. Furnaces, 1,038

Kingsley Contracting Co. 163d, nwc Grant av..Central Union Gas Co. Ranges, 75

Minker, Realty Co. Broome st, cor Lewis..H G Vogel Co. Sprinkler System, 8,465

Morell Realty Co. Acqueduct av, sec Brandt pl..Northern Union Gas Co. Ranges, 209

S B Constn Co. 203-11 W 81st..Consolidated Gas Co. Ranges, 270

Schaefer, Chas Jr Co. Park av, es, 52 s 182..Northern Union Gas Co. Ranges, 78

S Fox & Son & S Taub. Grand Concourse, es, 174 n 181st..Raisler Heating Co. Heating apparatus, 750

Sunbar Realty Corp. Simpson st, nec Barretto..Central Union Gas Co. Ranges, 63

Tully, John J Co. Webster av, es, 199 n 181st..Northern Union Gas Co. Ranges, 132

Wahlig & Sonsin Co. Morris av, es, 123 s 163d..Central Union Gas Co. Ranges, 63

Wahlig & Sonsin Co. Morris av, sec 163d ..Central Union Gas Co. Ranges, 183

Borough of Brooklyn.

AFFECTING REAL ESTATE.

SEPT. 12, 13, 14, 16, 17 & 18.

J A Williams Imp Co, 1841 E 15th.. West End Gas Fixt Co, Elec Fix., 55

Same. Same. Electric Fix., 83

Same. Same. Same., 105

J A Williams Imp Co, E 15th nr Av R.. West End Gas Fixt Co, Gas Fix., 56

Same. Same. Same., 51

Volker A, Hegeman & Georgia avs.. West End Gas Fixt Co., 215

Same. Same. Same., 70

Same. Same. Same., 70

Same. Same. Same., 215

Taft Constn Co, W 8th, es, nr Av R.. Wm Kerby, (R) 3,430

Peter Egans Sons, W 9th, nr Av T..Wm Kerby, (R) 33

Melillo Gaetano Fernala, sc E 48th.. Wm Kerby Co Heater, 100

International Metal Ceiling Co, Lake, nr Kings Highway..Wm Kerby Heaters Co., 1,000

MECHANICS' LIENS.

Manhattan and Bronx.

SEPT. 14.

6TH av, 650; Interborough Marble Co agt Jno Heise & Sandhop Contracting Co (84), 61.80

Tremont av, ns, 100 e Jerome av, 50x 100; Gus Schlaier, Eagle Wrought Iron Works agt Han Constn Co (renewal) (85), 775.00

6TH av, 682; Eugene J Flood agt Mary A Smith, Eliza Emmons & Chas Meyer (86), 121.90

Jennings st, 951-3; Danl W Bassel agt Ellen Brown & Michl Brown (87), 62.00

Washington av, nec 182d, 150.2x93xir-regular; Abr Monroe agt Speedway Construction Co & Thos Ward (renewal) (88), 108.00

34TH st, 11 W; Eisinger & Zimmermann Constn Co agt Jane Harris, Messrs Jno Schreiber & Jno Rupfer, R S S Co & The Kush Co (89), 1,093.00

46TH st, 227 W; David B Pershall et al agt Cramp & Co, Geo H Howes, Susan Mount, Jos M Adrian, Edw H Mount trustees, White Rats Realty Co & West Side Mason Constn Co (90), 23.50

SEPT. 16.

Kingsbridge rd, ns, 39 e Barnes av, 32x 48; Mount Vernon Builders Supply Co agt Rachel La Porta & Frank Cerbone et al (91), 131.72

Hoffman st, ws, 68 n 188th, 25x116; Tony Ciampoli, Cimillo Realty Co & Chas A Clark (92), 108.00

Belmont av, es, 155.2 n 181st, 31.1x144; Jno J Beritz agt Crotona Park Realty Co (94), 2,900.00

Jerome av, ws, 401.9 n 189th, 25x95; Plumacher Contracting Co agt Douglas Bros Hardware Co et al; Victor Zambetti (95), 350.00

Mathevs av, ws, 219.4 n Bronxdale av, 25x100; Jos Vielberth Co agt Robt Moore, Chas Bailey (96), 65.00

Charlotte st, es, 100.7 n Seabury pl, 75x100; Geo Colon & Co agt Charlotte Constn Co & Han Constn Co (renewal) (97), 1,000.00

Broadway, No. 1612; Frederick L Allen agt Edw Brasch & Henry C Aridan (98), 75.00

Broadway, 243; Biago Cacioppo agt Union Trust Co & A Levin (99), 70.00

49TH st, 131-5 W; Nathan Sater agt Jno De Maisella et al (100), 310.00

SEPT. 17.

3D st, 5 E; Louis Bayer agt Wyoming Realty Co of N Y (101), 600.00

Southern Blvd, 853; Jos Regnik agt Levine & Atlas Co (102), 195.00

Lexington av, 805-7; Israel Goldstein et al agt Albt Klink & Dooring & Lamson (103), 50.00

Crotona av, 2252; Bklyn Fireproof Sash & Door Co agt Lass Cal Realty & Construction Co (104), 150.00

Villa av, 3133; Chas Shapiro agt B Guigliano (105), 10.50

Minford pl, nec 172d, 75x100; Louis Janop agt Florence E Power & Jos H Siebert (106), 242.00

Amsterdam av, 2161-5; Chas Schupak & Son agt Wallace P Fraser & Interboro Moving Co (107), 49.00

141ST st, ns, 100 w Bway, 50x99.11; Wm Eckenfelder agt Donald Campbell Co (renewal) (108), 792.75

11TH st, 17 E; H H Upham & Co agt Prudential Traders Co (109), 241.70

SEPT. 18.

13TH st, 317 E; Pasquale Cardile et al agt Leopold Harris & P Zimmerman (110), 75.00

Fulton st, 246-8; Geo W Meiers agt Louisa M Gerry & H F Clark (111), 65.00

Audubon av, es, 74.11 n 183d, 20.7x70; Chas Essenwanger & Son agt West 184th St Constn Co (112), 250.00

Park av, swc 134th, 99.11x140; John Bell Co agt Henry H Jackson & Smith & Judson (113), 768.85

157TH st, 540 W; Bernard Drucker agt Arlington Court & Danl Campbell Co (114), 695.00

8TH av, ws, 100 n 47th, 19.3x100; Chas H Smith agt Ellen Leonard & Peter Donahue (115), 150.00

105TH st, 118 to 138 W; Wm Cuff agt Mary Loeffler & Wm Heddendorf & Jno H Buscall (116), 838.50

SEPT. 19.

3D st, 5 E; Grand Iron Works Inc agt Wyoming Realty Co (117), 500.00

Prospect av, es, 96.2 n 181st, 16x65.2; Harblson Walker Refractories Co agt Michelina S Cullo & West Side Mason Contracting Co (118), 213.75

Hoe av, ws, 25 n 172d, 100x100; Louis Weinstein agt Ray Holding Co & Buchalter & Weinstein Co (119), 146.00

Bryant av, 1552; Tozzini & Co agt Jno Doe, Gabriele Del Gaudio & Michl A De Feo (120), 500.00

Riverside dr, 334; Yale & Towne Mfg Co agt Carolina Takamine & J Harry Nicholson (renewal) (121), 188.00

75TH st, 112-4 E; Max Pollak agt Lucy A Banfield & Lenox Garage (122), 110.00

SEPT. 20.

Delancey st, 136; Frank Heitznek agt Sarah Grosky & A Rabbino (123). 2,500.00
Powell av ss, 205 e Havemeyer av, 100 x100; Emanuele Scarpinato agt Glebe Constn Co (124). 400.00
71ST st, 168-70 E; Henry H Meise agt Adrian Vans Lambert & Manning, Noble & Co (renewal) (125). 300.00
Magenta st, 737; Beckie Rosen agt Gerardo Palese & Jos Bayer (126). 80.23
5TH av, 605; Bergen Constn Co agt Peerless Investing Co & Thos J Waters Co (127). 707.45
Park av, swc 134th, 99.11x140; John Cullo agt Henry H Jackson & Smith & Judson (128). 265.00
130TH st, 217-221 W; Church E Gates & Co Inc agt Louis Strauss & Irwin M Book & Co (129). 193.59
215TH st, ss, 225 w Paulding av, 50x100; Giovanbattista Ferrara agt Rosario Lobue (130). 1,000.00
81ST st, 350 E; East Side Iron Works agt Ernest N Adler (131). 1,360.00

Borough of Brooklyn.

SEPT. 12.

Nostrand av, 657; Jacob Goldman agt Leopold Michel & Julius Strauss & M Machat. 20.00
Sterling pl, ns, 100 w Saratoga av, 175 x143.6; Sam Rosenberg agt Commonwealth Impt Co, Simon Feldman & Toback. 153.00
Rockaway av, on the n & e sides, being 220x320; Aug Bellon agt Louis R Schenck as exr of Stephen R Schenck (decd) & Chas N Grant. 609.56
Union st, 1663-71; Saml Gruber agt Aug Williams, Mary Williams & Knickerbocker Mantel Co. 97.50
62D st & 63D sts, 18TH & 19TH avs, The Block; Atlas Portland Cement Co agt Muskoka Realty Co. 522.25
New Lots rd, ns, bet Williams & Alabama av, 211.10x100; D Weiss agt Hege-man Bldg Co. 308.00
Myrtle av, 165; Dixon Metal Ceiling Co agt Jno J Hogan. 98.00

SEPT. 13.

Sterling pl, ns, 100 w Saratoga av, 175x143; Louis Lees agt David Toback, Simon Feldman & Commonwealth Impt Co. 228.00
Park pl, sec New York av, 350x255.7 to Sterling pl; Jas V Johnson agt Bklyn M E Home for the Aged & Jno Kennedy & Son. 350.00
Prospect pl, ns, 225 e Franklin av, 30x131; Morris Dolzowitz agt Rosalie Rosenfeld. 4,500.00

SEPT. 14.

Church av, 203-11; Edw E Peirson Co agt Meyer Realty Co & Ludwig Obermeyer. 53.00

SEPT. 16.

New Lots av, ss, from Vermont to Wyona, 200x100; Saml Feinstein agt Wyona Bldg Co. 400.00
New Lots av, ss, from Van Sinderen av to Sneiderer av, 200x100; same agt same. 805.00
Flatbush av, 91; Jas V Johnson agt Bernard Rentlop & Chas Capello. 24.50
E 2D st, 394-8; Wm Parmele agt Emma Hoffman & J A Hoffman. 74.00
Winthrop st, ns, 100 e Flatbush av, 45 x87; Antonio Carvadoro agt Frances H Walker & Robt S Walker & Michl Hillebrand. 155.00
Jay st, sec Nassau, -x- to Pearl; Durie & Davidson agt Cary Mfg Co & Hennebique Constn Co. 190.00
New Lots av, ns, from Hinsdale to Williams av, 210x100; Jacob Rutstein & ano agt Georgia Bldg Co & Gordon Bldg Co. 32.40
Essex st, es, 96.2 s Atlantic av, 75x100; Theo Kutz agt Jos D Cohen, Inc. 65.00

SEPT. 17.

Stone av, 522-4; Acme Metal Ceiling Co agt Rosie Levy, David Wolfman & Morris Weiss. 520.00
E 10TH st, ws, 540 n Av C, 40x100; Nathan Shostak agt Wm Jones & Jno Gall n & Son. 113.00
W 29TH st, es, 130 n Mermaid av, 60x118; Raffaele Trotto agt Christoforo Marrazzo. 35.75
Van Brunt st, 338-40; Glaberson & Too-rook agt Jno H Tienken & Malcolm E Bates. 633.03
Atlantic av, ss, 200 w Hopkinson av, 200x100; Malinken Bldg Material Co agt Lawrence Realty & Constn Co. 2,944.69
Ft Hamilton av, 3904-6; Acme Metal Ceiling Co agt Jno L Bohm & Chas E Klingenberg & Co. 536.00
Barrett st, ws, 150 s Pitkin av, 150x100; Estate of S Weinstein agt Doris Realty Co & Penn-Dixmont (Inc). 5,200.00
20TH av, nws, bet 61st & 62d, 200x80; S Pearson agt High Grade Constn Co. 364.00
Fulton st, 466; Jos Galanti agt T Killy & Ersinger & Zimmerman. 35.00
Barrett st, ws, 250 s Pitkin av, 150x100; Salvatore Bonagura agt Locust Realty Co & B Frankel. 3,200.00

SEPT. 18.

Railroad av, ws, 120 s Jamaica av, 50x40x50x57; Adam Bub agt Louis & Maria Walter & Partridge Contracting Co. 150.04

W 8TH st, sec Kings Highway, 116.7x85.11x93.5x82.6; Russell & Erwin Mfg Co agt Otto Singer. 300.00

Roebling st, 195; Grossman Bros & Rosenbaum agt Mornat Realty Co & Friedman Iron Works & Pauline Friedman. 125.00

W 29TH st, es, 130 n Mermaid av, 60x118; Lorenzo Vastolo agt Christoforo Marrazzo. 177.47

Broadway, 656; Isidor Shkolnik & ano agt David Werberlowsky & Krefetz Realty & Constn Co. 240.00

Flatbush av, 91; Watson & Pittinger agt Bernard Rentrop & Chas Capello. 121.80

Baltic st, 571; Nathan Becker agt Bennett Constn Co. 40.00

70TH st, sec 13 av, 40x100; Pittsburgh Plate Glass Co agt Neils P Severinsen. 251.79

67TH st, ss, 172.7 w 3 av, 79.6x100; Morris Rosenblitt agt Cipora I Nevin. 255.55

Surf av, ss, 100 e W 8th, runs s100wx100xs100xe120xn200 to av xw20 to beg; Wm C Munch agt Dreamland Co, Motor Drome Constn & Amusement Co & Abr B Swartz. 130.90

E 15TH st, 1353-5; R L Williams agt Margt Fitzgibbons. 25.00

E 7TH st, es, 160 s Av O, 240x120.6; R L Williams agt N Drucker. 25.00

Av S, ss, 80.6 w E 8th, 40x100; Jno G D'Amato agt Max J Perlman & Wm W Bennett. 118.00

SATISFIED MECHANICS LIENS. Manhattan and Bronx.

SEPT. 14. 64TH st, 218-66 E; American Luxfer Prism Co agt Baron de Hirsch Fund et al; Sept12'12. 250.00

Hornaday pl, nwc Honeywell av; D J Lahey Bldg Co agt Philip Kaufman & Son et al; Sept9'12. 800.00

SEPT. 16. 93D st, 62-4 W; Andw J Davis agt Mary A Deering et al; Aug10'12. 308.32

164TH st, 505 W; Wm Winkel agt Robt Schroeder; Aug23'12. 102.16

SEPT. 17. Tremont av, nec Lafontaine av; Antonio Posilipo agt L Napoleon Levy et al; Sept3'12. 568.25

Division st, 27 & 27 1/2; Morris Wolf agt Mary I Hill et al; June8'12. 398.00

54TH st, 408 E; Danl G Leonard agt Liberty Bwg Co et al; Aug16'10. 451.14

Sullivan st, 135; Frank M Conte agt Lawrence Shorr et al; Mar29'12. 45.00

SEPT. 18. 4TH av, 450-54; Hoffman & Elias agt Mary R Goelet et al; Aug27'12. 604.48

93D st, 175-77 W; Saml Pauzer agt Geo W Schwab et al; Sept16'12. 139.00

SEPT. 19. 8TH av, 144; Jacob M Leonhardt agt Peter Doelger et al; Apr16'12. 431.85

SEPT. 19. Horatio st, 105-11; Jos Grillo et al agt Estate of Eugene A Hoffman Inc et al; Aug6'12. 1,096.20

4TH av, 450-4; Golliiek & Smith agt Robt Goelet et al; Aug26'12. 2,217.00

46TH st, 227 W; Campbell & Co agt Cramp & Co et al; Aug30'12. 212.50

Briggs av, 2646-8; Jacoby-Salovin Inc agt Nicholas Hodes et al; May11'12. 102.00

13TH st, 427-9 E; John Laura & Co agt Carisbrooke Realty Co et al; May26'12. 160.00

SEPT. 20. 17TH st, 33 E; Empire Brick & Supply Co agt Townsend Wandell et al; July8'12. 50.90

27TH st, ss, 50 e 8 av; Sarah Rosenberg agt Corn & Rabinowitz et al; May13'12. 50.00

Pike Slip, 85; Gosen & Marchowsky agt Mary E Buckley et al; May31'12. 40.00

Borough of Brooklyn. SEPT. 11.

Vernon av, nwc Sumner av, 18x100; Louis Linder agt Max Juditsky, Meyer Leralaky, Saml Kohen & Isidor Friedel; Aug15'12 (corrects error in last issue, when name of party of second part was Seralsky.) 34.00

SEPT. 12. Surf av, swc 8th, 60x85; Hall & Hurlbert (Inc) agt Jas & Conrad Stubenbord, "Stubenbord Bros" & Frank Shultz; July 27'12. 681.49

Johnson st, ss, 120 w Coney Island av, 50x100; Gowanus Wrecking Co (Inc) agt P & S Constn Co; July5'12. 500.00

SEPT. 13. Jay st, sec Nassau, runs e176.1 to Flatbush av xs100xw91.4xn52xw84.9 to st xn 48 to beg; Jno J Riley agt Cary Mfg Co & Hennebique Constn Co; Jan18'12. 4,000.00

Same prop; Arthur C Jacobson et al agt same; Aug15'12. 250.00

Same prop; Davis Laheney & Co agt same; Aug12'12. 4,000.00

Same prop; Jos H Colyer & ano agt same; Aug2'12. 400.00

Same prop; Peelle Co agt same; Sept5 '12. 1,000.00

Same prop; Ridgewood Iron Works agt same; Aug29'12. 4,000.00

Jay st, sec Nassau, runs e 176.1 to Flatbush av xs100xw91.4xn52xw84.9 to st xn48 to beg; Copley Mfg Co agt Cary Mfg Co & Hennebique Constn Co; Sept5'12. 1,500.00

Same prop; Vulvan Rail & Constn Co agt same; Aug21'12. 4,000.00

SEPT. 14. Hegeman av, nwc Malta, 60x100; Joe Sklar agt Malta Hegeman Impt Co; Sept 9'12. 1,400.00

SEPT. 16. Meserole av, nec Banker, 100x100; Grossman Bros & Rosenbaum agt Jas S Rourke (Inc) & Toker Iron Works; July16'12. 160.00

Fulton st, ss, 100 e Buffalo av, 20x100; Ike Ternoff agt Ike Carlson & "John" Levy; Aug15'12. 360.00

Alabama av, es, 70 n Glenmore av, 50x100; East N Y Mason Material Co agt F & J Realty Cq; Sept9'12. 57.72

Williams av, ws, 130 s Hegeman av, 160x100; Sam Feinstein agt Nathan Rolnick; Sept3'12. 176.35

Same prop; Sam Gilewitz agt same; Aug3'12. 75.00

Same prop; Block & Greenberg Lumber Co agt same; Aug1'12. 182.33

Same prop; Jacob Rutstein & ano agt same; July29'12. 136.40

SEPT. 16. Battery pl, es, 100 n 90th, 50x125; Arnold Bros agt Hilda M Falkenberg; Sept 6'12. 275.00

Nassau st, sec Jay, 176.1x100; Copley Cement Mfg Co agt Cary Mfg Co & Hennebique Constn Co; Sept5'12. 1,020.79

SEPT. 17. 16TH st, 638-46; Seaver Bros agt Koppel Lenzer, Hyman Black, Wheeling Corrugating Co & Jacob Black; May29'12. 229.08

Parkside av, nwc Parkside ter, 48.5x95; Valentino Marcello agt Parkside Court Realty Co & Jno D Bario; May10'12. 98.00

Parkside av, nwc Parkside ct, 41.7x95; Jno Rossi agt Parkside Ct Realty Co & Jno D Bario; May15'12. 91.00

Same prop; Salvatore Giordano agt same; June5'12. 95.00

Parkside av, swc Parkside ct, 85x41x irreg; Vincenzo Ciccone agt Parkside Realty Co & Jonk di Bario; June4'12. 74.20

Same prop; Antonio Papa agt same; June7'12. 86.80

Parkside av, nwc Parkside ter, 95.5x41.7; Bklyn Kalamein Door Co agt Parkside Court Realty Co; July9'12. 108.00

SEPT. 18. Barrett st, ws, 100 s Pitkin av, 50x100; Kramer Contracting Co agt Barrett Construction Co; Aug30'12. 250.00

Same prop; same agt same; Aug30'12. 344.85

E 10TH st, es, 100 s Av K, 86.8x100; Robt Griffin agt Regal Homes Co; Aug 19'12. 104.03

Discharged by deposit. Discharged by bond. Discharged by order of Court.

ORDERS

Borough of Brooklyn.

SEPT. 12. No Orders filed this day.

SEPT. 13. Ft Hamilton av, ws, 23 from 65th, 43x51; Dagmer Madsen on D Madsen to pay D A Zicaidy Trim Co. 300.00

20TH av swc 84th, -x-; Hudson Homes Co on Lawyers Title Ins & Trust Co to pay H F Meistrell. 375.00

SEPT. 14. No Orders filed this day.

SEPT. 17. Williams av, ws, 130 s Hegeman av, 80x100; Nathan Rolnick on Julius Lehrenkrauss & ano to pay Scharif & Bankopf. 800.00

Bergen st, ns, 180 w New York av, 120x114.5; N Y & Bergen Co on Title Ins Co to pay J P Duffy Co. 140.00

SEPT. 18. Hegeman av, nec Malta, 60x100; Malta-Hegeman Impt Co on Herman Richter to pay Standard Lime Co. 460.00

DEPARTMENTAL RULINGS.

(Continued from page 536.)

(a) Wherever the person interested in the property shows an inclination to comply with the law with reasonable promptness after the matter has been called to his attention by this Bureau, the case will be retained in this office pending such compliance, and no penalty will be collected.

(b) Where it becomes necessary to refer cases to the Corporation Counsel and thereafter the parties interested take prompt notice of their obligations and meet the requirements of the law within a reasonable time—which will, of course, vary somewhat according to the circumstances of the case—a minimum penalty of fifty dollars will be collected, unless this penalty is waived by the Superintendent of Buildings. Where the violation is comparatively unimportant and there is nothing to show an intent on the part of the defendant to violate the law, and also where a case can be settled promptly before trial, the minimum penalty of fifty dollars will be collected.

(c) But where it becomes necessary to go further and take aggressive steps against the parties, by actual suit or otherwise, the maximum penalty of two hundred and fifty dollars will be insisted upon. In this class belong all cases where an injunction has been obtained, and where it has been necessary to summon parties to a Magistrate's Court.

A prompt compliance with all orders with respect to violations will save much trouble and embarrassment to all parties concerned.

Dated August 21, 1912. (Signed) RUDOLPH P. MILLER, Superintendent of Buildings.

JOHN P. KANE COMPANY

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: (FOOT EAST 14TH ST., N. Y.
FOOT WEST 96TH ST., N. Y.

145TH ST. AND HARLEM RIVER, NEW YORK.
6TH ST. AND GOWANUS CANAL, BROOKLYN.

P. J. HEANEY CO.
Mason's Building Materials
172d ST. and WEST FARMS ROAD
Telephone, 1530 Tremont

CANDEE, SMITH & HOWLAND CO.
MASONS' BUILDING MATERIALS

Main Office, FOOT OF EAST 26th STREET

Yards: Foot E. 26th Street Foot E. 53d Street 139th Street and Harlem River, Bronx

EMPIRE BRICK & SUPPLY COMPANY

YARDS
12th Ave., 47th to 48th Sts., Manhattan
150th St. and East River, Bronx
Morgan Ave. and Newtown Creek (near
Stagg St.), Brooklyn
Foot Twenty-fifth St., South Brooklyn

MANUFACTURERS OF **BRICK** AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 Park Avenue, cor. 41st Street, New York

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

IN USE SINCE 1889
 **Dragon**
PORTLAND CEMENT
The Lawrence Cement Co.
Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Distributor for Northern New Jersey
THE F. E. MORSE CO.
17 State Street New York

DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. **DRAGON** has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

"WATERPROOF DRAGON" Write us for Information

Flooring
Alatium Bldg. Mt.
Phone 3317 Gramercy
Oak - maple - Pine - Parquet Sq.
mill to you - Stock carried here
Metropolitan Flooring Co.

DODGE REPORTS

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity.

We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.

Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY

11 East 24th Street, New York

PHONE 362 CORTLANDT

E. J. JOHNSON

38 Park Row, New York

QUARRIER OF
ROOFING

SLATE

BLACK - GREEN - PURPLE - RED

BLACKBOARDS

STRUCTURAL SLATE

QUARRIES
BANGOR, PA. NORTH POULTNEY, VT.

N. & W. J. PECK CO.

MASONS' BUILDING MATERIALS

Agents Meier's Non-Staining Cement

Office: 103 Park Avenue

Yards: Foot of East 48th St.

Phone, 5787 Murray Hill

FORDHAM STONE RENOVATING CO.
STONE AND BRICK BUILDINGS

Established 1883

CLEANED REPAIRED PAINTED
Office: 1123 BROADWAY, Townsend Building

Telephone, 371 Madison Square

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS' GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XC

No. 2323

New York, September 21, 1912

(12)

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.

39-17	777-30	1244-34	1625-35	1978-53
70-9	133-35-36	1260-69½	1630-23	1993-21
108-31-34	785-60	1262-55	1641-16	2012-27
255-12	795-12	1317-9-10	1650-8	2017-29 & 32
277-17	801-19	1336-8	1653-48	2059-35½
330-26	808-14-20 & 66	1341-52	1656-8	2122-88
345-26	822-22	1347-15	1662-41¼	2132-58
351-16	839-31	1351-41-42	1681-3	2155-75
355-64	896-16	1365-43	1722-63½	2166-54
393-27	905-19	1379-52½	1726-5-6	2007-32
395-17	914-29-30	1383-17	1747-69	
426-19	923-61	1405-37	1755-10	
427-36	929-53	1436-33	1817-27	
442-15	936-36 & 55-56	1439-10	1840-24-24½	405-55
452-38	952-61	1461-28	1843-37 & 40	719-37
489-40	1026-26	1469-8	1869-62½	1147-52
531-21	1035-60	1517-62-63	1888-19	1328-27
608-12	1144-45½	1525-45	1896-27	1333-52
627-41-50 & 53	1182-26-28 & 42	1542-43	1915-48-49	1343-33
635-5-7	1224-15	1562-41	1926-42	1546-47
703-38	1228-40	1564-19½ & 31-32	1936-50½	1825-26-27
732-59	1232-2-4	1598-17	1961-43	1859-52
746-78	1240-62	1607-39	1966-49-50 & 51	

WILLS

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrix—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.

con omitted—consideration omitted.

corp—corporation.

cor—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

mtg—mortgage.

mos—months.

mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

rd—road.

re mtg—release mtg.

ref—referee.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

Bleecker st, 103, see Chambers, 158.
Chambers st, 158; valued at \$50,000; 1/2 pt; also DUANE ST, 143, valued at \$45,000; 1/2 pt; also 82D ST, 5 E, valued at \$135,000; 1/2 pt; also CHURCH ST, 318, valued at \$25,000; also MERCER ST, 71, valued at \$55,000; also GREENE ST, 113, valued at \$50,000; also BLEECKER ST, 103, valued at \$85,000; also 20TH ST, 43 E, valued at \$110,000; also 95TH ST, 65 W, valued at \$21,000; also 95TH ST, 71 W, valued at \$18,000; also WEST END AV, 772, valued at \$20,000; also WEST END AV, 776, valued at \$20,000; also 132D ST, 120 W, valued at \$10,000; also 132D ST, 128 W, valued at \$10,000; also 132D ST, 136 W, valued at \$10,000; also 132D ST, 127 W, valued at \$11,000; also 132D ST, 129 W, valued at \$11,000; also 132D ST, 236 W, valued at \$10,000; certf as to payment of transfer tax of \$16,197.01; Jas A Wendell, Deputy Compt of State NY, to Wm Colgate, as EXR of Hannah Colgate, decd; Sept11; Sept19'12.
Cherry st, 230 (1:255-12), nec Pelham (Nos 16-8), 25.6x108.7x25.1x109.7, 6-sty bk tnt & str; Louis Lebowitz to Rachel Isaacs, 110 W 114; B&S; Sept17'12; A\$20,000-48,000. nom
Chrystie st, 221 (2:427-36), ws, 174.8 n Stanton, 20x100, 4-sty bk tnt; F Champion Sauter to Apostleship of Prayer, a corp, 801 W 181; AL; Sept17; Sept18'12; A \$16,000-19,000. O C & 100
Church st, 318, see Chambers, 158.
Duane st, 143, see Chambers, 158.
Fletcher st, 5, see Maiden la, 121.
Gansevoort st, 2 & 4, see 13th W, sws, at ws 4th.
Gansevoort st, 2 & 4, see 4th, 340-56 W.
Grand st, 363-5 (1:311), ss, 66.8 e Essex, 33.6x100.4x33.4x100.8; owned by Julius Schattman; sobrn of asrn of rents to mtg for \$2,500; Royal Co of NY with Abr L Kass, 226 S 9, Bklyn; Sept16'12. nom
Greene st, 113, see Chambers, 158.
Horatio st, 9, on map 7 (2:627-50), ns, 24 w 4th, 18.9x74.5, 3-sty bk dwg; Jas D Ireland to Frank A Van Tassel Jr, 327 Av O, Bklyn; mtg \$11,870.36 & AL; Aug5; Sept17'12; A\$6,500-8,000. nom
Horatio st, 5-15, see 4th, 340-56 W.
Horatio st, 9 on map 7 (2:627-50), ns, 24 w 4th, 18.9x74.5, 3-sty bk dwg; Frank C Van Tassel Jr to St Johns Park Realty Co, a corp, 50 Pine; B&S; Sept16; Sept 17'12; A\$6,500-8,000. nom
Horatio st, 11 on map 9 (2:627-51), ns, 42.9 w 4th, runs n 84.5xw6.3xn3.1xw12.6xs 87.6 to st xel8.9 to beg, 3-sty bk dwg; Jas A Lowe to St Johns Park Realty Co, a corp, 50 Pine; B&S & C a G; Sept16; Sept 17'12; A\$7,000-8,500. O C & 100
Horatio st, 7 on map 5 (2:627-49), nwc 4th (Nos 340-2), 24x40, 2-sty bk tnts & str; State & City Realty Co to St Johns Park Realty Co, a corp, 50 Pine; mtg \$9,500; Sept16; Sept17'12; A\$9,000-10,000. O C & 100
Horatio st, 13 (2:627-52), ns, 61.6 w 4th, 18.6x87.6, 3-sty bk dwg; Francis V Quinlan to St Johns Park Realty Co, a corp, 50 Pine; mtg \$6,500 & AL; Sept14; Sept17'12; A\$7,000-8,000. nom
Horatio st, 15 (2:627-53), ns, 80.3 w 4th, 18.9x87.6, 3-sty stn dwg; Alfred H Ackers to St Johns Park Realty Co, a corp, 50 Pine; B&S; Sept16; Sept17'12; A\$7,000-8,000. O C & 100
Horatio st, 15 (2:627-53), ns, 80.3 w 4th, 18.9x87.6, 3-sty stn dwg; Arline P Burnham et al to Alfred H Ackers, 233 W 128; AL; Sept9; Sept17'12; A\$7,000-8,000. O C & 100
Lafayette st, 385 (2:531-21), ses, 37.9 s 4th, 22.3x110.3x23.3x110.3, 3-sty fr bk ft loft bldg; Mission of the Immaculate Virgin for the Protection of Homeless & Destitute Children to Chas Laue, 152 8 av, Bklyn; Sept18'12; A\$32,000-32,500. 42,500
Lewis st, 113 (2:330-26), ws, 175.1 s Houston, 25x100.2, 5-sty bk tnt & str & 2-sty bk rear loft bldg; Louis Lass to Fanny Gruen, 116 E 90; mtg \$31,750; Apr 10'09; Sept18'12; A\$15,000-24,000. O C & 100
Madison st, 107 (1:277-17), ns, abt 140 w Market, 25x108, 5-sty bk tnt & str; Louis Rinaldo to Hiram Rinaldo, 2508 Bway; 1-5 pt; AT; AL; Sept17'12; A\$17,000-30,000. nom
Maiden la, 121 (1:70-9), nes, 124.11 nw Water, 23.7x85.5 to Fletcher (No 5) x23.8x 84.8, 5-sty bk loft & str bldg; Chas F Noyes to Donald Scott, 9 E 9; mtg \$30,000; Sept14; Sept16'12; A\$35,000-43,000. O C & 100
Manhattan st, 27-9 (7:1966-49-50), nes, 327.1 se Ams av, runs se 50.3xne100xw along prolongation of cl 126ft 47.3xs78.5 to beg, 2-5-sty bk tnts & str; Hospital Estates, Inc, a corp, & ano, to Lizzie Monday, 208 W 128; B&S & C a G; Aug 23; Sept14'12; A\$28,000-41,000. O C & 100
Manhattan st (7:1966), nes, 139 nw Morningside av, runs ne-xsw—to Manhattan st xsel.3 to beg; gore strip; Eliz K Lorillard et al to Lizzie Monday, 208 W 128; QC; Aug6; Sept14'12. nom
Manhattan st, 25 (7:1966-51), nes, 377.4 se Ams av, 25x113x28.2x100, 5-sty bk tnt & str; Hospital Estates, Inc, & ano, to Manhattan Park & Provision Co, a corp, 25 Manhattan; B&S & C a G; Aug23; Sept16'12; A\$17,000-24,000. O C & 100

Mercer st, 71, see Chambers, 158.
Norfolk st, 61 (2:351-16), ws, 75 s Broome, 25x50, 6-sty bk tnt & str; Benj M Gruenstein & ano to Fanny Gruen, 116 E 90; B&S; AL; Sept14; Sept18'12; A\$18,000-27,000. O C & 100
Norfolk st, 61; Fanny Gruen to Benj M Gruenstein, 60 W 95 & Sophia Mayer, 71 E 72; B&S; AL; Sept17; Sept18'12. O C & 100
Pearl st, 188 (1:39-17), ss, abt 70 w Maiden la, 22.6x128x22x128, 5-sty bk storage; Wm H Sage & ano, TRSTES Geo L Ronalds, to Consolidated Druggists Realty Co, a corp, 297 Pearl; Sept16; Sept17'12; A\$26,000-40,000. 39,000
Pelham st, 16-8, see Cherry, 230.
Ridge st, 140 (2:345-26), ws, 125 n Stanton, 25x100, 5-sty bk tnt & str; John J Hynes, ref, to Bridget A Smith, 334 E 69; AL; FORECLOS Aug14; Sept19'12; A\$22,000-29,500. 23,000
Roosevelt st, 119-25 (1:108-31-34), swc Water (No 319), 78.5x41.6x79.1x50.8, 4 4-sty bk tnts & str; Isaac Nacht to Bernard Haber, at Shelton, Conn; QC; AL; Sept13; Sept14'12; A\$26,000-37,500. nom
Stanton st, 7 (2:426-19), ss, abt 100 e Bowery, 19.2x50.5, 3-sty bk tnt & str; Esther Isenberg to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$12,000; Sept 13; Sept14'12; A\$10,000-14,000. nom
Suffolk st, 165 (2:355-64), ws, 175 s Houston, 25x100, 6-sty bk tnt & str; Ida Epstein to Jacob Epstein & Ida, his wife, 75 Orchard, tenants by entirety; AL; Aug 30; Sept17'12; A\$23,000-43,000. O C & 100
Thompson st (2:489-40), ws, 75 n Broome, a strip 3x80; Edw M Cutler, individ & EXR Josephine A Cutler, to Ernest E M Bullowa, Hotel Gotham, cor 5 av & 55th; AT; QC; Sept17'12; A\$1,000-1,000. nom
Washington st, 741-5 (2:635-5-7), es, 80.6 s Bethune, 60x87.6x60x74, 3-3-sty bk tnts; Saml Kilpatrick to Luther Little at Marshfield, Mass, & Jas K Hoyt, 351 W 114, joint tenants; Sept16'12; A\$19,500-22,500. O C & 100
Water st, 319, see Roosevelt, 119-25.
Wooster st, 9 (1:228-40), ws, 137.4 n Canal, 21.4x100x21.2x100, 4-sty bk loft & str bldg & 1-sty ext; Wm Georgi to Saml P Savage, 1039 N Broad, Elizabeth, NJ; mtg \$20,000; Aug2; Sept14'12; A\$16,500-20,000. nom
1ST st, 39 (2:442-15), ss, abt 170 e 2 av, 25.3x81.7x25x78.7, 5-sty bk tnt & str; Lena Spivak & ano to Dorothy B Millman, 207 2 av, & Max Spivak, 205 2 av; AL; Sept11; Sept17'12; A\$19,000-28,000. nom
4TH st, 344-6 W (2:627-48), ws, 40n Horatio, runs w 24xn34.5xw18.9xn10xw42.9 to st xs44.5 to beg, 2 3-sty bk dwgs; Jas Newton to St Johns Park Realty Co, a corp, 50 Pine; mtg \$4,000; Sept9; Sept17 '12; A\$9,000-10,000. O C & 100
4TH st, 48-56 W see 13th W, sws, at ws 4th.
4TH, 340-56 W (2:627-41-53), nwc Horatio (Nos 5-15), runs n along 4th 183.8 to sws 13th, xnw—to ss Gansevoort (Nos 2-4) xw96.5xs183.7 to ns Horatio xer9 to beg; 1 3-sty bk & stn dwgs, 4 2-sty bk dwgs, 2 3-sty bk stable, 2-sty bk tnt & str & 4-sty bk tnt; John B Ireland to St Johns Park Realty Co, a corp, 50 Pine; QC; Sept14; Sept17'12; A\$95,500-114,500. nom
4TH st, 340-2 W, see Horatio, 7 on map 5.
10TH st, 239 E (2:452-38), ns, abt 100 w 1 av, 25x94.10, 4-sty bk tnt; Emblem Realty Co to Rachel Bachrach, 1239 Mad av; mtg \$22,500; Sept11; Sept18'12; A\$17,500-24,000. O C & 100
11TH st 640 E (2:393-27), ss, 158 w Av C, 25x94.9, 5-sty bk tnt & str; Mollie Straus to Louis Frumoff, 255 Henry; mtg \$16,000; Sept15; Sept17'12; A\$15,000-22,500. nom
13TH st, 154 W (2:608-12), ss, 140.6 e 7 av, 20x103.3, 3-sty & b bk dwg; Henry C Roth to John W Grindle, 171 W 12; Sept13'12; A\$13,500-16,500. O C & 100
13TH st, 622 E (2:395-17), ss, 293 e Av B, 25x103.3, 5-sty bk tnt & 4-sty bk rear tnt; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$20,500; Sept13; Sept14'12; A\$13,000-16,000. nom
13TH st W (2:627-41-47), sws, at ws 4th (Nos 348-56), runs nw—to ss Gansevoort (Nos 2-4) xw96.5xs95.7xe50xs3.4xe49 to ws 4th xn99.1 to beg, 4 2-sty bk dwgs, 4 3-sty bk dwgs & 4-sty bk tnt, 3-sty bk stable; Kenton Realty Co to St Johns Park Realty Co, a corp, 50 Pine; mtg \$43,000 & AL; Aug30; Sept17'12; A\$50,000-62,000. O C & 100
13TH st W, swc 4th, see 4th, 340-56 W.
14TH st, 233 E (3:896-16), nes, 209 nw 2 av, 26x103.3, 4-sty stn tnt; Saml Schmukler to Betti Muller, 304 E 14; mtg \$27,000; Sept19'12; A\$23,400-30,500. O C & 100
18TH st, 302 E, see 18th, 304 E.
18TH st 304 E (3:923), (owned by party 1st part) also 18TH ST, 302 E (3:923) (owned by party 2d part); agmt as to payment of \$25 for use of flues of 302 E 18; Est Eliz Jantzer with Adele E Mowton; Feb—01; Sept18'12. nom
18TH st, 304 E (3:923-61), sws, 112 se 2 av, 22x78, 3-sty & b bk dwg; Louisa Schefers et al EXRS, &c, Edw Jantzer, decd, et al to Margareth Meyer, 82 2 av; QC; AL; Sept12; Sept18'12; A\$10,000-13,500. 14,270

19TH st, 151-3 W (3:795-12), ns, 195.5 e 7 av, 46.7x90.1x43.4x90, 12-sty bk loft & str bldg; Theo K McCarthy, ref, to Geo L Moeck, 83 N 22, Irvington, NJ; FORECLOS Aug29; Sept16'12; A\$35,000-\$. 1,500
20TH st, 43 E, see Chambers, 158.
23D st, 368 W, see 9 av, 208.
24TH st, 231-3 E (3:905-19), ns, 200.2 w 2 av, 29.4x98.9, 6-sty bk tnt & str; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$37,000; Sept 13; Sept14'12; A\$15,000-40,000. nom
24TH st, 312 E (3:929-53), ss, 193.9 e 2 av, 18.9x98.9, 4-sty bk tnt; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$8,000; Sept13; Sept 14'12; A\$9,000-11,500. nom
25TH st, 133-5 W (3:801-19), ns, 400 w 6 av, 50x98.9, 5-sty bk loft bldg; Wm T Hayward et al to N Y-Chicago Realty & Constn Co, a corp, 864 Bway; AL; Aug23; Sept17'12; A\$82,000-90,000. O C & 100
27TH st, 153-9 W (3:803-7), ns, 106.3 e 7 av, 99.1x98.9x97.3x98.9; proxy & waiver & appointment of Wm F Donnelly as atty to act at meetings of party 2d pt; Albt I Sire to 28th St & 7th Av Realty Co, a corp; June17; Sept18'12; A\$187,000-187,000.
27TH st, 219 W (3:777-30), ns, 202.2 w 7 av, 19.6x98.9, 4-sty bk tnt & str; Wm Goldstone to Jos W Kelly, 22 Harper pl, Arlington, NJ; mtg \$20,000; Sept18; Sept 19'12; A\$11,500-13,000. O C & 100
30TH st, 541 W (3:702); agmt cancelling CONTRACT dated Sept29'11; Jno Malone vendor with Thos O'Brien vendee; Sept17; Sept18'12.
30TH st 13 W (3:832-32), ns, 250 w 5 av, 25.1x98.9, 4-sty bk loft & str bldg; Walter D Buchanan individ & EXR, &c, Mary B Dun to Alex W Patterson, 16 Morningside av E; AL; Sept17; Sept18'12; A\$95,000-105,000. O C & 1,000
30TH st, 13 W (3:832-32), ns, 250 w 5 av, 25.1x98.9, 4-sty bk loft & str bldg; Alex W Patterson to Paterno Bros, a corp, 601 W 115; mtg \$70,000 & AL; Sept 18'12; A\$95,000-105,000. O C & 100
31ST st, 310-2 E (3:936-55-56), ss, 167.6 e 2 av, 45x98.9, 2 4-sty bk tnts, str in 310; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$18,000; Sept 13; Sept14'12; A\$18,000-24,000. nom
32D st, 137-49 W (3:808-14-20 & 66), ns, 250 e 7 av, runs n101.6xe50xn14xe75xn82 to ss 33d (No 128) xe25xs197.6 to 32d xw150 to beg, 6-4-sty bk tnts, 3-sty bk tnt & str, 3-4-sty bk rear tnts & 6-sty bk loft bldg in 33d; Thos Dimond to Stuyvesant Real Estate Co, a corp, 85 Cedar; Sept18 '12; A\$657,000-676,000. O C & 100
33D st, 205-7 W (3:783-35-36), ns, 69.10 w 7 av, 30x98.9, 2 3-sty & b stn dwgs; John Reilly, ref, to County Holding Co, a corp, 100 Bway; FORECLOS Aug16; Sept18; Sept19'12; A\$116,000-118,000. 117,500
33D st, 128 W, see 32d, 137-49 W.
35TH st, 436 W (3:732-59), ss, 350 e 10 av, 25x98.9, 5-sty bk tnt; Martha Kommer to Rose M Smith, 440 W 39; mtg \$22,000; Sept16; Sept17'12; A\$10,000-24,500. O C & 100
36TH st, 228 W (3:785-60), ns, 480 e 8 av, 20x98.9, 3-sty & b bk dwg; Anna Coughlin to Mary D Elliott, 311 W 20; B&S & C a G; mtg \$22,000; Oct24'10; Sept17 '12; A\$28,000-30,000. O C & 100
37TH st, 15 W (3:839-31), ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; Dundonald Estates Co to Harry C Cochrane, 131 27th, Milwaukee, Wis; mtg \$72,500; Sept13'12; A\$100,000-107,500. O C & 50
43D st, 213-5 E (5:1317-9-10), ns, 205 e 3 av, 50x100.5, 2 5-sty bk tnts; Clara Adler to Bertha Adler, 419 Chaucey, Bklyn; mtg \$34,500; Sept3; Sept17'12; A\$20,000-38,000. O C & 100
43D st, 311 E (5:1336-8), ns, 175 e 2 av, 25x100.5, 4-sty bk tnt; Paulina wife Fred Vogel Sr heir, &c, Albt Rathfelder to Sophie Lutz, widow, 311 E 43; Mari Rathfelder, widow, 311 E 43, & Chas Rathfelder, 440 E 156; 1/2 pt; AT; mtg \$8,500 & A L; Sept18'12; A\$9,000-15,000. 2,500
45TH st, 360 W (4:1035-60), ss, 91 e 9 av, 29.6x100.5, 5-sty stn tnt; Wm Schultz to Jno C & Helena Brinkmann, 749 Kelly; mtg \$24,000; Sept17; Sept18'12; A\$19,500-36,000. O C & 100
45TH st, 70 W (5:1260-69 1/2), ss, 120 e 6 av, 20x100.5, 3-sty & b stn dwg; Josephine L Arnold to Edw A Arnold; QC; Jan4'06; Sept19'12; A\$60,000-64,000. nom
45TH st, 70 W; Margt E Arnold to same; QC; Dec18'05; Sept19'12. nom
45TH st, 70 W (5:1260-69 1/2), abt 125 e 6 av, —x—, 3-sty & b stn dwg; general release; Margerite E Arnold to Edw A & Lucius P Arnold; Dec18'05; Sept19'12; A \$60,000-64,000. nom
45TH st, 70 W; general release; Josephine L Arnold to Edw A & Lucius P Arnold; Jan4'06; Sept19'12. nom
47TH st, 34 W (5:1262-55), ss, 430 w 5 av, 20x100.5, 4-sty & b stn dwg; Margareta F Moore to Wm J Moore, at Aubyn Manor Mt Vernon, NY; Aug30; Sept17'12; A\$60,000-64,000. nom
54TH st, 203-7 W (4:1026-26), ns, 100 w 7 av, 75x100.5; 11 & 12-sty bk hotel Carlton; Andw J Kerwin Jr to West Side Hotel Co, a corp, 140 Nassau; mtg \$374,000; Sept13'12; A\$135,000-400,000. nom
54TH st, 408 E (5:1365-43), ss, 169 e 1 av, 25x100.5, 5-sty bk tnt; Millie Stern to Johanna S Riedemann, 1317 46th, Bklyn; Sept16; Sept17'12; A\$7,500-18,500. O C & 100

54TH st, 331 E (5:1347-15), ns, 283.9 w 1 av, 19.9x100.5, 5-sty bk tnt & str; Harry & Max Hellinger to Fidella Mittelmann, 51 E 96; B&S; June27; Sept18'12; A \$8,000-15,500. nom

59TH st, 318-20 E (5:1351-41-42), ss, 250 e 2 av, 50x100.5, 2 5-sty bk tnts & str; Esther Isenberg to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$39,100; Sept 13; Sept14'12; \$26,000-42,000. nom

61ST st, 106 W (4:1132), 5½-sty b s double flat; asn rents; Kath Gallaher to Royal Co of NY, 93-5 Nassau; Sept17; Sept18'12. 2,000

62D st, 340-8 E (5:1436-33), ss, 152.1 w 1 av, 135.9x100x135.9x100.5, 5 6-sty bk tnts, with str in 348; Esther Isenberg to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$134,500; Sept12; Sept14'12; A\$50,000-162,000. O C & 100

65TH st, 326-8 E (5:1439-40), ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & str; W & J Realty Corp to Abr Israel, 2 Kelly av, Rockaway Beach, LI; mtg \$33,000 & AL; Sept10; Sept18'12; A\$15,000-45,000. nom

67TH st, 436 E, see Av A, swc 67th.

67TH st E, swc Av A, see Av A, swc 67th.

67TH st, 436 E see Av A, swc 67th.

70TH st, 305-11 W (4:1182-26-28), ns, 100 w West End av, 80x100.5; 4 3-sty & b bk dwgs; Directors Realty Holding Co to Reliant Holding Co, a corp, 160 Bway; mtg \$67,000; Sept9; Sept13'12; A\$40,000-64,000. O C & 100

70TH st, 318 W (4:1181-42), ss, 218.1 w West End av, 18x100.5, 3-sty & b bk dwg; Ethel D Webb to Christy Ann McKay, at Huntington, LI; Sept13; Sept14'12; A\$7,500-12,000. O C & 100

73D st, 132 W (4:1144-45½), ss, 315 w Col av, 16x102.2, 4-sty & b stn dwg; Meta Weber, widow, to Emma B Reynolds, 66 W 71; mtg \$20,000; Sept18; Sept19'12; A\$12,500-22,000. O C & 100

74TH st, 409 E (5:1469-8), ns, 185 e 1 av, 28x79.6x28.6x83.10, 5-sty bk tnt; Normal Constn Co to Rubin Mazur, 57 W 117; mtg \$14,000 & AL; Sept16; Sept17'12; A\$7,500-21,000. O C & 100

80TH st, 200-2 E see 3 av, 1409.

80TH st, 323 W (4:1244-34), ns, 241 w West End av, runs n 49.6xw21.6x33.6xw 16.6x33.8xw5x32.4 to st x43 to beg, 5-sty bk dwg; H Everett Russell to Josephine E Stone, 323 W 80; QC; AL; Aug9'11; Sept14'12; A\$24,000-43,000. nom

80TH st, 316 E (5:1542-43), ss, 225 e 2 av, 25x102.2, 4-sty stn tnt; Otto C Baake to Bertha M Baake, 444 E 140; mtg \$14,000; Aug27; Sept16'12; A\$9,000-14,000. nom

82D st, 5 E, see Chambers, 158.

83D st, 410 E (5:1562-41), ss, 181 e 1 av, 25x102.2, 5-sty bk tnt; Eberhard Pantle to Wilhelm Stapel, 159 E 91; mtg \$11,000; Sept16'12; A\$8,500-18,000. O C & 100

84TH st, 445 E (5:1564-19½), ns, 137.9 w Av A, 18.9x102.2, 3-sty & b stn dwg; Adele C Wilkins to Betty & Harriet Goldsmith, 448 E 84; Sept17'12; A\$6,500-9,000. nom

84TH st, 277 W (4:1232-2), ns, 36.6 e West End av, 16x80.2, 3-sty bk dwg; Blanche Bucklin to Waterman Realty Co, a corp, 527 5 av; Sept17; Sept18'12; A\$11,000-14,500. O C & 100

85TH st, 436-40 E, see 8 av, 2917.

89TH st, 112-4 E (5:1517-62-63), ss, 210 e Park av, 50.6x100.8, 4-sty bk tnt; Isaac Hirschhorn to Mary A Thornton, 500 W 143; mtg \$33,000 & AL; Sept16; Sept18'12; A\$30,000-42,000. O C & 100

93D st, 145 W (4:1224-15), ns, 340 e Ams av, runs n 81.4 to ss Apthorps la xne 18.3 to cl said lane xse 19.3x98.9 to st xw20 to beg, with all title to gore adj on rear to cl of said la, 3-sty & b stn dwg; Elsa J Allderdice to Alex S Glassford, 29 W 93; 1-5 pt; AT; Aug12; Sept17'12; \$12,000-22,500. O C & 100

93D st, 145 W; Lenore S Boyce et al to same 4-5 pt; AT; Aug12; Sept17'12. O C & 100

95TH st, 71 W, see Chambers, 158.

95TH st, 65 W, see Chambers, 158.

100TH st, 209 E (6:1650-8), ns, 175 e 3 av, 25x100.8, 5-sty bk tnt; Martha Windham to Meyer Solomon, 149 Park row; mtg \$18,750; June29; Sept19'12; A\$9,000-20,500. O C & 100

102D st, 70 E, see Park av, 1344.

102D st, 161 E (6:1630-23), ns, 74.6 e Lex av, 27x100.11, 5-sty bk tnt; Hugo Wintner, ref, to Jacob Ganfried, 1404 Wilkins av; mtg \$17,000; FORECLOS Aug 12; Sept9; Sept16'12; A\$8,500-21,000. 7,500

104TH st, 27-31 W (7:1840-24-24½), ns, 140 e Manhattan av, 50x100.11, 3 3-sty & b stn dwgs; Pincus Lowenfeld et al to Chas I Weinstein Realty Co, a corp, 17 W 120; mtg \$24,000; Sept16; Sept17'12; A\$33,000-37,500. O C & 100

106TH st, 213 E (6:1656-8), ns, 190 e 3 av, 19.6x100.11, 4-sty bk tnt & str; Marianna Provvisor to Francisco & Antonino Montemagno, both at 308 E 113; mtg \$10,000; Sept17; Sept18'12; A\$8,500-13,000. O C & 100

108TH, 8-10 W, see 8 av, 2917.

108TH st, 4-6 W, see 8 av, 2917.

114TH st, 37 W (6:1598-17), ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Martha Trieb to Walter Hardwick, Monticello, NY; mtg \$25,000; Sept5; Sept16'12; A\$15,000-27,000. O C & 100

114TH st, 37 W; Dora Haft et al to Martha Trieb, 938 E 14, Bklyn; mtg \$25,000; Sept4; Sept16'12. O C & 100

114TH st, 224 E (6:1663-41¼), ss, 271.2 e 3 av, 16.8x100.11, 3-sty & b stn dwg; Fannie Ortman to Jacob S Ortman, 224 E 114; AL; Aug9; Sept17'12; A\$6,000-8,000. O C & 100

115TH st, 600 W, see Bway, swc 115th.

117TH st, 427 W (7:1961-43), ns, 113.4 e Ams av, 18.4x100.11, 4 & 5-sty bk dwg; Hugo Schweitzer to Dikran B Donchian, 423 W 117; mtg \$15,000; Sept16'12; A\$13,000-21,000. nom

121ST st, 518 E (6:1817-27), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Jas E J Martin to Phoebe Minzie, 176 W 87; correction deed; mtg \$4,500; Sept11; Sept14'12; A\$3,000-4,000. O C & 100

121ST st, 218 W (7:1926-42), ss, 203 w 7 av, 15x100.11, 3-sty stn dwg; Peter Moller et al, EXRS & Thilie E Moller, to Willy Ehrenhaus & Janet Rochelle, both at 137 W 110; Sept16; Sept17'12; A\$9,000-10,000. 7,250

121ST st, 218 W; Mary E Gerdes et al to same; Sept16; Sept17'12. nom

122D st, 56 on map 56-8 E (6:1747-69), ss, 222 w Park av, 41x100.11, 5-sty bk tnt; Saml B Lyon to Melvin Realty Co, a corp, 171 Bway; mtg \$20,000; Sept13; Sept17'12; A\$18,000-40,000. O C & 100

124TH st, 534 W (7:1978-53), ss, 225 e Bway, 50x100.11, 6-sty bk tnt; Chas Cohen to Jerome L Lewis at North Yakima, Wash; mtg \$67,000; Sept10; Sept16'12; A\$31,000-80,000. O C & 100

125TH st, 76 W (6:1722-68½), ss, 85 e Lenox av, 18.9x100.11, 3-sty bk str, 1-sty ext; John J Nestell to Chas H Hart & Emma J Sheridan, 199 Lenox av & Irene N Collard, at Chatham, NY; QC; Apr8; Sept 16'12; A\$44,000-49,000. nom

128TH st, 79-83 W, see 8 av, 2917.

130TH st, 19 E (6:1755-10), ns, 230 e 5 av, 16x99.11, 3-sty & b stn dwg; Wm T Quinn, ref, to Bway Savgs Instn, a corp, 5 & 7 Park pl; FORECLOS; Sept13; Sept 16'12; A\$7,000-9,000. 6,000

130TH st, 19 E (6:1755-10), ns, 230 e 5 av, 16x99.11, 3-sty & b stn dwg; Bway Savgs Instn to John J Lyons, 2 E 127; C A G; Sept19'12; A\$7,000-9,000. 8,000

131ST st, 244 W (7:1936-50½), ss, 341.8 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Horoscope Realty Co to Sadie Froelichstein, 413 E 56; mtg \$9,000; Sept11; Sept14'12; A\$8,000-10,500. nom

131ST st, 132 W (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Nobuteru Sumida to Melville B Morse, at Phoenix, Ariz; mtg \$15,000; Sept9; Sept 19'12; A\$9,600-14,000. nom

131ST st, 134 W (7:1915-49), ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; Nobuteru Sumida to Melville B Morse, at Phoenix, Ariz; mtg \$15,000; June—; Sept 19'12; A\$9,600-14,000. nom

132D st, 127 W, see Chambers, 158.

132D, 128 W, see Chambers, 158.

132D st, 236 W, see Chambers, 158.

132D st, 129 W, see Chambers, 158.

132D st, 120 W, see Chambers, 158.

132D st, 136 W, see Chambers, 158.

134TH st, 63 W (6:1732), ns, 310 e Lenox av, 18.9x99.11; asn rents to extent of \$260; Richd Conwell to Bronx Security & Brokerage Co, a corp, 258 E 138; AT; Sept19'12. nom

143D st, 103-5 W (7:2012-27), ns, 100 w Lenox av, 41.8x99.11, 6-sty bk tnt; Fanny Stein (Speier) to Morris Berman, 1212 Beverly rd, Bklyn; mtg \$37,000 & AL; Sept16; Sept18'12; A\$18,000-51,000. O C & 100

144TH st, 469 W (7:2059-35½), ns, 83 e Ams av, 17.6x99.11, 3-sty & b stn dwg; Percy J King, ref, to Louis K Ungrich, 475 W 144; FORECLOS Sept16; Sept18; Sept19'12; A\$7,000-14,000. 13,100

154TH st, 301 W, see 8 av, 2917.

164TH st W, nve St Nich av, see St Nich av, nve 164th.

176TH st, 500 W see Ams av, ws, 80 n 175th.

184TH st W (8:2155-75), see Audubon av, 70x81.8x70x79.3, 6-sty bk tnt; McDowell Constn Co to Eliz J McDowell, 63 Morningside av E; mtg \$75,000; Sept16; Sept17'12; A\$30,000-8—. nom

184TH st W (8:2155-75), ss 300 w Ams av, runs w 70 to es Audubon av xst9.3 xe 70x81.8 to beg, 6-sty bk tnt; Alex McDowell to McDowell Constn Co, a corp, 2255 Bway; AL; Aug22; Sept17'12; A\$30,000. nom

184TH st W, see Aud av, see 184th W, ss, 300 w Ams av.

185TH st, 623-5 W (8:2166-54), ns, 125 w St Nich av, 75x59x75x58.6, 5-sty bk tnt; Wm H Hall to Friedman Constn Co, a corp, 171 Bway; mtg \$46,000; Sept5; Sept 17'12; A\$18,000-46,000. O C & 100

185TH st, 623-5 W; Friedman Constn Co to Saml B Lyon, Prospect, White Plains, NY; mtg \$46,000; Sept14; Sept17'12. nom

Av A (5:1461), swc 67th, 40.5x100; asn rents to secure \$3,500; Athos Realty Co, 31 Nassau, to Estates Mtg Securities Co, a corp, 160 Bway; Sept14; Sept17'12. nom

Av A (5:1461-28), swc 67th (No 436), 40.5 x100, 6-sty bk tnt & str; Lawyers Mtg Co to Hazel M Shannon, 212 W 80; B&S; AL; Sept13; Sept16'12 A\$22,000-63,000. O C & 100

Av A (5:1461-28), swc 67th (No 436), 40.5 x100, 6-sty bk tnt & str; Hazel M wife Jas R Shannon, to Athos Realty Co, a corp, 31 Nassau; mtg \$53,800 & AL; Sept 14; Sept17'12; A\$22,000-63,000. O C & 100

Amsterdam av, 176 (8:2132-58), ws, 80 n 175th, 119.10 to ss 176th (No 500) x100, 6-sty bk tnt & str; Henrietta Falk & Harry Fine to Fine & Falk, Inc, a corp, 1358 45d, Bklyn; QC; Sept16'12; A\$65,000-P92,000. nom

Amsterdam av, 1997-9 (8:2108); asn rents to secure loan of \$600; Gussie Herman to Fannie Padolsky, 447 E 9; June5; Sept18'12. nom

Audubon av, see 184th, see 184th W, ss, 300 w Ams av.

Audubon av, see 184th, see 184th W, see Aud av.

Broadway, 3115 (7:1993-21), ws, 297 s 125th, runs w91.6 to cl old Bloomingdale rd, closed, xn— to ss 124th, closed, xn30 to cl 124th, closed, xe97.6 to Bway xss52 to beg, 6-sty bk tnt; Friedman Constn Co to Wm H Hall, 66 W 89; mtg \$60,000; Sept 14; Sept17'12; A\$45,000-95,000. O C & 100

Broadway (7:1896-27), swc 115th (No 600), 100.11x75, 12-sty bk tnt & str; Paterno Bros, a corp, to Walter D Buchanan at Narragansett Pier, RI; mtg \$475,000; Sept16; Sept18'12; A\$175,000-P375,000. O C & 100

Broadway, es, 64.5 n 185th, see Wadsworth av, ws, 60.2 n 185th.

Lexington av, 1826 (6:1641-16), ws, 40.11 n 113th, 20x73.10, 4-sty bk tnt; Patk Behan to Beth David Hospital, a corp, 1856 Lex av; mtg \$6,000; May31; Sept17'12; A\$8,000-12,000. O C & 100

Madison av, 816 (5:1383-17), ws, 100.5 s 69th, 24.5x87, 5-sty & b bk dwg; John E Roosevelt to John E, Nannie V, Gladys & Jean S Roosevelt, Sayville, LI; Sept11; Sept17'12; A\$72,500-95,000. nom

Madison av, 741 (5:1379-52½), es, 83.9 s 65th, 16.8x60, 4-sty & b stn dwg; Eugene T Connell to Lina Weil, 19 E 98; AL; Sept 9; Sept17'12; A\$25,000-30,000. O C & 100

Park av, 1344 (6:1607-39), swc 102d (No 70), 100.11x31, 5-sty bk tnt & str; Esther wife of & Jacob Eisenberg to Adolph Schlesinger or Schlessinger, 7 Stanton; QC & correction deed; June3; Sept14'12; A\$19,000-36,500. nom

Park av, 1344; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$38,500; Sept13; Sept14'12. nom

Riverside dr, 528 (7:1994); consent to cancel asn rents; Nathan J Packard & ano to Ormond Realty Co; June25; Sept 19'12.

Riverside dr, 528; consent to cancel asn rents; same to same; June25; Sept19'12.

St Nicholas av (8:2122-88), nwc 164th, 133.5x124.9x125x171.5; vacant; Wm Laue to Chas Buek Constn Co, a corp, 7 E 42; AL; Sept17'12; A\$110,000-110,000. exch & 100

Wadsworth av (8:2167-32), ws, 60.2 n 185th, runs n 154.5xw150xn2.1xw176.4 to es Bway xsl49.5xe306 to beg; vacant; Alanson P White to Edw Fagan, 949 Ams av; QC; AL; Sept18; Sept19'12; A\$96,000-96,000. O C & 100

West End av, 772, see West End av, 776.

West End av, 772, see Chambers, 158.

West End av, 776 (7:1869-62½), es, 37.11 s 98th, 18x100, 3-sty & b bk dwg; A\$16,800-21,500; also WEST END AV, 772 (7:1869-63½), es, 73.11 s 98th, 18x100, 3-sty & b bk dwg; A\$16,800-21,500; Wm Colgate to T J McLaughlin's Sons, a corp, 345 Ams av; mtg \$43,000; Sept10; Sept14'12. 58,000

West End av, 676 (576) (4:1240-62), es, 26.5 s 93d, runs s21xe43.7xse9.10xel17.5xnl3 xw21.8xn5.2xnw4.9xw10.11xn5.9xw 32 to beg, 5-sty bk dwg; Morris D Ferris to Meyer D Rothschild, 145 W 85; B&S; mtg \$25,500 & AL; Sept16'12; A\$12,000-22,000. O C & 100

West End av, 506 (4:1232-4), es, 80.2 n 84th, 22x100, 3 & 4-sty & b bk dwg; Blanche Bucklin to Waterman Realty Co, a corp, 527 5 av; Sept17; Sept18'12; A\$22,000-33,000. nom

West End av, 787 (7:1888-19), ws, 73 n 98th, 18x80, 3-sty & b stn dwg; David Wood et al, EXRS Jas Wood, to Edw A Hannan, 345 E 17; Aug28; Sept19'12; A \$15,000-21,000. O C & 100

West End av, 787 (7:1888-19), ws, 73 n 98th, 18x80, 3-sty & b stn dwg; Edw A Hannan to Murray Kanner, 70 W 118; mtg \$20,000; Sept18; Sept19'12; A\$15,000-21,000. O C & 100

1ST av, 525 (3:936-36), ws, 49.2 s 31st, 24.9x75, 5-sty bk tnt & str; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$17,500; Sept13; Sept14'12; A\$11,500-17,000. nom

1ST av, 1695 (5:1550-29), ws, 25.2 s 88th, 25.2x100, 5-sty bk tnt & str, 3-sty bk rear tnt; also LAND at Amityville, LI; declination to accept the provisions made by Chas Hechler under his will; Eliz A Hechler, widow, to whom it may concern; Sept7; Sept13'12; A\$12,000-20,000. O C & 100

1ST av, 352 (3:952-61), es, 46 s 21st, 23x 68.8, 3-sty bk tnt & str; Saml Sidoroff to Saml Welk, 2 W 34; mtg \$7,000 & AL; Sept 14; Sept17'12; A\$9,500-12,000. O C & 100

2D av, 2126 (6:1681-3), es, 50.10 n 109th, 25x75, 4-sty bk tnt & str; Elka Raskin to Max Raskin, 2409 2 av, & Becky Goldman, 12 Av B; mtg \$15,000; Aug27; Sept16'12; A\$10,500-15,000. nom

2D av, 609-11 (3:914-29-30), ws, 59.2 n 33d, 39.7x75, 2 4-sty bk tnts & str; A\$27,700-31,500; also 2D AV, 613 (3:914-31), ws, 80.2 s 34th, 18.6x70, 4-sty bk tnt & str, 2-sty ext; A\$12,500-14,000; Adolph Schlesinger to Schlesinger Realty Co, a corp, 7 Stanton; mtg \$33,000; Sept13; Sept14'12. nom

2D av, 613, see 2 av, 609-11.
2D av, 912-4 (5:1341-52), es, 75.4 s 49th, 33.4x100, 5-sty bk tnt & str; Geo E Morgan, ref, to Orphan Home & Asylum of the Protestant Episcopal Church, a corp, 168 Convent av; FORECLOS Sept 4; Sept19'12; A\$21,000-50,000. **35,000**

3D av, 1409 (5:1525-45), sec 80th (Nos 200-2), 20x73, 5-sty str tnt & str; Robt J H Powell, ref, to Jos B Rylance, at Dadeville, Ala; mtg \$21,000; FORECLOS Aug9; Sept12; Sept13'12; A\$22,000-31,000. **9,000**

3D av, 1220 (5:1405-37), ws, 75.5 s 71st, 25x100, 5-sty bk tnt & str; Carsten Droge to John C Droge, at Lewis & Hancock, Bklyn, & Henry N Droge, 1220 3 av; Sept 14; Sept16'12; A\$20,000-35,000. **nom**

3D av, 1758 (6:1625-35), ws, 50.2 n 97th, 25.6x100, 5-sty bk tnt & str; Lena Goldmann to Caroline A Buhler, at Manhasset, NY; mtg \$24,000 & AL; Sept19'12; A\$14,000-28,000. **O C & 100**

3D av, 1875 (6:1653-48), es, 75.7 s 104th, 24.10x110, 5-sty str tnt & str; Moritz Well et al to Celia Stern, 401 E 154; mtg \$25,000; Sept17; Sept19'12; A\$17,500-29,000. **O C & 100**

8TH av, 2911, see 8 av, 2917.
8TH av, 2917 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & str; A\$10,000-30,000; also **8TH AV, 2911** (7:2047-29), nwc 154th (No 301), 24.11x100, 6-sty bk tnt & str; A\$16,000-43,000; also **108TH ST, 4-6 W** (7:1843-37), ss, 100 w Central Park W, 50x100.11, 6-sty bk tnt; A\$33,000-75,000; also **108TH ST, 8-10 W** (7:1843-40), ss, 150 w Central Park W, 50x100.11, 6-sty bk tnt; A\$33,000-75,000; also **85TH ST, 436-40 E** (5:1564-31-32), ss, 119 w Av A, 75x102.2, 2 6-sty bk tnts & str; A\$28,000-88,000; also **128TH ST, 79-83 W** (6:1726-5-6), ns, 75 e Lenox av, 60x99.11, 2 6-sty bk tnts; A\$29,000-84,000; Silverson Constn Co to Chas B Sellers, 480 Central Park W; B&S; Sept9; Sept19'12. **nom**

9TH av, 208 (3:746-78), sec 23d (No 368), 74x29, 5-sty bk hotel; Cath F Shady to Thos Lynch, 80 W 91; mtg \$50,000 & AL; Sept18'12; A\$36,000-50,000. **nom**

10TH av, 493 1/2 (3:709-38), ws, 61.10 s 38th, 20.7x75x20.6x75, 4-sty bk tnt & str; Patk Walsh to Wm H Keogh, 148 E 83; mtg \$13,600; Sept13; Sept16'12; A\$10,000-14,000. **O C & 100**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Certified copy (misc) of last will of Jacob L Wells, decd, late of Minneapolis, Minn, & order of court appointing Jacob L Wells & Frank P Dey as TRSTES under said will; Jan14'07; Sept16'12.

Certified copy (misc) adjudication of bankruptcy and order of reference in matter of Manuel E Amador, bankrupt, and Peter E Olney, ref; July20; Sept18'12.

Power of atty (P A); Mary E Pinchot to Amos R E Pinchot; Jan25; Sept18'12.

Power of atty (misc); Esther Reinheimer to Wm R Rose & Saml F Manges; June9'09; Sept17'12.

Power of atty (misc); Amanda A Pope, of East Orange, NJ, to John S Sutphen; June20'02; Sept13'12.

Power of atty (misc); Wm W Astor, of London, Eng, to Chas A Peabody; July 10; Sept13'12.

Power of atty (misc); Frieda Hart to Max M Hart, 59 W 119; Sept11; Sept14'12.

Power of atty (P A); Jos or Giuseppe Cannata to Herman Lubetkin; July15; Sept19'12.

WILLS

Borough of Manhattan.

11TH st, 513 E (2:405-55), ns, 200.2 e Av A, 25x103.3, 5-sty bk tnt & str; A\$16,000-23,000; Jno H Schaefer Est (pt tnt), Amelia Schaefer, EXTRX, 1805 Clinton av; atty, E A Hassey, 302 Bway; Will filed Sept11'12.

21ST ST 403 W, see 105th, 150 W.
51ST st, 348 E (5:1343-33), ss, 145 w 1 av, 20x100.5, 4-sty bk tnt; A\$8,000-14,000; also **2D AV, 1041** (5:1328-27), ws, 25.5 s 55th, 25x75, 4-sty bk tnt & str; A\$13,000-20,000; Jacob Baumgarten Est, Chas F Baumgarten, EXR, 824 St Nicholas av; attys, Emmet & Parish, 52 Wall; Will filed Aug2'12.

76TH st, 152 W (4:1147-52), ss, 259.8 e Ams av, 21.4x102.2, 4-sty & b bk tnt; A \$17,000-29,500; Edgar J Levey Est, Amelia H Levey, EXTRX, 152 W 76; atty, Wm F Clare, 135 Bway; Will filed May8'12.

84TH st, 310 E (5:1546-47), ss, 133.6 e 2 av, 16.8x102.2, 2-sty & b bk bldg; A\$6,000-6,500; Eliz Hasslacher Est; Thos F McMahon, EXR, 1042 Bway; atty, Alozius McMahon, 1042 Bway; Will filed Sept 4'12.

105TH st, 150 W (7:1859-52), ss, 304 e Ams av, 25x100.11, 5-sty bk tnt; A\$16,000-26,000; also **21ST ST, 403 W** (3:719-37), ns, 60 w 9 av, 27x81.6, 5-sty bk tnt; A\$11,000-22,000; Rachel Mulgrew Est, Alex Moore, EXR, 1 W 18; attys, Deyo & Bauerhoff, 111 Bway; Will filed Sept6'12.

115TH st, 109-11 W (7:1825-26-27), ns, 100 w Lenox av, 50x100.11, 2 5-sty bk tnts; A\$32,000-52,000; Anna L Loutrel Est, Eliza Hart ADMTRX, 2030 Lex av; attys, Simpson & Cardoza, 111 Bway; Will filed Aug27'12.

2D AV, 758 (5:1333-52), es, 74.5 s 41st, 24.8x100, 4-sty bk tnt & str; A\$16,000-25,000; Isidor Silverstein Est, Taube Silverstein, EXTRX, 758 2 av; atty, F M Tiche-nor, 38 Park Row; Will filed Sept5'12.

2D av, 1041, see 51st, 348 E.

CONVEYANCES.

Borough of the Bronx.

Beck st, 897 (10:2711), ws, 194.11 n In-tervale av, 36.6x100, 5-sty bk tnt; Absar Realty Co to Marie Gutman, 2100 Mapes av; mtg \$31,000 & AL; Sept7; Sept16'12. **O C & 100**

Bonner pl (9:2423), ns, 100 e Morris av or pl, 33.4x75; vacant; re mtg; N Y Trust Co to Thos D Malcolm Constn Co, a corp, 3651 3 av; QC; Sept17'12. **O C & 100**

Cannon pl (12:3263), ws, abt 431.4 s Balley av, 25x84.7x25.5x89.8; vacant; Belle Salomon to Edna Abrahams, 1600 Bway; Aug30; Sept13'12. **nom**

Carlisle pl (*), es, 125 s Randall, 25x100, Frank E Sweetser, ref, to Jas F Waldron, Clinton, B of Q; FORECLOS Sept10; Sept 13'12. **3,000**

Elm st (*), ws, abt 125 n Locust av, 25x100; Annie C Heil to Anna M Jones, at Somerville, NJ; mtg \$5,500; Sept16; Sept17'12. **nom**

Faile st, 1032 (10:2748), es, 309.4 s Ban-croft, 20x100, 3-sty bk dwg; Julius Schwartz to Carrie Kronfeldt, 929 Tif-fany; mtg \$11,000; Sept18; Sept19'12. **O C & 100**

Freeman st, nwc West Farms rd see West Farms rd, 1301-3.

Grote st, swc Prospect av, see Prospect av, swc Grote.

Harrison st (*), ws, 313.1 n Classon Point rd, 50x86x—x81.11; Louis Schmidt to Antonio Pozzuto, 971 E 165 & Pasquale Zeolla, 1029 Stebbins av; Sept17; Sept18'12. **O C & 100**

Kelly st, 871 (10:2702), ws, 549.4 n Longwood av, 36.8x100, 4-sty bk tnt; re mtg; Margt Knox to Longvale Constn Co, 836 Westchester av & Leo Fried, 801 West End av; Sept12; Sept14'12. **2,000**

Loring pl (11:3225), es, 95.6 s Fordham rd, 75x124.3x75x129; vacant; Thos B Wat-son to Mary A Dall, 48 Midwood, Bklyn; mtg \$7,000; Sept6; Sept16'12. **nom**

Magenta pl (*), ws, 125 s Magenta av, 25x100; Annina Cerbone to Raffaella Cer-bone, 720 E 213; mtg \$4,000; Sept13; Sept 18'12. **O C & 100**

Mianna st (*), ss, 117 e Unionport rd, 25x102; also **BIRCHALL AV** (*), sec Saga-more, 25x100 to Oakley x25x—; Michl J Doyle to Minnie P Gaffney, 252 Maple st, Fall River, Mass; mtg \$3,500; Aug19; Sept 14'12. **2,500**

Oak st (*), ws, 100 s Cedar, 100x100; Wendelin Bernhard to Sidney L Duck, 70 Morningside rd; B&S; AL; Sept14; Sept16 '12. **nom**

Oak ter, nec Crimmins av see Crimmins av, nec Oak ter.

Oak ter, sec Crimmins av, see Crimmins av, nec Oak ter.

Pine st, sec Magenta av, see Magenta av, sec Pine.

Sagamore st, see Birchall av, see Mi-anna, ss, 117 e Unionport rd.

Van Cortlandt Pk S (12:3252), sec Nor-man av, 96.6x127.4x92.3x100; vacant; Major Rothschild, Yonkers, NY, to Mabel G Rothschild, doing business as Yonkers Se-curity Co, 96 Hamilton av, Yonkers; mtg \$7,462.50; Sept4; Sept13'12. **nom**

William st (*) es, 100 n Dudley av, 25x100; Wm O Campbell, ref, to Dutchess Finance Co, a corp, 54 Market, Pough-keepsie, NY; FORECLOS; Aug22; Sept14; Sept19'12. **1,000**

138TH st, 522 (802-4) E (9:2265), ss, 115 e Brook av, 50x100, 6-sty bk tnt & str; Northwestern Realty Co to Jeannette Jacobs; mtg \$48,420; Mar28'07; Sept18'12, re-recorded from Mar28'07. **O C & 100**

138TH st, 522 E; Jeannette Jacobs to Laura Grabsheid, 522 E 138th; correction deed; mtg \$40,000; Sept17; Sept18'12. **O C & 100**

144TH st, 160 E, see Mott av, 388-90.
145TH st E (9:2271), ss, 150 w St Anns av, 25x100, vacant; Frances A Lang-worthy to Herman D Junge, 591 Grant av; mtg \$3,700 & AL; Sept14; Sept18'12. **O C & 150**

146TH st E (9:2273), ns, 200 w St Anns av, 25x100; vacant; Mary Lyon to Edna L Smith, Myra Archibald, Roy P Wei-gand & Henrietta Strikeman, all at 719 E 4, Bklyn; QC; June27; Sept13'12. **nom**

146TH st, 276-8 E (9:2325), ss, 63.7 w Villa pl or 145th, 50x100, 2 2-sty & b fr dwgs; Lyle H Hall & ano, EXTRX & Anna-bella D Howell, to Henry Kolb, 272 E 146; Sept18; Sept19'12. **10,000**

146TH st, 276-8 E; Lyle H Hall et al to same; B&S & C a G; Sept18; Sept19'12. **O C & 100**

150TH st, 337 (579) E (9:2410), ns, 125 n Courtland av, 25x118.5, 1-sty & b fr dwg; John H Langton to Arthur E Miller, 72 Seofield, City Island; 1/2 pt; B&S; AL; Sept9; Sept14'12. **O C & 100**

150TH st, 319 (555) E (9:2410), ns, 325 w Courtlandt av, 25x118.5, 1 & 2-sty & b fr dwg; John H Langton to Arthur E Miller, 72 Seofield, City Island; 1/2 pt; B&S; AL; Sept9; Sept14'12. **O C & 100**

160TH st, 821 E (10:2677), ns, 107.1 e Union av, 20x77.3, 3-sty fr dwg; Jos Kam-merer to Kossuth Realty Co, a corp, 882 Prospect av; AL; Sept16; Sept17'12. **O C & 100**

165TH st E, ss, 30 w Morris av, see Mor-ris av, swc 165th.
165TH st E swc Morris av, see Morris av, swc 165th.
167TH st E, swc Clay av, see Clay av, swc 167th.
174TH st E, see Morris av, see Morris av, sec 174th.
175TH st E (11:2957), ss, 96 w Crotona Park N, 48x94; vacant; Ver Planck Estate to Dwyer & Carey Constn Co, a corp, 926 E 167; B&S; mtg \$5,500; Sept19'12. **O C & 100**

175TH st E (11:2957); Dwyer & Carey Constn Co to S N Constn Co, a corp, 414 Brook av; mtg \$5,500; Sept19'12. **O C & 100**

176TH st, 164 E, see Mt Hope av, swc 176th.
177TH st E, see Jerome av, see Jerome av, sec 177th.
179TH st E nec Grand blvd & Con-course, see Grand blvd & Concourse, nec 179th.
180TH st, 938 E (misc), the business; power of atty; Marshall Marks, 1495 St Marks av, Bklyn, to Markus Lessin, 938 E 180th; Sept16'12. **nom**

182D st, E (11:3050), nwc Bassford av, 9.7x94x26.8x95.6, vacant; Harlem Savings Bank to Duo Co, a corp, 620 W 25; mtg \$2,300; Sept14; Sept16'12. **O C & 100**

182D st, 730 E, see Clinton av, sec 182d.
183D st, 353 E (11:3143), ns, 325 w Webster av, 25x100.9x25x99.9, 3-sty bk tnt; Wm G Reimann, Mt Vernon, NY, to Augusta K Werrick, 86 Fletcher av, Mt Vernon, NY; QC; Sept12; Sept13'12. **nom**

187TH st, 630 E (11:3074), ss, 50 w Bel-mont av, 50x100, 5-sty bk tnt & str; Terrace Constn Co to Michl Giordano, 2494 Cambreling av; mtg \$30,500; Sept17; Sept 18'12. **O C & 100**

189TH st E, nec Hughes av, see Hughes av, nec 189.
205TH st E (*), nec Hall av, 100x100; Jos A Walsh to Jos Cirone, 127 Mulberry; mtg \$21,680; July18; Sept18'12. **nom**

207TH st E, nwc Decatur av, see Hull av, nec 207th.
207TH st E, nec Hull av, see Hull av, nec 207th.
216TH st E, nec Park av, see Park av, n ec 216th.
222D st E (*), ns, 52 e Carpenter av, 52x114, except pt for 222d, Wakefield; Salvatore M De Pasquale to Jas Di Bene-detto, 630 E 222d; mtg \$8,000 & AL; Sept 14; Sept17'12. **O C & 100**

233D st E (*), ss, 205 e Bronxwood av, 50x64, Wakefield; Gottfried Buhler to Mary Buhler, his wife, 825 E 227; Sept12; Sept13'12. **O C & 100**

235TH st E (12:3276), ns, 475 e Kepler av, 25x100, vacant; Fredk G Potter, TRSTE Wm H Potter, to Wm H Blewett, 811 Eagle av; QC; July10; Sept19'12. **nom**

235TH st E (12:3276); same prop; Wm H Blewett to Realty Redemption Co of NY, a corp, 68 William; Sept19'12. **200**

236TH st, 262 E (12:3376), ss, 285 w Katonah av, 25x100, 2-sty fr dwg; Leland H Miner & Gerda his wife to Emily D Miner, 205 W 101; AL; Sept19'12. **nom**

238TH st, 242 E (12:3378), ss, 420 e Kepler av, 40x100, 2-sty fr dwg & 2-sty fr rear bldg; Marietta S Collins to Willis H Falling, Palisade av, Morris Heights; mtg \$4,800 & AL; Sept17; Sept19'12. **O C & 50**

240TH st (12:3394), ns, 113 w MacLean av, 84.4x75.5x—x—; vacant; Jos N Patch to Margt C Doyle, at Mountainville, NY; mtg \$10,000; Apr16; Sept19'12. **O C & 100**

Anthony av (12:3310), old, ws, 569.10 n Southern blvd, old line, now Bedford Pk blvd, 50.3x88.8x50x91.2; also **ANTHONY AV** (12:3310), old, ws, 569.10 n Southern blvd, old line, now Bedford Pk blvd, runs e 17.7 to ws Grand blvd & Concourse xn 50xw22.8 to Anthony av xs50.3 to beg, vacant; Hoffmann-Deyerberg Constn Co to Reinhold Richter & Gustave Schneider, both at 416 E 156; AL; Sept12; Sept18'12. **O C & 100**

Aqueduct av late rd from Macomb's Dam to Fordham Corners (11:3216), nws, 401.3 s 180th, 100x357.8x100x356.4, vacant; Thos Williams to Eliza M Williams, Bklyn; QC; Aug25'96; Sept17'12. **nom**

Aqueduct av, 2348 (11:3212), es, abt 296 s Fordham rd, 41.8x101.6 to ws old Croton Aqueduct, x41.8x101.2, 4-sty bk tnt; Annie F wife Wm Evans to Aug H Sievers, 2406 Morris av; mtg \$21,000; Sept 16; Sept17'12. **O C & 100**

Arthur av (11:3071), es, 100 s 183d, runs e97xs20xw22xs5xw65 10 av xn25 to beg; vacant; Ella A Arnold to Mathias Raport & Solomon Hirschhorn, 777 Dawson; Sept 19'12. **O C & 100**

Bassford av, nwc 182d, see 182d E, nwc Bassford av.
Bathgate av (11:3053), ws, 153 s 3 av, 25x100, except part for av, 2-sty fr dwg; Wm E Howard to Jno Perry, 410 Gregory av, Weehawken Heights, NJ; mtg \$3,500; Sept14; Sept16'12. **O C & 100**

Bathgate av, 2326 (11:3052), es, 25 n 184th, ws, 95x7.7, 4-sty bk tnt; Scalzo Realty Co to Rose Bach, Main st, Fort Lee, NJ; mtg \$16,700 & AL; Sept16; Sept17'12. **O C & 100**

Beaumont av (11:3103), es, 220 s 187th, 50x100; vacant; Ellen Slattery to Wm Slattery Constn Co, a corp, 99 Nassau; Sept12; Sept13'12. **O C & 100**

Beaumont av (11:3103), es, 170 s 187th, 50x100; vacant; Kathleen Slattery to Wm Slattery Constn Co, a corp, 99 Nassau; mtg \$3,500; Sept12; Sept13'12. O C & 100

Benedict av (*), ss, 336.9 e Storrow, 25x 100; Wm Buhl to Adolph Langmack, 201 E 116; mtg \$5,000; Sept16; Sept17'12. O C & 100

Birchall av, see Sagamore, see Mianna, s s, 117 e Unionport rd.

Bracken av (*), ws, 497.9 s Kingsbridge rd, 25x100; Matilda F Aronson to Fannie Ostertag, 191 E 8, Bklyn; 1/2 pt; AT; QC; Sept12; Sept17'12. nom

Bryant av, 2003-7 on map 2001-3 (Walker st) (11:3131), ws, abt 70 n 178th, also ad n land conveyed by party 1st part to Bernard J McDermott Feb14'10, runs nw 110xne38xnw17xne15 to land of Jessup xse 127 to st & sw46 to beg, except pt for st, 2 2-sty fr dwgs; Paul Stachnik to Mary Losere, 1549 Beach av; 1-3 pt; mtg \$6,350; Sept11; Sept13'12. nom

Bryant av, 1486, see Bryant av, 1488.

Bryant av, 1505 (11:2995), ws, 60 s 172d, 20x100, 3-sty bk tnt; Lena Muller to Stella Bergman, 736 Home; mtg \$8,000; Sept14; Sept18'12. O C & 100

Bryant av, 1492 (11:3000), es, 200 s 172d, 18.9x100, 3-sty bk tnt; Kenson Construction Co to Harriet E Brandon, at Orange, NJ; mtg \$8,500 & AL; Sept12; Sept18'12. nom

Bryant av, 1488 (11:3000), es, 237.6 s 172d, 18.9x100; also BRYANT AV, 1486 (11:3000), es, 256.3 s 172d, 18.9x100, 2-3-sty bk tnts; Kenson Constn Co to Lizzil or Lizzie L Brush at Greenwich, Conn; B & S; mtg \$17,000 & AL; Sept11; Sept18'12. O C & 100

Bryant av, 1490 (11:3000), es, 218.9 s 172d, 18.9x100, 3-sty bk tnt; Kenson Construction Co to Jacob Brouwer at Rockville Centre, LI, & Theophilus A Brouwer at Westhampton, LI; B&S; mtg \$8,500 & AL; Sept11; Sept18'12. O C & 50

Burnside av, 101 (11:3178-3179), nec Morris av (Nos 2050-6), 20.3x91x20.1x94, 3-sty bk tnt & str; Leopold W Harburger, ref, to Henry R Sutphen, 201 W 57, & Fielding L Marshall, 4141 Sheridan rd, Chicago, Ill, TRSTES for Susanna P L Sutphen, will of Susanna P Lees; FORECLOS Sept5; Sept13'12. 5,000

Castle Hill av see Parker av, see Parker av, see Castle Hill av.

Clay av, 1325 (11:2782), ws, 339.1 n 169th, 25x81.10x25x82.1, 2 & 3-sty fr dwg; J Campbell Thompson, ref, to Benj W B Brown, 44 W 44; FORECLOS Sept12; Sept 17'12. 4,500

Clay av (9:2429), swc 167th, runs s 161.11 xw97.4xn108 to 167th xe110 to beg; vacant; Sarah A Arnold to Hensol-Powell Realty Co, a corp, 170 Bway; mtg \$12,100 & AL; Sept16; Sept17'12. O C & 100

Clinton av (11:3097-3099), sec 182d (No 730), 70.5x83.7x70x90.11, 2-sty fr bldg; re mtg; Maria Mority to Geo Metzger, 738 E 182; Sept13; Sept17'12. nom

Clinton av (11:3097 & 3099); same prop; Geo Metzger to Katie Steinberg, 727 E 156; mtg \$7,500; Sept16; Sept17'12. O C & 100

Clinton av; same prop; Kate Steinberg to Normal Constn Co, 661 Tinton av; mtg \$7,500; Sept16; Sept17'12. O C & 100

College av, 1364 (11:2783 & 2785), es, 259.10 s 170th, 16.8x100, 2-sty fr dwg; re mtg; Northern Bank of N Y by Geo C Van Tuyl Jr as Supt of Banks of State of NY, to Kingston Securities Co, a corp, 60 Bway; QC; Sept7; Sept19'12. nom

College av, 1364; Kingston Securities Co, a corp, to Henry Pauls & Henrietta his wife, 1366 College av, as tenants by entirety; B&S; C a G; Sept18; Sept19'12. O C & 100

Commonwealth av, 1440 (*), es, 150 s Merrill, 25x100; Andw P Bowne to Jos L Young, 209 Adelphi, Bklyn; B&S; AL; Aug 28; Sept18'12. nom

Commonwealth av, 1440 (*); Jos L Young to Martha Huebener, 218 W 131; B&S; AL; Sept17; Sept18'12. nom

Crimmins av (10:2555), nec Oak ter, 100x86, vacant; also CRIMMINS AV (10:2555), see Oak ter, 100x36; vacant; Margt C Post et al to Pomac Holding Co, a corp, 44 E 23; Aug14; Sept13'12. nom

Crimmins av, see Oak ter, see Crimmins av, nec Oak ter.

Crotona av, 2259 (11:3101), ws, 119.11 s 183d, runs w 1.5xn0.1xw67.10x23.7xe65.4xs 0.1xe0.8 to av & n24.2 to beg, 4-sty bk tnt; August Heil to Anna M Jones, at Somerville, NJ; mtg \$11,500; Sept16; Sept17'12. nom

Daly av (11:3121), ws, 115 n Tremont av, 27.11x39.4x27.11x40.1, vacant; re mtg; Seymour Realty Co to Geo Hooks Bldg Co, a corp, 1501 Commonwealth av; QC; Sept18'12. nom

Daly av (11:2992), es, 517.9 s 177th or Tremont av, 75.9x150.11, vacant; Hoffmann-Deyerberg Constn Co to Pauline E Hoffmann, 1132 Clay av; AL; Sept12; Sept 18'12. O C & 100

Decatur av nwc 207th, see Hull av, nec 207th.

Gifford av (*), ss, 503.10 e Balcom av, 25 x93.2x26.4x100; Emma N Polak to Marie Paulsen, 2526 Bailey av; AL; Sept14; Sept 16'12. O C & 100

Gouveneur av (12:3252), es, 343.1 s Van Cortlandt Park S, 50x100, vacant; Helena F Healy to Helena F Flanagan, 238 E 62; Sept19'12. O C & 100

Grant av (9:2450), es, 100 n 167th, 350x 100; vacant; re mtg; Moses Mendelsohn to Yorktown Realty Co, a corp, 3436 Bway; QC; Sept16; Sept17'12. 14,000

Grand blvd & concourse, ws, abt 569.10 n Bedford Park blvd, see Anthony av, old ws, 569.10 n Bedford Park blvd.

Grand blvd & concourse (11:2812), nec 179th, 88.8x15.5x85.2x16.6; vacant; Wm L Phelan to Phelan Bros Contracting Co, a corp, 1910 Webster av; mtg \$7,750; Sept 19'12. O C & 100

Hall av, nec 205th, see 205th, nec Hall av.

Heath av, 2907 (12:3260), ws, 78.7 s 230th, 17.10x90, 2-sty fr dwg; Adeline Cahn to Peter Wilkens, 550 W 126; mtg \$3,500; Sept14; Sept16'12. O C & 100

Holland av, see Van Nest av, see Van Nest av, swc Holland av.

Hughes av, 2454-6 (11:3076), es, 44.11 n 188th, 50.1x87.6, 4-sty bk tnt & str; Carrie Cohen to Sigmund B Heine, 521 W 150; mtg \$19,000; Sept11; Sept16'12. O C & 100

Hughes av (11:3078), nec 189th, 40x87.6, vacant; Michl Giordano to Terrace Construction Co, a corp, 116 W 190; Sept16; Sept18'12. O C & 100

Hull av (12:3351), nec 207th, runs n 151.11xe100xn75xe100 to ws Decatur av xs 194.11 to ns 207th xsw202.7 to beg; vacant; Sentinel Realty & Constn Co to City of NY; Sept16; Sept17'12. 47,500

Hull av, 3147 (12:3345), ws, 311.5 n Woodlawn rd, now 204th, 20x100, 2-sty fr dwg; Ida B Balck to Morton M Green, 3078 Perry av; mtg \$7,000; Sept16; Sept 18'12. O C & 100

Hunts Point av (10:2764), es, 150 n Lafayette av, 102.9x—x100x122.1, except pt for av, vacant; re judgt; Cosmopolitan Bank, a corp, to Laine Realty Co, a corp, 901 Irvine; Apr6; Sept18'12. nom

Hunts Point av (10:2764); same prop; Laine Realty Co to Ellen Kingston, 1495 Edgewater rd; B&S; AL; Apr23; Sept18'12. nom

Intervale av, 906-S (10:2711), ns, 81.10 w Beck, 50x100, 5-sty bk tnt & str; re mtg; Henry Morgenthau Co to John J Tully Co, a corp, 1603 Boston rd; QC; Sept13; Sept17'12. 4,000

Intervale av, 906-S (10:2711), nes, 81.10 w Beck, 50x100, 5-sty bk tnt & str; John J Tully Co to Weisman & Herman, a corp, 98 Willow av; mtg \$43,500; Sept16; Sept17 '12. O C & 100

Jerome av (11:2852), sec 177th, runs e 88.7xs125xw116.1 to es Central av, as on map land Isaac T Willis, wx3 to Jerome av xn128.9 to beg, 2-sty fr hotel & 1-sty fr sheds; Eliz C wife Fredk J Winston to Jos K Wells, 408 W 150; mtg \$27,000; Sept 18; Sept19'12. O C & 100

Lind av (9:2523), es, 735.3 s 165th, 100x 80; vacant; Jos H Jones to High Bridge Bldg Co, a corp, 949 Ogden av; AL; Sept 5; Sept13'12. nom

Longfellow av, 1400, see West Farms rd, 1301-3.

Mapes av (11:3111), es, 184.3 n 180th, runs e100xn66xw100 to av xs66 to beg; vacant; Marie Gutman to Absar Realty Co, a corp, 919 Fox; mtg \$7,400; Sept7; Sept 16'12. nom

Marion av (11:3022), ws, 323 n 184th, runs w 109.10 xn65.4xe25.8xn2.9xe101.6 to av xs76.4 to beg; vacant; re mtg; Jennie Clinton et al to Edw H Kelly, Goshen, NY; July24; Sept19'12. omitted

Magenta av (*), sec Pine, 50x100, Wms-bridge; Matteo Merola to Angela Merola his wife, 4220 3 av; Sept18'12. O C & 100

Mayflower av (*), es, 224 s Liberty, 50x100; also MAYFLOWER AV (*), es, being lots 132 & 133; also PILGRIM AV (*), ws, — s Liberty & being lots 167 to 170, map 473 lots Haight Estate, Westchester; Henry A Friedman, ref, to Percy B Wightman, 2200 Loring pl; Orrin S Wightman, 113 W 78 & Robt S Wightman at Waterford, NY; mtg \$6,000; FORECLOS; July2; Sept19'12. 4,525

Morris av (9:2447), swc 165th, 79.7x30x 79.10x30.5, 5-sty bk tnt & str; also 165TH ST E (9:2447), ss, 30 w Morris av, 36.9x 80x36.9x79.10, 5-sty bk tnt; re mtg; N Y Trust Co to Mitchell-McDermott Constn Co, 1094 So blvd; Sept10; Sept13'12. O C & 100

Morris av, 2050-6, see Burnside av, 101.

Morris av (11:2794), sec 174th, 31.9x85; vacant; John Winters to Anna M M Winters, 164 E 176; mtg \$5,000 on this & other property; Sept11; Sept19'12. nom

Morris av (11:2794), es, 31.9 s 174th, 50x85, 2-sty fr dwg; John Winters to Anna M M Winters, 164 E 176; mtg \$5,000 on this & other property; Sept11; Sept19 '12.

Mt Hope av (11:2800), swc 176th (No 164), 100x100, except part for av, 2-sty fr dwg & 2-sty fr rear stable; Jno Winters to Anna M M Winters, 164 E 176; mtg \$12,000; Sept11; Sept16'12. nom

Mott av, 384-6, see Mott av, 388-90.

Mott av, 388-90 (9:2341), sec 144th (No 160), 50x100, 5-sty bk tnt & str; also MOTT AV, 384-6 (9:2341), es, 50 s 144th, 50x100, 5-sty bk tnt; Jno E Simons to S W M Realty Co, Inc, a corp, 52 William; mtg \$79,500; Sept19' 12. nom

Mulliner av (*), es, 225 s Brady av, 25x 100; Jas A Foley ref to Robt L Moran, 1486 St Lawrence av & Fred L Hahn, 2107 Matthews av; FORECLOS; Aug5; Sept4; Sept 16'12. 1,300

Mulliner av (*), ws, 200 s Brady av, 25x 100; Jas A Foley, ref, to Robt L Moran, 1486 St Lawrence av & Fred L Hahn, 2107 Matthews av; FORECLOS; Aug5; Sept4; Sept16'12. 1,300

Mulliner av (*), ws, 183.4 n Neil av, 25x 100; Jas A Foley, ref, to Robt L Moran, 1486 St Lawrence av & Fred L Hahn, 2107 Matthews av; FORECLOS; Aug5; Sept 4; Sept16'12. 1,300

Mulliner av (*), es, 190.4 n Neil av, 25x 100; Jas A Foley, ref, to Robt L Moran, 1486 St Lawrence av & Fred L Hahn, 2107 Matthews av; FORECLOS; Aug5; Sept4; Sept16'12. 1,300

Mulliner av (*), es, 165.4 n Neil av, 25x 100; Jas A Foley, ref, to Robt L Moran, 1486 St Lawrence av & Fred L Hahn, 2107 Matthews av; FORECLOS; Aug5; Sept4; Sept16'12. 1,300

Murdock av (*), es, 400 s Randall av, 25 x100, Edenwald; Land Co "C" of Edenwald to Jno M Carlson, 310 W 150; July22; Sept 16'12. nom

Murdock av (*), es, 425 s Randall, 25x 100, Edenwald; Land Co "C" of Edenwald to Carl Carlson, 310 W 150; July22; Sept 16'12. nom

Norman av, see Van Cortlandt Pk S, see Van Cortlandt Pk S, see Norman av.

Norman av, see Van Cortlandt Pk S, see Van Cortlandt Pk S, see Norman av.

Park av (*), nec 216th, 100x150; Adelia M Valentine to Josephine A Stewart, 61 Fanshaw av, Yonkers, NY; mtg \$16,000; July17; Sept16'12. O C & 100

Parker av (*), sec Castle Hill av, 76.3x 44.1x14.7x88.7; Frank Lamorte to Carmela Ianaro, 1662 Parker av; Sept6; Sept16'12. nom

Pilgrim av (*), ws, 316.10 s Alice, 25x 100, Westchester; Henry A Friedman, ref, to Newman & Hyman Grossman, 3117 3 av; mtg \$6,000; FORECLOS; July2; Sept 19'12. 525

Pilgrim av, ws, — s Liberty, see Mayflower av, es, 224 s Liberty.

Pilgrim av (*), ws, 316.10 s Alice, 25x 100; re mtg; Percy B Wightman et al indiv & as exrs Abbie H Wightman to Newman & Hyman Grossman, 3117 3 av; Sept16; Sept19'12. 358.51

Pilgrim av (*), ws, 21 s Liberty, 45x 100x50x100; Wm J Reid, ref, to Eudora A Cornelius & Jennie B Hicks, both at Milan, Dutchess Co, NY, EXTRXCES of Geo A Boice; FORECLOS, Sept5; Sept12; Sept19'12. 1,000

Plimpton av, 1327 (9:2522), ws, 97.7 s 170th, 22x100, 2-sty & b bk dwg; Danl E Hanlon to Edw F Morris, 1327 Plimpton av; 2-3 pt; AL; Aug29; Sept13'12. O C & 100

Prospect av (11:3100), swc Grote, 74.10 x34.1x67.4x6.5, vacant; Mary E Bird to Okke Jacobs, 718 Grote, 1/4 pts; AL; July 31; Sept19'12. O C & 50

Prospect av (11:3100); same prop; Dennis W Moran to same; QC; 1/4 pt; AL; July31; Sept19'12. O C & 100

St Lawrence av (*), ws, 300 n Mansion, 25x100, except part for St Lawrence; Georgianna McDonough to Mary A Carter, 366 E 183; mtg \$3,000; Sept19'12. O C & 100

Southern blvd, 63 (10:2546), ns, 150.11 e St Ann's av, runs n89.3xe5xn5xe20xs90.4 to st xw25.4 to beg, 5-sty bk tnt; Mayer Sachs to Sarah H Arnold, 504 W 147; mtg \$16,750; Sept16'12. O C & 100

Southern blvd, 1042-50 (10:2743), es, 100 s Westchester av, runs e150xs164xw32.4x n84xw117.8 to st xn80 to beg, 1-sty bk theatre; Mercury Realty Co to David Rossing, 61 W 113; mtg \$61,000; Sept3; Sept 18'12. O C & 100

South Oak dr (*), ss, 90 w Holland av, 31.3x143.8x25x124.10, Bronxwood Park; Jos A Mascia to Wm Taylor, — N Chestnut dr; mtg \$5,000; Sept7; Sept17'12. O C & 100

Taylor av (*), es, 180.6 n Patterson av, 144.5x29.7x147.4; gore; Caroline E Cocks et al, TRSTES will Caroline E Cocks, for Ida M Cocks, now Edmunds, to Nellie L Sherman, 85 Rockledge av, White Plains, NY; AT; AL; Sept18'12. 571

Taylor av (*); same prop; Lewis A Cocks et al to same; AL; Sept18'12.

Timpson av (*), ws, 100 n 205th, 25x100; Wm Taylor to Jos A Mascia, 742 So Oak dr, Bronxwood Park; Sept9; Sept16'12. O C & 100

Tinton av, 807 (10:2656), ws, 37.6 n 158th, 43.9x95, 6-sty bk tnt; Emanuel J Myers & Bertha his wife to Barwood Realty Co, a corp, 100 Bway; C a G; Sept16'12. nom

Tinton av, 807; Barwood Realty Co to Emanuel J Myers, 322 W 78; C a G; Sept 16'12. nom

Tinton av, 1057 (10:2660), ws 125 s 166th, 25x100, 2-sty & b fr dwg; Wm H Meyer to Christian Stoehr, 1057 Tinton av; AL; Sept17'12. O C & 100

Trinity av, 780 (misc), the business; power of atty; Louis Slotnikoff to Israel Slotnikoff, both at 780 Trinity av; Sept15; Sept16'12.

Van Nest av (*), sec Holland av, 25x 100; CONTRACT; Concetti Amendolari with Jacob Ruppert, a corp, 1639 3 av; mtg \$11,000; July10; Sept14'12. 12,000

Washington av, 2033 (11:3036), ws, 100 n 179th, 25x145, except pt for av, 2-sty fr dwg; Jno Winters to Anna M M Winters, 164 E 176; mtg \$4,500; Sept11; Sept 18'12. nom

Washington av, 1111 (9:2387), ws, 217.9 n 166th, 25x100, except part for av, 4-sty bk tnt; Arthur M Levy, ref, to Clara Del-lac, 2144 Bway & Auguste Bertrand, Milford, Pa, TRSTES Ludvine A Bertrand; mtg \$26,000; FORECLOS Sept18; Sept19 '12. 7,500

Weeks av, 1646 (1650) (11:2792), es, 175 s 173d, 20x95, 2-sty bk dwg; Benj A s Kreidmann to Lizzie Rosenzweig, 1650 Weeks av; mtg \$6,500; Dec4'11; Sept18'12. O C & 100

Westchester av (*), nec Zerega av, 100x 100, owned by part 1st part; also WEST-CHESTER Av, nws, adj above on ne, owned by party 2d part; agmt as to boundary line; Chas E Houghton, 2220 Houghton av, with Jno J Paulsen, 221 Echo pl; Sept11; Sept15'12.

West Farms rd, 1301-3 (11:3007), nwc Freeman, 56.5x137.1 to Longfellow av (No 1400) x54.8x88.10, except pt for rd, 5-sty bk mtg & str; Edw D Bolton, ref. to Maria Miraglia, 300 W 117; mtg \$63,000; FORE-CLOS July23; July29; Sept17'12. 500

Wickham av (*), es, 575 s Nereid av, 100x97.6; Jno Lyons to Chas Noe, 492 E 167; mtg \$2,250; Sept17; Sept18'12.

Willett av (*), es, 150 n 213th, 25x100, Olinville; John M Ivers to Caesar Bottinelli, 3610 Willett av; mtg \$2,400; Sept16; Sept17'12. O C & 100

Zerega av, nec Westchester av, see Westchester av, nec Zerega av.

3D av, 4286 on map 4288 (11:3061), es, 255.2 n 178th, 50x108.1x49.11x106.1, 6-sty bk mtg & str; Emanuel M Cline to Bertha Cline, his wife, 227 W 141; mtg \$35,000; Sept14; Sept16'12. nom

3D av, 3662 (11:2925), es, 264 s 170th, 25x 209.1x25x209.9, 3-sty fr mtg & str; Jno Sheehan to Theresa Carroll, at Elmsford, Westchester Co, NY; mtg \$5,000; Sept16; Sept17'12. 7,500

3D av, 3664-8 (11:2925), es, 191.2 s 170th, 72.9x209, 3-sty fr mtg & str, 1-sty fr rear dwg & 3-sty fr office & dwg; Weisman & Herman, a corpn, to John J Tully Co, a corpn, 1603 Boston rd; mtg \$15,000 & AL; Sept16; Sept17'12. O C & 100

Land Island Sound (*), at h w mark 75 w line bet lands of Howe & Cocks, runs n550xw20x550 to sound x- to beg, contains 11,000 ft, being pt lands Caroline E Cocks map (664 in W Co) of Classons Point; also PLOT begins at line bet lands of Howe & Cocks, 48 s of a monument, runs n48x again n539xnw52.4xse604xsw - to land Wooster Beach now of Sherman x550.6 to beg, contains 32,560 ft; both of above parcels containing 1 acre; Caroline E Cocks et al TRSTES Caroline E Cocks deed for Ida M Cocks now Edmunds to Lewis A Cocks at Clasons Point; AT; confirmation & correction deed; AL; Sept17; Sept18'12. 666.66

Long Island Sound (*), two parcels, &c, same prop; Carrie E Cocks to same; correction & Confirmation deed; AL; Sept17; Sept18'12. nom

Plot (*) begins 840 e White Plains rd at point 970 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; Mary Reiling to Henry F Windeknecht, 536 Washington st, Hoboken, NJ; Sept13; Sept16'12. O C & 100

Plot (*) begins 740 e White Plains rd at point 970 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Paul Reiling to Henry F Windeknecht, 536 Washington st, Hoboken, NJ; mtg \$4,000; Sept13; Sept16'12. O C & 100

Copy (misc) of last will of John Ford, decd, late of 719 E 4, Bklyn; July2'10; Sept13'12.

LEASES

Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

1Cathedral pkwy, nwc Circle, see 5 av, 1310.

1Chatham sq, 21 (1:279); all; Michl P Rich to Edw S Branigan, 735 E 166; 3yf May1; Sept13'12. 1,600

1Christie st (2:424), ws, 94 s Delancey, old line or swc Delancey new line, 22.8 x 108; consent to asn Ls; recorded Aug24'99; Lucius H Beers & ano, TRSTES Robt R Stuyvesant to Schlesinger Realty Co, 7 Stanton; Sept13; Sept17'12. nom

1Circle, nwc 5 av, see 5 av, 1310.

1Delancey st, 9-11 formerly 143 Chrystie; (2:424); asn Ls; Adolph Schlesinger to Schlesinger Realty Co, a corpn, 7 Stanton; Sept13; Sept16'12. nom

1Delancey st, swc Chrystie, see Chrystie, ws, 94 s Delancey.

1Duane st, 187 (1:142), nwc Greenwich; all; Melville H Beards to John H Rechten, 322 Greenwich; 10yf May1; Sept19'12. 3,000 to 3,500

1Greenwich st, nwc Duane, see Duane, 187.

1Henry st, 94 (1:275), ss, 135 w Pike, 25.4 x100; asn Ls; Henrietta Ingber to Louis Oslen, 360 E 119; Sept4; Sept13'12. nom

1Madison st, 328 (1:266); cor str; Max Moskowitz to Hyman Siegel, 450 Grand; 3yfMay1; Sept16'12. 660

12D st, 30 E (2:458), all; Alwin A Newman to Maks Kupfer, 95 Havemeyer, Bklyn; 5yf Oct15'14; Sept17'12. 1,900

14TH st, 14 W (2:535), space in str & b; Ranken Realty Co to Frank Kahnert, 1550 Hoe av; 5y & 1 1/2 mos f Aug15; Sept17'12. 1,200 & 1,500

110TH st E, nwc Av C, see Av C, 163..

112TH st, 310-16 E (2:453), rear parts of general release, especially as to Ls of above; Simon Uhfelder et al to Elsa Schmitt, 230 W 107, EXTRX Henry W Erichs decd et al; Sept16; Sept17'12. 1,500

114TH st W, swc 6 av, see 6 av, 207.

126TH st, 218-20 E (3:906), sws, 300 nw 2 av, 25x98.9; asn Ls; Jno W Aitken et al to Geo Taylor, 8 W 126; AT; Jan3; Sept19'12. O C & 106

130TH st W, swc 9 av, see 9 av, 351.

132D st, 9 W (3:834); asn Ls; Timothy D Healy to Healy Restaurant Co a corpn, 9 W 32; July22; Sept13'12; nom

133D st, 258 E, see 2 av, 597-601.

143D st, 104 W (4:995); asn Ls; Attilio Baroni to Chas Monza, 312 High, Hoboken, NJ, & ano; Sept16; Sept17'12. nom

143D st, 104 W (4:995); consent to asn Ls; Estate of Wm Sperb to Attilio Baroni; Sept16; Sept17'12.

144TH st W, ns, 327.5 w Bway, see 45th W, ss, 327.5 w Bway.

145TH st W (4:1016), ss, 327.5 w Bway, 126x200.10 to ns 44th, the land, with bldgs thereon; June1; Wm W Astor to Central Theatres Leasing & Constn Co, a corpn, 1416 Bway; 20yf Oct1; Sept16'12; 2 rens of 20 yrs each. taxes &c & 25,000

146TH st W, swc Bway, see Bway, swc 46.

148TH st, 301-5 W, see 8 av, 791.

149TH st, 643-5 W (4:1097), all; Ludin Realty Co to Chas Kohler, firm Kohler & Campbell, 601 W 50; 7 7-12yf Oct1; Sept19'12. 2,700

176TH st, 432 E (5:1470); asn Ls; Fritz Gerspacher to John Kuhn, 432 E 76; Sept14; Sept19'12. nom

185TH st, 221-3 E (5:1531); all; Bertha & Pauline Simon to Jos Heinstein, 64 E 113th; 3yf Oct1; Sept19'12. 5,700

1107TH st, 235 E (6:1657); asn Ls; Louis Rizzo & ano to Bartolomeo Piazza, 225 E 108; mtg \$ - - - ; Sept12; Sept14'12. nom

115TH st, 415-7 E (6:1709); re asn Ls; John D Haase to Paolo A Tufaro, 419 E 115; AT; mtg \$2,500; Sept18; Sept19'12. nom

116TH st, 77-9 E, see 116th, 75 E.

116TH st, 75 E (6:1622), ns, 110 e Mad av, 16.8x100.11; also 116TH ST, 77 E (6:1622), ns, 126.8 e Mad av, 16.8x100.11; also 116TH ST, 79 E (6:1622), ns, 143.4 e Mad av, 16.8x100.11, all; Mary L Bell to Christine Dages; 21yf Oct15'11; privilege 20 yrs renewal; Sept17'12. taxes, &c, & 3,000 & 3,600

116TH st, 408-10 E (6:1709); ground fl; Raffaele Marrazzi to Sebastiano Lopresti, 226 E 106, et al; from June1'12 to May1'15; Sept13'12. 4,600 & 5,500

116TH st, 11-17 E (6:1622); all; Meyer Horwitz & ano to Hyman Siegel, 112 Suffolk; 3yf Sept1; Sept18'12. 14,000

121ST st, 321-3 E (6:1798), all; Placid Realty Co to Barouch Wisenthal, 125 E 118; 3yf Sept1; Sept17'12. 5,000

138TH st, 71 W (6:1736), nec Lenox av; all; Pauline Anderson to Mrs. John W Dean, 172 W 135; 3yf Oct1; Sept19'12. 7,000

140TH st W, see Lenox av, see Lenox av, 592-4.

145TH st W, swc Lenox av, see Lenox av, 693.

169TH st, 600 W, see Bway, 4019.

179TH st, 529 W, see Audubon av, 280.

1215TH st W (8:2212), ns, 150 e Ams av; asn Ls, chattels, &c; Chas Wild to Edw Bame, on premises; mtg \$2,920; Sept13; Sept19'12. nom

1Av C, 163 (2:393), nwc 10th st; str & b; Adele Buchhaus to Adolph Friedman, 163 Av C; 5yf Feb1'11; Sept19'12. 1,200

1Av C, 163; asn Ls; Adolph Friedman to Wm Goldberg, 163 Av C, & ano; Aug15; Sept19'12. nom

1Audubon av, 280 (8:2153-49), nwc 179th (No 529), cor str; Queen Mab Co to Isidor Braveman, 534 W 178; 5yf Oct1'11; Sept13'12. 900 & 960

1Broadway, 851 (2:565), str & b; Broadway Impt Co to Costis Takis, 130 E 2; 11 4-12yf Oct1; Sept13'12. 6,000 & 7,500

1Broadway (4:1017), swc 46th; asn of all R T & I in sum of \$5,000 to be paid on cancellation of Ls &c; Frank J Gerety & Wm F La Hiff to Lion Brewery; Sept11; Sept14'12. 5,000

1Broadway, 4019 (8:2138), swc 169th, (No 600); cor str; Pembroke Realty Co to Jno O'Connor, 328 E 52; 10yf Oct1; Sept18'12. 1,700 to 2,500

1Broadway, 4019; also 169TH ST, 600 W; asn Ls; Jno O'Connor to M Grohs Sons, 238 W 28; Sept18'12. nom

1Lenox av, 592-4 (6:1737), middle str & b; Moses Hochster to Isidore Hauser, 2177 5 av; 3yf May1; Sept19'12. 960 to 1,140

1Lenox av, 693 (7:2013), swc 145th; asn Ls; Wm H Keller to Lenox Bridge Hotel Inc, a corpn, 695 Lenox av; AT; Sept17; Sept18'12. nom

1Lenox av, 592-4 (6:1737), sec 140th; asn two Ls; Isidor Hauser to Ignatz Hertz, 106 W 106; mtg \$2,875; Sept18; Sept19'12. nom

1Lenox av, nec 138th, see 138th, 71W.

12D av, 597-601 (3:913); also 33D st, 258 E (3:913); all; Orella D Brown et al TRSTES Robt I Brown to Saml Miller, 258 E 33; 3y 7mos & 15 days f Sept1; Sept13'12. 1,680 & 1,740

12D av, 2171 (6:1661); all; Chas Kappes to Nich Bennati, 211 E 111; 3yf May1'13; Sept18'12. 690

13D av, 130-2 (3:870); space in str for cigars &c; Harry Gilmore Co to Richd Fittig, 2294 Washington av; 4 7-12yf Sept12; Sept16'12. 2,000

13D av, 957 (5:1331); asn Ls; Peter Tisch to Fannie Tisch, 205 E 58; May1; Sept13'12 nom

15TH av, 1310 (6:1594), ws, 50 s 111th, runs w 100x121.10 to ns Cathedral Pkwy x4.7 to Circle xne on curve 126.7 to 5 av xn51.10 to beg; the land, with 2-sty bk theatre, to be erected by party 1st pt; Edw Friedman, 518 W 111, to Eden Co, a corpn, 409 5 av; 21yf Sept18'11; Sept16'12. taxes &c & net 13,000

15TH av, 1310 (6:1594); same prop; asn Ls; Eden Co to Lowe's Fifth Ave Amusement Co, a corpn, 1312-14 5 av; Oct24'11; Sept16'12. r,m

16TH av, 279-83 (3:793); str, bs & 2d fls, 52x92; Henry A Steinberg to W T Grant Co, a corpn, 279 6 av; 7-9-12yf & 27 days f Jan1'10; Sept13'12. 19,000

16TH av, 207 (2:609), swc 14th; all; Sarah J W Bent to Adolph M Koch, 4535 Park av; 10 1-12yf & 15 days f Aug15; Sept19'12. 12,500 to 14,000

18TH av 2911 (7:2047); asn Ls; Raymond Goodman to John Leahy, 269 W 153 & ano; Sept16'12. nom

18TH av, 143 (3:741), n str; Coffey Realty Co to Pincus Reiner, 301 W 17; 5yf Oct1; Sept17'12. 840 & 900

18TH av, 791 (4:1039), nwc 48th (Nos 301-5); agmt modifying Ls, recorded June 28'12; Patk J McGuinness to Thos J Radley, 723 8 av & Bernard Goodman, 124 W 114; Sept11; Sept13'12. nom

18TH av, 870 (4:1024); all; Felix A Donnelly et al to Frank O'Hara, 316 W 20; 10yf Oct1; Sept18'12. 4,500 to 5,000

19TH av, 565 (4:1051); str & b; Antonio Russo to Christophe Grisostomy, 565 9 av; 4yf Apr1; 2 1/2y ren; Sept16'12. 1,380

19TH av, 351 (3:727), swc 30th; asn Ls; Herman F Weber to Jno F Hirschmann, 541 E 87; Sept13'12. nom

LEASES

Borough of the Bronx.

165TH st, 800 E (10:2669), str, b & 2d fl; Pauline Genthner EXTRX Caroline Genthner to Ferd Wolf, 800 E 165; 5yf Oct1 (3yrs ren); Sept18'12. 1,200

187TH st, 566 E (11:3054), asn Ls; Jno Portl to Arthur Jost, 167 W 129; Sept12; Sept13'12. nom

1238TH st, nwc Putnam av W, see Putnam av W, nwc 238th.

1Bedford Park Blvd, see Webster av, see Webster av, 2872.

1Blondell av (*), es, abt 30 n Westchester av, being lot 30 map Est Wm Cooper; all; Geo Joseph to Frank Scocmai, 1314 Blondell av; 3yf Oct1; Sept18'12. 660

1Blondell av (*), same prop; asn Ls; Frank Scocmai to Ebling Brewing Co, 760 St Anns av; Sept12; Sept18'12. nom

1Morris av, 648-52 (9:2412); all; Louis Schachne & ano EXTRS Emma Rosenbaum to Pasquale Leggiadro, 652 Morris av; 3y f May1; Sept14'12. 5,400

1Putnam av W (12:3271), nwc 238th, runs n601.3 to ss Van Cortlandt Park S xw364 to es of Review pl xs524 to ns 238th xel73.1 to beg; agmt as to surrender & cancellation of Ls dated Nov 12'07; West Side Tennis Club, on premises, with Adam Wiener, as ref, Augustus Van Cortlandt, 333 Central Park W; Augustus Van Cortlandt Jr, at Garden City, LI, & Henry W Hayden, 34 E 76; Sept11; Sept19'12. 12,200

1Southern Blvd, 1159 (10:2728), ws, 222 s Home; moving picture theatre; J C Gaffney to J E Tuppock & H W Rosenthal, both at 368 E 149; 10yf Oct1; Sept16'12. 1,200 to 2,400

1Southern Blvd, 1159; asn Ls; J E Tuppock & ano to Harry Myers, 7 Manhattan av; Sept13; Sept16'12. nom

1Unionport rd, 1679-81 (*); all; Rose Maurer to Jacob Siegel, 1679 Unionport rd; 10yf Apr1; Sept18'12. 2,400 to 3,000

1Unionport rd, cor Westchester av, see Westchester av, 2139.

1Webster av, 2872 (12:3273), sec Bedford Park Blvd, str, two rooms adj & part c; A Hupfles Sons to Fred Vogel Jr, 769 E 169; 10yf Oct1; Sept17'12. 1,680 to 3,000

1Westchester av, 2139 (*), cor Unionport rd; asn Ls; Philip Pfaffmann to Kath L McDougall et al, all on premises; mtg \$1,200; Sept17; Sept19'12. nom

13D av, 3198 (10:2620), str, b or c & 1st fl; Fredk & Chas Welnes to Chas Klumpp, 3198 3 av; 5yf May1; Sept14'12. 1,200 to 1,440

MORTGAGES.

Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

1Arden st, sws, at nws Nagle av, see Nagle av, nws, at sws Arden.

1Bleeker st, 390 (2:622), ws, 38 n Perry, 19x50; Sept5; Sept14'12; due &c as per bond; Alice G S Derby, Middleton, Conn, to Title Guar & Trust Co. 4,000

1Chatham sq, 21 (1:179); sal Ls; Sept13'12; demand, 6%; Edw S Branigan to F & M Schaefer Brewing Co, 114 E 51. 3,000

1Cherry st, 385-9, see Scammel, 52-8.

1Chrystie st, 200-12, see Stanton, 28-30.

1Chrystie st, 96 (1:305), es, 100 s Grand, 25x100; Sept17'12, 5y5%; Hyman Kosberg to August Ruff, 52 W 120. 32,000

1Chrystie st, 223 (2:427), ws, 194.8 n Stanton, 20x100; Sept17'12, 3y4 1/2%; Apostleship of Prayer, a corpn, to Bowery Savgs Bank, 128 Bowery. 7,500

Chrystie st, 96 (1:305), es, 100 s Grand, 24.1x100x25x100; pr mtg \$44,500; Sept16; Sept18'12; due &c as per bond; Hyman Kosberg to Hannah Autenreith, 1390 Boston rd. 4,000

Chrystie st, 96; sobrn agmt; Sept17; Sept18'12; same & Hannah Autenreith gdn Wm A Autenreith with Aug Ruff, 52 W 120. nom

Chrystie st, 221 (2:427), ws, 174.8 n Stanton, 20x100; PM; Sept17; Sept18'12; due &c as per bond Aposthship of Prayer, a corpn, to F Champion Sauter, 391 6th, Bklyn. 10,000

E Broadway, 49 (1:250); asn Ls by way of mtg as collateral security for payment of \$1,500; Sept16; Sept17'12; Israel Levy to Philip Reinherz, 4721 14 av, Bklyn. nom

Fletcher st, 5, see Maiden la, 121.

Gansevoort st, 2-4, see 4th, 340-56 W.

Greenwich st, 322 (1:142); sal Ls; Sept 19'12; demand; 6%; Jno H Rechten to Geo Ehret, 1197 Park av. 2,000

Grand st, 258, see Grand, 260.

Grand st, 260 (2:418), ns, abt 75 e Chrystie, 24.8x75; also GRAND ST, 258 (2:453), ns, abt 45 e Chrystie, 25x75; also 2D AV, 174 (2:453), nec 11th (No 259), 25.9x100; Sept10 Sept13'12, 1y6%; Jos Weinstein, 261 Central Park W, to Dr Willy Rieser, 1841 Mad av. 3,500

Grand st, 363-5 (1:311), ss, 66.8 e Essex, 33.6x100.4x33.4x100.8; pr mtg \$71,750; Sept16'12; 1y6%; Julius & Essie Schattman to Abr L Kass, 226 S 9, Bklyn. 2,500

Horatio st, 5-15, see 4th, 340-56 W.

Houston st, 376 E (2:371), ns, 151.8 e Av C, 65x81 to ss 2d (No 271), x65x89.4; ext of \$48,000 mtg to June15'13, at % as per bond; July18; Sept18'12; Herbert S Ogden exr Ann Mapelsden with Kate Krautman, 378 E Houston. nom

Houston st, 376-80 E (2:371); also 2D ST, 271-5 (2:371); agmt as to payment of 375 for extension of mtg of \$12,400 to June15'13; Sept17; Sept19'12; Katie Krautman with Morris Rose, 16-18 E 107. nom

Lafayette st, 385 (2:531), ses, 37.9 s 4th, 22.3x110.3x23.3x110.3; PM; Sept18'12, 1y 5%; Chas Laue, 152 8 av, Bklyn, to Mission of The Immaculate Virgin for the Protection of Homeless & Destitute Children, 375 Lafayette. 35,000

Maiden la, 121 (1:70), nes, 124.11 nw Water, 23.7x85.5 to Fletcher (No 5) x23.8x 84.8; PM; pr mtg \$30,000; Sept16'12; due Mar16'16; 6%; Donald Scott to Chas D Noyes, Norwich, Conn. 11,000

Manhattan st, 27-9 (7:1966), nes, 327.1 se Ams av, 50.3x100x47.3x78.5; PM; Aug 23; Sept14'12, 5y5%; Lizzie Monday to Hospital Estates, Inc, 30 Broad, & ano. 31,540

Manhattan st, 25 (7:1966), nes, 377.4 se Ams av, 25x113x23.2x100; PM; Aug23; Sept 16'12; 5y5%; Manhattan Pork & Provision Co to Hospital Estates, Inc, 30 Broad, & ano. 18,240

Manhattan st, 25; PM; pr mtg \$18,240; Aug23; Sept16'12; 2y6%; Manhattan Pork & Provision Co to Mary A Thornton, 500 W 143. 1,260

Norfolk st, 61 (2:356); agmt as to ownership & priority of mtg, &c; Sept16'12; American Mtg Co with Wolf Brand, 56 W 112. nom

Norfolk st, 61 (2:351); ext of \$21,000 mtg to Sept15, at 5%; Sept16; Sept18'12; American Mtg Co with Fanny Gruen, 116 E 90. nom

Orchard st, 139 (2:415), ws, 102 s Rivington, 25x87.6; Sept16; Sept17'12, 5y4½%; Victor Gold to An assn for the Relief of Respectable Aged Indigent Females, in City NY, 891 Ams av. 23,000

Pearl st, 188 (1:39), ss, abt 70 w Maiden la, 22.6x128x22x128; PM; Sept16; Sept17'12, 3y4½%; Consolidated Druggists Realty Co, 297 Pearl, to Wm H Sage, Hartsdale, NY & ano, trstes Geo L Ronalds, 25,000

Pearl st, 126 (1:31), es, 188.3 n Old sl, 25.8x74.4x22.8x76.6; ext of \$25,000 mtg to Jan23'15 at 5%; July23; Sept14'12; Chas A Robinson & ano trstes for Chas A Robinson, will Agnes H Robinson with Geo Grasser, 126 Pearl. nom

Pearl st, 536-40, on map 538-40 (1:157), ns, abt 25 w Elm, 74.2x100; Aug29; Sept 19'12, due May15'16, 4½%; Jesse F & Horace E Peysor to Seamans Bank for Savings, 76 Wall. 7,500

Rivington st, 206-8 (2:344), ns, 100.7 e Ridge, 40x100.9; pr mtg \$—; Aug19; Sept 16'12; installs; 6%; Max Blum & Nathan Nadel to Julius Mendelson, 167 Westminister rd, Bklyn. 4,500

Scammel st, 52-8 (1:260), es, extends from Cherry (Nos 385-9) to Water (Nos 630-6), 151x71.3; sobrn agmt; Sept5; Sept 15'12; Pincus Lowenfeld, Wm Prager & American Mtg Co with Maimie E Cohn, at West End, NJ, et al, exrs Abr Cohn. nom

Spruce st, nws, at ses Wm, see Wm, 180.

Stanton st, 28-30 (2:422), nec Chrystie (Nos 206-12), 36.6x99.9x irreg x100; ext of \$65,000 mtg to Sept11'16 at 5%; Sept11; Sept13'12; Title Ins Co of N Y with Danl Dober, 22 Morningside av. nom

Sullivan st, 220-2 (2:540); sal Ls; Sept 11; Sept13'12, demand, 6%; Wm Cicoria to V Loewer's Gambrinus Brewery Co, 528 W 42. 500

Sullivan st, 45-0 (2:476), nec Watts (Nos 24-36), 51.6x120x9.6x127.1; ext of \$46,500 mtg to Sept16'17 at 5%; Sept16; Sept17'12; Lawyers Title Ins & Trust Co with Angelo Legniti. nom

Water st, 630-6, see Scammel, 52-8.

Watts st, 24-30, see Sullivan, 45-9.

William st, 180 (1:160), ses, at nws Spruce, 26x69; Sept18'12; due &c as per bond; Gertie A Gorman to Title Guar & Trust Co. 45,000

2D st, 271 E, see Houston, 376 E.

2D st, 271-5 E, see Houston, 376-80 E.

3D st, 40-2 E, see 2 av, 50-2.

4TH st, 340-56 W (2:627), nwc Horatio (Nos 5-15), runs nw 183.8 to 13th xnw — to ss Gansevoort (Nos 2-4) xw96.5 xs 183.7 to Horatio x99 to beg; PM; Sept16; Sept17'12, 1y6%; St Johns Park Realty Co to American Mort Co, 31 Nassau. 130,000

4TH st, 340-56 W Horatio st, 5-15; Gansevoort st, 2-4, & 13th st, W; certf as to above mtg; Sept16; Sept17'12; same to same.

9TH st, 331 E (2:451); ext \$20,000 mtg to June 25'17 at 5%; June26; Sept14'12; Lawyers Mtg Co with Leon Pizer & Edw & Saml Schnaper, exrs &c Jacob Pizer. nom

9TH st, 335 E (2:451); ext of \$20,000 mtg to June25'17 at 5%; June26; Sept14'12; Lawyers Mtg Co with Leon Pizer & Edw & Saml Schnaper, exrs &c Jacob Pizer. nom

9TH st, 735-9 E (2:379), ns, 193 w Av D, runs n92.3xn92.3 to 10th (Nos 428-36), xw113x92.3x38x92.3x75 to beg; Sept5; Sept16'12; 5y5%; Wm P Youngs, Hannahett Youngs wid, Stony Brook, LI & Chas A Youngs, Yonkers, NY & David L Youngs Summit, NJ to Emigrant Indust Savgs Bank. 105,000

10TH st, 735-9 E, see 9th, 428-36 E.

10TH st, 369 E (2:373); ext of \$3,000 mtg to Mar4'15 at 6%; Aug23; Sept17'12; Regina Honig with Jacob Weinberg, 309 E 10. nom

11TH st, 259 E, see 2 av, 174.

11TH st, 430 E (2:438); asn Ls by way of mtg as collateral security for payment of \$1,300; Aug6; Sept14'12, demand 6%; Mingoa Giuseppe to Consumers Brewing Co of NY (Ltd), Av A & 55th. nom

13TH st, 154 W (2:608), ss, 140.6 e 7 av, 29x103.3; PM; Sept13'12; due Sept13'27; 5%; Jno W Grindle to Henry C Roth, Stony Point, NY. 20,000

13TH st W, swc 4th, see 4th, 340-56 W.

14TH st, 133 W (3:790); ext of \$20,000 mtg to May15'15, at 4½%; July18; Sept 19'12; Wm F Moore & Leonard Hangen with Bank for Savings, 280 4 av. nom

14TH st, 233 E (3:896), nes, 209 nw 2 av, 26x103.3; certf as to payment of \$500 on account of mtg; Sept16; Sept19'12; Anna S Stemme et al exrs Jno Stemme to Saml Schmucker, 233 E 14. 10,000

18TH st, 304 E (3:923), sws, 112 se 2 av, 22x78; PM; Sept18'12; 5y5%; Margaret Meyer, 82 2 av to Metropolitan Savgs Bank, 59 Cooper sq E. 10,000

20TH st, 356 W (3:743), ss, 116.8 e 9 av, 16.8x91.11; Sept9; Sept17'12, 1y6%; Mary L wife of Saml W Whittemore, 7 Prospect, East Orange, NJ, to Savings Investment & Trust Co of East Orange, 525 Main, East Orange, NJ. 2,500

20TH st, 122 W (3:795), ss, 278.8 w 6 av, 25x92; pr mtg \$30,000; Sept19'12, 3y 6%; Rebecca Haims to Hannah Cohen, 174 W 137. 5,000

21ST st, 48-50 W (3:822), ss, 645 w 5 av, 50x92; Sept16; Sept19'12, 5y5%; Wm V B Kip & Adelaide K Rhineland to Emigrant Indust Savings Bank. 185,000

22D st, 29-31 E (3:851), ns, 273 w 4 av, 52x98.9; pr mtg \$200,000; Sept13'12; due Aug17'15; 5%; Selkirk Realty Co, 49 Wall, to Olivia M Cutting, 25 E 72, et al, exrs Wm B Cutting. 125,000

22D st, 29-31 E (3:851); certf as to above mtg; Sept13'12; same to same.

22D st E (3:954), ns, 354.7 e 1 av, 46.10x 93.9; pr mtg \$8,000; Sept13; Sept14'12, 3y 6%; Margt Daub, widow, to Geo Dorsch, 98 1 av. 6,000

22D st, 318 W (3:745); ext of \$10,000 mtg to Aug4'14, at 4%; Sept12; Sept17'12; Jacob Bergman with Louis Frank, 318 W 22. nom

23D st, 368 W, see 9 av, 208.

25TH st, 133-5 W (3:801), ns, 400 w 6 av, 50x98.9; bldg loan; Sept17'12; due Oct 1'17, 6%, until completion of bldg & 5½% thereafter; New York-Chicago Realty & Constn Co to Metropolitan Life Ins Co, 1 ad av. 200,000

25TH st 133-5 W; certf as to above mtg; Sept17'12; same to same.

25TH st, 133-5 W; pr mtg \$200,000; Sept 17'12; due July1'13, 6%; same to Mortgage Financing Co, 156 Bway. 10,000

25TH st, 133-5 W; certf as to above mtg; Sept17'12; same to same.

25TH st, 133-5 W; PM; pr mtg \$—; Sept6; Sept17'12; due, July1'13, 6%; same to Wm T Hayward, Sayville, LI, et al. 5,000

25TH st, 100 W, see 6 av, 409.

27TH st, 153-9 W (3:803), ns, 106.3 e 7 av, 99.1x98.9x97.3x98.9; pr mtg \$300,000; Sept17; Sept18'12; due Oct17'12, 6%; Twenty-eighth St & Seventh Av Realty Co to Emily M Roemer, 544 Greene av, Bklyn. 10,000

27TH st, 153-9 W; certf as to above mtg; Sept17; Sept18'12; same to same.

28TH st E, nwc 1 av, see 1 av, 479-85.

30TH st, 145-9 W (3:806), ns, 150 e 7 av, 75x98.9; Sept16'12; due Oct1'17, 6%, until completion of bldg & 5½% thereafter; Karnack Constn Co, 145 W 30 to Metropolitan Life Ins Co, 1 Mad av. 290,000

30TH st, 145-9 W; certf as to above mtg; Sept16'12; same to same.

30TH st, 145-9 W; sobrn agmt; Sept16 '12; same & Security Mtg Co with same. nom

30TH st, 13 W (3:832), ns, 250 w 5 av, 25.1x98.9; Sept17; Sept18'12; 3y5%; Alex W Patterson to New Netherland Bond & Mtg Co, 49 Wall. 70,000

38TH st, 235 W (3:788), ns, 428.4 e 8 av, 20.7x98.9; pr mtg \$15,000; Sept18'12; due Jan1'16; 5%; Alice H Golding to Equitable Life Assur Society of the U S, 165 Bway. 3,000

38TH st, 235 W (3:788); ext of \$15,000 mtg to Jan1'16 at 5%; Sept18'12; Equitable Life Assur Soc of U S with Alice H Golding, 233 W 38. nom

38TH st, 444 W (3:735), ss, 220.6 e 10 av, 25x98.9; Sept19'12, due, &c, as per bond; Mary Hofefinger to Title Guarantee & Trust Co. 8,000

40TH st, 101-7 E, see Park av, 101.

40TH st, 201 E, see 3 av, 621.

40TH st, 101-7 E, see Park av, 101.

44TH st W, ns, 327.5 w Bway, see 45th W, ns, 327.5 w Bway.

45TH st, 351 W (4:1036), ns, 175 e 9 av, 25x100.5; Sept17'12; 5y5%; Jno C Brinkmann to Lawyers Mtg Co, 59 Liberty. 22,000

45TH st, 360 W (4:1035), ss, 91 e 9 av, 29.6x100.5; pr mtg \$24,000; Sept17; Sept 18'12; 5y6%; Jno C Brinkmann, 749 Kelly to Wm Schults, 1930 Webster av. 5,000

45TH st W (4:1016), ss, 327.5 w Bway, 126x200 to 44th, leasehold; supplemental mtg; Aug21; Sept16'12; due &c as per mtg recorded July26'12; Central Theatres Leasing & Constn Co to Equitable Trust Co, 37 Wall. 1,000

46TH st W, swc Bway, see Bway, swc 46th.

49TH st, 201-5 E, see 3 av, 797-9.

50TH st, 315 E (5:1343), ns, 153.4 e 2 av, 16.8x100.5; Sept4; Sept18'12; installs; 6%; Ada wife of & Alexis Glenin, 315 E 59 to Anna M Underhill, Ossining, NY. 1,000

55TH st, 256 W (4:1026), ss, 100 e 8 av, 25x100.5; pr mtg \$40,500; Sept13'12; due July1'13, 6%; Cath M Comstock, Bklyn, to Annie E Copeland, Brockton, Mass. 2,000

55TH st, 48 W (5:1270), ss, 335 e 6 av, 20x100.5; ext of \$35,000 mtg to June 8'15 at 4½%; July22; Sept19'12; Gabrielle M Dexter with Bowery Savgs Bank, 128 Bowery. nom

57TH st, 433 W (4:1067), extension of \$13,000 mtg to May1'15 at 4½%; May 21; Sept16'12; Christine G Openhym & ano trstes Adolphe Openhym with Mary Dorie, 656 9 av. nom

58TH st, 325 W (4:1049), ns, 325 w 8 av, 25x100.5; ext of \$20,000 mtg to Sept 15'13 at 5%; June6; Sept17'12; Martin F Huberth with Emma, Sol & Geo H Moss. nom

60TH st, 237 E (5:1415), ns, 176.6 w 2 av, 18.6x100.5; Sept16'12; 5y5%; Mary Higgins to Louise M Lee Jr, Hartford, Conn. 13,000

67TH st, 436 E, see Av A, swc 67.

67TH st, 436 E, see Av A, swc 67th.

67TH st, 129 W, see Bway, 1989.

70TH st, 305-7 W (4:1182), ns, 100 w West End av, 2 lots, ea 21x100.5, 2 mtgs, ea \$17,000; Sept13'12, 3y5%; Reliant Holding Co, a corpn, to Lawyers Title Ins & Trust Co. 34,000

70TH st, 309-11 W (4:1182), ns, 142 w West End av, 2 lots, ea 19x100.5, 2 mtgs, ea \$15,000; Sept13'12, 3y5%; Reliant Holding Co, a corpn, to Lawyers Title Ins & Trust Co. 30,000

70TH st, 305-11 W (4:1182), ns, 100 w West End av, 80x100; certf as to 4 mtgs aggregating \$64,000; Sept13'12; Reliant Holding Co, a corpn, to Lawyers Title Ins & Trust Co.

70TH st, 305-11 W; sobrn agmt; Sept13 '12; same & Wm Goldman with same. nom

70TH st, 318 W (4:1181), ss, 218.1 w West End av, 18x100.5; PM; Sept13; Sept 14'12, 5y% as per bond; Christy A McKay to Ethel D Webb, 318 W 70. 15,000

73D st, 132 W (4:1144), ss, 315 w Col av, 16x102.2; PM; pr mtg \$20,000; Sept19 '12, 1y6%; Emma B Reynolds to Theo Baumester, 532 W 150. 6,000

75TH st, 131 W (4:1147), ns, 380 w Col av, 20x102.2; Sept18'12, 1y4½%; Jno H Hindley to Ada H Hindley, 131 W 75. 20,000

76TH st, 432 E (5:1470); sal Ls; Sept14; Sept19'12, demand, 6%; Jno Kuhn to Lion Brewery, 104 W 108. 2,200

78TH st, 103 E (5:1413), ns, 100 e Park av, 19x102.2; ext of \$18,000 mtg to July 8'15 at 4½%; July8; Sept19'12; Richd P Lydon with Bowery Savgs Bank, 128 Bowery. nom

79TH st, 318 E (5:1453), ss, 406 w 1 av, 20x102.2; Sept19'12, 5y5%; Sarah McCaulley to Emigrant Indust Savings Bank. 12,000

80TH st, 163 E (5:1509); ext of mtg for \$10,000 to Sept15, 4½%; Sept7; Sept13 '12; Bankers Trust Co, 16 Wall, as trste, with Geo B De Gersdorff, 103 Park av. nom

80TH st, 512 E; sobrn agmt; Aug20; Sept 17'12; same & David Weingarten with same. nom

80TH st, 512 E (5:1576), ss, 223 e Av A, 37.6x102.2; Aug20; Sept17'12; 5y5½%; Martin Gennus, 516 E 80 to M Louise Church, 33 s av, Bklyn. 26,000

84TH st, 445 E (5:1564), ns, 137.9 w Av A, 18.9x102.2; PM; Sept17'12; 5y4½%; Betty & Harriet Goldsmith to Adele C Wilkens, 445 E 84. 7,000

87TH st, 163 W (4:1218); ext of \$16,000 mtg to Sept30'15 at 5%; Aug29; Sept14'12; Lawyers Title Ins & Trust Co with Jacob Loewer. nom

87TH st, 166 E (5:1515), ext of \$7,500 mtg to Sept15'13 at 5%; Sept11; Sept16'12; Tillie S Openhym with Loew's Theatrical Enterprises, 260 W 42. nom

87TH st, 172 E (5:1515), ss, 152.5 w 3 av, 26x100.8; ext of \$16,000 mtg to Sept12 '13, at 6%; Sept1; Sept16'12; Babette Heller with Loew's Theatrical Enterprises, 260 W 42. nom

89TH st, 114 E (5:1517), ss, 235.6 e 4 av, 25x100.8; PM; pr mtg \$15,000; Sept16; Sept18'12; 3y6%; Mary A Thornton to Isaac Hirschhorn, 161 E 89. 6,000

89TH st, 114 E; PM; pr mtg \$21,000; Sept16; Sept18'12; due Nov16'12; 6%; same to same. 1,500

92D st, 325 E (5:1555), agmt that principal sum of mtg of \$17,000 shall become due at option of party 2d pt after default in payment of interest for 10 days; Apr4; Sept16'12; Sofie Davidson with Cora Ros, 206 W 86. nom

93D st, 145 W (4:1224), ns, 340 e Ams av, runs n81.4 to ss Apthorpe's la xne18.3 to cl la xsel9.3xs98.9 to 93d xw20 to beg, with AT to gore on rear to cl said la; P M; Aug12; Sept17'12, due, &c, as per bond; Alex S Glassford to Lenore S Boyce, Monterey, Cal, et al. 18,000

103D st, 250 W (7:1874), ss, 118 e West End av, 18x100.11; Aug22; Sept19'12; 3y 4 1/2%; Wm W Brower to Seamans Bank for Savings in City of N Y, 76 Wall. 20,000

104TH st, 246-52 W (7:1875), ss, 100 e West End av, 75x100.11; Sept19'12, due July1'17, 4 1/2%; Bloomingdale Constn Co, 526 W 111, to E Matilda Ziegler, 29 W 81, et al extr Wm Ziegler. 230,000

104TH st, 246-52 W; certf as to above mtg; Sept19'12; same to same. nom

104TH st, 246-52 W; sobrn agmt; Sept 19'12; Wm L Levy with same. nom

104TH st, 27-31 W (7:1840), ns, 140 e Manhattan av, 50x100.11; PM; pr mtg \$24,000; Sept16; Sept17'12, 1y6%; Chas I Weinstein Realty Co, 17 W 120, to Pincus Lowenfeld, 106 E 64. 13,500

106TH st, 40 W (7:1841), ss, 86.10 e Manhattan av, 16.4x100.11; ext of mtg for \$9,000 to Aug22'15, 4 1/2%; Aug22; Sept16'12; Title Ins Co of NY with Geo E Stuckey, 40 W 106. nom

106TH st, 213 E (6:1656), ns, 190 e 3 av, 19.6x100.11; pr mtg \$10,000; Sept17; Sept18'12; 3y6%; Francisco & Antonino Montemagno, 308 E 113 to Marianna Provisier, Tuxedo Pk, NY. 700

111TH st, 320 W (7:1846); ext of \$60,000 mtg to Aug20'15 at 5%; Aug15; Sept 14'12; Lawyers Title Ins & Trust Co with Doric Realty & Holding Co. nom

111TH st W (6:1594), ss, 245.6 w 5 av, runs s23.11xe0.6xs47.10xw100xn71.10 to st, xe99.6 to beg; Sept16'12; 5y5%; Tilmil Realty Co to Ray E Matshak, 542 W 112 & ano. 72,000

111TH st W (6:1594); same prop; certf as to above mtg; Sept16'12; same to same. nom

112TH st, 134 W (7:1821); ext of \$21,000 mtg to Oct9'17; 5%; Sept18; Sept19'12; Hyman Penn with Archibald H M Sinclair, Regents Park Barracks, London, N W, Eng. nom

114TH st, 224 E (6:1663), ss, 271.2 e 3 av, 16.8x100.11; Aug9; Sept17'12; 5y5%; Jacob S Ortman to Lawyers Mtg Co, 59 Liberty. 5,000

114TH st, 224 E; sobrn agmt; Aug21; Sept17'12; same & Rachel Lublin, 219 St John's pl, Bklyn, with Lawyers Mtg Co. nom

115TH st, 125-7 W (7:1825); ext of \$70,000 mtg to Apr8'15, at 4 1/2%; Sept13; Sept 19'12; Bankers Trust Co trste Oliver S Carter with Isaac Goodstein, 36 W 119. nom

117TH st, 427 W (7:1961); ext of mtg for \$15,000 to Sept3'15; 4 1/2%; Sept12; Sept16 '12; Max P Arlt of Allendale, NJ with Hugo Schweitzer, 410 Riverside dr. nom

118TH st, 20 E (6:1623); ext of \$22,000 mtg to Sept16'17 at 5%; Sept16; Sept17'12; Lawyers Mort Co with Yette Greenhood. nom

121ST st, 218 W (7:1926), ss, 203 w 7 av, 15x100.11; PM; Sept16; Sept17'12; 3y5%; Willy Ehrenhauss & Janet Rochelle to Gertrude Dodd, 150 W 59 & ano trstes for Edna D Howard. 7,000

121ST st, 17 W (6:1720), ns, 141 e Lenox av, 20x100.11; Sept17'12; 1y5%; Amelia Smith to Emigrant Indst Savgs Bank. 8,000

124TH st, 19 W (6:1722), ns, 241.3 w 5 av, 18.9x100.11; pr mtg \$14,000; Sept13; Sept16'12; 2y6%; Anna Lacroix to Wentworth Mtg Co, 1204 Tinton av. 3,000

126TH st, 104-G E (6:1774), ext of \$16,500 mtg to Junel'17 at 4 1/2%; Sept9; Sept 18'12; N Y Life Ins & Trust Co with Oscar L Foley, 610 Riverside dr & Jno Coleman, 1511 5 av, Bklyn, trstes Annie F Foley. nom

127TH st, 174 E (6:1775); ext of \$4,500 mtg to June8'15, at 4 1/2%; June8; Sept19 '12; Otto Stahl to Bowery Savings Bank, 128 Bowery. nom

127TH st, 31-3 E (6:1752), ns, 335 e 5 av, 50x99.11; ext of \$5,000 mtg to Sept16'14 at 6%; Sept19'12; Josephine wife of & Henry C Guild with Max Tannenbaum, 58 E 123. nom

130TH st, 579 W, see Bway, 3240-52.

130TH st, 19 E (6:1755), ns, 230 e 5 av, 16x99.11; PM; Sept19'12, due Nov1'15, 5%; Jno J Lyons to Broadway Savings Inst of City NY, 5 Park pl. 7,500

136TH st, 494 W (7:1972), ss, 50 e Ams av, 50x99.11; Aug29; Sept16'12; due &c as per bond; Isaac Kahn, 58 E 94 to Mae Weil, 214 W 110. 2,000

136TH st, 494 W (7:1972), ss, 50 e Ams av, 50x99.11; pr mtg \$60,000; Sept16; Sept 17'12; 5y5%; Isaac Kahn, 58 E 94 to Fredk Schumacher, 6834 3 av, Bklyn. 2,525

140TH st, 225 W (7:2026), ns, 407.10 w 7 av, 27.10x99.11; Mar23; Sept18'12; due &c as per bond; Aaron J Lehenheim, Gloversville, NY & Berthold M Schey, 164 W 136 exrs Simon Schey to Matthew McNamara, 1239 Franklin av; re recorded from May 24'12. 6,000

142D st, 101-15 W, see Lenox av, 641-3.

143D st, 103-5 W (7:2012), ext of \$37,000 mtg to Junel'15 at 5%; Sept16; Sept18'12; Jenny A Carew to Fanny Stein, 533 Belmont av, Chicago, Ill. nom

145TH st W, see Lenox av, see Lenox av, 693.

146TH st, 250-2 W (7:2031), ext of \$45,000 mtg to June20'17 at 5%; Junel9; Sept 18'12; Lawyers Mtg Co with Hopkins Holding Co. nom

144TH st W, nwe St Nicholas av, see St Nicholas av, nwe 164th.

184TH st W (8:2155), ss, 300 w Ams av, 70 to Audubon av x79.3x70x81.8; Sept16; Sept17'12; due Oct1'17, 5%; McDowell Constn Co to Green Wood Cemetery, 170 Bway. 75,000

184TH st W (8:2155), same prop; certf as to above mtg; Sept10; Sept17'12; same to same. nom

Av A (5:1461), swc 67th (No 436), 40.5x 100; PM; Sept14; Sept16'12; 5y5%; Hazel Marie Shannon to Lawyers Mtg Co, 59 Liberty. 53,800

Av A (5:1461), swc 67th (No 436), 40.5x 100; pr mtg \$53,800; Sept14; Sept17'12, instal, 6%; Athos Realty Co, 31 Nassau, to Estates Mortgage Securities Co, 160 Bway. 3,500

Av C, 163 (2:393); asn Ls by way of mtg as collateral security for payment of \$3,000; Aug15; Sept19'12; Wm Goldberg to Ebling Brewing Co, 76Q St Anns av. nom

Broadway (4:1017), swc 46th; sal Ls; Sept11; Sept14'12, demand, 6%; Frank J Gerety & Wm F La Hiff to Lion Brewery, 104 W 108. 5,000

Broadway, 3115 (7:1993), ws, 297 s 125th, runs w 97.6 to cl Old Bloomingdale rd (closed) x— to 124th (closed) xn30xe97.6 to Bway xs55.2 to beg; PM; pr mtg \$60,000; Sept16; Sept17'12; due Mar16'17, 6%; Wm H Hall to Friedman Constn Co, 171 Bway. 10,000

Broadway, 3240-52 (7:1985), nec 130th (No. 579), 149.10x100; certf as to mtg for \$20,000; Apr1'12; Sept17'12; Latham Realty Co to Albt Hicks. nom

Broadway, 826-8 (2:564); ext of \$600,000 mtg to Apr5'17, at 5%; May9; Sept19'12; N Y Life Ins Co with Morewood Realty Holding Co. nom

Broadway, 1989 (4:1139), ws, 84.9 n 67th, 28.1x105.2x25x118; also 67TH ST, 129 W (4:1139), ns, 131.8 w Bway, 25x75.5; ext of 12,500 mtg to Junel5'15 at 5%; Junel5; Sept19'12; Jno Ingle Jr with Hamilton Carhart, Detroit, Mich. nom

Edgecombe av, 199 (7:2051), ws, 358.4 s 145th, 16.8x100; Sept17'12; 5y5%; Frank B Tollman to N Y Society for the Relief of Widows & Orphans of Medical Men, 17 W 43. 8,000

Lenox av, 641-3 (7:2011), nwe 142d (Nos 101-15), 40x100; pr mtg \$51,000; Sept16'12; due &c as per bond; Anna C M Brinkman, 330 E 87 to Eberhard Pantle, 1825 2 av. 7,000

Lenox av, 693 (7:2013), swc 145th, leasehold; PM; Sept17; Sept18'12; demand; 6%; Lenox Bridge Hotel Co to A Hupfel's Sons, a corpn, 842 St Anns av. 25,000

Lexington av, 1826 (6:1641), ws, 40.11 n 118th, 20x73.10; PM; pr mtg \$6,000; May 31; Sept17'12; 2y6%; Beth David Hospital to Patk Behan, 1826 Lex av. 5,325

Madison av, 741 (5:1379), es, 83.9 s 65th, 16.8x60; PM; Sept9; Sept17'12; due, &c, as per bond; Lina Weil to Elise S H Kinkead, Poughkeepsie, NY, & ano trstes Adolphus Hamilton. 24,500

Madison av, 1891 (6:1748), es, 100.5 s 123d, 20.6x100; ext of \$14,000 mtg to Sept 17'17 at 4%; Sept17'12; Paul S Bolger with Maurice S Bondy trste Nathan F Strauss, 14 E 60. nom

Manhattan av, 254-6 (7:1846); ext of \$50,000 mtg to Aug20'17 at 5%; Aug15; Sept 17'12; Frederic R Coudert gnl gdn Yolande Merillon et al & ano with Doric Realty & Holding Co. nom

Manhattan av, 246-8 (7:1846); ext of \$47,000 mtg to Aug20'17 at 5%; Aug15; Sept17'12; Jos Merillon trste Robt T Clinch with Doric Realty & Holding Co. nom

Manhattan av, 250-2 (7:1846); ext of \$49,000 mtg to Aug20'17 at 5%; Aug19; Sept17'12; Jos Merillon trste Robt T Clinch with Anelia H McCraith & Saml McConihe. nom

Nagle av (8:2174), nws, at sws Arden, 130x130; pr mtg \$21,000; Sept11; Sept13'12, demand; 6%; Brown Bros, Inc, Owners & Builders, 33 E 20, to Robt B Phelan, 2231 Bway. 15,000

Nagle av (8:2174); same prop; certf as to above mtg; Sept11; Sept13'12; same to same. nom

Park av, 101 (5:1295), nec 40th (Nos 101-7), 98.9x151; Sept1; Sept16'12; 5y6% until completion of bldg & 5% thereafter; Fortieth Street Co to N Y Life Ins Co, 346 Bway. 1,400,000

Park av, 101; certf as to above mtg; Sept12; Sept16'12; same to same. nom

Park av, 101; certf as to mtg for \$376,000; Sept12; Sept16'12; Fortieth Street Co to U S Mtg & Trust Co. nom

Park av, 101 (5:1295), nec 40th (Nos 101-7), 98.9x151; pr mtg \$1,400,000; Sept 16; Sept18'12; due May1'23; 5%; Fortieth St Co to U S Mtg & Trust Co trste, 55 Cedar. 376,000

Riverside dr, 63 (4:1186), es, 66 n 78th, 21.3x87.10x20.11x91.4; pr mtg \$29,800; Sept 18'12; 1y6%; Nora E P Bergman to Annie E Copeland, Brockton, Mass. 1,000

St Nicholas av (8:2122), nwe 164th, 133.5 x124.9x125x171.5; Sept17'12; 1y5%; Chas Buek Constn Co to Title Ins Co of N Y. 80,000

St Nicholas av (8:2122), same prop; certf as to above mtg; Sept17'12; same to same. nom

Sherman av (8:2227), nws, 100 sw Isham, 75x150; sobrn agmt; Sept11; Sept13 '12; Sterling Realty Co with City Mtg Co, 15 Wall. nom

West End av, 772, see West End av, 776.

West End av, 776 (7:1869), es, 37.11 s 98th, 18x100; also WEST END AV, 772 (7:1869), es, 73.11 s 98th, 18x100; PM; Sept10; Sept14'12; due Mar10'14, 5%; T J McLaughlin's Sons, a corpn, to Wm Colgate, 5 E 82d. 43,000

West End av, 584 (4:1236), es, 40.8 n 88th, 20x100; pr mtg \$—; Sept10; Sept 18'12; due &c as per bond; Alice W Harrison to Mutual Life Ins Co of N Y. 2,000

West End av, 787 (7:1888), ws, 73 n 98th, 18x80; Sept18; Sept19'12, 3y5%; Edw A Hannan to Edmund J Levine, 404 Riverside dr, & ano trstes Julius Levine. 20,000

1ST av, 352 (3:952), es, 46 s 21st, 23x68.8; PM; pr mtg \$7,000; Sept14; Sept17'12; due, Sept1'20, 6%; Saml & Tillie Welk to Saml Sidoroff, 144 E 4. 4,950

1ST av, 479-85 (3:934), nwe 28th, 98.9x 100; agmt as to share ownership in mtg; Sept11; Sept13'12; Ely J Rieser with Arthur J Rieser. nom

2D av, 50-2 (2:444), sec 3d (Nos 40-2), 50x40; Sept17'12; 1y6%; Breslin Realty Co to Augusta Hennessey, 2844 Decatur av. 1,400

2D av, 174, see Grand 260.

3D av, 621 (5:1314), nec 40th (Nos 201), 24.8x80; Sept17'12; 3y5%; Isabel B Tyte to Union Square Savgs Bank, 20 Union sq. 4,000

3D av, 337 (3:905); sal Ls; Sept5; Sept 14'12; demand; 6%; Patk McQueeney to Lion Brewery, 104 W 108. 1,500

3D av, 797-9 (5:1323), nec 49th (Nos 201-5), 50.4x115; Sept13'12, 3y5%; Mary L Cassidy to N Y Life Ins Co, 346 Bway. 20,000

6TH av, 409 (3:800); also 25TH ST, 100 W, leasehold; pr mtg \$15,000; Sept17; Sept 18'12; demand; 6%; Philip Mandelman to Steinhardt Bros & Co, 29 9 av. 2,500

9TH av, 351 (3:727); sal Ls; Sept13'12, demand, 6%; John P Hirschmann to F & M Schaefer Brewing Co, 114 E 51. 3,000

9TH av, 132-4 (3:742), es, 47.4 n 18th, 44.8x80; Sept17'12; due, &c, as per bond; Thos Lynch, 80 W 91 to Eliz W Burke, Woodlands, Llwellyn Park, Orange, NJ. 15,000

9TH av, 132-4 (3:742), es, 47.4 n 18th, 44.8x80; Sept17'12; 5y5%; Thos Lynch to Carrie E Lynch, 401 W 24 trste for Chas Lynch et al. 11,000

9TH av, 208 (3:746), sec 23d (No 368), 74x29; Sept18'12; 5y6%; Thos Lynch to Carrie E Lynch, 401 W 24. 20,000

10TH av, 493 1/2 (3:709), ws, 61.10 s 38th, 20.6x75; Sept13; Sept14'12; due &c as per bond; Patk Walsh to Pauline Mathesius, 226 W 72. 11,000

10TH av, 493 1/2; sobrn agmt; Sept10; Sept14'12; Jno Murray with same. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (file) as to chattel mtg for \$2,500; Sept19'12; Cassier Magazine Co to Louis F Musil, Emerson Hill, S I.

Consent & certf (file) as to chattel mtg for \$5,500 dated Sept14'12; Sept14'12; John W Kelly Co to Rich & McLean.

Land in Bklyn, NY (File); certf as to mtg for \$2,900; Sept16; Sept18'12; Ocean Breeze Co to Jno R Pratt, Verona, NJ, & ano trste Spencer T Pratt.

Land in Bklyn, NY (file); certf as to mtg for \$35,000; Sept17; Sept19'12; Impt Bldg Co to Title Guarantee & Trust Co.

MORTGAGES

Borough of the Bronx.

Beck st, 897 (10:2711), ws, 194.11 n Intervale av, 36.6x100; PM; pr mtg \$—; Sept7; Sept16'12; due Jan15'14, at 6%; Marie Gutman to Absar Realty Co, 919 Fox. 1,000

Bonner pl (9:2423), ns, 100 e Morris av, 33.4x75; Sept17'12; due &c as per bond; Thos D Malcolm Constn Co to Adelaide M Davis, Huntington, LL. 16,000

Bonner pl (9:2423), same prop; certf as to above mtg; Sept17'12; same to same. nom

Catharine st (*) es, abt 350 s 239th, 25x 100; Sept17; Sept19'12; due, &c, as per bond; Thos McGrain to Jno Reyelt, 1227 Brook av. 2,500

Falle st (10:2748), es, 309.4 s Bancroft, 20x100; PM; pr mtg \$8,000; Sept18; Sept19 '12; installs; 6%; Carrie & Abr Kronfeldt to Julius Schwartz, 1032 Falle, 3,000

Fairmount pl, nec Prospect av, see Prospect av, nec Fairmount pl.

Giles pl, sive Sedgwick av, see Sedgwick av, ws, abt 100 s Giles pl.

Moshulu pkwy N (12:3336), es, 26.10 n Van Cortlandt av, 100.11x113.6x104.9x96.6; Sept12; Sept13'12; due, &c, as per bond; Chas H Schroeder, 3097 Decatur av, to Mary T Grace, 2550 Grand av, 7,000

Oak Tree pl, nwc Arthur av, see Arthur av, nwc Oak Tree pl.

Prospect pl, sive Anthony av, see Anthony av, 1773.

Simpson st 1229 (11:2974), ws, 277.1 n Home, 25x100; pr mtg \$6,000; Sept17; Sept 19'12, due, &c, as per bond; Alonzo Jackson of Amenia, Dutchess Co, NY, to Columbia-Knickerbocker Trust Co, 60 Bway, 3,000

138TH st, 522 E (9:2265), ss, 115 e Brook av, 50x100; pr mtg \$40,000; Sept17; Sept 18'12, 5y6%; Annie wife & Saml Gotthelf to Leon Tuchmann, 1990 7 av, 10,000

145TH st E (9:2272), ns, 212.6 e Brook av, 37x100.11; Sept16'12; 2y6%; Frank Solomon, 1186 Lex av, to Chas H Louis, 1 W 81, 1,000

149TH st, 448 E (9:2293), ss, 140.8 w Brook av, 25.1x101.6x25x99; Sept17'12; due &c as per bond; Mary Mullen & Edw & Jno O'Brien to Title G & T Co, 2,000

150TH st, 337 E (9:2410), ns, 125 w Courtlandt av, 25x118.5; also 150TH ST, 319 E (9:2410), ns, 325 w Courtlandt av, 25 x118.5; pr mtg \$—; Sept9; Sept14'12, 3y 6%; Arthur E Miller to John H Langton, 128 W 44, 1,055.45

150TH st, 319 E, see 150th, 337 E.

160TH st, 821 E (10:2677), ns, 107.1 e Union av, 19.10x77.3; PM; Sept16; Sept 17'12; due &c as per bond; Kossuth Realty Co to Jos Kammerer, 821 E 160, 6,000

165TH st, 264 E (9:2447), ss, 66.9 w Morris av, 36.9x80.3x36.9x80; Sept10; Sept17 '12; 3y5%; Mitchell & McDermott Constn Co to Virginia K White, 1080 Delaware av, Buffalo, NY, 19,000

165TH st, 264 E; certf as to above mtg; Sept16; Sept17'12; same to same.

165TH st, 264 E; sobrn agmt; Sept13; Sept17'12; Colwell Lead Co with same, nom

165TH st E (10:2716), ns, 107.3 e Kelly, 25x98.3x25x100; pr mtg \$—; Sept12; Sept 17'12; due &c as per bond; Margt & Wm Sinnott to Manhattan Mtg Co, 200 Bway, 22,000

165TH st E (9:2447), sive Morris av, 30x 79.10x30x79.7; Sept13'12; due Dec15, 5%; Mitchell-McDermott Constn Co, a corpn, to Geo H Fitzgerald, 448 Madison, Bklyn, 26,000

165TH st E (9:2447); same prop; certf as to mtg for \$26,000; Sept13'12; same to same.

165TH st E (9:2447); same prop; sobrn agmt; Sept13'12; same to same; Sept 13'12; Colwell Lead Co with same, nom

165TH st (9:2447); same prop; ownership agmt; Sept13'12; Patk J O'Beirne, 44 Charlton, with Dollar Savgs Bank, a corpn, 2808 3 av, nom

165TH st E (9:2447), ss, 30 w Morris ave, 36.9x80x36.9x79.10; Sept13'12; due Dec 1'15, 5%; Mitchell-McDermott Constn Co to Geo H Fitzgerald, 448 Madison, Bklyn, 20,000

165TH st E (9:2447); same prop; certf as to mtg for \$20,000; Sept13'12; same to same.

165TH st E (9:2447); same prop; sobrn agmt; Sept13'12; same to same; Sept 13'12; Colwell Lead Co with same, nom

165TH st E (9:2447); same prop; ownership agmt; Sept13'12; Jno F Caragher, 110 Leroy, gdn Annie V Reilly, with Dollar Savgs Bank, a corpn, 2808 3 av, nom

166TH st, 814 E, see Union av, 1072.

169TH st, 625 E (11:2933), certf as to payment of \$1,000 on account of mtg; Sept9; Sept17'12; Matilda J Holmes to Thos McCarthy, nom

175TH st E (*), ws, 131.8 s Gleason av, 25x100; Sept16; Sept17'12, due, &c, as per bond; D J Dillon Co to Eliz C Irwin, 152 Bay 16, Bklyn, 4,000

175TH st E (*); same prop; certf as to above mtg; Sept16; Sept17'12; same to same.

175TH st E (11:2957), ss, 96 w Crotona Park N, 48x94; PM; pr mtg \$5,500; Sept 19'12, due, &c, as per bond; S N Constn Co, 414 Brook av, to Dwyer & Carey Constn Co, 926 E 167, 4,650

175TH st (11:2959); same prop; certf as to above mtg; Sept19'12; same to same, nom

177TH st E, see Jerome av, see Jerome av, sec 177th.

179TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 179th.

182D st, 730 E, see Clinton av, sec 182.

182D st E (11:3050), nwc Bassford av, 9.7x94x26.8x95.6; PM; Sept14; Sept16'12; 1y5%; Duo Co to Harlem Savings Bank, 124 E 125, 2,300

182D st E, sws at ses Clinton av, see Clinton av, ses at sws 182d.

187TH st, 630 E (11:3074), ss, 50 w Belmont av, 50x100; PM; pr mtg \$30,500; Sept 17; Sept18'12; 1y5%; Michl Giordano to Terrace Constn Co, a corp, 116 W 190, 1,000

188TH st E, nwc Creston av, see Creston av, nwc 198th.

199TH st E, nec Decatur av, see Decatur av, 2488.

202D st E, sive Valentine av, see Valentine av, sive 202.

204TH st E, sws, at ses Decatur av, see Decatur av, sws at sws 204th.

222D st E (*), ns, 52 e Carpenter av, 52x114, Wakefield; pr mtg \$8,000; Sept16; Sept17'12; due &c as per bond; Jas Di Benedetto, 630 E 222 to Salvatore M De Pasquale, 2975 Marion av, 700

223D st E (*), ns, 179.7 e Barnes av, 25x114; Sept13'12; due Oct17, 5y6%; Patk McSorley to Mary J Mapelsden, 129 William, Catskill, NY, 4,000

223D st E (*); same prop; sobrn agmt; Sept13'12; Edw C Hess with same, nom

223D st E (*), ss, 80.4 e White Plains rd, 24.8x100; Sept18; Sept19'12, 3y7%; Annie E Wagner to Alphonse A Jakobi, 127 E 72, trstes Anselm Jakobi, 5,000

231ST st E (*), ns, 80 e White Plains av, 100x114, Wakefield; pr mtg \$—; Sept14; Sept19'12, 3y6%; North Borough Realty Corpn to Gustave A Wilde, 247 E 176, 2,000

232D st E (*), sws, 395 se Paulding av, 50x114.10; July9; Sept14'12, installs, 6%; Rose, wife of & Godfrey Knobloch or Knobloch, to Model B & L Assn of Mott Haven, 2663 3 av, 500

232D st E (*); same prop; sobrn agmt; Nov10'11; Sept14'12; Fanny K Marshall with same, nom

233D st E, see Bronxwood av, see Bronxwood av, sec 233.

233D st E, late 19th st (*), ss, 180 w Paulding av, 25x64, Wakefield; Sept14; Sept17'12; 1y6%; Thos Gavin to Walter C Reid, Mt Vernon, NY, 350

236TH st E (12:3376), ss, 235 w Kefonah av, 25x100; Sept19'12, 1y6%; Leland H Miner to Truman H Miner, 1624 Harris Trust Bldg, Chicago, Ill, 1,250

Anthony av (11:3157), es, 150 n 181st, 50x100; Sept14; Sept16'12; installs, 6%; Sarah Taub to N Y Co-oper B & L Assn, 35 W 125, 9,000

Anthony av, 1773 (11:2891), sive Prospect pl, runs s95wx185 to Clay av, nx75xe 92.6xn20 to Prospect pl xe92.6 to beg; pr mtg \$8,500; Sept10; Sept13'12; 1y6%; Eva Bailey widow 430 W 115 to Geo I Hovey, Deansboro, NY, 5,700

Aqueduct av (9:2537), ws, 304.2 s Boscobel pl, 50x104.8x54.1x112.5; ext of \$40,000 mtg to Dec15 at 5%; Sept16'12; Dollar Savings Bank with Lloyd-Phyfe Co, 970 Anderson av, nom

Aqueduct av (9:2537), same prop; sobrn agmt; Sept12; Sept16'12; Lloyd-Phyfe Co & Florence A & Lawrence W Gallagher with Dollar Savings Bank, 2808 3 av, nom

Aqueduct av, 2348 (11:3212), es, abt 296 s Fordham rd, runs e101.2xs41.8wx101.6 to av nx41.8 to beg; PM; pr mtg \$21,000; Sept16; Sept17'12; due, &c, as per bond; August H Sievers to Annie F wife Wm Evans, 2340 Aqueduct av, 9,000

Arthur av (11:3063), nwc Oak Tree pl, 21.3x93.7x21.3x93.8; Sept17'12; 3y6%; Conrad Oderwald to Fredk Rolfes, 440 W 14, 700

Barker av (*), nec Waring av, 50x60.6x 60.4x—; also MACE AV (*), nec Olinville av, 50x100; pr mtg \$700; Sept19'12; 3y6%; Margt A Haggerty to Stuyvesant Mtg Co, 111 Bway, 1,000

Bassford av, nwc 182d, see 182d E, nwc Bassford av.

Bathgate av (11:3053), ws, 153 s 3 av, 25x100, except part for av; PM; pr mtg \$3,500; Sept14; Sept16'12; due, &c, as per bond; Jno Perry, Weehawken Heights, N J, to Wm E Howard, 260 Bleecker, 1,500

Bathgate av (11:3053), same prop; ext of \$3,500 mtg to Apr27'15 at % as per bond; Apr23; Sept16'12; Wm E Howard with Albt E De Mott, 347 Lafayette av, nom

Belmont av, 2481 (11:3078); ext of mtg for \$2,500 to Apr22'15, 5y6%; Mar27; Sept 13'12; Wm E Rabell with Saverio Foglia, 223 Bay 13 Bklyn, nom

Benedict av (*), ss, 336.9 e Storrow, 25x 100; PM; Sept16; Sept17'12; 3y6%; Adolph Langmack to Wm Buhl, 2167 Glebe av, 1,500

Bronxwood av, late 5th av (*), sec 233d late 19th, 50x55, Wakefield, except pt for 233d; Sept12; Sept13'12; installs; 6%; Thos Smyth to American Co-operative Savgs & Loan Assn, 147 E 125, 600

Castle Hill av, see Parker av, see Parker av, sec Castle Hill av.

Cayuga av (13:3415), ws, 262.10 s 246th, 110x170.6x127x175.4; Sept17'12; 5y5y6%; Barnard School for Boys, 721 St Nich av, to Metropolitan Savgs Bank, a corp, 59-61 Cooper Sq E, 20,000

Cayuga av (13:3415), same prop; certf as to above mtg; Sept11; Sept17'12; same to same.

Clay av (11:2790), ws, abt 180 s 174th, runs w100xs25xe100 to av nx25 to beg, except pt for av; also CLAY AV (11:2790) ws, abt 202.7 n 173d, runs w100xn13xe100 to av xs13 to beg, except pt for av; Sept 16'12, 5y5%; Jno Uhden, 1693 Clay av to Jno Stubbe, 110 9 av, 5,000

Clay av, ws, abt 202.7 n 173, see Clay av, ws, abt 180 s 174.

Clay av, es, 20 s Prospect pl, see Anthony av, 1773.

Clinton av (11:3097 & 3099), sec 182d (No 730), 70.5x83.7x70x90.11; PM; Sept16; Sept17'12; 1y6%; Kate Steinberg to Geo Metzger, 738 E 182, 2,000

Clinton av (11:3097-3099), ses, at sws 182d, 70.5x103.7x70x110.11; ext of \$5,500 mtg to Oct1'13 at % as per bond; Sept11; Sept17'12; Geo D Pointner with Geo Metzger, 738 E 182, nom

Creston av (12:3319), nwc 198th, 100x 25x106.8x25.11; ext of mtg for \$13,000 to Oct17, 5%; Sept13; Sept14'12; U S Title Guaranty Co, 32-4 Court, Bklyn, with Patk J Sullivan, 2859 Creston av, nom

Daly av (11:3121), ws, 115 n Tremont av, 27.11x39.4x27.11x40.1; bldg loan; Sept 18'12; 3y5y6%; Geo Hooks Bldg Co to Chas C Thompson, 311 Roseville av, Newark, NJ, & ano, 5,000

Daly av (11:3121), same prop; consent to above mtg; Sept18'12; same to same.

Daly av (11:3121); same prop; certf as to above mtg; Sept18'12; same to same.

Decatur av (12:3331), ses at sws 204th, 100x50; Sept18'12; 3y5%; Wm J Hill to Emigrant Indus Savgs Bank, 4,000

Decatur av, 2488 (12:3279), nec 199th, 26.9x105x25.8x102; Sept17; Sept18'12; 1y 6%; Peter Engelskirchen to Augusta Hennessey, 2844 Decatur av, 1,000

Gifford av (*), ss, 503.10 e Balcom av, 25x93.2x26.4x100; PM; Sept14; Sept16'12; 3y5%; Marie Paulsen to Emma N Polak, 1806 Arthur av, 275

Gouveneur av (12:3252), es, 343.1 s Van Cortlandt Pk S, 50x100; PM; Sept19'12; due July17'12; 6%; Helena F Flanagan to Helena F Healy, 238 E 62d, 3,000

Grand blvd & concourse (11:2812), nec 179th, 88.8x15.6x85.2x46.6; pr mtg \$—; Sept19'12; due &c as per bond; Phelan Bros Constn Co to Manhattan Mtg Co, 200 Bway, 25,000

Grand blvd & concourse (11:2812); same prop; certf as to above mtg; Sept19'12; same to same, nom

Grand blvd & concourse (11:2812); same prop; sobrn agmt; Sept19'12; Jas Reilly with same, rom

Hoe av, (10:2752), es, 204.1 s Home, 37.6 x100; Sept18; Sept19'12, 2y6%; Charlotte Horn to Thos Mulligan nec Shakespeare av & 172, 5,300

Hoe av (10:2752), es, 241.8 s Home, 37.6 x100; pr mtg \$—; Sept18; Sept19'12, 2y 6%; Charlotte Horn to Thos Mulligan, Shakespeare av & 172d, 6,000

Hughes av, 2318 (11:3087), es, 275 n 183d, 25x100; Sept16; Sept17'12; 3y5%; Teresa Lauritano to Martin J Grossman, 1106 Jackson av & ano trstes Martin Grossman for Louisa E Smith, 5,500

Intervale av, 906-S (10:2711), nes, 81.10 nw Beck, 50x100; PM; pr mtg \$43,500; Sept16; Sept17'12; due &c as per bond; Weisman & Herman a corpn, 98 Willow av to Jno J Tully Co a corpn, 1603 Boston rd, 5,000

Jerome av (11:2852), sec 177th, runs e 88.7xs125xw116.1 to es Central av, as on map land Isaac T Willis, xw3 to Jerome av, xn128.9 to beg; PM; pr mtg \$22,500; Sept18; Sept19'12, due, &c, as per bond; Jos K Wells to Eliz C Winston, Short Hills, NJ, 4,600

Jerome av (11:2853), ses, 229.3 e 177th, 25x102.4x59.7x100.11; Sept19'12; 1y6%; Jno Schreiber to Geo Ehret, 1197 Park av, 5,600

Lind av (9:2523), es, 735.3 s 165th, 100 x80; bldg loan; Sept6; Sept13'12, demand, 6%; High Bridge Bldg Co, a corpn, to City Mtg Co, 15 Wall, 36,000

Lind av (9:2523); same prop; certf as to above mtg; Sept13'12; same to same.

Lind av (9:2523); same prop; sobrn agmt; Sept6; Sept13'12; Mary S Todd with same, nom

Mace av, nec Olinville av, see Barker av, nec Waring av.

Morris av, sive 165th, see 165th E, sive Morris av.

Morris av (11:3173), es, 238.3 n 184th, 37.6x120x37.6x120; Sept16'12; 5y5%; Wm M Fleming to Annie R Bauerdorf, 625 West End av, 7,000

Muliner av (*), es, 175 s Brady av, 25x 100; Sept18; Sept19'12; 3y5y6%; Fredk L Hahn & Robt L Moran to Cath S Banning, Lyme, Conn, 4,500

Muliner av (*), es, 225 s Brady av, 25x 100; Sept18; Sept19'12, 3y5y6%; Fredk L Hahn & Robt L Moran to Annie A Lovell, 101 Lincoln pl, Bklyn, 4,500

Muliner av (*), es, 250 s Brady av, 25x 100; Sept18; Sept19'12; 3y5y6%; Fredk L Hahn & Robt L Moran to Cath S Banning Lyme, Conn, 4,500

Olinville av, nec Mace av, see Barker av, nec Waring av.

Palisade av (13:3411), ws, at ns prop Emma M Radley, if extended, runs w208 to River dr xs166.1xe207 to av nx165.11 to beg; agmt as to share ownership in mtg; Sept11; Sept16'12; Jas Douglas with Along the Hudson Co, 84 Wm, nom

Park av (11:3031), ws, 437.8 s 187th, 100.2x93.3x100.5x93.3; Sept13'12, 1y6%; Number Forty-nine Park Av Co, 129 W 125, to Comity Mort Co, 40 Wall, 50,000

Park av (11:3031); same prop; certf as to above mtg; Sept13'12; same to same.

Park av (11:3031), ws, 437.8 s 187th, 100.2x93.3x100.5x93.3, ss; sobrn agmt; Sept13; Sept17'12; Number Forty-nine Park Av Co & Hamilton Securities Co with Comity Mtg Co, 40 Wall, nom

Parker av (*), sec Castle Hill av, 76.3x 44.1x14.7x88.7; Sept16'12; 5y5%; Carmela Ianaro, 1662 Parker av to Frank Lamorte, 201 E 125, 800

°Pilgrim av (*), es, 150 n Mildred pl, 25 x100, Westchester; Sept13'12; due, &c, as per bond; Arthur McBurney to Mt St Vincent Co-oper Bldg & Loan Assn, 531 Tremont av. 1,000

°Prospect av (11:2955), nec Fairmount pl, being lot 1 blk 2955 tax map; transfer of tax lien for yr 1904, assessed to unknown; May2; Sept13'12, 3y12%; City of N Y to Isadore Jackson, 116 W 57. 5,746.53

°St Lawrence av (*), ws, 300 n Mansion, 25x100, except part for St Lawrence av. P.M.; pr mtg \$3,000; Sept19'12, 2 y6%; Mary A Carter, 366 E 183, to Georgianna McDonough, 1371 E 38, East Oakland, Cal. 1,000

°Sedgwick av (12:3255), ws, abt 100 s Giles pl, runs s100xw90xs100xsw25xsw100 to Giles pl, xne63xn190xne&e on curve 120.7xs110.7xe90 to beg; pr mtg \$30,000; Aug28; Sept13'12, demand, 6%; Cath Pilkington to Jas Pilkington, 3377 Sedgwick av. 40,000

°Stebbins av, 1391-97 (11:2964), ws, 28 s 170th, 120x100; pr mtg \$67,500; Sept12; Sept14'12; due &c as per note; Fredk Ohmeis, 77 E 89, to Jos H Kohan, 51 Eldert, Bklyn. 8,000

°Turnbull av (*), ss, 330 w Zerega av, 53x65.8x53.5x—, Unionport; pr mtg \$1,000; Aug29; Sept13'12, demand, 6%; Leonard C Hubbard to Mary A Hubbard at Berlin, Conn. 1,000

°Union av, 1072 (10:2679), sec 166th (No 814), 93.11x83.4; AT to strip across rear; pr mtg \$63,000; Sept12; Sept14'12; due &c as per note; Fredk Ohmeis, 77 E 89, to Jos H Kohan, 51 Eldert, Bklyn. 12,000

°Union av, 1054 (10:2679), es, 274 n 165th, 50x75, except part for av; pr mtg \$5,000; Sept17; Sept18'12, due, &c, as per bond; Frank Eckstein to Title Guarantee & Trust Co. 2,500

°Valentine av (12:3307), swe 202d, 50x100; Sept18; Sept19'12, due, &c, as per bond; Hadda Sophia Halvordson to Mrs Frank Leslie, 2039 Bway. 7,500

°Valentine av (12:3307); same prop; sobrn agmt; Sept16; Sept19'12; Reuben M Cramer with same. nom

°Vyse av (11:2988), ws, 275 n Jennings, 2 lots, ea 37.6x100, 2 bldg loan mtgs, ea \$30,000; 2 pr mtgs, \$— ea; Sept13'12; due &c as per bond; Hargton Bldg Co, Inc, to Manhattan Mort Co, 200 Bway. 60,000

°Vyse av (11:2988); same prop; 2 certifs as to above mtgs; Sept13'12; same to same. —

°Waring av, nec Barker av, see Barker av, nec Waring av.

°Washington av (11:3037), ws, 60.10 n 180th, 25x91.9; Sept18'12; 3y6%; Wm Greenberger, 72 W 98, to Cath Mahling, 313 N 7 av, Mt Vernon, NY. 3,300

°Waterbury av (*), ss, 205 e Havemeyer av, 25x108; Sept9; Sept19'12; 3y6%; Ida Heller to Gustav A Duescher, 308 E 125. 1,000

°Waterbury av, nwc Zerega av, see Zerega av, nwc Waterbury av.

°Weeks av (11:2796), ws, abt 100 n 174th, being lot 52 blk 2796 tax map, transfer of tax lien for yrs 1889 to 1908, assessed to H Bolte; Sept11'11; Sept16'12, 3y12%; City of New York to Jno Kennedy, 1739 Weeks av. 2,631.53

°Weeks av (11:2800), es, 75 w 175th, 38x95; July10; Sept19'12, 1y6%; Jno Miller, 1840 Weeks, to Karl H Keller, 1879 Morris av. 2,000

°Zerega av (*), nwc Waterbury av, 103 x205, Unionport; Sept12; Sept13'12; due, &c, as per bond; Jacob Sorin to Adam Kerner at Ghent, Columbia Co, NY. 2,500

°Zerega av (*), same prop; pr mtg \$2,500; Sept12; Sept13'12; installs, 6%; same to Annie L Millington, 172 Prospect Park W, Bklyn. 700

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the



Architectural Record

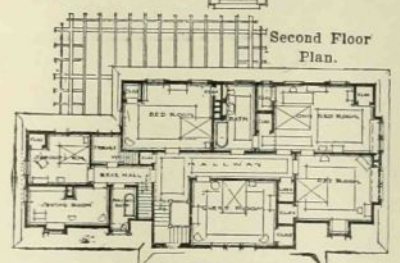
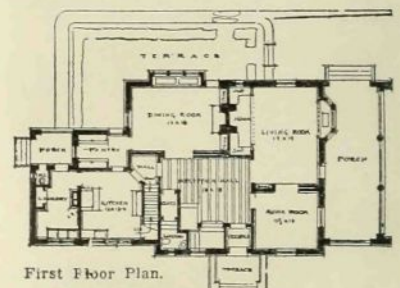
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

In these six numbers are **also** illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and **this** information **may** mean the **saving** of many dollars to **you**.

Our Special Offer

We have a limited supply of these sets of six (including the October COUNTRY HOUSE NUMBER), which are invaluable to those who expect to build or make alterations. Although the **regular** price is **\$1.50**, we make **you** a **special** offer of **\$1.00** for the six, while the sets last, if you will mention *Record and Guide*. They will soon be sold. Send us your order today, tomorrow may be too late.



FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

THIS \$1.00 SHOULD SAVE YOU HUNDREDS

THE ARCHITECTURAL RECORD

224 Metropolitan Annex, New York City

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name _____

Address _____